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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 15, 2021

Mr. Al Kashani, Managing Partner
4922 Holdings, LLC
4202 Bellaire Boulevard
Houston, Texas 77025-1006

Re: Municipal Setting Designation (MSD) Certificate for 4922 Holdings, LLC, Former Joy Tabernacle Church Property, located at 4910, 4912, 4918, 4922 and 4924 Griggs Road, and Seven Unaddressed Lots (0 Grace Lane), Houston, Harris County, TX; MSD No. 450; Customer No. CN604770883; Regulated Entity No. RN108162520

Dear Mr. Kashani:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on February 3, 2021, and additional information supporting this MSD application on June 10, 2021. 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 via e-mail at vitalie.morrison@tceq.texas.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "V. Morrison".

Vitalie Morrison, P.G., Project Manager
VCP-CA Section
Remediation Division

Enclosure: MSD Certificate

cc: Mr. Darrell Maudlin, P.G., SKA Consulting, LP, 1888 Stebbins Drive, Suite 100, Houston Texas 77043
Ms. Alma Jefferson, Waste Section Manager, TCEQ Region R-12 Office, Houston

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



MUNICIPAL SETTING DESIGNATION CERTIFICATE

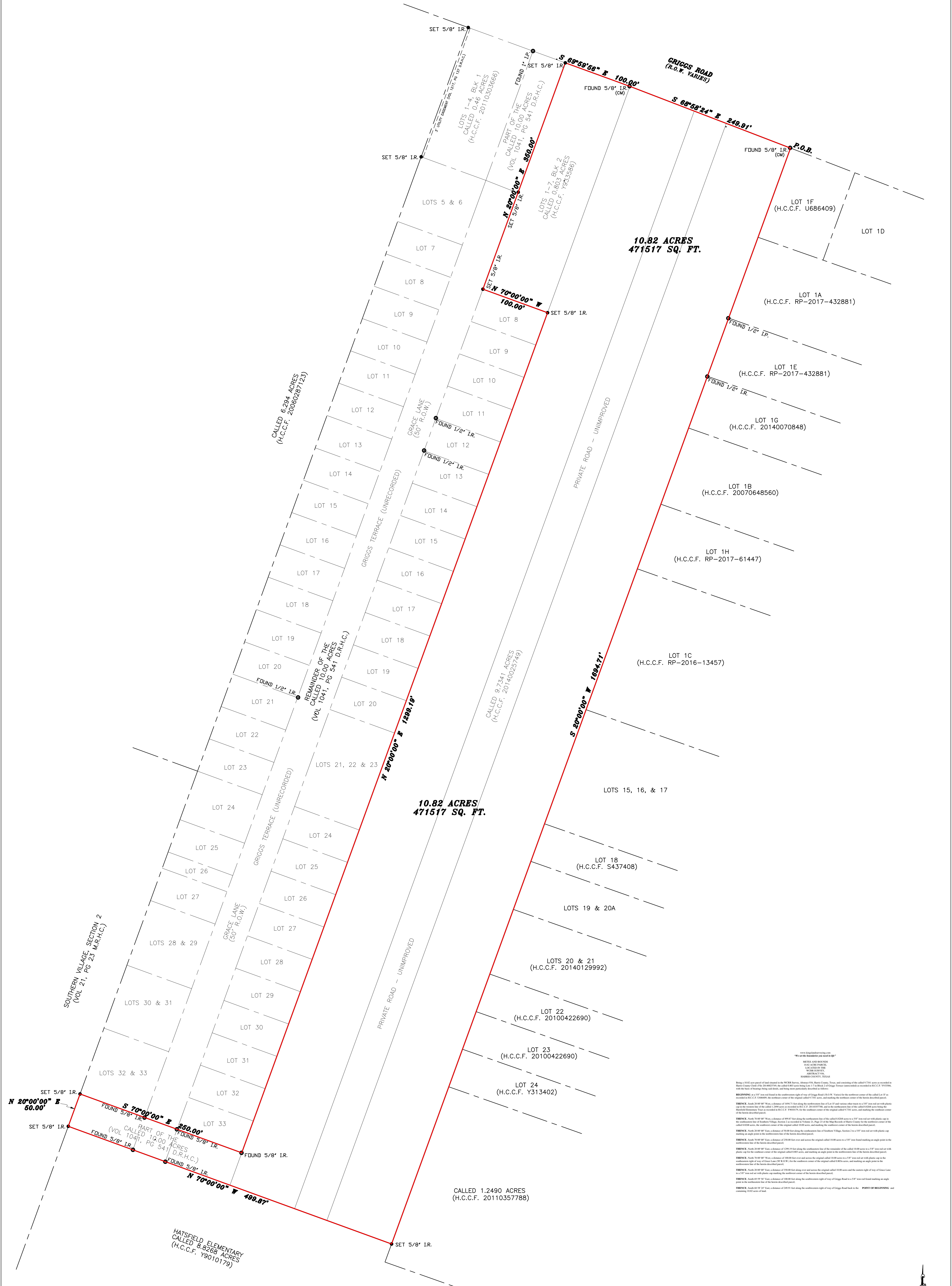
As provided for in §361.807, Subchapter W, Texas Health and Safety Code (Solid Waste Disposal Act):

I, Beth Seaton, Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 450, 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 14th day of July, 2021

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



NOTES:
 THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A WRITTEN METES AND BOUNDS DESCRIPTION OF THE SUBJECT PROPERTY.
 THIS SURVEY WAS PERFORMED FOR THE BENEFIT OF A TITLE COMPANY.
 SURVEYOR DID NOT RESEARCH SUBJECT PROPERTY FOR ANY UNRECORDED EASEMENTS.
 ANY IMPROVEMENTS SHOWN HEREON ARE NOT TO BE USED TO REESTABLISH PROPERTY LINES.
 BEARINGS BASED ON RECORDED DEED OF THE CALLED 8.7341 ACRES (H.C.C.F. 20140025749) AND THE METES AND BOUNDS DESCRIPTION OF THE CALLED 1.2490 ACRES (H.C.C.F. 20110357788).
 ELEVATION INFORMATION PROVIDED HEREON IS BASED ON A SINGLE POINT SURFACE BENCH MARK AND NOT TO BE USED TO DETERMINE FLOODING RISKS AND NOT TO BE USED TO DETERMINE FLOODING RISKS AND NOT TO BE USED TO DETERMINE FLOODING RISKS AND NOT TO BE USED TO DETERMINE FLOODING RISKS.
 WE ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE FIRMS.

LEGEND
 These standard symbols will be found in the drawing:
 ● FOUND MONUMENT
 ○ SET 5/8" I.R. W/CAP
 --- EASEMENT LINE

DESCRIPTION: BEING A 10.82 ACRES PARCEL OF LAND
RECORDATION: COUNTY: HARRIS TX ABSTRACT: WCRR, A-936
RECORD OWNER: 4922 HOLDINGS, LLC
TITLE COMPANY: AR CAPITAL 6, LLC

ADDRESS: 0 GRACE & 0 GRIGGS ROAD HOUSTON, TX 77021

FIELD WORK: T.G.
DEPARTED BY: DK, JR (09/11/2018)
CHECKED BY: DK, SR
C.F. NUMBER:

JOB #: 1808192

1" = 60'

KLSS KING'S LAND SURVEYING SOLUTIONS, LLC
 Professional Land Surveyors
 4922 HOLDINGS, LLC
 4922 HOLDINGS, LLC
 4922 HOLDINGS, LLC


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METES AND BOUNDS
10.82 ACRE PARCEL
LOCATED IN THE
WCRR SURVEY,
ABSTRACT 936,
HARRIS COUNTY, TEXAS

Being a 10.82 acre parcel of land situated in the WCRR Survey, Abstract 936, Harris County, Texas, and consisting of the called 9.7341 acres as recorded in Harris County Clerk's File 20140025749, the called 0.803 acres being Lots 1-7 in Block 2 of Griggs Terrace (unrecorded) as recorded in H.C.C.F. Y933586, with the basis of bearings being said deeds, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found in the southwestern right of way of Griggs Road (R.O.W. Varies) for the northwest corner of the called Lot 1F as recorded in H.C.C.F. U686409, the northeast corner of the original called 9.7341 acres, and marking the northeast corner of the herein described parcel;

THENCE, South 20° 00' 00" West, a distance of 1694.71 feet along the northwestern line of Lot 1F and various other tracts to a 5/8" iron rod set with plastic cap in the western line of the called 1.2490 acres as recorded in H.C.C.F. 20110357788, and in the northeastern line of the called 8.8268 acres being the Hatsfield Elementary Tract as recorded in H.C.C.F. Y9010179, for the southeast corner of the original called 9.7341 acres, and marking the southeast corner of the herein described parcel;

THENCE, North 70° 00' 00" West, a distance of 499.87 feet along the northeastern line of the called 8.8268 acres to a 5/8" iron rod set with plastic cap in the southeastern line of Southern Village, Section 2 as recorded in Volume 21, Page 23 of the Map Records of Harris County for the northwest corner of the called 8.8268 acres, the southwest corner of the original called 10.00 acres, and marking the southwest corner of the herein described parcel;

THENCE, North 20° 00' 00" East, a distance of 50.00 feet along the southeastern line of Southern Village, Section 2 to a 5/8" iron rod set with plastic cap marking an angle point in the northwestern line of the herein described parcel;

THENCE, South 70° 00' 00" East, a distance of 250.00 feet over and across the original called 10.00 acres to a 5/8" iron found marking an angle point in the northwestern line of the herein described parcel;

THENCE, North 20° 00' 00" East, a distance of 1299.19 feet along the southeastern line of the remainder of the called 10.00 acres to a 5/8" iron rod set with plastic cap for the southeast corner of the original called 0.803 acres, and marking an angle point in the northwestern line of the herein described parcel;

THENCE, North 70° 00' 00" West, a distance of 100.00 feet over and across the original called 10.00 acres to a 5/8" iron rod set with plastic cap in the southeastern right of way of Grace Lane (50' R.O.W.) for the southwest corner of the original called 0.803n acres, and marking an angle point in the northwestern line of the herein described parcel;

THENCE, North 20° 00' 00" East, a distance of 350.00 feet along over and across the original called 10.00 acres and the eastern right of way of Grace Lane to a 5/8" iron rod set with plastic cap marking the northwest corner of the herein described parcel;

THENCE, South 69° 59' 56" East, a distance of 100.00 feet along the southwestern right of way of Griggs Road to a 5/8" iron rod found marking an angle point in the northeastern line of the herein described parcel;

THENCE, South 68° 58' 24" East, a distance of 249.91 feet along the southwestern right of way of Griggs Road back to the **POINT OF BEGINNING** and containing 10.82 acres of land.

This metes and bounds description was made in conjunction with a survey plat.



David E. King, Sr.
King's Land Surveying Solutions, LLC
January 24, 2019
Job Number 1808192
Firm Number 10152100



Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared
Al Kashani, as an authorized representative of
4922 Holdings, LLC, 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)

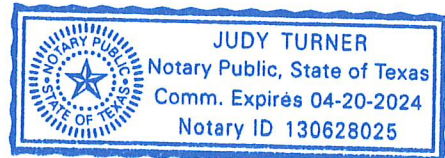
- The MSD eligibility criteria of THSC Section 361.803 are satisfied.
- True and accurate copies of all documents demonstrating that the MSD eligibility criteria provided by THSC 361.803 have been satisfied and are included with the application.
- A true and accurate copy of a legal description of the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

Al Kashani
Signature

Date: 1.22.2021

Al Kashani
Printed Name
Managing Partner
Title

STATE OF TEXAS
COUNTY OF HARRIS



Jan 2021, to which witness my hand and seal of office.

Notary Public in and for the State of Texas