

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Erin E. Chancellor, *Interim Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 12, 2023

Scott Wilkerson, Property Manager
CG 7600 LP
2748 Bingle Road
Houston, Texas 77055-1135

Re: Municipal Setting Designation (MSD) Certificate for CG 7600 LP, Baldwins Industrial Service Site, located at 911, 925, 1015 South Loop West, Houston, Harris County, TX; MSD No. 490; Customer No. CN601861370; Regulated Entity No. RN111574760

Dear Mr. Wilkerson:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on August 29, 2022, and additional information supporting this MSD application on February 23, 2023 and April 21, 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) 239-1425 or via e-mail (reid.ransom@tceq.texas.gov).

Sincerely,

A handwritten signature in black ink that reads "Reid Ransom".

Reid Ransom, Project Manager
VCP-CA Section
Remediation Division

Enclosure: MSD No. 490 Certificate

cc: 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, Monica I. Harris, Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 490, 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 12th day of June, 2023

Monica I. Harris

Monica I. Harris, P.G., Deputy Director
Remediation Division
Texas Commission on Environmental Quality

EXHIBIT A

001-46-2418

FIELD NOTE DESCRIPTION
(911 South Loop West)

BEING a 2.389 acre tract of land situated in the City of Houston, Harris County, Texas and out of the B. M. Freeling Survey, Abstract Number 270, Harris County, Texas, also being all of Tract II together with a portion of Tract I described in the Warranty Deed to M-I Drilling Fluids Company recorded under Harris County Clerk's File Number K947169, said 2.389 acre tract of land being more particularly described as follows:

BEGINNING at a nail set in the southerly right-of-way line of South Loop West (Interstate Highway 610) for the northeast corner of said Tract II and the herein described tract of land;

THENCE South 00°01'00" East, at a distance of 0.34 feet passing a 2 inch iron pipe found, in all a distance of 560.00 feet to a 5/8 inch iron rod found for corner in the northerly line of a 20 foot wide tract of land described in instrument to I&G.N. Railroad Company recorded in Volume 1660, Page 359 of the Deed Records of Harris County, Texas;

THENCE with the northerly line of said 20 foot wide I&G.N. Railroad Company tract of land, South 89°32'00" West, at a distance of 110.00 feet passing a 2 inch iron pipe found for the southwest corner of said Tract II, in all a distance of 184.65 feet to a 5/8 inch iron rod set for corner;

THENCE departing said northerly line, North 00°15'40" West a distance of 559.99 feet to a 5/8 inch iron rod set in the southerly right-of-way line of South Loop West;

THENCE with the southerly right-of-way line of South Loop West, North 89°32'00" East a distance of 187.04 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 2.389 acres of land within this description.

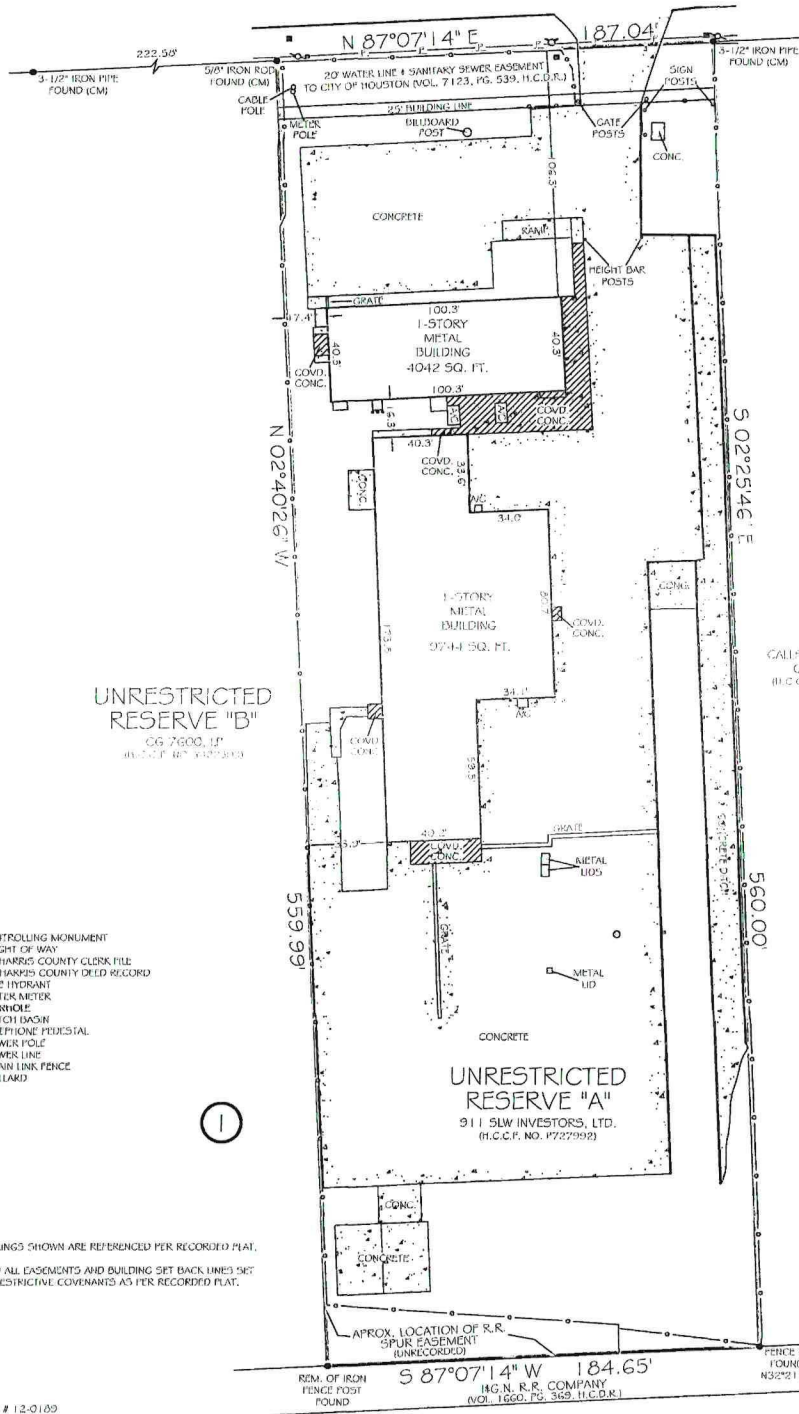
ADDRESS: 911 SOUTH LOOP WEST
HOUSTON, TX 77004
BUYER: C.M. GARVER
TITLE CO: CHICAGO TITLE
GP NO: CTH-COM-GT12607624JK
LENDER: N/A

AN ALTA LAND SURVEY OF
AN UNRESTRICTED RESERVE "A"
MAGNET -SOUTH LOOP INDUSTRIAL SUBDIVISION
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN FILM CODE NO. 360033
OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS



SCALE:
1"=40'

SOUTH LOOP WEST
(350' R.O.W.)



UNRESTRICTED RESERVE "B"
CG 7600, LP
H.C.C.F. NO. 13278193

CALLED 28.62 ACRES
CG 7600, LP
(H.C.C.F. NO. 13278193)

UNRESTRICTED RESERVE "A"
911 S.W. INVESTORS, LTD.
(H.C.C.F. NO. 17279992)

- LEGEND
- (CM) - CONTROLLING MONUMENT
 - R.O.W. - RIGHT OF WAY
 - H.C.C.F. - HARRIS COUNTY CLERK FILE
 - H.C.D.R. - HARRIS COUNTY DEED RECORD
 - ⊕ - FIRE HYDRANT
 - ⊙ - WATER METER
 - ⊙ - MANHOLE
 - ⊙ - CATCH BASIN
 - ⊙ - TELEPHONE PEDestal
 - ⊙ - POWER POLE
 - P - POWER LINE
 - - - CHAIN LINK FENCE
 - - BOLLARD

NOTES:
1) ALL BEARINGS SHOWN ARE REFERENCED PER RECORDED PLAT.
2) ANY AND ALL EASEMENTS AND BUILDING SET BACK LINES SET FORTH IN RESTRICTIVE COVENANTS AS PER RECORDED PLAT.

TO: C.M. GARVER, AND CHICAGO TITLE INSURANCE CO.,
I, PIOTR A. DEBSKI, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO THE ADDRESSED PARTIES, AS OF THE DATE SET ABOVE, THAT I HAVE MADE A SURVEY OF A TRACT OF LAND DESCRIBED

THIS IS TO CERTIFY THAT THE SURVEY WAS MADE IN THE ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENT OF ALTA/CASUAL LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND IT INCLUDES ITEMS: 1, 2, 3, 4, 7a, 7b, 8, 9, AND 10, OF TABLE "A" THEREON. THE FIELDWORK WAS COMPLETED ON MAY 07, 2012.

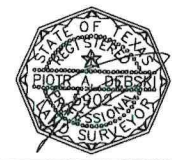
JOB # 12-0189
DATE: MAY 7, 2012



2417 NORTH FREEWAY
HOUSTON, TX 77009
713-864-2400
www.primetxsurveys.com

FLOOD INFORMATION
THIS TRACT DOES NOT APPEAR TO BE WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE 30 PER F.E.M.A. FLOOD INSURANCE RATE PANEL NO. 48070100870L, DATED JUNE 18, 2007.

CALLED 28.62 ACRES
CG 7600, LP
(H.C.C.F. NO. 13278193)



PIOTR A. DEBSKI R.P.L.S. NO. 5492

EXHIBIT A-1

File No. 05-007 A-1

April 19, 2005

METES AND BOUNDS DESCRIPTION
TRACT I - 2.910 ACRES

A tract of land containing 2.910 acres being that same called 2.908 Acre Tract described as Unrestricted Reserve "B", Block One (1) of MAGNET-SOUTH LOOP INDUSTRIAL SUBDIVISION according to the map or plat thereof recorded in Film Code No. 360033 in the Harris County Map Records, in Houston, Harris County, Texas; said 2.910 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 2-1/4 inch iron pipe found marking the Northwest corner of said Unrestricted Reserve "B", same being the Northeast corner of a 2.971 Acre Tract, on the southerly line of South Loop West (Interstate 610, called 350 feet wide);

THENCE, N 87 deg. 07' 14" E, along the southerly line of South Loop West, for a distance of 222.58 feet to the Northeast corner of said Unrestricted Reserve "B", from which a found 5/8-inch iron rod bears witness at S 02 deg. 40' 26" E, a distance of 0.41 feet;

THENCE, S 02 deg. 40' 26" E, along the easterly line of said Unrestricted Reserve "B", for a distance of 560.32 feet (called 559.99 feet) to a 5/8-inch iron rod (cupped) found marking the Southeast corner of said Unrestricted Reserve "B", on the northerly line of an I. G. & N. Railroad 20 foot right-of-way as described in Volume 1660, Page 359 in the Harris County Deed Records;

THENCE, S 87 deg. 07' 14" W, along the northerly line of said I. G. & N. Railroad right-of-way, for a distance of 275.35 feet to the most westerly Southwest corner of said Unrestricted Reserve "B", from which a found 5/8-inch iron rod bears witness at S 87 deg. 07' 14" W, a distance of 0.26 feet;

THENCE, N 42 deg. 21' 14" E, along a southwesterly line of said Unrestricted Reserve "B", for a distance of 71.03 feet to the most northerly Southwest corner of said Unrestricted Reserve "B";

THENCE, N 02 deg. 23' 26" W, along the westerly line of said Unrestricted Reserve "B", for a distance of 510.31 feet (called 509.98 feet) to the PLACE OF BEGINNING, of Tract I containing 2.910 acres of land.



[Signature] Date: 4-19-05
Don Denson, RPLS # 2068; STATE OF TEXAS

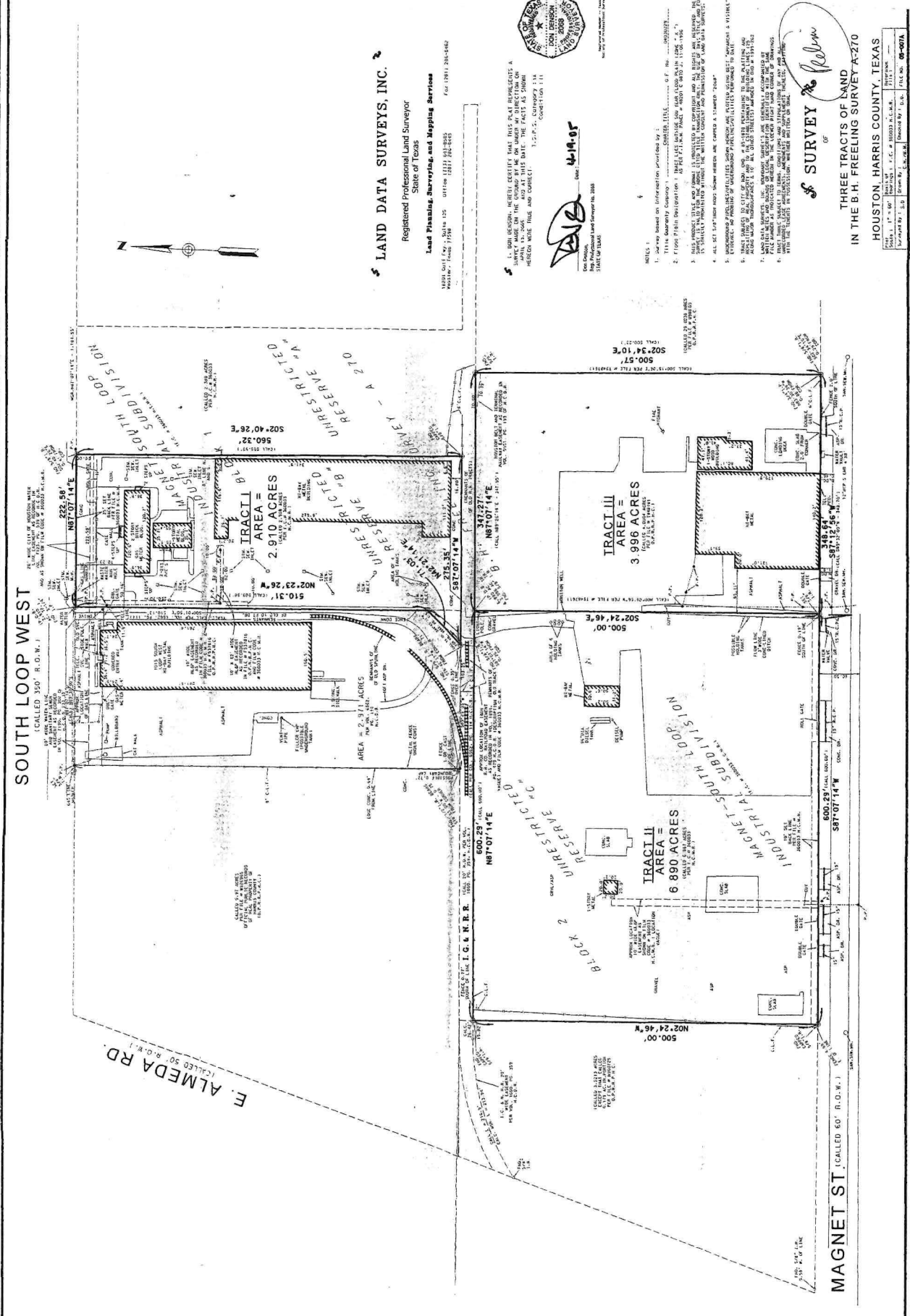


2068 18701 Sulf Freeway • Suite 125 • Webster, Texas 77598
Office: (713) 643-8686 • Fax: (281) 286-8462
Email: [Redacted]
Continuous Survey Files for Houston - Galveston - Since 1954



SOUTH LOOP WEST
SCALED 350' R.O.W. 1

E. ALMEDA RD.
SCALED 50' R.O.W. 1



LAND DATA SURVEYS, INC.
Registered Professional Land Surveyor
State of Texas
Lead Planning, Surveying, and Mapping Services
1200 West Loop West, Suite 1200 Houston, Texas 77028
Tel: (713) 264-5885 Fax: (713) 264-5882



DATE: 04-19-05
BY: [Signature]

- NOTES:
1. Survey based on information furnished by [Name] of [Company].
 2. This survey is for [Purpose].
 3. [Additional note regarding survey accuracy and standards.]
 4. [Additional note regarding survey methods and equipment.]
 5. [Additional note regarding survey results and findings.]
 6. [Additional note regarding survey compliance with regulations.]
 7. [Additional note regarding survey data and records.]
 8. [Additional note regarding survey title and description.]
 9. [Additional note regarding survey boundaries and easements.]
 10. [Additional note regarding survey monuments and markers.]
 11. [Additional note regarding survey accuracy and precision.]
 12. [Additional note regarding survey title and description.]
 13. [Additional note regarding survey boundaries and easements.]
 14. [Additional note regarding survey monuments and markers.]
 15. [Additional note regarding survey accuracy and precision.]

OF
SURVEY
THREE TRACTS OF LAND
IN THE B.H. FREELING SURVEY A-270
HOUSTON, HARRIS COUNTY, TEXAS

Scale: 1" = 50'	North Arrow: True North	Projection: UTM	Zone: 16N
Scale: 1" = 50'	North Arrow: True North	Projection: UTM	Zone: 16N
Scale: 1" = 50'	North Arrow: True North	Projection: UTM	Zone: 16N

LAND DATA SURVEYS, II C.

DON DENSON

Registered Professional Land Surveyor



File No. 05-007

Exhibit "A"

March 17, 2005

METES AND BOUNDS DESCRIPTION 2.971 ACRES

A tract of land containing 2.971 acres being part of and out of that certain tract of land described in Volume 6562, Page 114 of the Harris County Deed Records (HCDR), in the B.H. Freeling Survey, Abstract No. 270, in Houston, Harris County, Texas; said 2.971 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod set on the southerly line of I.H. 610 (South Loop Freeway- 350 feet wide), said beginning point being located N 89 deg. 32' 00" E, a distance of 363.60 feet (called 363.48 feet) from the intersection of the South Loop Freeway with the easterly line of East Almeda Road;

THENCE, N 89 deg. 32' 00" E, along the southerly line of I.H. 610 (South Loop Freeway), for a distance of 233.33 feet to a 2-1/4 inch iron pipe found marking the Northeast corner of the herein described tract;

THENCE, S 00 deg. 01' 50" E, for a distance of 510.13 feet to a point for corner, same being the northerly corner of a tract containing a called 1,250 square feet as described in Clerk's File No. F391317 of the Official Public Records of Real Property of Harris County (OPRRPHC), from which a fence corner post bears witness at S 26 deg. 52' 33" W, a distance of 0.90 feet;

THENCE, S 44 deg. 43' 37" W, along the northwesterly line of said called 1,250 square foot tract, for a distance of 71.01 feet to the southwesterly corner of said 1,250 square foot tract, on the southerly line of said tract described in Volume 6562, Page 114, HCDR, from which a found 5/8-inch iron rod bears witness at S 79 deg. 11' 02" W, a distance of 0.71 feet;

THENCE, S 89 deg. 29' 03" W, for a distance of 183.25 feet to the Southwest corner of the herein described tract, from which a found 1/2-inch iron rod bears witness at S 81 deg. 17' 47" W, a distance of 0.74 feet;

THENCE, N 00 deg. 02' 20" W, along the westerly line of said tract described in Volume 6562, Page 114, HCDR, for a distance of 560.33 feet to the PLACE OF BEGINNING, of a tract containing 2.971 acres of land.



DD

Date: 3-17-05

Don Denson, RPLS # 2068; STATE OF TEXAS

78201 Gulf Freeway • Suite 125 • Webster, Texas 77598

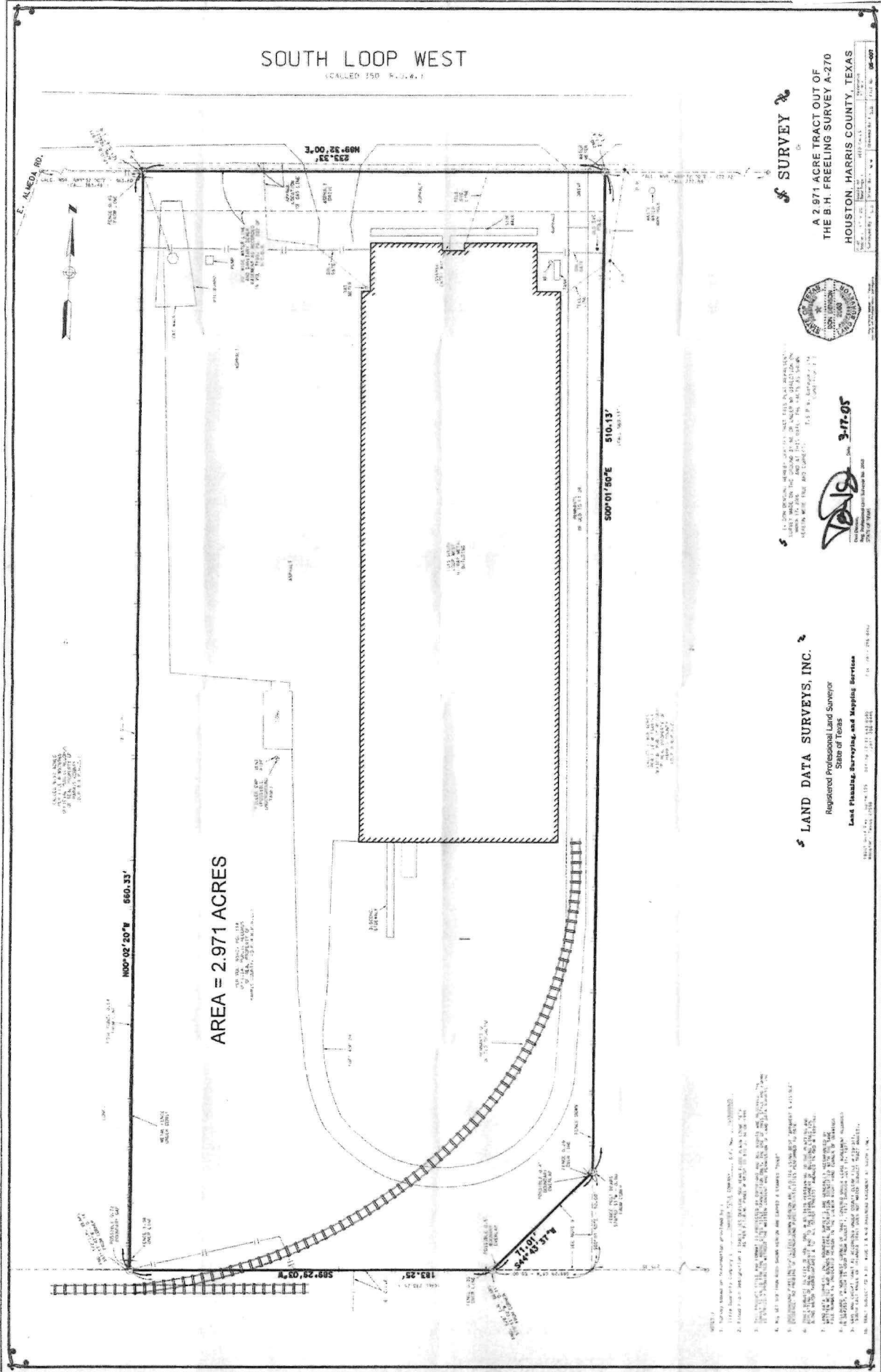
Office: (713) 643-8585 • Fax: (281) 286-8462

Email: [REDACTED]

"Continuous Survey Files for Houston - Galveston - Since 1954"

SOUTH LOOP WEST

(CALLED 750 P.L.C. 1)



AREA = 2.971 ACRES

LAND DATA SURVEYS, INC.

Registered Professional Land Surveyor
State of Texas
Last Planning, Surveying, and Mapping Service



3-17-05

A 2.971 ACRE TRACT OUT OF
THE B.H. FREELING SURVEY A-270
HOUSTON, HARRIS COUNTY, TEXAS

1. This survey was made in accordance with the laws of the State of Texas.
2. The bearings and distances were taken from the ground by the use of a surveying instrument of known accuracy.
3. The area of this tract is 2.971 acres.
4. The lot or lots shown on this map are the same as shown on the plat of the B.H. Freeling Survey A-270.
5. The survey was made on the 17th day of March, 2005.
6. The survey was made by the undersigned, a Registered Professional Land Surveyor of the State of Texas.
7. The survey was made in accordance with the laws of the State of Texas.
8. The survey was made in accordance with the laws of the State of Texas.
9. The survey was made in accordance with the laws of the State of Texas.
10. The survey was made in accordance with the laws of the State of Texas.

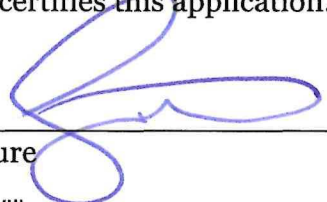
Exhibit B
Municipal Setting Designation
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared
Scott Wilkerson, as an authorized representative of
CG 7600, L.P., 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.



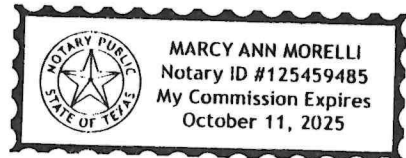
Signature
Scott Wilkerson

Printed Name

Managing Broker

Title

Date: 8/16/22



STATE OF Texas
COUNTY OF Harris

SUBSCRIBED AND SWORN before me on this the 16 day of
August 2022, to which witness my hand and seal of office.

Marcy Ann Morelli

Notary Public in and for the State of Texas