

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

November 17, 2022

Mr. Alexander Ron
Scarlet Q Commerce, LP
5334 Cherokee Street
Houston, Texas 77005

Re: Municipal Setting Designation Certificate for Scarlet Q Commerce, LP; Former Wilson Stationery and Printing site; 1701 Commerce Street, Houston, Harris County, TX; MSD No. 482; Customer No. CN605920503; Regulated Entity No. RN110976388

Dear Mr. Ron:

The Texas Commission on Environmental Quality received the above referenced Municipal Setting Designation application on March 10, 2022, and additional information supporting this application on June 22 and September 27, 2022. 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) 239-2531 or via e-mail (andrew.weinrich@tceq.texas.gov).

Sincerely,

A handwritten signature in blue ink that reads "Andrew Weinrich".

Andrew Weinrich, Project Manager
VCP-CA Section
Remediation Division

Enclosure: Municipal Setting Designation Certificate No. 482

cc: Ms. Susan T. Litherland, SQ Environmental, LLC (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. 482, 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 16th day of November, 2022

Beth Seaton

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

EXHIBIT A

Legal Description of the Land

All that certain 11,960 square feet of land being a portion of Lot 7 and 12 and all of Lot 6 Block 113, S. S. B. B. Addition, Houston, Harris County, Texas and being all that certain called Tract 1 and Tract 2 as described in that certain deed dated 01-23-2017 from Duke Furrh to The Estate of Lucy Reed Hibberd filed in the Official Public Records of Real Property of Harris County, Texas in Clerk's File No.201728672 and being more particularly described by metes and bound as follows:

Beginning at a found "X" in concrete located in the east right-of-way line of Jackson Street (80' wide) and being the southwest corner of Unrestricted Reserve A Block 1 City view Lofts according to the plat thereof file in Film Code No. 621290 of the Maps Records of Harris County, Texas;

THENCE S 59° 43' 13" E - 131.67', with the south line of said Unrestricted Reserve A, to a set 5/8" iron rod with cap for corner;

THENCE S 33° 10' 47" W - 94.28', with the west line of Unrestricted Reserve C Block 1 City view Lofts according to the plat thereof file in Film Code No. 621290 of the Maps Records of Harris County, Texas to a set "X" in concrete corner;

THENCE N 56° 49' 13" W - 131.50', with the north right-of-way of Commerce Avenue (80' wide), to a set "X" in concrete for corner;

THENCE N 33° 10' 47" E - 87.62' with the east right-of-way line of said Jackson Street to the POINT OF BEGINNING

and containing 11,960 square feet (0.2746 acre) of land, more or less.

UNRESTRICTED RESERVE A

GENERAL NOTES:

1. ALL RECORDS SHOWN ARE BASED ON RECORDS ON FILE AT THE PUBLIC RECORDS OFFICE, HOUSTON, TEXAS.
2. NO PORTION OF THE SUBJECT SITE IS FLOODED HAZARDOUS AREA ACCORDING TO THE FLOOD HAZARD MAP, 2017, MAINTAINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). THE SUBJECT SITE IS NOT IN A FLOOD HAZARDOUS AREA.
3. FUTURE DEVELOPMENT OF THE SITE IS SUBJECT TO THE CITY OF HOUSTON, TEXAS, AND THE HOUSTON AREA FLOOD CONTROL DISTRICT. THE SUBJECT SITE IS NOT IN A FLOOD HAZARDOUS AREA.

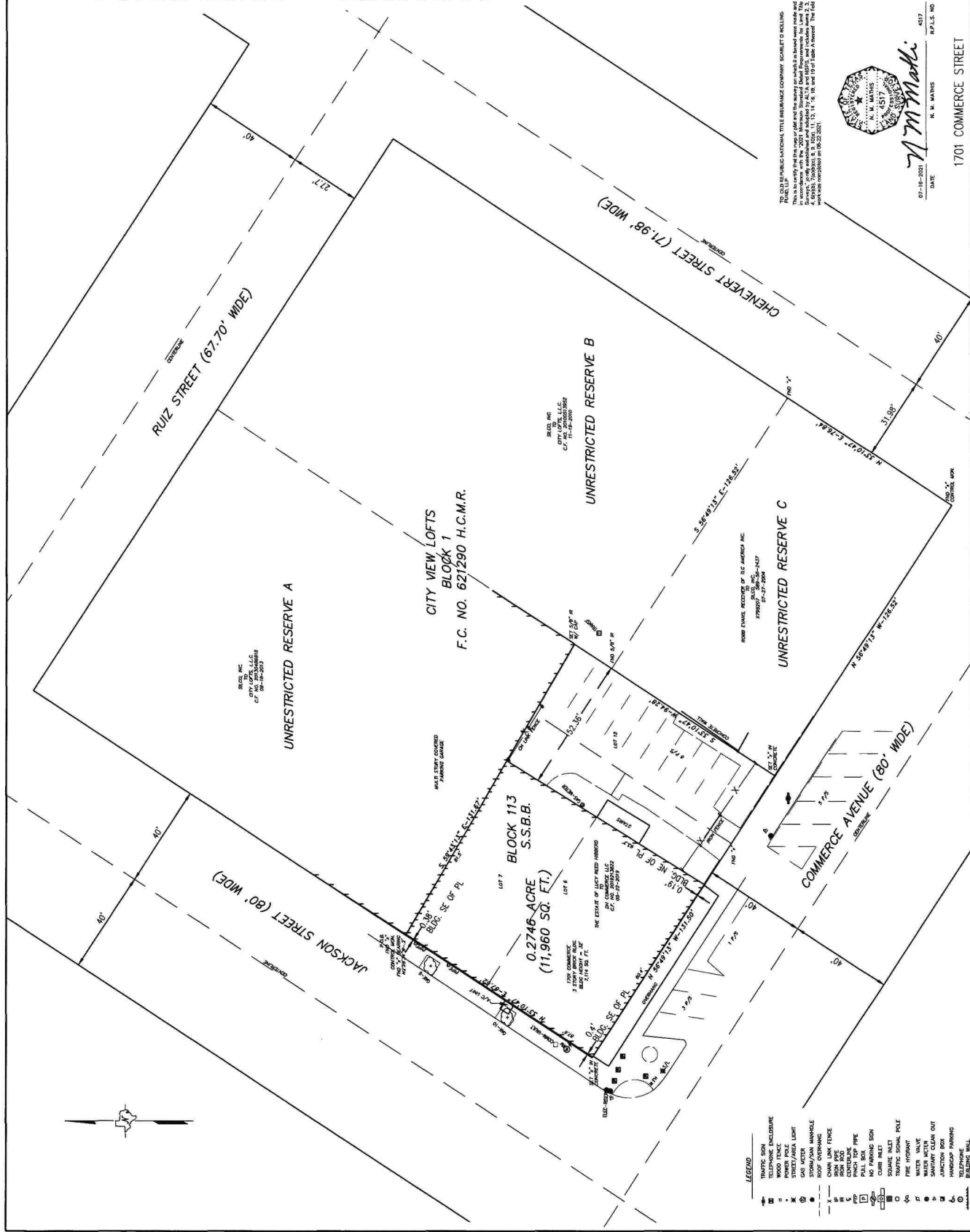
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REVISIONS 07-26-2021 PER COMMENTS	
PRESCAN & COMPANY, INC.	
11000 HOUSTON, HOUSTON, TEXAS 77060-4605	
ALTA/MSPS LAND TITLE SURVEY	
11,960 SQUARE FEET BEING	
A PORTION OF LOT 7 AND 1 AND ALL OF LOT 6 AND BLOCK 113 S.S.B.B. ADDITION	
DATE: 07-16-2021	JOB NO. 41-6
BY: N.M. WAHNS	OLD PUBLIC RECORDS COMPANY



PRESCAN & COMPANY, INC.
11000 HOUSTON, HOUSTON, TEXAS 77060-4605

ALTA/MSPS LAND TITLE SURVEY

11,960 SQUARE FEET BEING
A PORTION OF LOT 7 AND 1
AND ALL OF LOT 6
AND BLOCK 113
S.S.B.B. ADDITION

DATE: 07-16-2021
JOB NO. 41-6
BY: N.M. WAHNS

1701 COMMERCE STREET
HOUSTON, TEXAS 77002

N.M. Wahns

OLD PUBLIC RECORDS COMPANY

Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared ALEXANDER RON, as an authorized representative of SCARLET Q COMMERCE 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.

[Signature]
Signature

Date: 2/22/22

Alexander Ron
Printed Name

Managing Partner
Title

STATE OF Texas

COUNTY OF Harris

SUBSCRIBED AND SWORN before me on this the 22 day of February 2022, to which witness my hand and seal of office.

[Signature]
Notary Public in and for the State of TEXAS

