

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*

May 14, 2021

Ms. Jennifer Moyers, Director  
Global Environmental Compliance & Sustainability  
Grant Prideco, LP  
c/o National Oilwell Varco, LP  
7909 Parkwood Circle Drive  
Houston, Texas 77036

Re: Municipal Setting Designation (MSD) Certificate MSD 449  
Former Vallourec Facility  
6300 Navigation Boulevard, Houston, Harris County, Texas 77011  
TCEQ SWR No. 39537  
CN602924441, RN100557453

Dear Ms. Moyers:

The Texas Commission on Environmental Quality (TCEQ) received the Municipal Setting Designation (MSD) application for the above-referenced property on December 15, 2020. Additional information supporting this MSD application was received on March 4, 2020 and April 1, 2020. The application contains the information required under Texas Health and Safety Code (THSC) §361.804. Enclosed is the MSD Certification for your site. If you have any questions, please contact me at (512) 497-3150 or via e-mail ([Timothy.Harlow@tceq.texas.gov](mailto:Timothy.Harlow@tceq.texas.gov)).

Sincerely,

A handwritten signature in blue ink, appearing to read "Timothy Harlow", with a long horizontal flourish extending to the right.

Timothy Harlow, Project Manager  
VCP-CA Section  
Remediation Division

TJH/xxx

cc: Ms. Alma Jefferson, Waste Section Manager, TCEQ Region 12 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, Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 449 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 14<sup>th</sup> day of May, 2021

\_\_\_\_\_  
Beth Seaton, Deputy Director  
Remediation Division  
Texas Commission on Environmental Quality

## METES AND BOUNDS

17.1289 ACRES

Being a tract of land containing 17.1289 acres (746,135 square feet) of land, more or less, and being all of parcels 1 through 6 as described in Special Warranty Deed dated April 25, 2018 as recorded under Harris County Clerk File Number RP-2018-177149, and part of the right-of-ways of Navigation Blvd., Mack Street, and Esperson Street said 17.1289 acre tract containing all of Lots 14, 15, 20 and 21, and part of Lots 16, 18, 19, and 30 through 34 in the Niels Esperson Industrial District as recorded in Volume 9, Page 29 of the Harris County Map Records, and also being in the S. M. Williams Survey, Abstract No. 87, Harris County, Texas, said 17.1289 acre tract being described more particularly by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found on the south right-of-way of Navigation Blvd. (120 feet wide), said point being the northwest corner of the aforementioned Lot 14;

THENCE N 17 degrees 15 minutes 46 seconds E a distance of 120.00 feet to a point on the north right-of-way line of Navigation Blvd.;

THENCE along an arc to the right having a central angle of 0 degrees 50 minutes 46 seconds, a radius of 2924.93 feet, an arc length of 43.20 feet, a chord bearing of S 72 degrees 18 minutes 51 seconds E, and a chord length of 43.20 feet along the north right-of-way of Navigation Blvd. to a point;

THENCE S 71 degrees 53 minutes 27 seconds E along the north right-of-way of Navigation Blvd. a distance of 403.92 feet to a point;

THENCE S 18 degrees 04 minutes 36 seconds W a distance of 359.47 feet to a 1/2 inch iron rod found for corner, said point being on the easterly line of said parcel 5;

THENCE S 71 degrees 56 minutes 01 seconds E a distance of 210.68 feet along the southerly line of a 0.9480 acre to a point on the easterly right-of-way of Mack Street (60 feet wide);

THENCE S 28 degrees 52 minutes 03 seconds W a distance of 261.77 feet along the easterly right-of-way of Mack Street to a point marking the intersection of the easterly right-of-way of Mack Street and the southerly right-of-way of Esperson Street (60 feet wide);

THENCE S 59 degrees 46 minutes 18 seconds E a distance of 21.26 feet along the southerly line of Esperson Street to a 1/2 inch iron rod set for corner;

THENCE S 28 degrees 52 minutes 18 seconds W a distance of 162.51 feet along the easterly line of parcel 1 to a chiseled "x" set for corner;

THENCE along an arc to the right having a central angle of 63 degrees 40 minutes 07 seconds, a radius of 446.78 feet, an arc length of 496.47 feet, a chord bearing of S 60 degrees 42 minutes 21 seconds W, and a chord length of 471.32 feet along the southeasterly lines of the aforementioned parcels 1, 2, and 3 to a 1/2 inch iron rod set for corner;

THENCE S 40 degrees 34 minutes 13 seconds W a distance of 13.00 feet along the southerly line of parcel 2 to a 1/2 inch iron rod set for corner;

THENCE N 74 degrees 04 minutes 44 seconds W a distance of 245.62 feet along the southerly line of parcel 2 to a 1/2 inch iron rod set for corner;

THENCE along a non-tangent arc to the right having a central angle of 80 degrees 35 minutes 16 minutes, a radius of 277.45 feet, an arc length of 390.24 feet, a chord bearing of N 32 degrees 50 minutes 43 seconds W, and a chord length of 358.86 feet along the southerly line of parcel 2 to a chiseled "x" set for corner;

THENCE N 7 degrees 26 minutes 56 seconds E a distance of 175.90 feet (called 113.38 feet) along the westerly line of parcel 2 to a 1/2 inch iron rod set for corner;

THENCE N 28 degrees 50 minutes 16 seconds E a distance of 216.94 feet along the westerly line of parcel 2 to a point on the north right-of-way of Esperson Street;

THENCE along an arc to the right having a central angle of 5 degrees 56 minutes 00 seconds, a radius of 2404.87 feet, an arc length of 249.04 feet, a chord bearing of S 75 degrees 42 minutes 14 seconds E, and a chord length of 248.93 feet along the northerly right-of-way of Esperson Street to a 1/2 inch iron rod found marking the southwest corner of said parcel 6, also being the southwest corner of said Lot 21 of the Niels Esperson Industrial District subdivision;

THENCE N 17 degrees 15 minutes 46 seconds E a distance of 400.06 feet along the westerly line of said parcel 6 to the POINT OF BEGINNING of the herein described tract containing 17.1289 acres (746,135 square feet) of land, more or less.

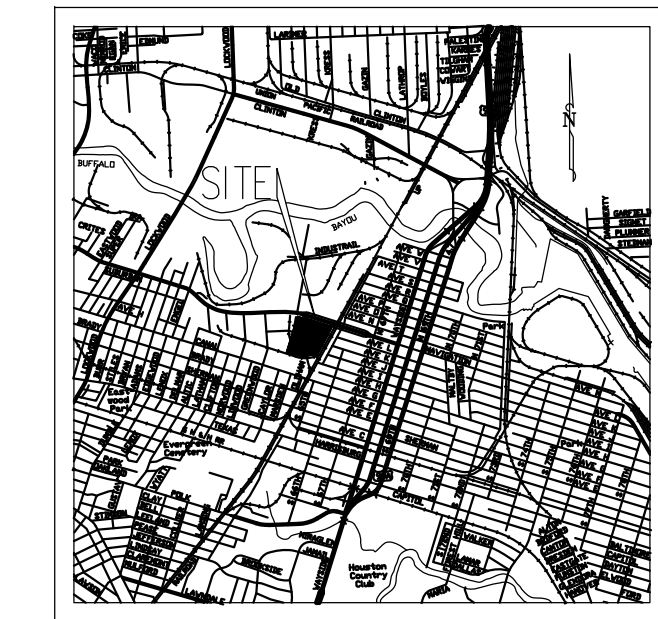


  
DANIEL VILLA, JR.  
REGISTRATION NO. 6751

**METES AND BOUNDS:**

Being a tract of land containing 17.1289 acres (746,135 square feet) of land, more or less, and being all of parcels 1 through 6 as described in Special Warranty Deed dated April 25, 2018 as recorded under Harris County Clerk File Number RP-2018-177149, and part of the right-of-ways of Navigation Blvd., Mack Street, and Esperson Street said 17.1289 acre tract containing all of Lots 14, 15, 20 and 21, and part of Lots 16, 18, 19, and 30 through 34 in the Niels Esperson Industrial District as recorded in Volume 9, Page 29 of the Harris County Map Records, and also being in the S. M. Williams Survey, Abstract No. 87, Harris County, Texas, said 17.1289 acre tract being described more particularly by metes and bounds as follows:

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- THENCE S 18 degrees 04 minutes 36 seconds W a distance of 359.47 feet to a 1/2 inch iron rod found for corner, said point being on the easterly line of said parcel 5;
- THENCE S 71 degrees 56 minutes 01 seconds E a distance of 210.68 feet along the southerly line of a 0.9480 acre to a point on the easterly right-of-way of Mack Street (60 feet wide);
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VICINITY MAP  
NOT TO SCALE

**GENERAL NOTES:**

- This survey was prepared with the benefit of an Abstrator's Certificate prepared by Courthouse Specialists No. 1931580A, dated March 22, 2019, with an effective date of March 14, 2019.
- Houston Belt and Terminal Railway Company easement recorded under Volume 998, Page 645 of the Harris County Deed Records was not able to be located graphically on this survey based on the information provided.
- Houston Belt and Terminal Railway Company easement recorded under Harris County Clerk File No. F232123 was not able to be located graphically on this survey based on the information provided.
- The following are not located within the subject property:
  - Houston Belt and Terminal Railway Company easement recorded under Volume 725, Page 318 of the Harris County Deed Records
  - Houston Belt and Terminal Railway Company easement recorded under Volume 998, Page 647 of the Harris County Deed Records
  - 10' H.L.&P. easement recorded under Harris County Clerk File No. C804659.
- This site lies in Zone "X", an area determined to be outside the 0.2% annual chance floodplain, as shown on F.E.M.A. Flood Insurance Rate Map Number 48201C0885 M, dated January 6, 2017.
- This site has been referenced to Harris County Floodplain Reference Mark 040020, having grid coordinates of:

N: 13,830,824.74  
E: 3,144,247.74  
Elev: 20.35 (NAVD88 2001 Adj.)

All coordinates shown on this drawing are NAD83 grid coordinates located in the Texas South Central Zone. A combined factor of 0.99988668 applies to this site. To convert from surface coordinates to grid coordinates multiply the surface coordinate by the combined factor to yield the grid coordinate.

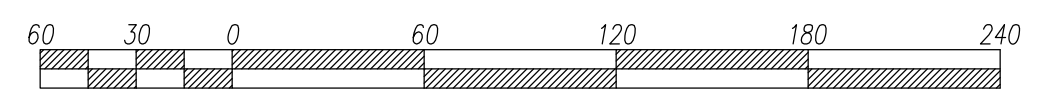
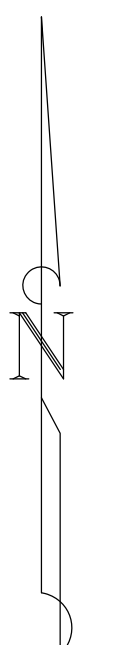
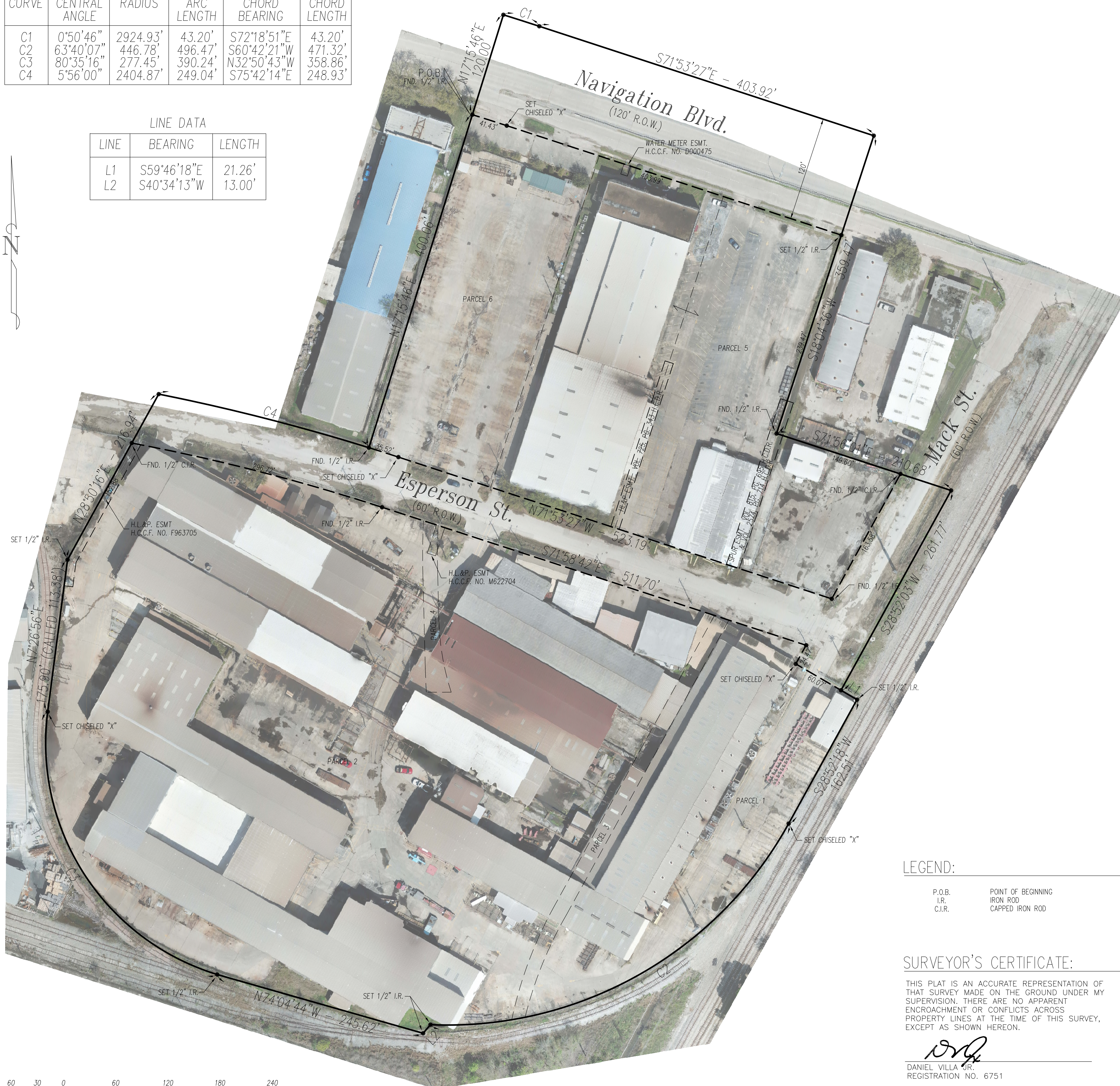
- Per agreement with the client, improvements have been omitted. A current aerial image taken on March 14, 2019 by SO Environmental has been superimposed to show the improvements within the site.

**CURVE DATA**

CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	0°50'46"	2924.93'	43.20'	S72°18'51"E	43.20'
C2	63°40'07"	446.78'	496.47'	S60°42'21"W	471.32'
C3	80°35'16"	277.45'	390.24'	N32°50'43"W	358.86'
C4	5°56'00"	2404.87'	249.04'	S75°42'14"E	248.93'

**LINE DATA**

LINE	BEARING	LENGTH
L1	S59°46'18"E	21.26'
L2	S40°34'13"W	13.00'



GRAPHIC SCALE: 1" = 60'

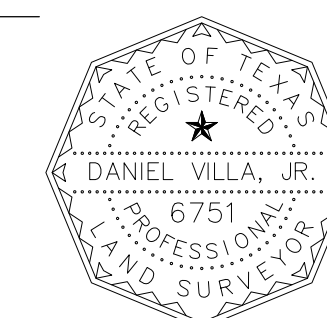
**LEGEND:**

- P.O.B. POINT OF BEGINNING
- I.R. IRON ROD
- C.I.R. CAPPED IRON ROD

**SURVEYOR'S CERTIFICATE:**

THIS PLAT IS AN ACCURATE REPRESENTATION OF THAT SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. THERE ARE NO APPARENT ENCROACHMENT OR CONFLICTS ACROSS PROPERTY LINES AT THE TIME OF THIS SURVEY, EXCEPT AS SHOWN HEREON.

*D.V.*  
DANIEL VILLA, JR.  
REGISTRATION NO. 6751



REVISIONS		
DATE	REASON	BY

**CSF** CIVIL • STRUCTURAL • FORENSIC  
ENGINEERING & SURVEYING  
11301 FALLBROOK DR., SUITE 320  
HOUSTON, TX. 77065  
832/678-2110 FAX-832/678-2115  
TBPE FIRM NO. F-4395  
TBPLS FIRM REGISTRATION NO. 10193899

Standard Boundary Survey of a 17.1289 Acre MSD Boundary and Former Vallourec Facility Described as Parcels 1 - 6 Per Deed Recorded in H.C.C.F. No. RP-2018-177149, and Part of the Right-of-Ways of Navigation Blvd., Mack Street, and Esperson Street in the S. M. Williams Survey, Abstract No. 87 Harris County, Texas

FILED BY: RS	CHECKED BY: RS	JOB NO. 3934
DRAWN BY: RS	DATE: 6-17-19	SHEET NO. 1 OF 1

# Exhibit B

## Municipal Setting Designation

### Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Jennifer Mayers, as an authorized representative of National Oilwell Varco, Grant Prideco LP, 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)

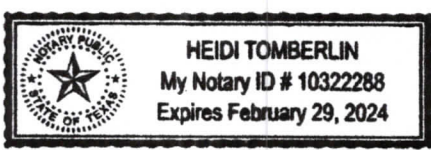
- The MSD eligibility criteria of THSC Section 361.803 are satisfied.
- True and accurate copies of all documents demonstrating that the MSD eligibility criteria provided by THSC 361.803 have been satisfied and are included with the application.
- A true and accurate copy of a legal description of the 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.

Jennifer Mayers  
Signature

Date: 12/10/2020

Jennifer Mayers  
Printed Name

Environmental Director  
Title



STATE OF Texas  
COUNTY OF Montgomery

SUBSCRIBED AND SWORN before me on this the 10<sup>th</sup> day of December 2020, to which witness my hand and seal of office.

Heidi Tomberlin  
Notary Public in and for the State of Texas