

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 18, 2022

Ms. Ann Reppe  
Target Corporation  
50 South 10<sup>th</sup> Street, TP3-1185  
Minneapolis, MN 55403

Re: Municipal Setting Designation (MSD) Certificate for Target Corporation, Target Corporation Store No. T2093 (Crockett Oliver Tract), 2580 Shearn Street, Houston, Harris County, Texas; MSD No. 463; Customer No. CN 601672397; Regulated Entity No. RN104443759

Dear Ms. Reppe:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on July 26, 2021, and additional information supporting this MSD application on March 7, 2022. Based on our review, the application contains the required information as outlined in Texas Health and Safety Code (THSC) §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) 239-3170 or via e-mail ([Lisbeth.chavira@tceq.texas.gov](mailto:Lisbeth.chavira@tceq.texas.gov)).

Sincerely,

A handwritten signature in blue ink, appearing to read "Lisbeth Chavira".

Lisbeth Chavira, Project Manager  
VCP-CA Section  
Remediation Division

LC/jdm

Enclosure: MSD Certificate

cc: Ms. Tana Riva, P.G., Stantec Consulting (via email)  
Ms. Alma Jefferson, Waste Section Manager, TCEQ Region 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):

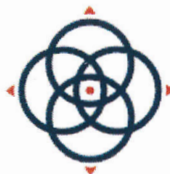
I, Beth Seaton, Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 463, in the City of Houston, for the tract of land described in Exhibit "A". The eligibility requirements of Texas Health and Safety Code §361.803 are satisfied as attested to by the 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 17<sup>th</sup> day of May, 2022

Beth Seaton

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



# WINDROSE

LAND SURVEYING | PLATTING

## DESCRIPTION OF 9.329 ACRES OR 406,348 SQ. FT.

A TRACT OR PARCEL CONTAINING 9.329 ACRES OR 406,348 SQUARE FEET OF LAND, SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 1, HARRIS COUNTY, TEXAS, BEING PART OF AND OUT OF UNRESTRICTED RESERVE "A", BLOCK 1 OF SAWYER HEIGHTS VILLAGE SEC 1, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 605141 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND BEING ALL OF A CALLED 0.2100 ACRE TRACT OF LAND CONVEYED TO TARGET CORPORATION AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. Z150099, AND BEING ALL OF A CALLED 9.2203 ACRE TRACT OF LAND CONVEYED TO TARGET CORPORATION AS RECORDED UNDER H.C.C.F. NO. Y055690, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE RECORDED PLAT OF SAID SAWYER HEIGHTS VILLAGE SEC 1;

**BEGINNING** AT A POINT ON THE EAST LINE OF OLIVER STREET (50 FOOT WIDE DRIVEWAY EASEMENT) AS RECORDED UNDER VOL. 3050, PG. 291 OF THE HARRIS COUNTY DEED RECORDS (H.C.D.R.), SAME BEING THE SOUTHWEST CORNER OF SAID SAWYER HEIGHTS VILLAGE SEC 1 AND OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 03 DEG. 03 MIN. 43 SEC. WEST, ALONG THE EAST LINE OF SAID OLIVER STREET, A DISTANCE OF 559.12 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, OVER AND ACROSS SAID RESTRICTED RESERVE "A" THE FOLLOWING SIX (6) COURSES AND DISTANCES:

NORTH 86 DEG. 56 MIN. 09 SEC. EAST, A DISTANCE OF 183.00 FEET TO A NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

SOUTH 03 DEG. 03 MIN. 12 SEC. EAST, A DISTANCE OF 100.79 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 86 DEG. 56 MIN. 48 SEC. EAST, A DISTANCE OF 225.34 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 03 DEG. 03 MIN. 12 SEC. WEST, A DISTANCE OF 105.44 FEET TO A NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 86 DEG. 56 MIN. 48 SEC. EAST, A DISTANCE OF 77.68 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

NORTH 03 DEG. 03 MIN. 12 SEC. WEST, A DISTANCE OF 40.51 FEET TO THE WESTERNMOST POINT OF SPRING STREET (WIDTH VARIES), SAME BEING A NORTH CORNER OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

**THENCE**, ALONG THE NORTH LINE OF SAID UNRESTRICTED RESERVE "A", WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1,474.54 FEET, A CENTRAL ANGLE OF 00 DEG. 54 MIN. 42 SEC., AN ARC LENGTH OF 23.46 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 74 DEG. 32 MIN. 45 SEC. EAST- 23.46 FEET TO A POINT OF COMPOUND CURVATURE;

**THENCE**, CONTINUING ALONG THE NORTH LINE OF SAID UNRESTRICTED RESERVE "A", WITH A COMPOUND CURVE TO THE LEFT, HAVING A RADIUS OF 1,374.62 FEET, A CENTRAL ANGLE OF 14 DEG. 05 MIN. 12 SEC., AN ARC LENGTH OF 337.96 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 82 DEG. 02 MIN. 42 SEC. EAST- 337.11 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 03 DEG. 03 MIN. 12 SEC. EAST, OVER AND ACROSS SAID UNRESTRICTED RESERVE "A", A DISTANCE OF 155.01 FEET TO A POINT ON THE NORTH R.O.W. LINE OF SHEARN STREET (50 FEET WIDE) AS RECORDED UNDER VOL. 454, PG. 79, H.C.D.R., SAME BEING AN EAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 86 DEG. 45 MIN. 11 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID SHEARN STREET, A DISTANCE OF 167.24 FEET TO THE SOUTHWEST CORNER OF SAID CALLED 0.2100 ACRE TRACT, SAME BEING AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 03 DEG. 14 MIN. 49 SEC. EAST, ALONG THE WEST LINE OF SAID SHEARN STREET, A DISTANCE OF 50.00 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 86 DEG. 45 MIN. 11 SEC. EAST, ALONG THE SOUTH LINE OF SAID SHEARN STREET, A DISTANCE OF 167.07 FEET TO AN EAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 03 DEG. 03 MIN. 12 SEC. EAST, OVER AND ACROSS SAID UNRESTRICTED RESERVE "A", A DISTANCE OF 267.78 FEET TO A POINT ON THE NORTH LINE OF CROCKETT STREET (70' WIDE) AS RECORDED UNDER VOL. 510, PG. 88, H.C.D.R., SAME BEING THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 87 DEG. 39 MIN. 00 SEC. WEST, ALONG THE NORTH LINE OF SAID CROCKETT STREET, A DISTANCE OF 315.75 FEET TO A POINT OF CURVATURE;

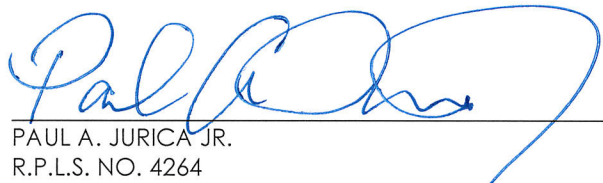
**THENCE**, WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 64 DEG. 21 MIN. 12 SEC., AN ARC LENGTH OF 28.08 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 59 DEG. 24 MIN. 10 SEC. WEST- 26.63 FEET TO A POINT OF REVERSE CURVATURE;

**THENCE**, WITH A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 144 DEG. 47 MIN. 41 SEC., AN ARC LENGTH OF 151.63 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 80 DEG. 22 MIN. 35 SEC. WEST- 114.38 FEET TO THE END OF SAID CURVE;

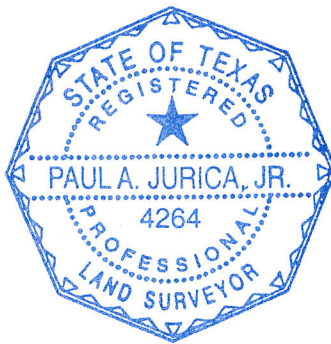
**THENCE**, SOUTH 87 DEG. 39 MIN. 00 SEC. WEST, ALONG THE NORTH LINE OF SAID CROCKETT STREET, A DISTANCE OF 11.67 FEET TO AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 02 DEG. 21 MIN. 00 SEC. EAST, A DISTANCE OF 70.00 FEET TO THE MOST SOUTHERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

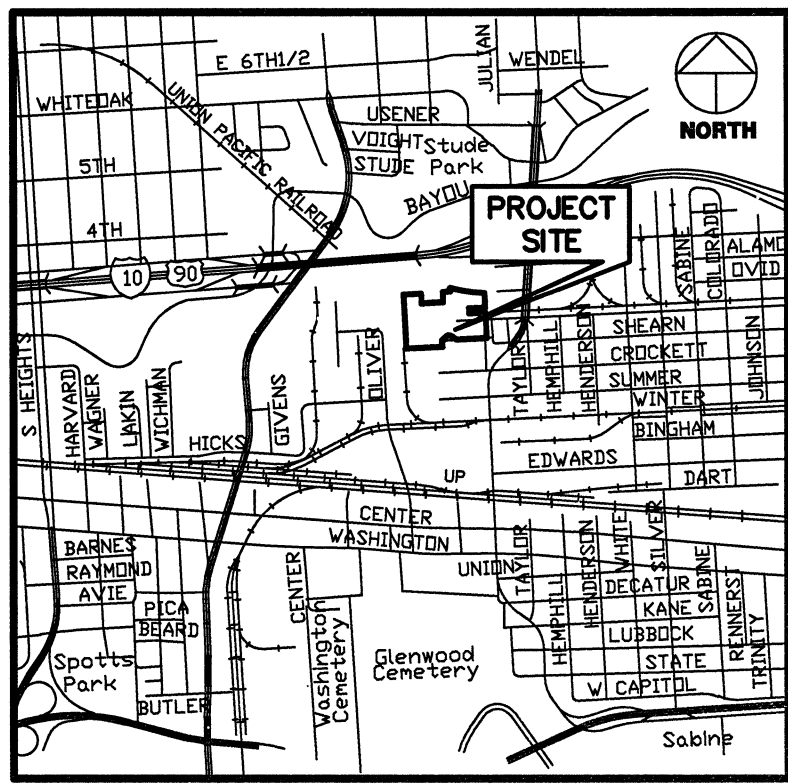
**THENCE**, SOUTH 87 DEG. 39 MIN. 00 SEC. WEST, ALONG THE SOUTH LINE OF SAID UNRESTRICTED RESERVE "A", A DISTANCE OF 375.06 FEET TO THE PLACE OF BEGINNING AND CONTAINING 9.329 ACRES OR 406,348 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 54657, PREPARED BY WINDROSE LAND SERVICES.



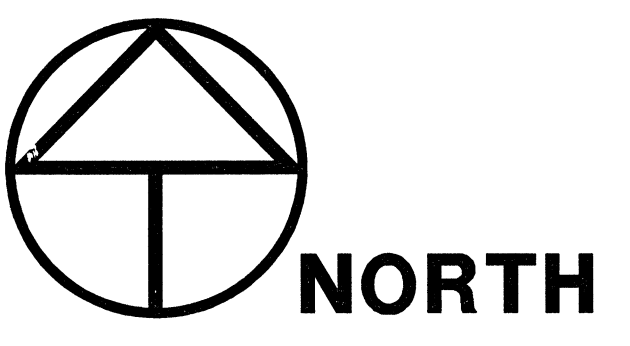
PAUL A. JURICA JR.  
R.P.L.S. NO. 4264  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10108800



08-16-2018  
DATE  
R1: 09-23-2019



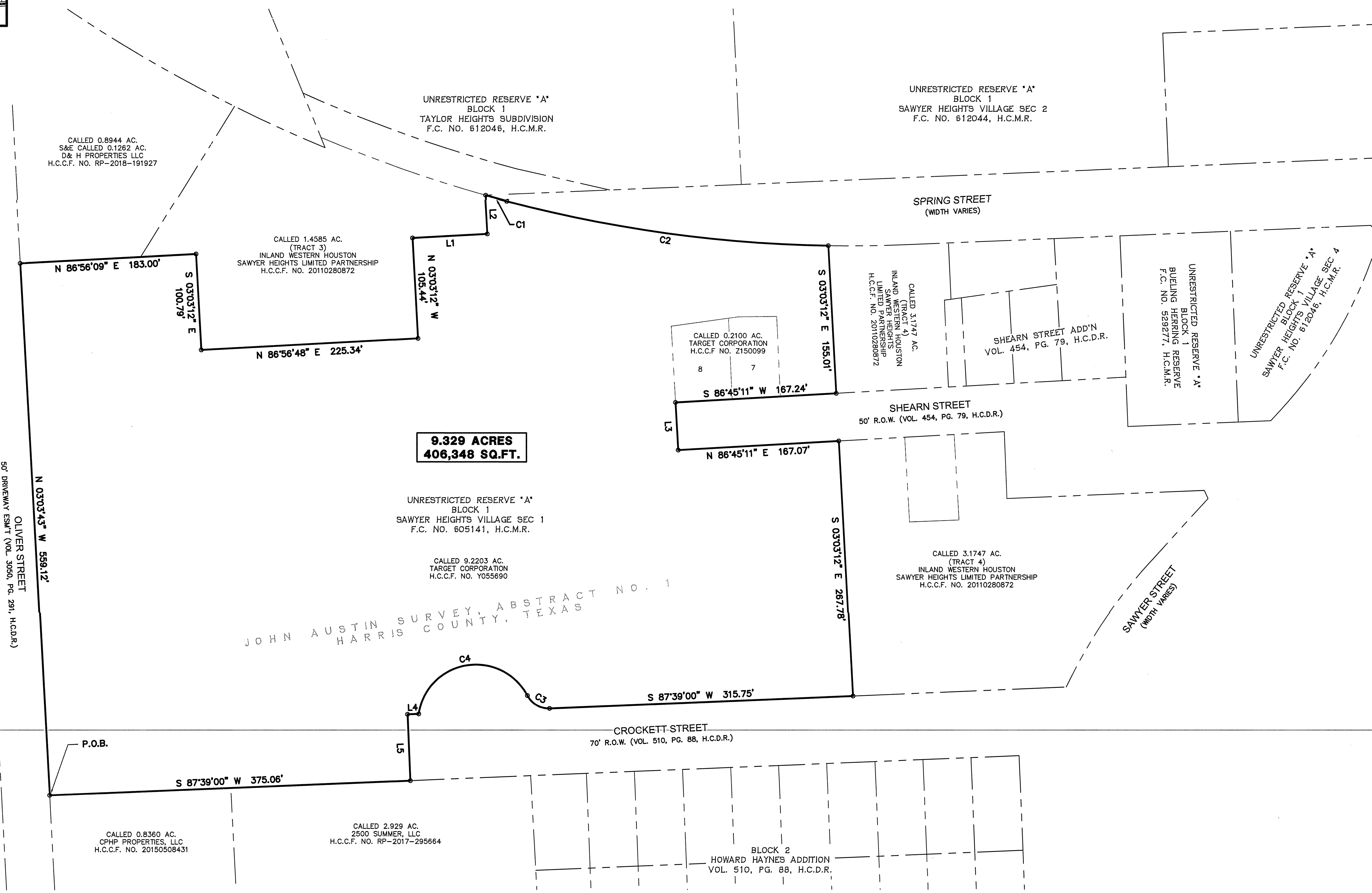
CITY OF HOUSTON, HARRIS COUNTY, TEXAS  
**VICINITY MAP**  
SCALE: 1" = 2,000'



GRAPHIC SCALE: 1" = 60'  
0 60 120 180 Feet

LINE	BEARING	DISTANCE
L1	N 86°56'48" E	77.88'
L2	N 03°03'12" W	40.51'
L3	S 03°14'49" E	50.00'
L4	S 87°39'00" W	11.67'
L5	S 02°21'00" E	70.00'

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1,474.54'	0°54'42"	23.46'	S 74°32'45" E	23.46'
C2	1,374.62'	14°03'12"	337.96'	S 82°02'42" E	337.11'
C3	25.00'	64°21'12"	28.08'	N 59°24'10" W	26.63'
C4	60.00'	144°47'41"	151.63'	S 80°22'35" W	114.38'



UNRESTRICTED RESERVE 'A'  
BLOCK 1  
TAYLOR HEIGHTS SUBDIVISION  
F.C. NO. 612046, H.C.M.R.

UNRESTRICTED RESERVE 'A'  
BLOCK 1  
SAWYER HEIGHTS VILLAGE SEC 2  
F.C. NO. 612044, H.C.M.R.

CALLED 0.8944 AC.  
S&E CALLED 0.1262 AC.  
D&H PROPERTIES LLC  
H.C.C.F. NO. RP-2018-191927

CALLED 1.4585 AC.  
(TRACT 3)  
INLAND WESTERN HOUSTON  
SAWYER HEIGHTS LIMITED PARTNERSHIP  
H.C.C.F. NO. 20110280872

CALLED 0.2100 AC.  
TARGET CORPORATION  
H.C.C.F. NO. 2150099

CALLED 3.1747 AC.  
(TRACT 4)  
INLAND WESTERN HOUSTON  
SAWYER HEIGHTS LIMITED PARTNERSHIP  
H.C.C.F. NO. 20110280872

UNRESTRICTED RESERVE 'A'  
BIJILING HERBING RESERVE  
BLOCK 1  
F.C. NO. 529277, H.C.M.R.

UNRESTRICTED RESERVE 'A'  
SAWYER HEIGHTS VILLAGE SEC 4  
F.C. NO. 612046, H.C.M.R.

**9.329 ACRES**  
**406,348 SQ.FT.**

UNRESTRICTED RESERVE 'A'  
BLOCK 1  
SAWYER HEIGHTS VILLAGE SEC 1  
F.C. NO. 605141, H.C.M.R.

CALLED 9.2203 AC.  
TARGET CORPORATION  
H.C.C.F. NO. Y055690

CALLED 3.1747 AC.  
(TRACT 4)  
INLAND WESTERN HOUSTON  
SAWYER HEIGHTS LIMITED PARTNERSHIP  
H.C.C.F. NO. 20110280872

JOHN AUSTIN SURVEY, ABSTRACT NO. 1  
HARRIS COUNTY, TEXAS

UNRESTRICTED RESERVE 'A'  
BLOCK 1  
HARCROS ADDITION  
F.C. NO. 687062, H.C.M.R.

CALLED 0.8360 AC.  
CPHP PROPERTIES, LLC  
H.C.C.F. NO. 20150508431

CALLED 2.929 AC.  
2500 SUMMER, LLC  
H.C.C.F. NO. RP-2017-295664

BLOCK 2  
HOWARD HAYNES ADDITION  
VOL. 510, PG. 88, H.C.D.R.

**DESCRIPTION**

A TRACT OR PARCEL CONTAINING 9.329 ACRES OR 406,348 SQUARE FEET OF LAND, SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 1, HARRIS COUNTY, TEXAS, BEING PART OF AND OUT OF UNRESTRICTED RESERVE 'A', BLOCK ONE OF SAWYER HEIGHTS VILLAGE SEC 1, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 605141 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.) AND BEING ALL OF A CALLED 0.2100 ACRE TRACT OF LAND CONVEYED TO TARGET CORPORATION AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO. 2150099, AND BEING ALL OF A CALLED 9.2203 ACRE TRACT OF LAND CONVEYED TO TARGET CORPORATION AS RECORDED UNDER H.C.C.F. NO. Y055690, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE RECORDED PLAT OF SAID SAWYER HEIGHTS VILLAGE SEC 1:

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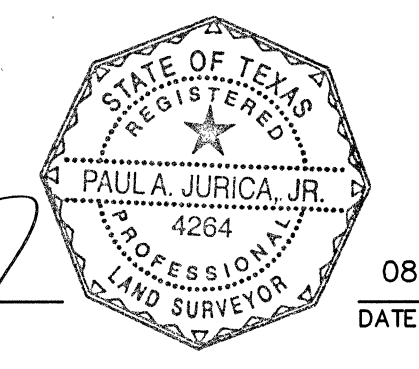
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**SURVEYOR'S CERTIFICATION**

TO: STANTEC CONSULTING SERVICES, INC.

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS EXHIBIT WAS THIS DAY MADE AND WAS PERFORMED UNDER MY SUPERVISION. THIS PLAT WAS PREPARED UNDER 22 TAC (TEXAS ADMINISTRATIVE CODE) §63.21, DOES NOT REFLECT THE RESULT OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



PAUL A. JURICA JR.  
Registered Professional Land Surveyor  
Texas Registration No. 4264

08-16-2018  
DATE

**WINDROSE**  
LAND SURVEYING | PLATTING

11111 RICHMOND, SUITE 150 | HOUSTON, TX 77082 | 713.458.2281  
FIRM REGISTRATION NO. 10108800 | WINDROSESERVICES.COM

EXHIBIT OF  
9.329 AC. OR 406,348 SQ. FT.  
DESIGNATED BOUNDARY FOR A MUNICIPAL SETTING  
DESIGNATION (MSD)  
SITUATED IN THE  
JOHN AUSTIN SURVEY, ABSTRACT NO. 1  
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

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FILED BY: -	CHECKED BY: PAJ	JOB NO. 54657
DRAWN BY: CL	DATE: AUGUST 2018	SHEET NO. 1 OF 1

REVISIONS		
DATE	REASON	BY
09-23-2019	UPDATED TAC 22 POLITICAL BOUNDARY	DS

**GENERAL NOTES**

- THIS IS NOT A BOUNDARY SURVEY. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND WOULD BE SUBJECT TO ALL ENCUMBRANCES THAT A CURRENT COMMITMENT WOULD DISCLOSE.
- BEARINGS WERE BASED ON THE RECORDED PLAT OF SAWYER HEIGHTS VILLAGE SEC 1, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE NO. 605141, H.C.M.R.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

# Exhibit B

## Municipal Setting Designation

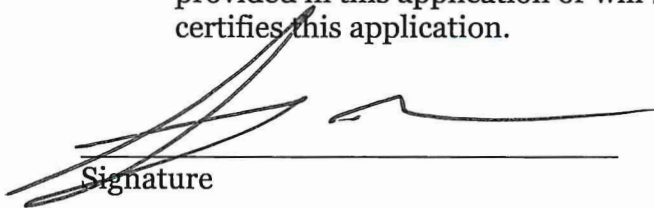
### Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Steve Makredes, Vice President, Construction, as an authorized representative of Target 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.

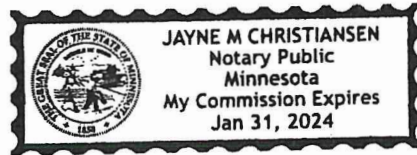
I affirmatively state that (place an X in all applicable blanks)

- 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

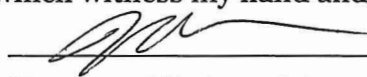
Date: 1/6/2022

Steve Makredes  
Printed Name  
Vice President, Construction  
Title



STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

SUBSCRIBED AND SWORN before me on this the 6 day of January 2022, to which witness my hand and seal of office.

  
Notary Public in and for the State of Minnesota