

Jon Niermann, *Chairman*
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Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 10, 2022

Mr. Paul Manley
1201 E. Pecan Holdings, LLC
c/o Presco Polymers LP
1201 E. Pecan Street
Sherman, Texas 75090-6227

Via Email

Re: Municipal Setting Designation (MSD) Certificate for 1201 E. Pecan Holdings, LLC (Site);
1201 E. Pecan St. and 1201 E Pecan St. B, Sherman, Grayson County, Texas
MSD 443; Voluntary Cleanup Program (VCP) No. 3017 and 3018
Customer No. CN603100157; Regulated Entity No. RN111085940

Dear Mr. Manley:

The Texas Commission on Environmental Quality (TCEQ) received the above-referenced Municipal Setting Designation (MSD) application on July 28, 2020 and additional information supporting this MSD application on August 18, 2020, June 3, 2021, September 21, 2021, and December 23, 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 Municipal Setting Designation Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-0057 or via email at mac.vilas@tceq.texas.gov.

Sincerely,

A handwritten signature in blue ink that reads "John M. Vilas".

John M. Vilas, P.G., Project Manager
VCP-CA Section
Remediation Division

JMV/jdm

Enclosure: MSD Certificate

cc: Mr. Gerardo Ruiz de la Pena, P.G., Senior Consultant, Golder Associates Inc. (via email)
Ms. Erin Gorman, Waste Section Manager, TCEQ Region 4 Office, Dallas/Fort Worth

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. 443, in the City of Sherman, 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 9th day of February, 2022

Beth Seaton

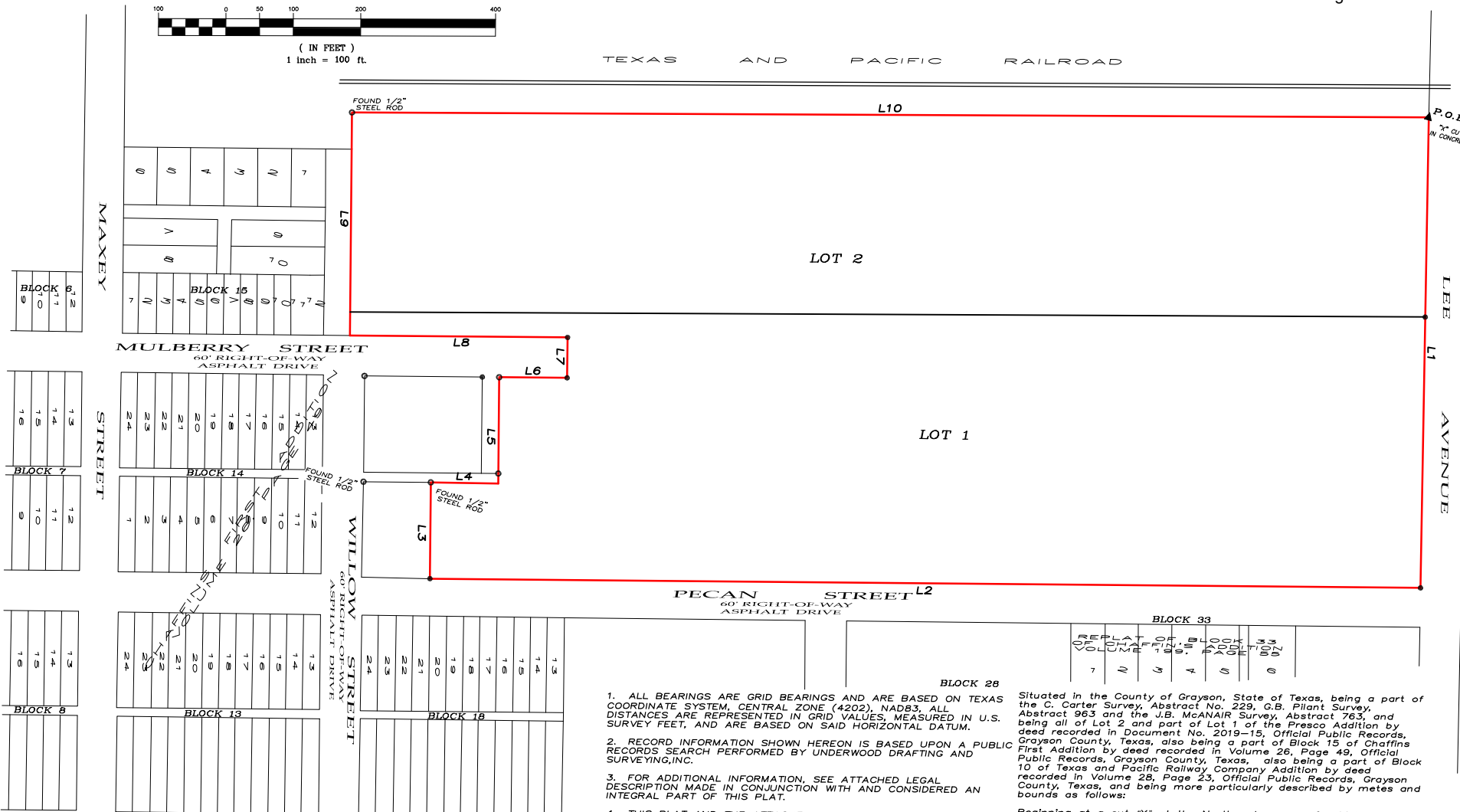
Beth Seaton, Deputy Director
Remediation Division
Texas Commission on Environmental Quality

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

TEXAS AND PACIFIC RAILROAD



1. ALL BEARINGS ARE GRID BEARINGS AND ARE BASED ON TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4202), NAD83, ALL DISTANCES ARE REPRESENTED IN GRID VALUES, MEASURED IN U.S. SURVEY FEET, AND ARE BASED ON SAID HORIZONTAL DATUM.
2. RECORD INFORMATION SHOWN HEREON IS BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY UNDERWOOD DRAFTING AND SURVEYING, INC.
3. FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION MADE IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS PLAT.
4. THIS PLAT AND THE ATTACHED DESCRIPTION WERE PREPARED FOR THE PURPOSES OF CREATING A MUNICIPAL SETTING. APPLICATION IN ACCORDANCE WITH A CATEGORY 10, CLASS "A", TEXAS SOCIETY OF PROFESSIONAL SURVEYORS AND ARE NOT INTENDED FOR USE AS A PROPERTY BOUNDARY SURVEY.

Situated in the County of Grayson, State of Texas, being a part of the C. Carter Survey, Abstract No. 229, G.B. Piant Survey, Abstract 963 and the J.B. McANAIR Survey, Abstract 763, and being all of Lot 2 and part of Lot 1 of the Presco Addition by deed recorded in Document No. 2019-15, Official Public Records, Grayson County, Texas, also being a part of Block 15 of Chaffins First Addition by deed recorded in Volume 26, Page 49, Official Public Records, Grayson County, Texas, also being a part of Block 10 of Texas and Pacific Railway Company Addition by deed recorded in Volume 28, Page 23, Official Public Records, Grayson County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a cut "X" at the Northeast corner of said Lot 2:
Thence South 14°39'31" East a distance of 698.52 feet to a point
Thence South 74°52'44" West a distance of 1470.95 feet to a point
Thence North 15°07'16" West a distance of 143.00 feet to a point
Thence North 75°17'44" East a distance of 100.00 feet to a point
Thence North 15°07'16" West a distance of 157.73 feet to a point
Thence North 74°52'44" East a distance of 101.00 feet to a point
Thence North 15°07'16" West a distance of 323.20 feet to a point
Thence South 74°52'44" West a distance of 331.09 feet to a point
Thence North 15°07'16" West a distance of 1598.81 feet to the Point of Beginning and containing 23.808 acres of land.

I, Douglas W. Underwood, Registered Professional Land Surveyor, hereby certify that a survey was made on the ground on the property legally described herein, and that the plat herewith is a true, correct and accurate representation of the property legally described hereinabove.

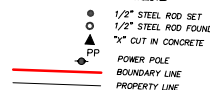


D.W. Underwood
Douglas W. Underwood
Registered Professional
Land Surveyor No. 4709
Firm No. 10006300

Point#	Latitude (DMS)	Longitude (DMS)
1	N33°38'44.48"	W96°35'39.81"
2	N33°38'37.76"	W96°35'37.87"
3	N33°38'34.22"	W96°35'54.75"
4	N33°38'35.59"	W96°35'55.16"
5	N33°38'35.82"	W96°35'54.01"
6	N33°38'37.34"	W96°35'54.46"
7	N33°38'37.58"	W96°35'53.30"
8	N33°38'38.16"	W96°35'53.48"
9	N33°38'36.57"	W96°36'01.06"
10	N33°38'39.22"	W96°36'01.86"
11	N33°38'40.03"	W96°35'57.98"
12	N33°38'40.56"	W96°35'58.14"

LINE	BEARING	DISTANCE
L1	S 14°39'31" E	698.52'
L2	S 74°52'44" W	1470.95'
L3	N 15°07'16" W	143.00'
L4	N 75°17'44" E	100.00'
L5	N 15°07'16" W	157.73'
L6	N 74°52'44" E	101.00'
L7	N 15°07'16" W	60.00'
L8	S 74°52'44" W	323.20'
L9	N 15°07'16" W	331.09'
L10	N 74°36'49" E	1598.81'

LEGEND



OWNERS / DEVELOPER
1201 E. PECAN HOLDINGS
1201 E. PECAN NORTH REAL ESTATE
1201 E. PECAN ST.
SHERMAN, TEXAS 76090

SURVEYOR
DOUGLAS W. UNDERWOOD
R.P.L.S. NO. 4709
3404 INTERURBAN ROAD
DENISON, TEXAS

UNDERWOOD
DRAFTING & SURVEYING

3404 INTERURBAN ROAD DENISON, TEXAS 75021 (903)465-2151

2-20-2020

Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Paul Manley, as an authorized representative of 1201 E Pecan 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.

1201 E Pecan Holdings, LLC by
[Signature]
Signature

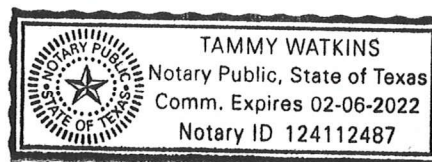
Date: 8/11/2020

Paul Manley Printed Name

Vice President, Engineering
Title

STATE OF Texas

COUNTY OF Grayson



SUSCRIBED AND SWORN before me on this the 11th day of August 2020 to which witness my hand and seal of office.

[Signature]
Notary Public in and for the State of