

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

Mr. Frank M. K. Liu  
Sage Dulles, Ltd.  
1520 Oliver Street  
Houston, Texas 77043

Re: Municipal Setting Designation (MSD) Certificate for Sage Dulles, LTD., Former National Oilwell Varco Facility, 500 Industrial Blvd., Sugarland, Fort Bend County, TX; MSD No. 473; Customer No. CN605833912; Regulated Entity No. RN100885904

Dear Mr. Liu:

The Texas Commission on Environmental Quality (TCEQ) received the above-referenced Municipal Setting Designation (MSD) application on December 6, 2021, and additional information supporting this MSD application on April 6, 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) 239-1488 or via e-mail ([rachel.vandernat@tceq.texas.gov](mailto:rachel.vandernat@tceq.texas.gov)).

Sincerely,

A handwritten signature in blue ink that reads "Rachel Vander Nat".

Rachel Vander Nat, Project Manager  
Team 1, VCP-CA Section  
Remediation Division

Enclosure: MSD Certificate

cc: Ms. Tory Balderrama, P.G., SKA Consulting, L.P. (via email)  
Ms. Alma Jefferson, TCEQ, Waste Section Manager, Houston Regional Office, MC R-12 (via email)

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. 473, in the City of Sugar Land, 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.

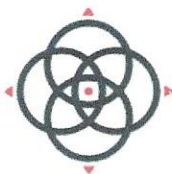
EXECUTED this the 17<sup>th</sup> day of May, 2022

Beth Seaton

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







# WINDROSE

LAND SURVEYING | PLATTING

## DESCRIPTION OF 4.495 ACRES OR 195,812 SQ. FT.

A TRACT OR PARCEL CONTAINING 4.495 ACRES OR 195,812 SQUARE FEET OF LAND SITUATED IN THE BROWN AND BELKNAP LEAGUE, ABSTRACT NO. 15, FORT BEND COUNTY, TEXAS, BEING PART OF AND OUT OF RESERVE "A", OF NOV SUGAR LAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20070087 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), CONVEYED TO SAGE DULLES, LTD. AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2019146518, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

**BEGINNING** AT A POINT ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF INDUSTRIAL BOULEVARD (WIDTH VARIES) AS RECORDED UNDER VOLUME 26, PAGE 11, F.B.C.P.R., AND UNDER SLIDE NO. 1012B, F.B.C.P.R., SAME BEING THE NORTHWEST CORNER OF COMMERCIAL RESERVE "F" OF PARC 90 AMENDING REPLAT OF RESERVES "B" AND "F", MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20100130, SAME BEING THE SOUTHWEST CORNER OF SAID RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS FOR REFERENCE, NORTH 21 DEG. 19 MIN. EAST - 0.35 FEET;


**THENCE**, NORTH 02 DEG. 26 MIN. 32 SEC. WEST, ALONG THE EAST R.O.W. LINE OF SAID INDUSTRIAL BOULEVARD, A DISTANCE OF 321.52 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 87 DEG. 33 MIN. 28 SEC. EAST, OVER AND ACROSS SAID RESERVE "A", A DISTANCE OF 761.42 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF A CALLED 4.430 ACRE TRACT OF LAND CONVEYED TO PELEC DEVELOPMENT, LTD AS RECORDED UNDER F.B.C.C.F NO. 2011005917 AND MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 02 DEG. 27 MIN. 50 SEC. EAST, ALONG THE WEST LINE OF SAID 4.430 ACRE TRACT, A DISTANCE OF 232.69 FEET TO THE NORTHEAST CORNER OF SAID COMMERCIAL RESERVE "F", SAME BEING THE SOUTHEAST CORNER OF SAID RESERVE "A" AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS FOR REFERENCE, NORTH 44 DEG. 11 MIN. WEST - 0.25 FEET;

THENCE, SOUTH 87 DEG. 35 MIN. 23 SEC. WEST, ALONG THE COMMON LINE OF SAID RESERVE "A" AND SAID COMMERCIAL RESERVE "F", A DISTANCE OF 340.48 FEET TO A 5/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT;

THENCE, SOUTH 75 DEG. 37 MIN. 08 SEC. WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 430.33 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 4.495 ACRES OR 195,812 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 55695-PARKING AREA, PREPARED BY WINDROSE LAND SERVICES.

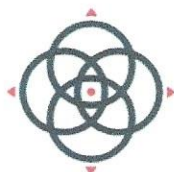
  
LISA M. DOBROWSKI  
R.P.L.S. NO. 6544  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10108800



10-19-2020

10-19-2020  
DATE:

Sheet 2 of 2



# WINDROSE

LAND SURVEYING | PLATTING

## DESCRIPTION OF 19.691 ACRES OR 857,719 SQ. FT.

A TRACT OR PARCEL CONTAINING 19.691 ACRES OR 857,719 SQUARE FEET OF LAND SITUATED IN THE BROWN AND BELKNAP LEAGUE, ABSTRACT NO. 15, FORT BEND COUNTY, TEXAS, BEING PART OF AND OUT OF RESERVE "A", OF NOV SUGAR LAND SUBDIVISION, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20070087 OF THE FORT BEND COUNTY PLAT RECORDS (F.B.C.P.R.), CONVEYED TO SAGE DULLES, LTD. AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 2019146518, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

**BEGINNING** AT A POINT ON THE EAST RIGHT-OF-WAY (R.O.W.) LINE OF INDUSTRIAL BOULEVARD (WIDTH VARIES) AS RECORDED UNDER VOLUME 26, PAGE 11, F.B.C.P.R., AND UNDER SLIDE NO. 1012B, F.B.C.P.R., SAME BEING THE SOUTHWEST CORNER OF RESERVE "A" OF PETRONASH MANUFACTURING, MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20130109, F.B.C.P.R. AND THE NORTHWEST CORNER OF SAID RESERVE "A" OF NOV SUGAR LAND SUBDIVISION AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS FOR REFERENCE, SOUTH 21 DEG. 31 MIN. WEST - 0.35 FEET;

**THENCE**, NORTH 75 DEG. 31 MIN. 42 SEC. EAST, ALONG THE COMMON LINE OF SAID PETRONASH MANUFACTURING AND SAID NOV SUGAR LAND SUBDIVISION, A DISTANCE OF 430.33 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF A CALLED 4.430 ACRE TRACT OF LAND CONVEYED TO PELEC DEVELOPMENT, LTD AS RECORDED UNDER F.B.C.C.F. NO. 2011005917 AND MARKING THE NORTHEAST CORNER OF SAID NOV SUGAR LAND SUBDIVISION AND OF THE HEREIN DESCRIBED TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, FROM WHICH A 1/2 INCH IRON PIPE FOUND BEARS FOR REFERENCE, SOUTH 05 DEG. 28 MIN. WEST - 0.63 FEET;

**THENCE**, IN A SOUTHEASTERLY DIRECTION WITH SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 484.28 FEET, A CENTRAL ANGLE OF 39 DEG. 20 MIN. 13 SEC., AN ARC LENGTH OF 332.49 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 22 DEG. 06 MIN. 00 SEC. EAST, - 326.00 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE END OF SAID CURVE;

**THENCE**, SOUTH 41 DEG. 53 MIN. 02 SEC. EAST, ALONG THE COMMON LINE OF SAID NOV SUGAR LAND SUBDIVISION AND SAID 4.430 ACRE TRACT A DISTANCE OF 207.39 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING A POINT OF CURVATURE;

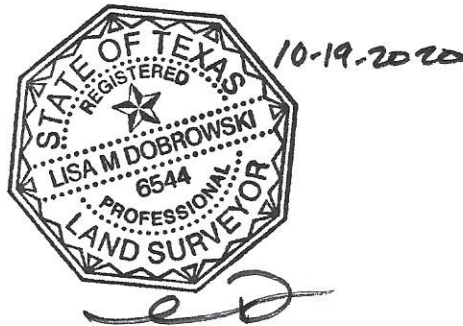
**THENCE**, IN A SOUTHEASTERLY DIRECTION WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 434.28 FEET, A CENTRAL ANGLE OF 39 DEG. 28 MIN. 05 SEC., AN ARC LENGTH OF 299.15 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 22 DEG. 09 MIN. 00 SEC. EAST, - 293.27 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE END OF SAID CURVE;



**THENCE**, SOUTH 02 DEG. 27 MIN. 50 SEC. EAST, ALONG THE COMMON LINE OF SAID NOV SUGAR LAND SUBDIVISION, A DISTANCE OF 577.53 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

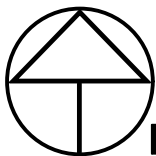
**THENCE**, SOUTH 87 DEG. 33 MIN. 28 SEC. WEST, OVER AND ACROSS SAID NOV SUGAR LAND SUBDIVISION, A DISTANCE OF 761.42 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST R.O.W. LINE OF SAID INDUSTRIAL BOULEVARD AND MARKING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 02 DEG. 26 MIN. 32 SEC. WEST, ALONG THE EAST R.O.W. LINE OF SAID INDUSTRIAL BOULEVARD, A DISTANCE OF 1,231.10 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 19.691 ACRES OR 857,719 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 55695-PHASE II PARCEL, PREPARED BY WINDROSE LAND SERVICES.



  
LISA M. DOBROWSKI  
R.P.L.S. NO. 6544  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10108800

10-19-2020  
DATE:

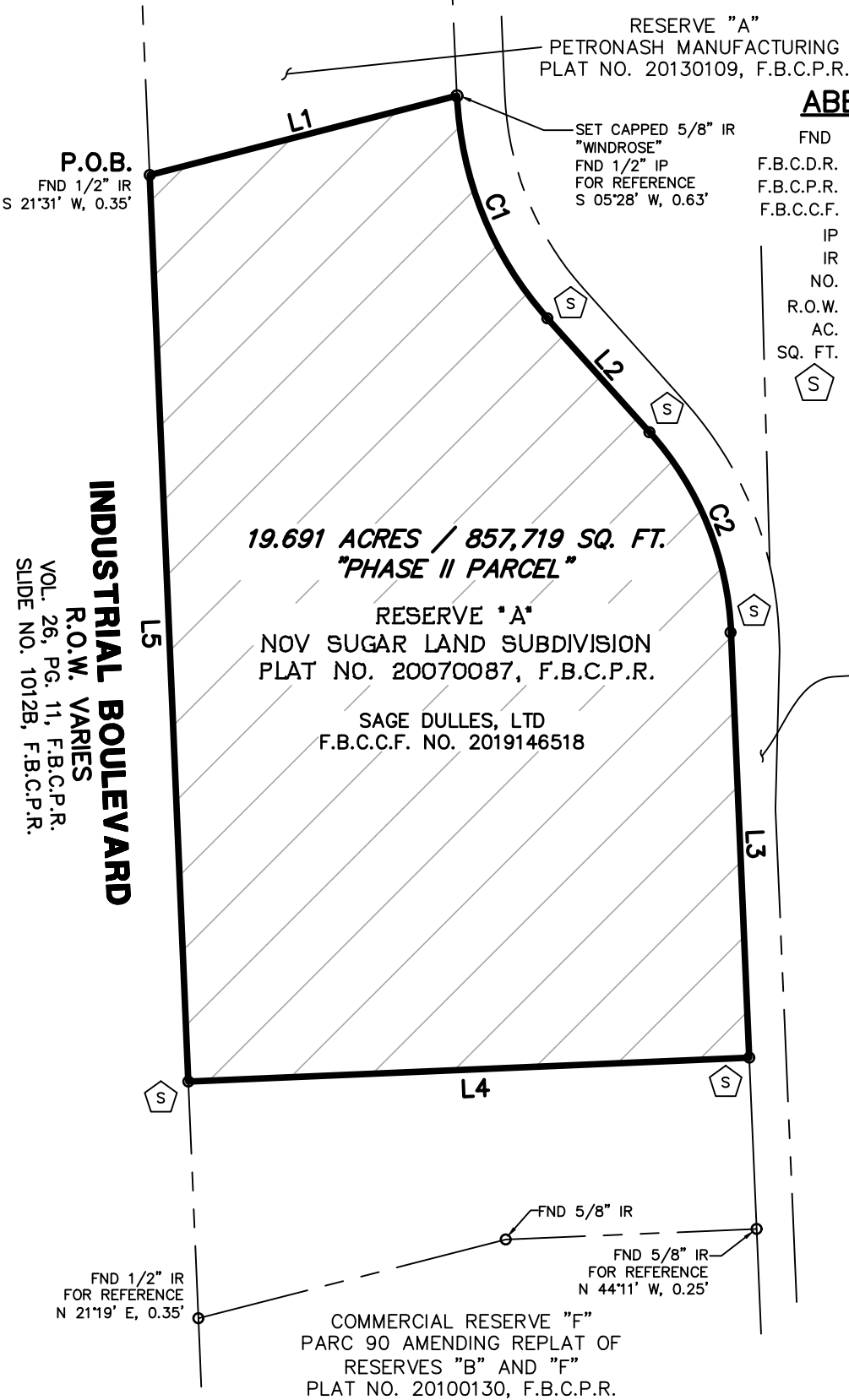


**NORTH**

**NOT - TO - SCALE**

**GENERAL NOTES**

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTORS CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.



**ABBREVIATIONS**

- FND - FOUND
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
- 

19.691 ACRES / 857,719 SQ. FT.  
"PHASE II PARCEL"

RESERVE "A"  
NOV SUGAR LAND SUBDIVISION  
PLAT NO. 20070087, F.B.C.P.R.

SAGE DULLES, LTD  
F.B.C.C.F. NO. 2019146518

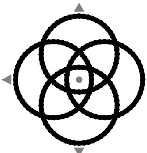
CALLLED 4.430 ACRES  
PELEC DEVELOPMENT, LTD  
F.B.C.C.F. NO. 2011005917

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 75°31'42" E	430.33'
L2	S 41°53'02" E	207.39'
L3	S 02°27'50" E	577.53'
L4	S 87°33'28" W	761.42'
L5	N 02°26'32" W	1,231.10'

CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	484.28'	39°20'13"	332.49'	S 22°06'00" E	326.00'
C2	434.28'	39°28'05"	299.15'	S 22°09'00" E	293.27'

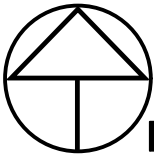
EXHIBIT OF  
19.691 AC. / 857,719 SQ. FT.  
"PHASE II PARCEL" OUT OF  
RESERVE "A" OF  
NOV SUGAR LAND SUBDIVISION  
PLAT NO. 20070087, F.B.C.P.R.  
SITUATED IN THE  
BROWN & BELKNAP LEAGUE  
ABSTRACT NO. 15  
FORT BEND COUNTY, TEXAS

FIELD BY:	-	DATE:	10-19-2020
DRAWN BY:	CL	REV:	
CHECKED BY:	LMD	REV:	
JOB NO.	55695-PHASE II	REV:	
SHEET 1 OF 3		REV:	



**WINDROSE**  
LAND SURVEYING | PLATTING

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




**NORTH**  
**NOT - TO - SCALE**

GENERAL NOTES

1. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY, THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACTOR'S CERTIFICATE AND WOULD BE SUBJECT TO ANY AND ALL CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE REPORT OR ABSTRACTOR'S CERTIFICATE MAY DISCLOSE.
2. BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. (NAD83)
3. THIS EXHIBIT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION.
4. THIS EXHIBIT DOES NOT IMPLY TO BE A LAND TITLE SURVEY OF THE SUBJECT PROPERTY AND IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE PURPOSES.

ABBREVIATIONS

- FND - FOUND
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- IP - IRON PIPE
- IR - IRON ROD
- NO. - NUMBER
- R.O.W. - RIGHT-OF-WAY
- AC. - ACRES
- SQ. FT. - SQUARE FEET
-  - SET 5/8" CAPPED IR "WINDROSE"

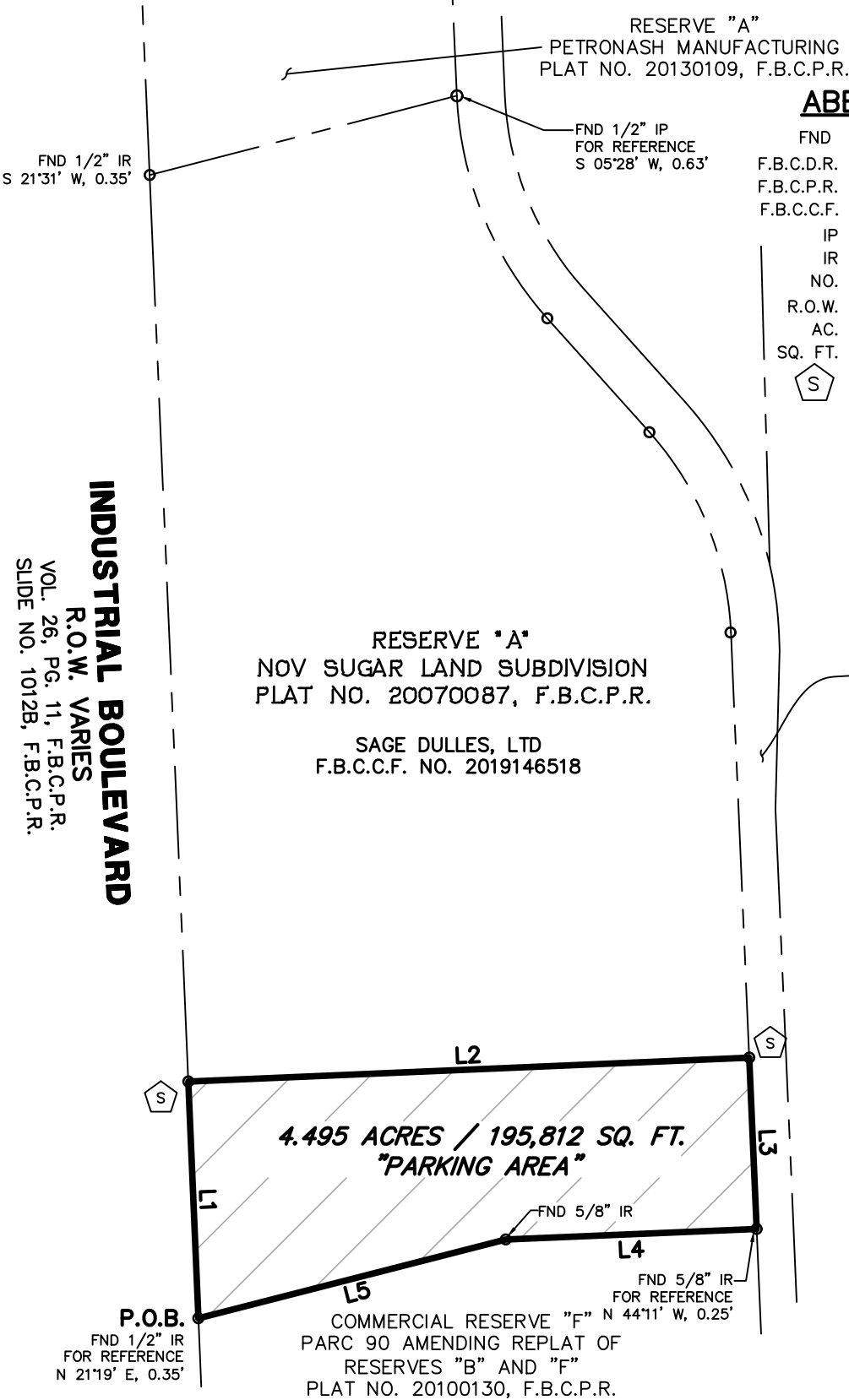
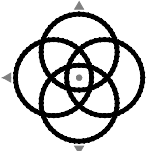


EXHIBIT OF  
4.495 AC. / 195,812 SQ. FT.  
"PARKING AREA" OUT OF  
RESERVE "A" OF NOV SUGAR LAND SUBDIVISION  
PLAT NO. 20070087, F.B.C.P.R.  
SITUATED IN THE BROWN & BELKNAP LEAGUE  
ABSTRACT NO. 15  
FORT BEND COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°26'32" W	321.52'
L2	N 87°33'28" E	761.42'
L3	S 02°27'50" E	232.69'
L4	S 87°35'23" W	340.48'
L5	S 75°37'08" W	430.33'

FIELD BY:	-	DATE:	10-19-2020
DRAWN BY:	CL	REV:	
CHECKED BY:	LMD	REV:	
JOB NO.	55695-PARKING AREA	REV:	
SHEET 1 OF 2		REV:	



**WINDROSE**  
LAND SURVEYING | PLATTING

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



## Exhibit B

# Municipal Setting Designation

### Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared  
Frank M.K. Liu, as an authorized representative of  
Sage Dulles, Ltd., 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.

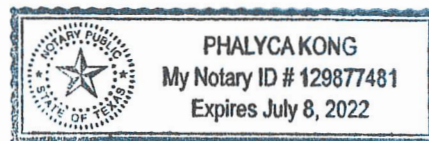
\*

  
\_\_\_\_\_  
Signature  
Frank M.K. Liu  
\_\_\_\_\_  
Printed Name

Date: December 2, 2021

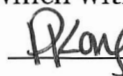
\*Sage Dulles, Ltd. by Sage Interests Inc., its General  
Partner by Frank M.K. Liu, President

President  
\_\_\_\_\_  
Title



STATE OF Texas  
COUNTY OF Harris

SUBSCRIBED AND SWORN before me on this the 2nd day of  
December 2021, to which witness my hand and seal of office.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas