

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 29, 2020

Ms. Shantal Der Boghosian
Environmental Remediation
Northrop Grumman Systems Corporation
One Space Park Drive
Mail Stop: NGC CER- XE6D21/W7
Redondo Beach, CA 90278

Re: Municipal Setting Designation (MSD) Certificate for Sandvik Rock Tools Facility (former Northrup Grumman Space and Mission Systems Corporation, and former TRW Mission Site), located at 8760 Clay Road, Houston (Harris County) TX; MSD No. 434; Voluntary Cleanup Program (VCP) No. 837; Registration Number RN 100605906; Customer Number CN 600127930

Dear Ms. Der Boghosian:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on March 5, 2020 and additional information supporting this MSD application on May 14, 2020 and June 5, 2020. Based on our review, the application contains the required information as outlined in Texas Health and Safety Code (THSC) §361.804. Enclosed is the MSD Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-2445 or via e-mail at Otu.Ekpo-Otu@tceq.texas.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Otu Ekpo-Otu".

Otu Ekpo-Otu, P.G.
VCP-CA Section
Remediation Division

Enclosure: MSD Certificate

OE/ms

cc: Mr. Travis McGuire, P.E., GSI Environmental Inc., 2211 Norfolk Street, Suite 1000,
Houston, Texas 77098

Ms. Alma Jefferson, TCEQ, Waste Section Manager, Houston Regional Office

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



MUNICIPAL SETTING DESIGNATION CERTIFICATE

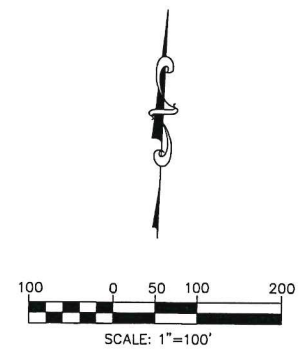
As provided for in §361.807, Subchapter W, Texas Health and Safety Code (Solid Waste Disposal Act):

I, Beth Seaton, Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 434, in the City of Houston, for the tract of land described in Exhibit "A". The eligibility requirements of Texas Health and Safety Code §361.803 are satisfied as attested to by the affidavit in Exhibit "B", provided pursuant to Texas Health and Safety Code §361.804(b)(2)(D). This certificate shall continue in effect so long as the ordinance or restrictive covenant required by Texas Health and Safety Code §361.8065 remains in effect.

Any person addressing environmental impacts for a property located in the certified municipal setting designation shall complete any necessary investigation and response action requirements in accordance with Texas Health and Safety Code §361.808, in conjunction with the applicable Texas Commission on Environmental Quality environmental remediation regulation, as modified by Texas Health and Safety Code §361.808.

EXECUTED this the 29 day of June, 2020

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality



STATE OF TEXAS 9
COUNTY OF HARRIS 9

METES AND BOUNDS DESCRIPTION of a 40.442-acre tract in the W.C. Wallace Survey, Abstract No. 848 in Harris County, Texas. Said 40.442-acre tract is all of Unrestricted Reserve 'B' in the Sandvik Subdivision as recorded in Film Code No. 352039 in the Harris County Map Records and is further described as being all of a 31.164-acre tract described in a deed to G & I VI Claypoint, LP as recorded in Clerk's File No. 20120233484 in the Harris County Clerk's Office and all of a 9.269-acre tract described in a deed to YHR Partners I, L.P. as recorded in Clerk's File No. 20090329539 in the Harris County Clerk's Office. Said 40.442-acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod set in the north right-of-way line of Clay Road, (based on a width of 100-feet), said point is a westerly cut-back corner of the west right-of-way line of Hollister Road, (based on a width of 100-feet), said point is a southeasterly corner of said Unrestricted Reserve 'B'; same being a southeasterly corner of said 31.164-acre tract;

THENCE, South 87°26'08" West, along the north line of said Clay Road, same being the south line of said Unrestricted Reserve 'B' and south line of said 31.164-acre tract for a distance of 1,153.31 feet to an "X" cut in concrete, said point is the southwest corner of said Unrestricted Reserve 'B'; same being the southwest corner of said 31.164-acre tract and is the most southerly southeast corner of Unrestricted Reserve 'A' in the aforementioned Sandvik Subdivision;

THENCE, North 02°03'12" West, along a common line between said Unrestricted Reserve 'B' and Unrestricted Reserve 'A', same being the west line of said 31.164-acre tract, for a distance of 1,182.61 feet to a 1-inch iron pipe found for the most westerly northwest corner of said Unrestricted Reserve 'B'; same being the northwest corner of said 31.164-acre tract. Said point is an interior corner of said Unrestricted Reserve 'A'; from which a found 5/8-inch iron rod bears North 45°24'06" West, 4.94 feet;

THENCE, North 87°36'45" East, along a common line between said Unrestricted Reserve 'B' and Unrestricted Reserve 'A', same being the north line of said 31.164-acre tract, for a distance of 663.40 feet to a 5/8-inch iron rod set for the southeast corner of said Unrestricted Reserve 'A'; said point is the southwest corner of the aforementioned 9.269-acre tract, a found 5/8-inch iron rod bears South 57°45'47" East, 0.50 feet;

THENCE, North 02°00'13" West, along a common line between said Unrestricted Reserve 'B' and Unrestricted Reserve 'A', same being the west line of said 9.269-acre tract for a distance of 508.94 feet to a 1-inch iron pipe found for the most northerly northwest corner of said Unrestricted Reserve 'B'; same being the northwest corner of said 9.269-acre tract, said point is in the southwesterly right-of-way line of the Southern Pacific Transportation Railroad (based on a width of 100-feet);

THENCE, South 52°30'31" East, along the southwesterly line of said Southern Pacific Transportation Railroad right-of-way, same being the northerly line of said Unrestricted Reserve 'B' and of said 9.269-acre tract, for a distance of 1,180.85 feet to a 5/8-inch iron rod set at the point of intersection of the southwesterly line of said Southern Pacific Transportation Railroad Company with the westerly line of the aforementioned Hollister Road, said point is the northeast corner of said Unrestricted Reserve 'B', same being the northeast corner of said 9.269-acre tract;

THENCE, South 27°20'10" West, along the westerly line of said Hollister Road, same being the easterly line of said Unrestricted Reserve 'B' and the easterly line of said 9.269-acre tract for a distance of 249.34 feet to a 5/8-inch iron rod set for the point of curvature of a curve to the left;

THENCE, continuing along the westerly line of said Hollister Road, same being the easterly line of said Unrestricted Reserve 'B' and the easterly line of said 9.269-acre tract, and with said curve to the left, having a radius of 2,850.00 feet, a central angle of 15°14'00" (chord bears South 19°43'12" West, 755.51 feet) for an arc length of 757.74 feet to a 5/8-inch rod set for a cut-back corner;

THENCE, South 50°01'12" West, along said cut-back corner for a distance of 23.51 feet to the POINT OF BEGINNING, containing a computed area of 40.442-acres (1,761,634 square feet).

Δ = 15°14'00"
R = 2,850.00'
L = 757.74'
CH = S 19°43'12" W,
755.51'

ABBREVIATIONS / LEGEND

H.C.D.R.	HARRIS COUNTY DEED RECORDS
H.C.C.O.	HARRIS COUNTY CLERK'S OFFICE
H.C.M.R.	HARRIS COUNTY MAP RECORDS
FND.	FOUND
I.R.	IRON ROD
I.P.	IRON PIPE
R.O.W.	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
(C.M.)	CONTROL MONUMENT
- - -	CHAINLINK FENCE

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
3. ALL SET RODS HAVE CAP STAMPED "WILSON SURVEY GROUP".
4. FENCELINE DIMENSIONS SHOWN HEREON ARE SHOWN ON THE SIDE OF THE PROPERTY LINE THE FENCES ARE ON.
5. IMPROVEMENTS EXIST ON THIS TRACT THAT HAVE NOT BEEN SHOWN AT THE REQUEST OF THE CLIENT.
6. EASEMENTS HAVE NOT BEEN RESEARCHED AS PART OF THIS SURVEY. ALL EASEMENTS SHOWN ARE BASED ON THE RECORDED PLAT OF SANDVIK SUBDIVISION. ADDITIONAL EASEMENTS AFFECTING THIS TRACT MAY EXIST.

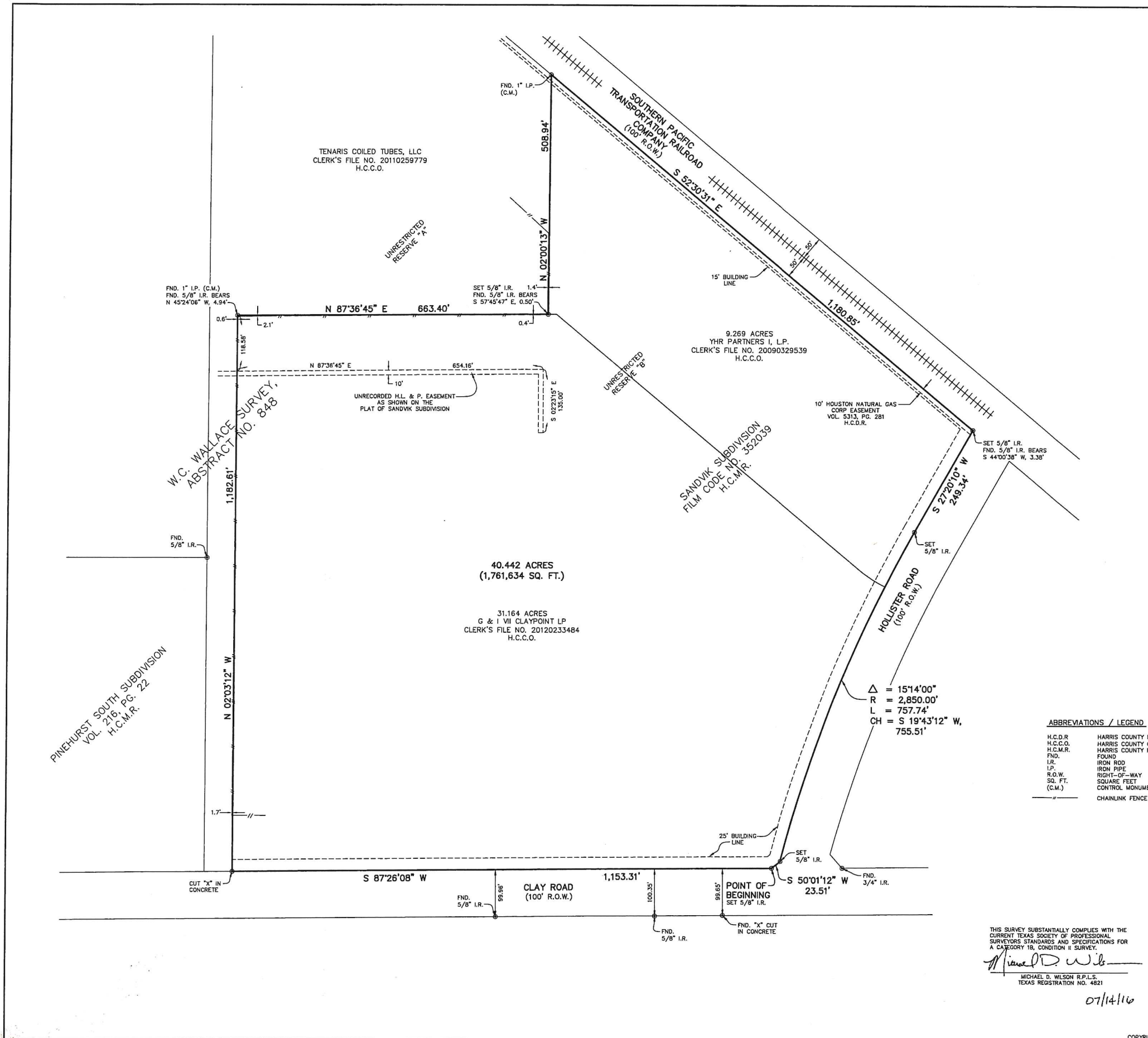
06/30/16 DATE SURVEYED		CAD FILE
THE WILSON SURVEY GROUP PROFESSIONAL LAND SURVEYORS 2006 E. BROADWAY PEARLAND, TEXAS (281) 485-3991 FAX (281) 485-3998 T.B.P.L.S. FIRM NO. 10014900		16-127.dwg
DATE: 07/14/16	DWN	C.L.H.
GSI ENVIRONMENTAL		APPR. M.D.W.
BOUNDARY SURVEY OF A 40.442 ACRE TRACT IN THE W.C. WALLACE SURVEY, ABSTRACT NO. 848 IN THE CITY OF HOUSTON, HARRIS COUNTY, TEXAS		SCALE 1"=100'
		JOB NO. 16-127
		SHEET 1
		OF 1

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION II SURVEY.

Michael D. Wilson
MICHAEL D. WILSON R.P.L.S.
TEXAS REGISTRATION NO. 4821



07/14/16



TENARIS COILED TUBES, LLC
CLERK'S FILE NO. 20110259779
H.C.C.O.

9.269 ACRES
YHR PARTNERS I, L.P.
CLERK'S FILE NO. 20090329539
H.C.C.O.

40.442 ACRES
(1,761,634 SQ. FT.)

31.164 ACRES
G & I VI CLAYPOINT LP
CLERK'S FILE NO. 20120233484
H.C.C.O.

W.C. WALLACE SURVEY,
ABSTRACT NO. 848

SANDVIK SUBDIVISION
FILM CODE NO. 352039
H.C.M.R.

PINEHURST SOUTH SUBDIVISION
VOL. 216 PG. 22
H.C.M.R.

FND. 1" I.P. (C.M.)
FND. 5/8" I.R. BEARS
N 45°24'06" W, 4.94'

SET 5/8" I.R. 1.4'
FND. 5/8" I.R. BEARS
S 57°45'47" E, 0.50'

SET 5/8" I.R.
FND. 5/8" I.R. BEARS
S 44°00'38" W, 3.38'

10' HOUSTON NATURAL GAS
CORP. EASEMENT
VOL. 5313, PG. 281
H.C.D.R.

POINT OF BEGINNING
SET 5/8" I.R.

CLAY ROAD
(100' R.O.W.)

S 50°01'12" W
23.51'

CUT "X" IN CONCRETE

FND. "X" CUT IN CONCRETE

FND. 5/8" I.R.

FND. 5/8" I.R.

FND. 5/8" I.R.

FND. 3/4" I.R.

1.7'

N 02°03'12" W
1,182.61'

FND. 5/8" I.R.

0.6'

2.1'

0.4'

118.55'

508.94'

N 02°00'13" W

508.94'

N 87°36'45" E 663.40'

N 87°36'45" E 654.16'

S 02°27'15" E 135.00'

S 27°20'10" W 249.34'

S 52°30'31" E 1,180.85'

S 27°20'10" W 249.34'

S 27°20'10" W 249.34'

S 27°20'10" W 249.34'

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S 27°20'10" W 249.34'

GSI Environmental, Inc.
Survey
40.442 Acres

W.C. Wallace
Abstract No. 848

STATE OF TEXAS §

COUNTY OF HARRIS §

METES AND BOUNDS DESCRIPTION of a 40.442-acre tract in the W.C. Wallace Survey, Abstract No. 848 in Harris County, Texas. Said 40.442-acre tract is all of Unrestricted Reserve "B" in the Sandvik Subdivision as recorded in Film Code No. 352039 in the Harris County Map Records and is further described as being all of a 31.164-acre tract described in a deed to G & I VII Claypoint, LP as recorded in Clerk's File No. 20120233484 in the Harris County Clerk's Office and all of a 9.269-acre tract described in a deed to YHR Partners I, L.P. as recorded in Clerk's File No. 20090329539 in the Harris County Clerk's Office. Said 40.442-acre tract is more particularly described by metes and bounds as follows:

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THENCE, South 87°26'08" West, along the north line of said Clay Road, same being the south line of said Unrestricted Reserve "B" and south line of said 31.164-acre tract for a distance of 1,153.31 feet to an "X" cut in concrete, said point is the southwest corner of said Unrestricted Reserve "B", same being the southwest corner of said 31.164-acre tract and is the most southerly southeast corner of Unrestricted Reserve "A" in the aforementioned Sandvik Subdivision;

THENCE, North 02°03'12" West, along a common line between said Unrestricted Reserve "B" and Unrestricted Reserve "A", same being the west line of said 31.164-acre tract, for a distance of 1,182.61 feet to a 1-inch iron pipe found for the most westerly northwest corner of said Unrestricted Reserve "B", same being the northwest corner of said 31.164-acre tract. Said point is an interior corner of said Unrestricted Reserve "A", from which a found 5/8-inch iron rod bears North 45°24'06" West, 4.94 feet;

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THENCE, North 02°00'13" West, along a common line between said Unrestricted Reserve "B" and Unrestricted Reserve "A", same being the west line of said 9.269-acre tract, for a distance of 508.94 feet to a 1-inch iron pipe found for the most northerly northwest corner of said Unrestricted Reserve "B", same being the northwest corner of said 9.296-acre tract, said point is in the southwesterly right-of-way line of the Southern Pacific Transportation Railroad Company (based on a width of 100-feet);

THENCE, South 52°30'31" East, along the southwesterly line of said Southern Pacific Transportation Railroad Company right-of-way, same being the northerly line of said Unrestricted Reserve "B" and of said 9.269-acre tract, for a distance of 1,180.85 feet to a 5/8-inch iron rod set at the point of intersection of the southwesterly line of said Southern Pacific Transportation Railroad Company with the westerly line of the aforementioned Hollister Road, said point is the northeast corner of said Unrestricted Reserve "B", same being the northeast corner of said 9.269-acre tract;

THENCE, South 27°20'10" West, along the westerly line of said Hollister Road, same being the easterly line of said Unrestricted Reserve "B" and the easterly line of said 9.269-acre tract for a distance of 249.34 feet to a 5/8-inch iron rod set for the point of curvature of a curve to the left;

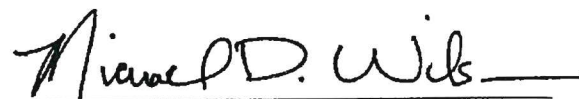
THENCE, continuing along the westerly line of said Hollister Road, same being the easterly line of said Unrestricted Reserve "B" and the easterly line of said 9.269-acre tract, and with said curve to the left, having a radius of 2,850.00 feet, a central angle of 15°14'00" (chord bears South 19°43'12" West, 755.51 feet) for an arc length of 757.74 feet to a 5/8-inch rod set for a cut-back corner;

THENCE, South 50°01'12" West, along said cut-back corner for a distance of 23.51 feet to the POINT OF BEGINNING, containing a computed area of 40.442-acres (1,761,634 square feet).

NOTE:

1. Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone.
2. A separate Survey Map has been prepared in connection with this metes and bounds description.
3. All set rods have a survey cap stamped "Wilson Survey Group".

The Wilson Survey Group, Inc.
2006 East Broadway, Suite 103
Pearland, Texas 77581
(281) 485-3991
Job No. 16-127
T.B.P.L.S. Firm No. 10014900


Michael D. Wilson, R.P.L.S.
Registration No. 4821



07/14/14

Exhibit B

Municipal Setting Designation

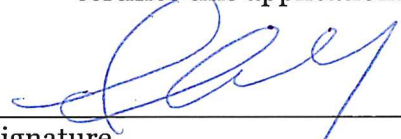
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Shantal Der Boghosian, as an authorized representative of Northrop Grumman Systems Corporation, known to me to be the person whose name is subscribed below who being by me first duly sworn, upon their oath, stated as follows:

I am over the age of 18 and legally competent to make this affidavit. I have personal knowledge of the facts stated herein.

I affirmatively state that (place an X in all applicable blanks)

- The MSD eligibility criteria of THSC Section 361.803 are satisfied.
- True and accurate copies of all documents demonstrating that the MSD eligibility criteria provided by THSC 361.803 have been satisfied and are included with the application.
- A true and accurate copy of a legal description of the proposed MSD property is included with the application.
- Notice has been provided in accordance with THSC 361.805.
- A copy of an ordinance or restrictive covenant and any required resolutions are provided in this application or will be provided before the executive director certifies this application.


Signature

Date: 2/17/2020

Shantal Der Boghosian
Printed Name

Project Manager
Title

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN before me on this the _____ day of _____ 20____, to which witness my hand and seal of office.

See Attached
Notary Public in and for the State of _____

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

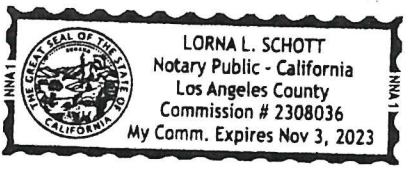
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me
on this 17th day of February, 2020
by Date Month Year

(1) Shantal Der Boghosian

(and (2) Name(s) of Signer(s))



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature of Notary Public (with handwritten signature)

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Document Date:

Number of Pages: Signer(s) Other Than Named Above: