

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

October 27, 2021

Dr. Malladi Reddy
c/o Ms. Rebecca Jaso
GAG Reddy Family Ltd, Partnership, L.P
c/o Weiss Realty Management, LLC
730 North Post Oak Road, Suite 330
Houston, Texas 77024

Re: Municipal Setting Designation (MSD) Certificate for Loop Shopping Center located at 9417 South Main Street, Houston, Texas, Harris County, TX; Municipal Setting Designation (MSD) No. 458; Voluntary Cleanup Program (VCP) No. 207; RN101475283; CN600686737

Dear Dr. Reddy:

The Texas Commission on Environmental Quality received the above referenced Municipal Setting Designation (MSD) application on June 18, 2021 and additional information supporting this MSD application on September 9, 2021. Based on our review, the application contains the required information as outlined in Texas Health and Safety Code §361.804. Enclosed is the Municipal Setting Designation Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-2445 or via e-mail (Otu.Ekpo-Otu@tceq.texas.gov).

Sincerely,

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

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

OE/jdm

cc: Mr. Michael Marcon, P.G., InControl Technologies Inc., 14731 Pebble Bend Drive, Houston, TX 77068

Ms. Alma Jefferson, Waste Section Manager, TCEQ Houston Regional Office, R-12

Enclosure: MSD Certificate

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



MUNICIPAL SETTING DESIGNATION CERTIFICATE

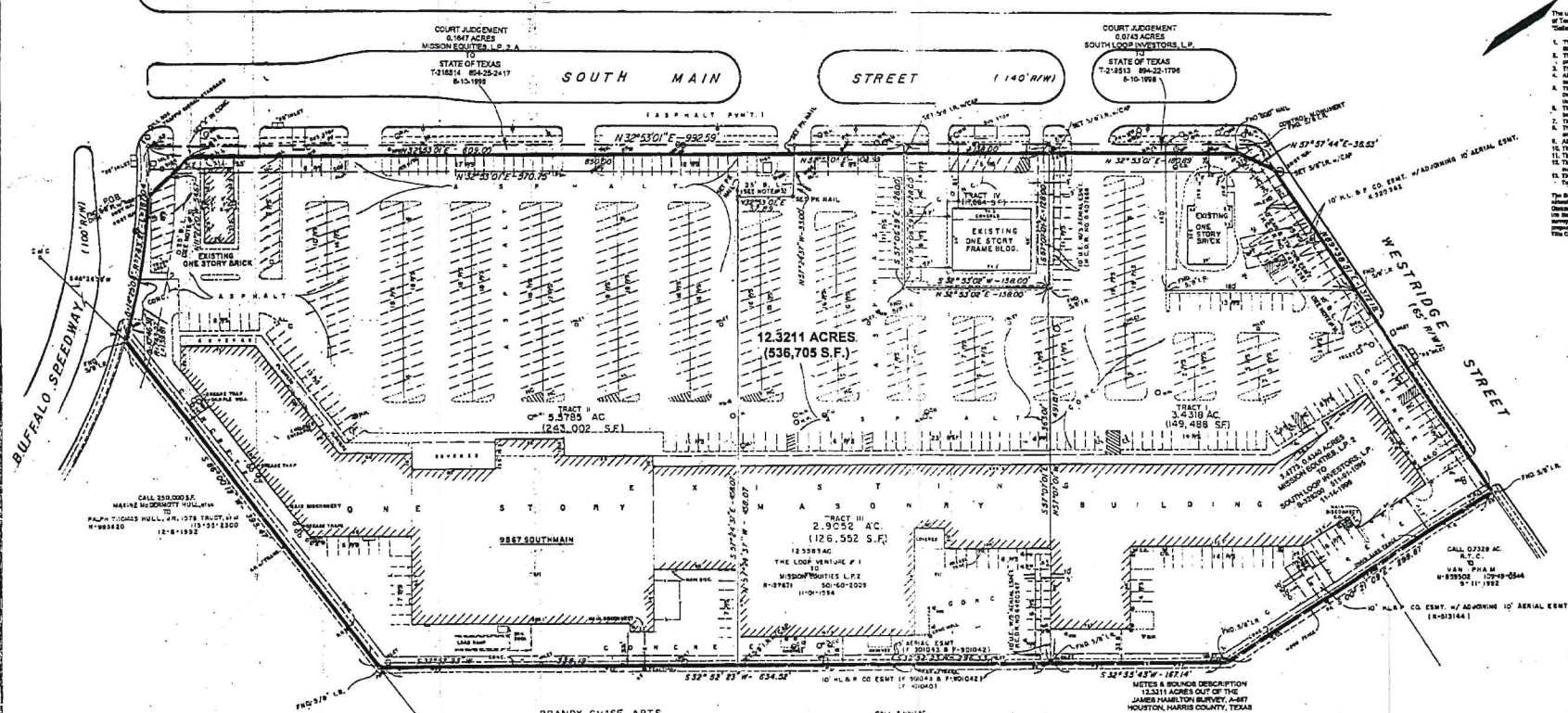
As provided for in §361.807, Subchapter W, Texas Health and Safety Code (Solid Waste Disposal Act):

I, Beth Seaton, Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 458, 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 26th day of October, 2021

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



The undersigned (the "Surveyor") hereby certifies that this is a true and correct copy of the "Survey" as shown on the attached sheets of the property of the "Trustees Company of Texas" (the "Trustees Company"), known as the "Loop Shopping Center" (the "Center") and located in the County of Harris, State of Texas, and of its general location in Harris County, Texas.

1. The Surveyor is a Registered Professional Land Surveyor, licensed by and in good standing in the State of Texas.

2. The Surveyor has personally examined the property and the records of the Surveyor's office and has determined that the Survey is a true and correct copy of the Survey as shown on the attached sheets of the property of the "Trustees Company of Texas" (the "Trustees Company"), known as the "Loop Shopping Center" (the "Center") and located in the County of Harris, State of Texas, and of its general location in Harris County, Texas.

3. The Surveyor has personally examined the property and the records of the Surveyor's office and has determined that the Survey is a true and correct copy of the Survey as shown on the attached sheets of the property of the "Trustees Company of Texas" (the "Trustees Company"), known as the "Loop Shopping Center" (the "Center") and located in the County of Harris, State of Texas, and of its general location in Harris County, Texas.

4. All measurements were taken directly and the bearings, distances and type of material used were verified.

5. There are no encumbrances on the Property or portions thereof, and there are no other persons claiming an interest in the Property, or portions thereof, other than the "Trustees Company of Texas" (the "Trustees Company"), known as the "Loop Shopping Center" (the "Center") and located in the County of Harris, State of Texas, and of its general location in Harris County, Texas.

6. The Surveyor has personally examined the property and the records of the Surveyor's office and has determined that the Survey is a true and correct copy of the Survey as shown on the attached sheets of the property of the "Trustees Company of Texas" (the "Trustees Company"), known as the "Loop Shopping Center" (the "Center") and located in the County of Harris, State of Texas, and of its general location in Harris County, Texas.

7. The Surveyor has personally examined the property and the records of the Surveyor's office and has determined that the Survey is a true and correct copy of the Survey as shown on the attached sheets of the property of the "Trustees Company of Texas" (the "Trustees Company"), known as the "Loop Shopping Center" (the "Center") and located in the County of Harris, State of Texas, and of its general location in Harris County, Texas.

8. The Surveyor has personally examined the property and the records of the Surveyor's office and has determined that the Survey is a true and correct copy of the Survey as shown on the attached sheets of the property of the "Trustees Company of Texas" (the "Trustees Company"), known as the "Loop Shopping Center" (the "Center") and located in the County of Harris, State of Texas, and of its general location in Harris County, Texas.

9. The Surveyor has personally examined the property and the records of the Surveyor's office and has determined that the Survey is a true and correct copy of the Survey as shown on the attached sheets of the property of the "Trustees Company of Texas" (the "Trustees Company"), known as the "Loop Shopping Center" (the "Center") and located in the County of Harris, State of Texas, and of its general location in Harris County, Texas.

10. The Surveyor has personally examined the property and the records of the Surveyor's office and has determined that the Survey is a true and correct copy of the Survey as shown on the attached sheets of the property of the "Trustees Company of Texas" (the "Trustees Company"), known as the "Loop Shopping Center" (the "Center") and located in the County of Harris, State of Texas, and of its general location in Harris County, Texas.

11. The Surveyor has personally examined the property and the records of the Surveyor's office and has determined that the Survey is a true and correct copy of the Survey as shown on the attached sheets of the property of the "Trustees Company of Texas" (the "Trustees Company"), known as the "Loop Shopping Center" (the "Center") and located in the County of Harris, State of Texas, and of its general location in Harris County, Texas.

12. The Surveyor has personally examined the property and the records of the Surveyor's office and has determined that the Survey is a true and correct copy of the Survey as shown on the attached sheets of the property of the "Trustees Company of Texas" (the "Trustees Company"), known as the "Loop Shopping Center" (the "Center") and located in the County of Harris, State of Texas, and of its general location in Harris County, Texas.

13. The Surveyor has personally examined the property and the records of the Surveyor's office and has determined that the Survey is a true and correct copy of the Survey as shown on the attached sheets of the property of the "Trustees Company of Texas" (the "Trustees Company"), known as the "Loop Shopping Center" (the "Center") and located in the County of Harris, State of Texas, and of its general location in Harris County, Texas.

DATE 01-26-2000
 N.M. MATHIS
 RALS. NO. 4317

GENERAL NOTES
 1. BEARING, DISTANCE BASED ON RECORD DEED.
 2. NO PORTION OF THE SUBJECT SITE IS A FLOOD HAZARD AREA ACCORDING TO THE FLOOD HAZARD MAP, DATED NOVEMBER 08, 1988, HAS BEEN IDENTIFIED AS A FLOOD HAZARD AREA BY THE ADMINISTRATION OF THE COUNTY OF HOUSTON AND URBAN DEVELOPMENT OF THE UNITED STATES.
 3. FUTURE REDEVELOPMENT OF SITE SUBJECT TO CITY OF HOUSTON ORDINANCE NO. 10878, RELATING TO BUILDING HEIGHTS IN-253688) SEE NOTE #7.
 4. FOR ADDITIONAL BEARING RESTRICTIONS, SEE RESTRICTIVE COVENANTS #193986.
 5. SEE EXISTING LEASE, RECORDS FOR ADDITIONAL INFORMATION.
 6. PERMISSION TO BUILD OVER CITY CENTER C-114387 B, H-19878.
 7. COUNTY CLERK FILE NO. H-25348, (SUPERSEDED BY CITY OF HOUSTON ORDINANCE NO. 10878-REL, ADOPTED BY THE CITY OF HOUSTON, RELATING TO BUILDING HEIGHTS, RECORDS AND DESIGN STANDARDS FOR DEVELOPING BUILDING AND RECORDS FOR DEVELOPING BUILDING SETBACK LINES.

LEGEND
 P.P. POWER POLE
 C.O. CLEAN OUT
 M.H. MANHOLE
 W.M. WATER METER
 CLOSURE
 G.U. GUARD POST
 T.S. TRAFFIC SIGN
 G.M. GAS METER
 A.L. AREA LIGHT
 M.P. MONITOR WELL
 W.P. WATER POLE

BRANDY CHASE APTS. (V.305, P69 H.C.M.R.)
 CALL F. N. H. S. C. WINDMILL SURVEYING, LTD. 12-11-1991

CALL F. N. H. S. C. WINDMILL SURVEYING, LTD. 12-11-1991

CALL F. N. H. S. C. WINDMILL SURVEYING, LTD. 12-11-1991

CALL F. N. H. S. C. WINDMILL SURVEYING, LTD. 12-11-1991

ALL THAT CERTAIN 12.3211 ACRES OF LAND OUT OF THE JAMES HAMILTON SURVEY, A-887, HOUSTON, HARRIS COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CERTAIN 12.5388 ACRES (TRACTS I, II, & III) DESCRIBED IN A DEED DATED 11-01-1988 FROM THE LOOP SHOPPING CENTER, L.P., TO THE TRUSTEES COMPANY OF TEXAS, AS SET FORTH IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, CLERK FILE NO. H-127271, FILE CODE NO. 501-60-2008 AND THE REMAINDER OF THAT CERTAIN 3.9113 ACRES (TRACTS I & II) DESCRIBED IN A DEED DATED 11-14-1988 FROM MALLARD REDDY, TRUSTEE, TO THE TRUSTEES COMPANY OF TEXAS, AS SET FORTH IN THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, CLERK FILE NO. H-229200, FILE CODE NO. 511-41-1095, AND BEING MORE PARTICULARLY DESCRIBED BY COURSE AND SOUND AS FOLLOWS:

BEGINNING AT A POINT 58' FROM THE SOUTH END OF A SUB-CORNER AT THE INTERSECTION OF THE NORTHEASTLY RIGHT-OF-WAY LINE OF BUFFALO SPEEDWAY (100' WIDE) AT ITS INTERSECTION WITH THE SOUTHWESTLY RIGHT-OF-WAY LINE OF SOUTH MAIN STREET (AS SHOWN);

THENCE N 11° 27' 20" W - 54.87', with the said southeasterly right-of-way line, to a set "X" in concrete for corner;

THENCE N 22° 32' 31" E - 893.59', continuing with the said southeasterly right-of-way line, to a found "60-D" nail for corner;

THENCE N 87° 47' 44" E - 38.52', to a found 5/8" iron rod with cap for corner;

THENCE N 89° 24' 51" E - 372.14', with the south right-of-way line Westridge Street to found 5/8" iron rod for corner;

THENCE S 00° 21' 09" W - 768.87', with the west line of the following two tracts that certain called 12,321.1 ACRES tract described in a deed dated 01-11-1982 from F. N. H. S. C. to Loop Shopping Center, L.P., as set forth in the Official Public Records of Harris County, Texas at Clerk File No. H-448000, FILE CODE NO. 103-40-0404, and that certain called 7,000 S.F. tract described in a deed dated 10-16-1981 from Windmill Associates, L.P. to Olympia Project Resources II, L.P., as set forth in the Official Public Records of Harris County, Texas at Clerk File No. H-448000, FILE CODE NO. 215-41-2574, to a found 5/8" iron rod for corner;

THENCE S 32° 18' 43" W - 187.14', with the northwest line of said called 7,000 S.F. tract, to a found 5/8" iron rod for corner;

THENCE S 32° 52' 22" W - 634.52', with the said northwest line, to found 5/8" iron rod for corner;

THENCE S 89° 02' 12" W - 263.47', with the north line of that certain called 250,000 SQUARE FEET described in a deed dated 12-18-1982 from Mallard Reddy, Trustee, to Loop Shopping Center, L.P., as set forth in the Official Public Records of Harris County, Texas at Clerk File No. H-448000, FILE CODE NO. 103-40-0404, and that certain called 7,000 S.F. tract described in a deed dated 10-16-1981 from Windmill Associates, L.P. to Olympia Project Resources II, L.P., as set forth in the Official Public Records of Harris County, Texas at Clerk File No. H-448000, FILE CODE NO. 215-41-2574, to a found 5/8" iron rod for corner being located on a set of the bearing of 48° 02' 57" W from said point;

THENCE to a northerly direction with said curve and the aforementioned southeasterly right-of-way line of Buffalo Speedway, for an arc distance of 133.81' to the POINT OF BEGINNING and consisting 12,321.1 ACRES (536,705 SQUARE FEET) OF LAND, MORE OR LESS.

REFERENCE DRAWING
 ONCEA ENGINEERS
 DATED 8-7-1997

LOOP SHOPPING CENTER

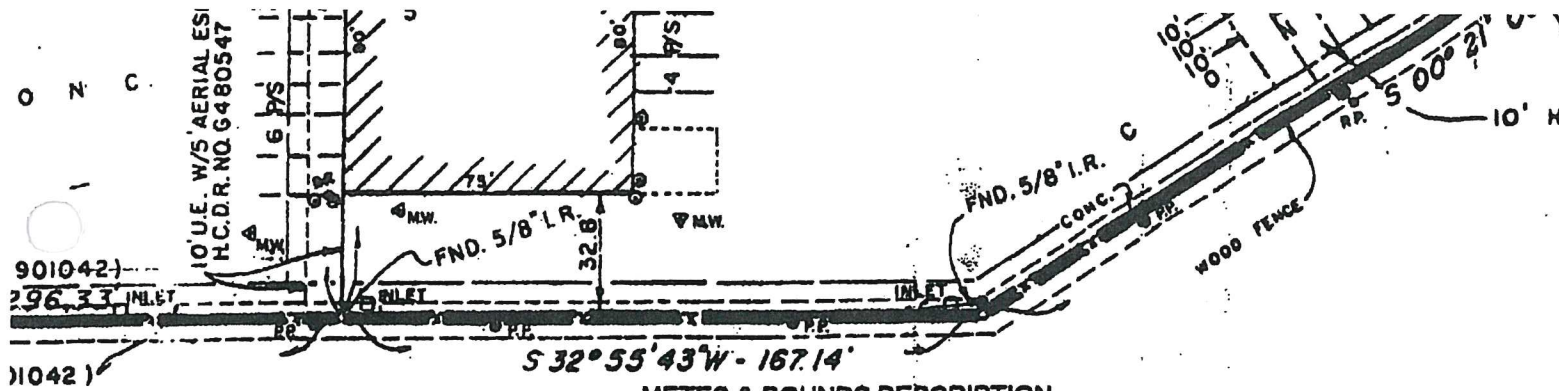
PRE: JEAN B. COMPANY, INC. 8364 WESTVIEW DRIVE HOUSTON, TX 77055 712-487-6277

LAND TITLE SURVEY
 MALLARD REDDY, Trustee

BEING THE REMAINDER OF THE 12,5388 ACRE TRACT OUT OF THE JAMES HAMILTON SURVEY, A-887 HOUSTON, HARRIS COUNTY, TEXAS

DATE: 01-26-2000 SCALE: 1" = 50' JOB NO. 183-5-1

G.P. NO. 0034032-040-060 FIRST AMERICAN TITLE



**METES & BOUNDS DESCRIPTION
12.3211 ACRES OUT OF THE
JAMES HAMILTON SURVEY, A-887
HOUSTON, HARRIS COUNTY, TEXAS**

.TD.
i74

All that certain 12.3211 acres of land out of the James Hamilton Survey, A-887, Houston, Harris County, Texas and being the remainder of that certain 12.5589 acres (Tracts I, II, & III) described in a deed dated 11-01-1994 from The Loop Venture #1 to Mission Equities L. P. 2, filed in the Official Public Records of Real Property of Harris County, Texas at Clerk File No. R-127671, Film Code No. 501-80-2009 and the remainder of that certain 3.9113 acres (Tracts I & II) described in a deed dated 11-14-1996 from Mission Equities L.P. 2 to South Loop Investors, L.P. filed for record in Official Public Records of Real Property of Harris County, Texas at Clerk File No. S-329200, Film Code No. 511-91-1095, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod located at the south end of a cut-back corner at the intersection of the northeasterly right-of-way line of Buffalo Speedway (100' wide) at its intersection with the new southeasterly right-of-way line of South Main Street (as widened);

THENCE N 11° 27' 20" W – 54.67', with the said southeasterly right-of-way line, to a set "X" in concrete for corner;

THENCE N 32° 53' 01" E – 992.59', continuing with the said southeasterly right-of-way line, to a found "60-D" nail for corner;

THENCE N 57° 57' 44" E – 36.53' to a found 5/8" iron rod with cap for corner;

THENCE N 89° 38' 51" E – 372.18' with the south right-of-way line Westridge Street to found 5/8" iron rod for corner;

THENCE S 00° 21' 09" E – 299.87' with the west line of the following two tracts: that certain called 0.7328 acre tract described in a deed dated 09-11-1992 from R.T.C. to Van Pham filed for record in Official Public Records of Real Property of Harris County, Texas at Clerk File No. N-859505, Film Code No. 109-49-0544, and that certain called 7.1003 acre tract described in a deed dated 12-19-1991 from Windmill Associates, Ltd. to Olympia/Project Resources B.C., Ltd., filed for record in Official Public Records of Real Property of Harris County, Texas at Clerk File No. N-460375, Clerk File No. 010-47-2574, to a found 5/8" iron rod for corner;

THENCE S 32° 55' 43" W – 167.14', with the northwest line of said called 7.1003 acre tract, to a found 5/8" iron rod for corner;

THENCE S 32° 52' 23" W – 634.52', with the said northwest line, to found 5/8" iron rod for corner;

THENCE S 86° 00' 12" W – 393.47', with the north line of that certain called 250,000 square feet described in a deed dated 12-08-1992 from Maxine McDermott Hull, et ux to Ralph Thomas Hull, Jr. 1976 Trust, et al filed for record in Official Public Records of Real Property of Harris County, Texas at Clerk File No. N-993820, Film Code No. 115-55-2300, to a found 5/8" iron rod for corner being a point on a curve to the left having a central angle of 10° 46' 38", a radius of 743.27', the center of said curve being located on a radial line bearing S 46° 26' 59" W from said point;

THENCE in a northerly direction with said curve and the aforementioned northeasterly right-of-way line of Buffalo Speedway, for an arc distance of 139.81' to the **POINT OF BEGINNING** and containing 12.3211 acres (536,705 square feet) of land, more or less.

EXHIBIT "A"
PAGE 2 OF 3

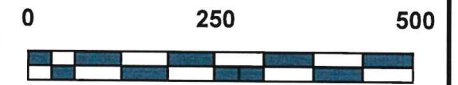
RI
O
D.



LEGEND

- Property Boundary
- Former Dry Cleaner

- A 29° 40' 55.89" N 95° 25' 25.39" W
- B 29° 40' 55.84" N 95° 25' 20.90" W
- C 29° 40' 52.98" N 95° 25' 21.02" W
- D 29° 40' 46.41" N 95° 25' 26.22" W
- E 29° 40' 46.22" N 95° 25' 30.28" W
- F 29° 40' 47.48" N 95° 25' 31.78" W



Approximate Scale (Feet)

InControl Technologies
 14731 Pebble Bend Drive
 Houston, Texas 77068
 (281) 580-8892 FAX (281) 580-8853

Proposed MSD Boundary

CLIENT: Loop Shopping Center		PM: MFM	
LOCATION: 9417 S. Main Street Houston, TX 77025		CHECKED: MM	
DETAILED: 6/3/2021	DESIGNED: LMG	PROJECT NO: E17017-101	FIGURE: 3

Exhibit B
Municipal Setting Designation
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Malladi S. Reddy, as an authorized representative of GAG/Reddy Family Limited Partnership, 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.

Malladi S. Reddy
Signature

Date: June 8, 2021

MALLADI S. Reddy
Printed Name

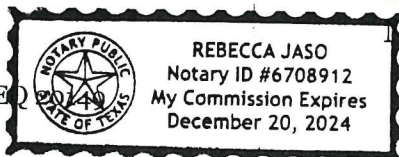
General Partner
Title

STATE OF Texas

COUNTY OF Harris

SUBSCRIBED AND SWORN before me on this the 8th day of June 2021, to which witness my hand and seal of office.

Rebecca Jaso
Notary Public in and for the State of Texas



TCEQ

August 2011