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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 22, 2023

Mr. Roger Saa
Eastbound Properties, LP
6434 Ivy Falls Drive
Missouri City, Texas 77459

Re: Municipal Setting Designation (MSD) Certificate for Eastbound Properties, LP, Former Pacific Cleaners Site, located at 6405 Antoine Drive, Houston, Harris County, TX; MSD No. 465; Customer No. CN605943166; Regulated Entity No. RN100636000

Dear Mr. Saa:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on September 21, 2021, and additional information supporting this MSD application on April 12, 2022; August 3, 2022; December 29, 2022; May 8, 2023; and June 19, 2023. 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 at (512) 239-4940 or via email (Michael.Duffin@tceq.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Duffin".

Mike Duffin, Ph.D., P.G.
VCP-CA Section
Remediation Division

Enclosure: MSD No. 465 Certificate

cc: Mr. Hani Gabriel, Gabriel Environmental Group (via email)
Mr. Glenn Lowenstein, Terrain Solutions, Inc. (via email)
Ms. Karina Rocha, Waste Section Manager, TCEQ Region 12 Office, Houston

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



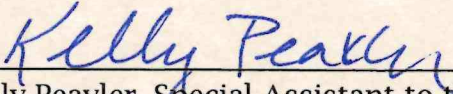
MUNICIPAL SETTING DESIGNATION CERTIFICATE

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

I, Kelly Peavler, Special Assistant to the Deputy Director, acting for Monica I. Harris, Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 465, 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 22nd day of June, 20 23



Kelly Peavler, Special Assistant to the Deputy Director,
acting for Monica I. Harris, P.G., Deputy Director
Remediation Division
Texas Commission on Environmental Quality

EXHIBIT "A"

A TRACT OR PARCEL OF LAND CONTAINING 1.0919 ACRES OF LAND, (47,565 SQUARE FEET), SITUATED IN THE A. G. HOLLAND SURVEY, ABSTRACT NUMBER 346, HARRIS COUNTY, TEXAS, BEING THAT CERTAIN CALLED 1.0920 ACRE TRACT OF LAND AS CONVEYED TO SPRING ROSE INVESTMENTS, INC. BY INSTRUMENT RECORDED IN DOCUMENT CF NO. U037716 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 1.0919 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS: DOCUMENT CF NO. U037716 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

COMMENCING at a cut "x" found on the west right-of-way line of Antoine Drive, (100.00 Foot Right-of-Way) for the northeast corner of Eaton Square Apartments, a subdivision in Harris County, Texas, according to the map or plat thereof recorded in Volume 292, Page 138, of the Map Records of Harris County, Texas;

Thence, S 02°36'40" E, with the west right-of-way line of Antoine Drive, same being the common line of said Eaton Square Apartments, a distance of 68.01 feet to a calculated point for a corner of said Eaton Square Apartments, same being the northeast corner and POINT OF BEGINNING of the herein described tract;

Thence, S 02°36'40" E, with the west right-of-way line of Antoine Drive, a distance of 223.03 feet to a cut "x" found for a corner of said Eaton Square Apartments, same being a point of curvature of a curve to the left, same being the southeast corner of the herein described tract;

Thence, Southwesterly, with the common line of said Eaton Square Apartments, along the arc of said curve to the left, having an included angle of 16°25'18", a radius of 114.00 feet, a chord that bears, S 79°10'25" W, a chord distance of 32.56 feet, for an arc distance of 32.67 feet, (Call 32.68 feet), to a magnetic point of reverse curvature of a curve to the right, from which a cut "x" found bears, S 05°56'29" E, a distance of 1.11 feet;

Thence, Southwesterly, with the common line of said Eaton Square Apartments, along the arc of said curve to the right, having an included angle of 17°15'43", a radius of 86.00 feet, a chord that bears, S 79°35'37" W, a chord distance of 25.81 feet, for an arc distance of 25.91 feet to a calculated point for a point of tangency of said curve to the right, from which a cut "x" found bears, S 08°57'29" E, a distance of 1.14 feet;

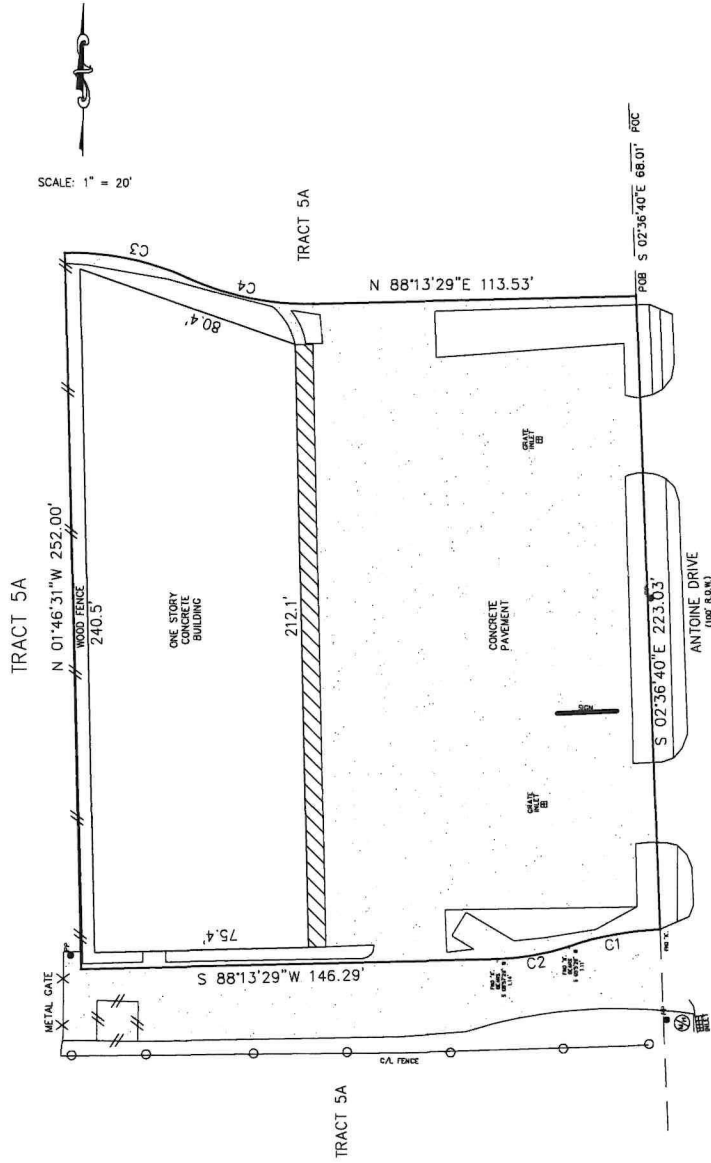
Thence, S 88°13'29" W, with the common line of said Eaton Square Apartments, a distance of 146.29 feet to a calculated point for a corner of said Eaton Square Apartments, same being the southwest corner of the herein described tract;

Thence, N 01°46'31" W, with the common line of said Eaton Square Apartments, a distance of 252.00 feet to a calculated point for a corner of said Eaton Square Apartments, same being a point of curvature of a curve to the right, same being the northwest corner of the herein described tract;

Thence, Southeasterly, with the common line of said Eaton Square Apartments, along the arc of said curve to the right, having an included angle of 25°50'25", a radius of 100.00 feet, a chord that bears, S 78°51'18" E, a chord distance of 44.72 feet, for an arc distance of 45.10 feet to a calculated point for a point of reverse curvature of a curve to the left;

Thence, Southeasterly, with the common line of said Eaton Square Apartments, along the arc of said curve to the left, having an included angle of 25°50'25", a radius of 100.00 feet, a chord that bears, S 78°51'18" E, a chord distance of 44.72 feet, for an arc distance of 45.10 feet to a calculated point for a point of tangency of said curve to the left;

Thence, N 88°13'29" E, with the common line of said Eaton Square Apartments, a distance of 113.54 feet to the POINT OF BEGINNING and containing 1.0919 acres of land, (47,565 square feet), more or less.



SCALE: 1" = 20'

BEING A 1.0919 ACRE TRACT OUT OF THE
A.G. HOLLAND SURVEY, ABSTRACT No 346
HARRIS COUNTY, TEXAS
April 22, 2020

CURVE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	114.00'	32.87'	32.58'	S 79°10'25" W	18°23'18"
C2	86.00'	25.81'	25.81'	S 79°53'37" W	17°15'13"
C3	100.00'	45.10'	44.72'	S 78°51'18" E	25°50'25"
C4	100.00'	45.10'	44.72'	S 78°31'18" E	25°50'25"

THIS PLAT REPRESENTS THE RESULT OF A SURVEY MADE
ON THE GROUND UNDER MY SUPERVISION ON THE 22ND OF APRIL, 2020



DATE OF SURVEY	APRIL 22, 2020
DATE OF PLOTTING	APRIL 22, 2020
DATE OF RECORDING	APRIL 22, 2020
DATE OF PAYMENT	APRIL 22, 2020
DATE OF RECEIPT	APRIL 22, 2020
DATE OF CLOSURE	APRIL 22, 2020
DATE OF REVISION	APRIL 22, 2020
DATE OF FINAL CHECK	APRIL 22, 2020
DATE OF FINAL REVIEW	APRIL 22, 2020
DATE OF FINAL APPROVAL	APRIL 22, 2020

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND CONTAINING 1.0919 ACRES OF LAND (47,565 SQUARE FEET), SITUATED IN THE A.G. HOLLAND SURVEY, ABSTRACT No. 346, HARRIS COUNTY, TEXAS, AND BEING A PART OF THE A.G. HOLLAND SURVEY, ABSTRACT No. 346, HARRIS COUNTY, TEXAS, AS SHOWN ON THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SAID 1.0919 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARING BASIS; DOCUMENT CF NO. 1037716 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS).

COMMENCING AT A CUT "X" FOUND ON THE WEST RIGHT-OF-WAY LINE OF ANTOINE DRIVE, (100.00 FOOT RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF EATON SQUARE APARTMENTS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF THE SAME AS SHOWN IN VOLUME 292, PAGE 138, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS;

THENCE, S 02°36'40" E, WITH THE WEST RIGHT-OF-WAY LINE OF ANTOINE DRIVE, SAME BEING THE COMMON TIED POINT OF A REVERSE CURVE, A DISTANCE OF 88.00 FEET TO THE SOUTHWEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, S 02°36'40" E, WITH THE WEST RIGHT-OF-WAY LINE OF ANTOINE DRIVE, A DISTANCE OF 223.03 FEET TO A CUT "X" FOUND FOR A POINT OF CURVATURE OF A CURVE TO THE LEFT, SAME BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 18°23'18", A RADIUS OF 114.00 FEET, TO THE LEFT, HAVING AN INCLUDED ANGLE OF 32°56'00", A CHORD BEARING OF S 79°53'37" W, FOR AN ARC DISTANCE OF 25.81 FEET TO A MAG NAIL FOUND FOR A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, FROM WHICH A CUT "X" FOUND BEARS, S 05°56'29" E, A DISTANCE OF 1.11 FEET;

THENCE, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 17°15'43", A RADIUS OF 86.00 FEET, A CHORD THAT BEARS, S 79°53'37" W, A CHORD DISTANCE OF 25.81 FEET, FOR AN ARC DISTANCE OF 25.81 FEET TO A CALCULATED POINT OF TANGENCY OF SAID CURVE TO THE RIGHT; FROM WHICH A CUT "X" FOUND BEARS, S 88°37'29" W, A DISTANCE OF 1.14 FEET;

THENCE, S 88°13'29" W, A DISTANCE OF 146.29 FEET TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 01°46'31" W, A DISTANCE OF 252.00 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTHWESTERLY, ALONG A CURVE TO THE RIGHT, HAVING AN INCLUDED ANGLE OF 25°50'25", A RADIUS OF 100.00 FEET, A CHORD THAT BEARS, S 78°51'18" E, FOR AN ARC DISTANCE OF 44.72 FEET, FOR AN ARC DISTANCE OF 45.10 FEET TO A CALCULATED POINT OF REVERSE CURVATURE TO THE LEFT;

THENCE, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING AN INCLUDED ANGLE OF 25°50'25", A RADIUS OF 100.00 FEET, A CHORD THAT BEARS, S 78°51'18" E, A CHORD DISTANCE OF 44.72 FEET, FOR AN ARC DISTANCE OF 45.10 FEET TO A POINT OF TANGENCY OF SAID CURVE TO THE LEFT;

THENCE, N 88°13'29" E, A DISTANCE OF 113.54 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.0919 ACRES OF LAND, (47,565 SQUARE FEET) MORE OR LESS.

Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Roger Saa, as an authorized representative of Member, Eastbound Management, LLC, GP of Eastbound Properties, 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.

Date: June 19, 2023

Signature

Roger Saa

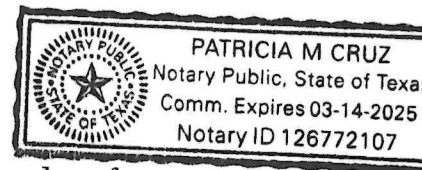
Printed Name

Member, Eastbound Management, LLC, GP of Eastbound Properties, LP

Title

STATE OF Texas

COUNTY OF Harris



SUBSCRIBED AND SWORN before me on this the 19 day of June 2023, to which witness my hand and seal of office.

Notary Public in and for the State of Texas