

Jon Niermann, *Chairman*
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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 3, 2024

Mr. Chuck Epperson
Epperson Environmental Group
500 Round Rock Avenue, Suite 3
Round Rock, TX 78664

Re: Municipal Setting Designation (MSD) Certificate for Former ExxonMobil Houston Chemical Plant Site, located at 8230 Stedman Street, Houston, Harris County, TX; MSD No. 520; Voluntary Cleanup Program (VCP) No. 2948; Customer No. 605379486; Regulated Entity No. 101057537

Dear Mr. Epperson:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on February 29, 2024 and additional information supporting this MSD application on May 22, 2024. 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) 239-2445 or by email at micheal.tekle@tceq.texas.gov.

Sincerely,

A handwritten signature in dark ink that reads "Micheal Tekle". The signature is fluid and cursive, with the first name "Micheal" and last name "Tekle" clearly distinguishable.

Micheal Tekle, P.G., Project Manager
VCP-CA Section
Remediation Division

Enclosure: MSD Certificate No. 520

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, Merrie Smith, P.G., Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 520, 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 3rd day of July, 2024


Merrie Smith, P.G., Deputy Director
Remediation Division
Texas Commission on Environmental Quality

LEGAL DESCRIPTION OF LAND CITED IN SCHEDULE "A" OF TITLE COMMITMENT REFERENCED IN GENERAL NOTE 1 AND BEING THOSE SAME FOUR TRACTS DESCRIBED IN DEED TO NP-OV HOUSTON INDUSTRIAL, LLC, AS RECORDED UNDER C.F.N. RP-2018-563383, O.P.R.R.P.H.C., AND AS SURVEYED HEREON

BEING 86.658 ACRES (3,774,830 SQ. FT.) OF LAND LOCATED IN THE JOHN BROWN LEAGUE, ABSTRACT NUMBER 8, HARRIS COUNTY, TEXAS, SAID 86.658 ACRES BEING COMPRISED OF FOUR TRACTS OF LAND DESCRIBED AS:

TRACT NO. 1

Being a tract or parcel, containing 84.018 acres (3,659,830 square feet) of land, located in the John Brown League, Abstract Number 8, City of Houston, Harris County, Texas, and being all that certain called 84.018 acres, referred to as Tract 1, described in deed to NP-OV Houston Industrial, LLC, as recorded in Volume 22, Page 222, Commissioners Court Records of Harris County, Texas (C.C.R.H.C.), all in GLENDALE, a plat of subdivision recorded in Volume 69, Page 640 and Volume 72, Page 6, Deed Records of Harris County, Texas (D.R.H.C.); also being situated in three recorded subdivision plats, as follows:

- All of Lots 45, 46, and 49, part of Lots 47 and 48, and portions of two 50-foot wide, north-south roads abandoned by City of Houston in Volume 22, Page 222, Commissioners Court Records of Harris County, Texas (C.C.R.H.C.), all in GLENDALE, a plat of subdivision recorded in Volume 69, Page 640 and Volume 72, Page 6, Deed Records of Harris County, Texas (D.R.H.C.);
- Part of Blocks 62, 67, 68, 73, 74, 80, and 81, PORT HOUSTON N.S.B.B., a plat of subdivision recorded in Volume 2, Page 51, Map Records of Harris County, Texas (M.R.H.C.), along with all land situated between the east line of said PORT HOUSTON N.S.B.B. and the west line of said GLENDALE, also including the easterly of 175 feet of five intervening public streets dedicated by said PORT HOUSTON N.S.B.B. and described, as follows: (a) Garfield Street, based on a 50-foot width, between Blocks 67 and 68; (b) Signet Street (formerly known as Arthur), based on a 50-foot width, between Blocks 68 and 73; (c) Plummer Street (formerly known as Cleveland), based on an 80-foot width, between Blocks 73 and 74; (d) Stedman Street (formerly known as McKinley), based on an 80-foot width, between Blocks 74 and 80; and (e) Bennett Street (formerly known as Roosevelt), based on a 60-foot width, between Blocks 80 and 81, all being vacated by City of Houston City Council Motion Number 2018-0381 filed under C.F.N. RP-2018-362163, O.P.R.R.P.H.C.;
- Part of Blocks 84 and 84A, SUPPLEMENTARY MAP OF PORT HOUSTON, N.S.B.B., a plat of subdivision recorded in Volume 4, Page 45, M.R.H.C.; also including portions of Taft Street, based on a varying width, and Commerce Street, based on a 50-foot width, both being public streets dedicated by said plat and closed in Volume 4844, Page 466 and Volume 4965, Page 135, D.R.H.C.;

The herein 84.018 acre tract being more particularly described by metes and bounds as follows (bearings referenced herein are grid based on the Texas State Plane Coordinate System, South Central Zone Number 4204; NAD 83 (GEOID99); distances are surface distances based on the U.S. Survey Foot and may be converted to grid by multiplying by a combined scale factor of 0.999870017):

BEGINNING at a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the intersection of the northeast line of a 100-foot wide Port Terminal Railroad Association right-of-way (R.O.W.), formerly operated by Northside Belt Railway Company, as recorded in Volume 822, Page 252, Deed Records of Harris County, Texas (D.R.H.C.), with the east line of that certain called 3.8 acres (25-foot wide strip) described in deed to Texas & New Orleans Railroad Company, as recorded in Volume 277, Page 20, D.R.H.C.; said iron rod also marking the most westerly corner of said NP-Tract 1 and the herein described tract, from which a found 5/8-inch iron rod with cap bears North 02°41'50" West, 5.66 feet;

THENCE, North 02°41'50" West, with the east line of said 3.8 acre tract and the west line of said NP-Tract 1, at 14.31 feet pass the south line of the aforesaid Block 84; continuing, across said Block 84 with said east and west lines, a total distance of 214.31 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the south R.O.W. line of Steubner Street (formerly known as Market), based on a 60-foot width, as dedicated to the public by the City of Houston, Harris County, Texas (M.R.H.C.), and the aforesaid SUPPLEMENTARY MAP OF PORT HOUSTON, N.S.B.B.; said iron rod also marking an exterior corner of said NP-Tract 1 and the herein described tract;

THENCE, North 87°18'10" East, with the south R.O.W. line of said Steubner Street, a distance of 175.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the northeast corner of said Block 84, and an interior corner of said NP-Tract 1 and the herein described tract;

THENCE, North 02°41'50" West, across said Steubner Street with a west line of said NP-Tract 1, a distance of 60.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the north R.O.W. line of said Steubner Street and marking the southeast corner of the aforesaid Block 81, and an interior corner of said NP-Tract 1 and the herein described tract;

THENCE, South 87°18'10" West, with the north R.O.W. line of said Steubner Street, a distance of 175.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the east line of the aforesaid 3.8 acre tract, and marking an exterior corner of said NP-Tract 1 and the herein described tract;

THENCE, North 02°41'50" West, with the east line of said 3.8 acre tract and the west line of said NP-Tract 1; (a) across said Block 81, at 200.00 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the south R.O.W. line of the aforesaid Bennett Street; (b) across said Bennett Street, at 260.00 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the north R.O.W. line of said Bennett Street; (c) across the aforesaid Block 80, at 460.00 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the south R.O.W. line of the aforesaid Stedman Street; (d) across said Stedman Street, at 540.00 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the north R.O.W. line of said Stedman Street; (e) across the aforesaid Block 74, at 740.00 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the south R.O.W. line of the aforesaid Plummer Street; (f) across said Plummer Street, at 820.00 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the north R.O.W. line of said Plummer Street; (g) across the aforesaid Block 73, at 1,020.00 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the south R.O.W. line of the aforesaid Signet Street; (h) across said Signet Street, at 1,070.00 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the north R.O.W. line of said Signet Street; (i) across the aforesaid Block 68, at 1,270.00 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the south R.O.W. line of the aforesaid Garfield Street; (j) across said Garfield Street, at 1,320.00 feet pass a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the north R.O.W. line of said Garfield Street; (k) across the aforesaid Block 67, a total distance of 1,520.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the south R.O.W. line of the aforesaid Masterson Street and marking an exterior corner of said NP-Tract 1 and the herein described tract;

THENCE, North 87°18'10" East, with the south R.O.W. line of said Masterson Street, a distance of 175.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the northeast corner of said Block 67, and an interior corner of said NP-Tract 1 and the herein described tract;

THENCE, North 02°41'50" West, across said Masterson Street with a west line of said NP-Tract 1, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the north R.O.W. line of said Masterson Street, and marking the southeast corner of the aforesaid Block 62, and an interior corner of said NP-Tract 1 and the herein described tract;

THENCE, South 87°18'10" West, with the north R.O.W. line of said Masterson Street, a distance of 175.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the east line of the aforesaid 3.8 acre tract, and marking an exterior corner of said NP-Tract 1 and the herein described tract;

THENCE, North 02°41'50" West, across said Block 62 with the east line of said 3.8 acre tract and the west line of said NP-Tract 1, a distance of 200.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the south R.O.W. line of the aforesaid Tufty Street, and marking an exterior corner of said NP-Tract 1 and the herein described tract;

THENCE, North 87°18'10" East, with the south R.O.W. line of said Tufty Street, a distance of 175.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the northeast corner of said Block 62, and an interior corner of said NP-Tract 1 and the herein described tract;

THENCE, North 02°41'50" West, across said Tufty Street with a west line of said NP-Tract 1, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the north R.O.W. line of said Tufty Street and the south line of that certain tract described in deed to John E. Hart, Sr., and Lucille Hart (herein referred to as the "Hart Tract"), as recorded under C.F.N. RP-2018-98419, O.P.R.R.P.H.C., and said iron rod also marking the southeast corner of Block 61 of the aforesaid PORT HOUSTON N.S.B.B. and an exterior corner of said NP-Tract 1 and the herein described tract, from which a found 1/2-inch iron rod with cap bears North 23°31' West, 2.90 feet;

THENCE, North 87°18'10" East, with the easterly extension of the north R.O.W. line of said Tufty Street, the south line of said Hart Tract, and a north line of said NP-Tract 1, a distance of 13.26 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the west line of Lot 45 of the aforesaid GLENDALE subdivision, and marking the southeast corner of said Hart Tract, and an interior corner of said NP-Tract 1 and the herein described tract, from which a found 1-inch iron pipe bears South 08°22' West, 4.53 feet and a found 5/8-inch iron rod with cap bears South 04°36' East, 5.98 feet;

THENCE, North 02°54'00" West, with the west line of said Lot 45, the east line of said Hart Tract, and a west line of said NP-Tract 1, a distance of 23.04 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the west common corner of Lots 41 and 45 of said GLENDALE and the southwest corner of that certain called 40.624 acres described in deed to Coastal Reality, LLC, as recorded under C.F.N. 20150135669, O.P.R.R.P.H.C.; said iron rod also marking the most northerly northwest corner of said NP-Tract 1 and the herein described tract, from which a found 1/2-inch iron bears North 28°32' West, 0.73 feet;

THENCE, North 87°05'20" East, with the common line of said Lots 41 and 45, the south line of said 40.624 acre tract, and the north line of said NP-Tract 1; (a) at 820.00 feet pass the west R.O.W. line of a 50-foot wide road dedicated to the public by the aforesaid GLENDALE, also being the east common corner of said Lots 41 and 45, and the southeast corner of said 40.624 acre tract, from which a found "X" in concrete bears North 87°05'20" East 0.13 feet; (b) at 870.00 feet pass the east R.O.W. line of said road and the west common corner of Lots 44 and 46 of said GLENDALE, also being the southwest corner of that certain called 10.1521 acres described in deed to La Promesa Foundation, as recorded under C.F.N. 20140424315, O.P.R.R.P.H.C., from which a found 1-inch iron pipe bears South 80°04' West, 0.87 feet; (c) continuing with the common line of said Lots 44 and 46, the south line of said 10.1521 acre tract, and the north line of said NP-Tract 1, at 1,705.12 feet pass the west R.O.W. line of the remainder of a 50-foot wide road dedicated to the public by said GLENDALE, also being the east common corner of said Lots 44 and 46, and the southeast corner of said 10.1521 acre tract; (d) continuing with the south line of PLEASANT VIEW, SECTION THREE, a plat of subdivision recorded in Volume 49, Page 48, M.R.H.C., and the north line of the aforesaid Lot 47 and said NP-Tract 1, a total distance of 2,495.12 feet to the northwest corner of that certain called 97.268 square feet (60-foot wide strip) described in deed to Estelle J. Brady, executrix, as recorded in Volume 538, Page 530, D.R.H.C.; also being the northeast corner of said NP-Tract 1 and the herein described tract, from which a found 5/8-inch iron rod with cap bears North 87°05'20" East, 0.29 feet;

THENCE, South 02°58'50" East, across said Lot 47 with the west line of said 97.268 square foot tract and the most northerly east line of said NP-Tract 1, a distance of 888.13 feet to a 5/8-inch iron rod with cap found in the north line of those certain called Tracts "A" thru "D" described in deed to Harris County Houston Ship Channel Navigation District (herein referred to as the "Ship Channel Tract"), as recorded in Volume 1921, Page 144, D.R.H.C.; said iron rod also marking the most easterly southeast corner of said NP-Tract 1 and the herein described tract;

THENCE, South 87°05'20" West, across the aforesaid Lots 47 and 48 with the north line of said Ship Channel Tract and the most easterly south line of said NP-Tract 1, a distance of 1,651.19 feet to a 5/8-inch iron rod with cap found in the centerline of a 50-foot wide, north-south road previously mentioned as being abandoned in Volume 22, Page 222, C.C.R.H.C.; said iron rod also marking an interior corner of said NP-Tract 1 and the herein described tract;

THENCE, South 02°54'00" East, with the centerline of said abandoned 50-foot road, splitting the distance between Lots 45, 48, 49, 50, and 52 of the aforesaid GLENDALE, and being the most southerly east line of said NP-Tract 1, a distance of 1,241.75 feet to a 5/8-inch iron rod with cap found marking an exterior corner of said NP-Tract 1 and the herein described tract;

THENCE, South 87°06'05" West, with a south line of said NP-Tract 1, the south line and its easterly projection of said Lot 49, the north line and its easterly projection of the aforesaid SUPPLEMENTARY MAP OF PORT HOUSTON, N.S.B.B., and the north line of that certain called 8.5050 acres described in deed to Coastal Reality, LLC, as recorded under C.F.N. 20080051408, O.P.R.R.P.H.C., a distance of 646.30 feet to a 5/8-inch iron rod with cap found marking an angle point in said 8.5050 acre tract, said NP-Tract 1, and the herein described tract;

THENCE, westerly and southerly, across said SUPPLEMENTARY MAP OF PORT HOUSTON, N.S.B.B., with lines of said 8.5050 acre tract and said NP-Tract 1, the following courses:

South 72°37'05" West, a distance of 120.77 feet to a 5/8-inch iron rod with cap found marking an angle point in said 8.5050 acre tract, said NP-Tract 1, and the herein described tract;

South 87°06'05" West, a distance of 77.00 feet to a 5/8-inch iron rod with cap found marking the most northwesterly corner of said 8.5050 acre tract, and an interior corner of said NP-Tract 1 and the herein described tract;

South 02°33'15" East, a distance of 113.34 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the northeast line of the aforesaid Port Terminal Railroad Association R.O.W., and marking the most northwesterly corner of said 8.5050 acre tract, and the most southerly southeast corner of said NP-Tract 1 and the herein described tract;

THENCE, North 54°52'00" West, with said Port Terminal Railroad Association R.O.W., a distance of 254.13 feet to the POINT OF BEGINNING, and containing 84.018 acres (3,659,830 square feet) of land.

TRACT NO. 2

Being a tract or parcel, containing 0.9183 acre (40,000 square feet) of land, located in the John Brown League, Abstract Number 8, City of Houston, Harris County, Texas, and being all of Lots 1-4 and 13-16, inclusive, Block 73, PORT HOUSTON N.S.B.B., a plat of subdivision recorded in Volume 2, Page 51, Map Records of Harris County, Texas; also being all that certain called 0.9183 acre, referred to as Tract 2, described in deed to NP-OV Houston Industrial, LLC (herein referred to as the "NP-Tract 2"), as recorded under Clerk's File Number RP-2018-563383, Official Public Records of Real Property of Harris County, Texas; the herein 0.9183 acre tract being more particularly described by metes and bounds as follows (bearings referenced herein are grid based on the Texas State Plane Coordinate System, South Central Zone Number 4204; NAD 83 (GEOID99); distances are surface distances based on the U.S. Survey Foot and may be converted to grid by multiplying by a combined scale factor of 0.999870017):

COMMENCING at a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the intersection of the northeast line of a 100-foot wide Port Terminal Railroad Association right-of-way (R.O.W.), formerly operated by Northside Belt Railway Company, as recorded in Volume 822, Page 252, Deed Records of Harris County, Texas (D.R.H.C.), with the east line of that certain called 3.8 acres (25-foot wide strip) described in deed to Texas & New Orleans Railroad Company, as recorded in Volume 277, Page 20, D.R.H.C.; also being the most southwesterly corner of that certain called 84.018 acres, referred to as Tract 1, described in said deed to NP-OV Houston Industrial, LLC, from which a found 5/8-inch iron rod with cap bears North 02°41'50" West, 5.66 feet, thence:

North 02°41'50" West, across Blocks 84, 81, and 80 of said PORT HOUSTON N.S.B.B., with the east line of said 3.8 acre tract and the west line of said Tract 1, a distance of 540.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the north R.O.W. line of the aforesaid Garfield Street, and marking the southeast corner of the aforesaid Block 67, a total distance of 1,520.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the south R.O.W. line of the aforesaid Masterson Street and marking an exterior corner of said NP-Tract 1 and the herein described tract;

THENCE, North 87°18'10" East, with the south R.O.W. line of said Masterson Street, a distance of 175.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the northeast corner of said Block 67, and an interior corner of said NP-Tract 1 and the herein described tract;

THENCE, North 02°41'50" West, continuing with the north R.O.W. line of said Stedman Street, and the south line of said NP-Tract 2 and said Block 74, a distance of 200.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the intersection of said north R.O.W. line with the east R.O.W. line of Pearl Street (formerly known as Broadway), based on a 60-foot width, as dedicated to the public by said PORT HOUSTON N.S.B.B.; said iron rod also marking the southwest corner of said Block 74, said NP-Tract 2, and the herein described tract, from which a found 1/2-inch iron rod bears North 06°44' East, 0.81 feet;

THENCE, North 02°41'50" West, with the east R.O.W. line of said Pearl Street, and the west line of said NP-Tract 2 and said Block 74, a distance of 200.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the intersection of said east R.O.W. line with the south R.O.W. line of Plummer Street (formerly known as Cleveland), based on an 80-foot width, as dedicated to the public by said PORT HOUSTON N.S.B.B.; said iron rod also marking the northwest corner of said Block 74, said NP-Tract 2, and the herein described tract, from which a found 1/2-inch iron rod bears North 02°41'50" West, 1.14 feet;

THENCE, North 87°18'10" East, with the south R.O.W. line of said Plummer Street, and the north line of said NP-Tract 2 and said Block 74, a distance of 200.00 feet to a 1-inch iron rod found in the west line of the aforesaid 3.8 acre tract and marking the north common corner of Lots 4 and 5 of said Block 74; said iron pipe also marking the northeast corner of said NP-Tract 2 and the herein described tract;

THENCE, South 02°41'50" East, departing said south R.O.W. line with the west line of said 3.8 acre tract, the east line of said NP-Tract 2, and the common line of Lots 4, 5, 12, and 13 of said Block 74, a distance of 200.00 feet to the POINT OF BEGINNING, and containing 0.9183 acre (40,000 square feet) of land.

TRACT NO. 3

Being a tract or parcel, containing 0.8035 acre (35,000 square feet) of land, located in the John Brown League, Abstract Number 8, City of Houston, Harris County, Texas, and being all of Lots 2-4 and 13-16, inclusive, Block 73, PORT HOUSTON N.S.B.B., a plat of subdivision recorded in Volume 2, Page 51, Map Records of Harris County, Texas; also being all that certain called 0.8035 acre, referred to as Tract 3, described in deed to NP-OV Houston Industrial, LLC, as recorded under Clerk's File Number (C.F.N.) RP-2018-563383, Official Public Records of Real Property of Harris County, Texas (O.P.R.R.P.H.C.); the herein 0.8035 acre tract being more particularly described by metes and bounds as follows (bearings referenced herein are grid based on the Texas State Plane Coordinate System, South Central Zone Number 4204; NAD 83 (GEOID99); distances are surface distances based on the U.S. Survey Foot and may be converted to grid by multiplying by a combined scale factor of 0.999870017):

COMMENCING at a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the intersection of the northeast line of a 100-foot wide Port Terminal Railroad Association right-of-way (R.O.W.), formerly operated by Northside Belt Railway Company, as recorded in Volume 822, Page 252, Deed Records of Harris County, Texas (D.R.H.C.), with the east line of that certain called 3.8 acres (25-foot wide strip) described in deed to Texas & New Orleans Railroad Company, as recorded in Volume 277, Page 20, D.R.H.C.; also being the most southwesterly corner of that certain called 84.018 acres, referred to as Tract 1, described in said deed to NP-OV Houston Industrial, LLC, from which a found 5/8-inch iron rod with cap bears North 02°41'50" West, 5.66 feet, thence:

North 02°41'50" West, across Blocks 84, 81, 80 and 74 of said PORT HOUSTON N.S.B.B., with the east line of said 3.8 acre tract and the west line of said Tract 1, a distance of 820.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the north R.O.W. line of Plummer Street (formerly known as Cleveland), based on an 80-foot width, as dedicated to the public by said PORT HOUSTON N.S.B.B.; said iron rod also being in the south line of said Block 73;

South 87°18'10" West, across said 3.8 acre tract with the north R.O.W. line of said Plummer Street and the south line of said Block 73, a distance of 25.00 feet to a point in the west line of said 3.8 acre tract, and being the south common corner of Lots 12 and 13 of said Block 73, the POINT OF BEGINNING, and the southeast corner of the aforesaid NP-Tract 3 and the herein described tract, from which a found 1/2-inch iron rod bears South 75°38' East, 0.14 feet;

THENCE, South 87°18'10" West, continuing with the north R.O.W. line of said Plummer Street, and the south line of said NP-Tract 3 and said Block 73, a distance of 200.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the intersection of said north R.O.W. line with the east R.O.W. line of Pearl Street (formerly known as Broadway), based on a 60-foot width, as dedicated to the public by said PORT HOUSTON N.S.B.B.; said iron rod also marking the southwest corner of said Block 73, said NP-Tract 3, and the herein described tract, from which a found 1/2-inch iron rod bears South 55°44' West, 1.05 feet;

THENCE, North 02°41'50" West, with the east R.O.W. line of said Pearl Street, the most southerly west line of said NP-Tract 3, and the west line of said Block 73, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the west common corner of Lots 1 and 16 of said Block 73 and the southwest corner of that certain Tract II described in deed to Cooper/Ports America, LLC, as recorded under C.F.N. RP-2017-37363, O.P.R.R.P.H.C.; said iron rod also marking the most westerly northwest corner of said NP-Tract 3 and the herein described tract, from which a found 5/8-inch iron rod bears South 62°09' West, 0.93 feet;

THENCE, North 87°18'10" East, departing said east R.O.W. line with the common line of said Lots 1 and 16, the south line of said Tract II, and the most westerly north line of said NP-Tract 3, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the common corner of Lots 1, 2, 15, and 16 of said Block 73 and the southeast corner of said Tract II; said iron rod also marking an interior corner of said NP-Tract 3 and the herein described tract, from which a found 1/2-inch iron rod bears North 02°41'50" West, 0.65 feet;

THENCE, North 02°41'50" West, with the common line of said Lots 1 and 2, the east line of said Tract II, and the most northerly west line of said NP-Tract 3, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the south R.O.W. line of Signet Street (formerly known as Arthur), based on a 50-foot width, as dedicated to the public by said PORT HOUSTON N.S.B.B.; said iron rod also marking the north common corner of said Lots 1 and 2, the northeast corner of said Tract II, and the most northerly northwest corner of said NP-Tract 3 and the herein described tract, from which a found, bent 1/2-inch iron rod bears North 05°33' East, 0.51 feet;

THENCE, North 87°18'10" East, with the south R.O.W. line of said Signet Street, the most easterly north line of said NP-Tract 3, and the north line of said Block 73, a distance of 150.00 feet to a 1/2-inch iron rod found in the west line of the aforesaid 3.8 acre tract and marking the north common corner of Lots 4 and 5 of said Block 73; said iron rod also marking the northeast corner of said NP-Tract 3 and the herein described tract;

THENCE, South 02°41'50" East, departing said south R.O.W. line with the west line of said 3.8 acre tract, the east line of said NP-Tract 3, and the common line of Lots 4, 5, 12, and 13 of said Block 73, a distance of 200.00 feet to the POINT OF BEGINNING, and containing 0.8035 acre (35,000 square feet) of land.

TRACT NO. 4

Being a tract or parcel, containing 0.9183 acre (40,000 square feet) of land, located in the John Brown League, Abstract Number 8, City of Houston, Harris County, Texas, and being all of Lots 1-4 and 13-16, inclusive, Block 68, PORT HOUSTON N.S.B.B., a plat of subdivision recorded in Volume 2, Page 51, Map Records of Harris County, Texas; also being all that certain called 0.9183 acre, referred to as Tract 4, described in deed to NP-OV Houston Industrial, LLC (herein referred to as the "NP-Tract 4"), as recorded under Clerk's File Number RP-2018-563383, Official Public Records of Real Property of Harris County, Texas; the herein 0.9183 acre tract being more particularly described by metes and bounds as follows (bearings referenced herein are grid based on the Texas State Plane Coordinate System, South Central Zone Number 4204; NAD 83 (GEOID99); distances are surface distances based on the U.S. Survey Foot and may be converted to grid by multiplying by a combined scale factor of 0.999870017):

COMMENCING at a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the intersection of the northeast line of a 100-foot wide Port Terminal Railroad Association right-of-way (R.O.W.), formerly operated by Northside Belt Railway Company, as recorded in Volume 822, Page 252, Deed Records of Harris County, Texas (D.R.H.C.), with the east line of that certain called 3.8 acres (25-foot wide strip) described in deed to Texas & New Orleans Railroad Company, as recorded in Volume 277, Page 20, D.R.H.C.; also being the most southwesterly corner of that certain called 84.018 acres, referred to as Tract 1, described in said deed to NP-OV Houston Industrial, LLC, from which a found 5/8-inch iron rod with cap bears North 02°41'50" West, 5.66 feet, thence:

North 02°41'50" West, across Blocks 84, 81, 80, 74, and 73 of said PORT HOUSTON N.S.B.B., with the east line of said 3.8 acre tract and the west line of said Tract 1, a distance of 1,070.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set in the north R.O.W. line of Signet Street (formerly known as Arthur), based on a 50-foot width, as dedicated to the public by said PORT HOUSTON N.S.B.B.; said iron rod also being in the south line of said Block 68;

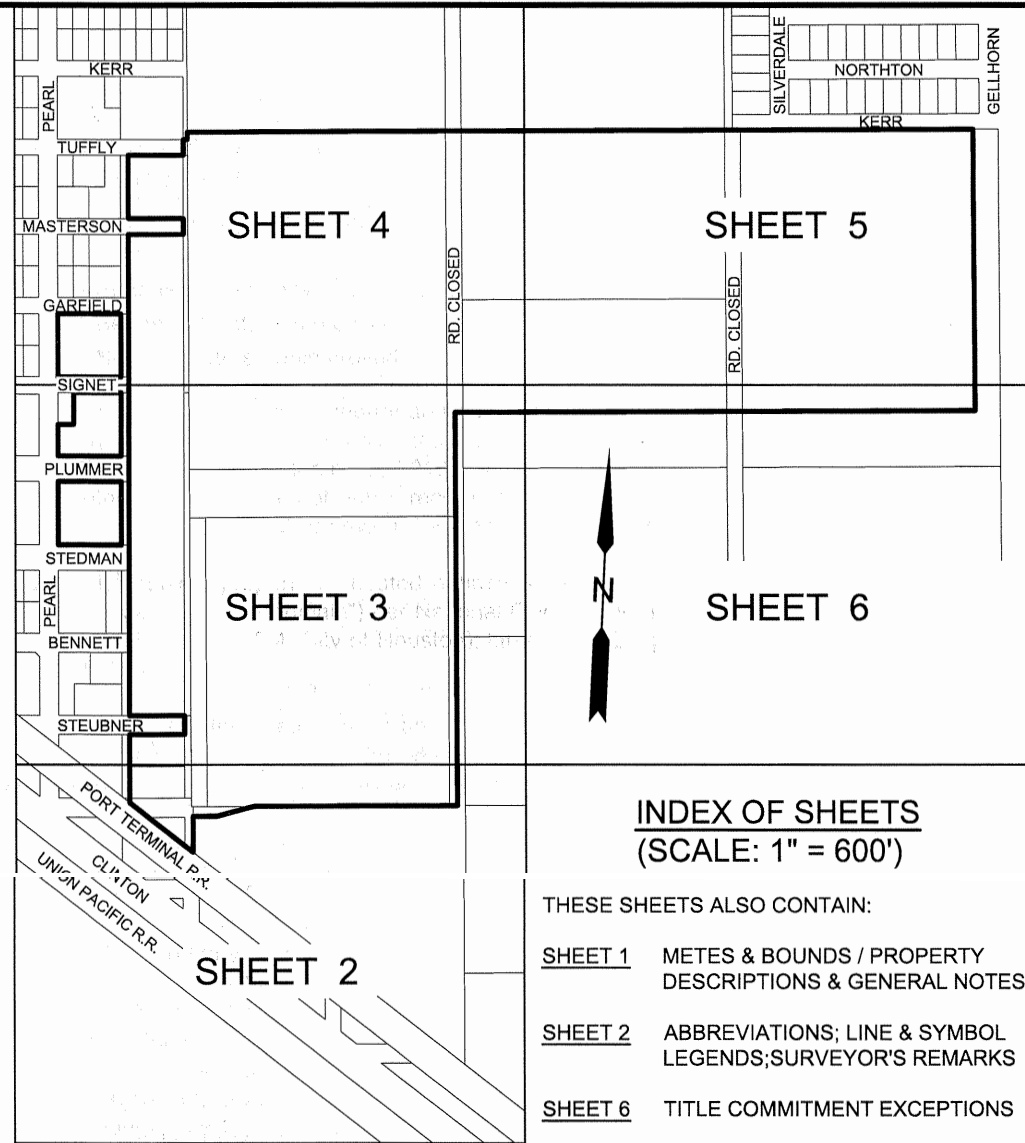
South 87°18'10" West, across said 3.8 acre tract with the north R.O.W. line of said Signet Street and the south line of said Block 68, a distance of 25.00 feet to a 1/2-inch iron rod found in the west line of said 3.8 acre tract, and marking the south common corner of Lots 12 and 13 of said Block 68, the POINT OF BEGINNING, and the southeast corner of said NP-Tract 4 and the herein described tract;

THENCE, South 87°18'10" West, continuing with the north R.O.W. line of said Signet Street, and the south line of said NP-Tract 4 and said Block 68, a distance of 200.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the intersection of said north R.O.W. line with the east R.O.W. line of Pearl Street (formerly known as Broadway), based on a 60-foot width, as dedicated to the public by said PORT HOUSTON N.S.B.B.; said iron rod also marking the southwest corner of said Block 68, said NP-Tract 4, and the herein described tract, from which a found 5/8-inch iron rod with cap bears North 02°41'50" West, 0.87 feet;

THENCE, North 02°41'50" West, with the east R.O.W. line of said Pearl Street, and the west line of said NP-Tract 4 and said Block 68, a distance of 200.00 feet to a 5/8-inch iron rod with plastic cap, stamped "TERRA SURVEYING," set marking the intersection of said east R.O.W. line with the south R.O.W. line of Garfield Street, based on a 50-foot width, as dedicated to the public by said PORT HOUSTON N.S.B.B.; said iron rod also marking the northwest corner of said Block 68, said NP-Tract 4, and the herein described tract, from which a found 1/2-inch iron rod bears North 02°41'50" West, 0.83 feet;

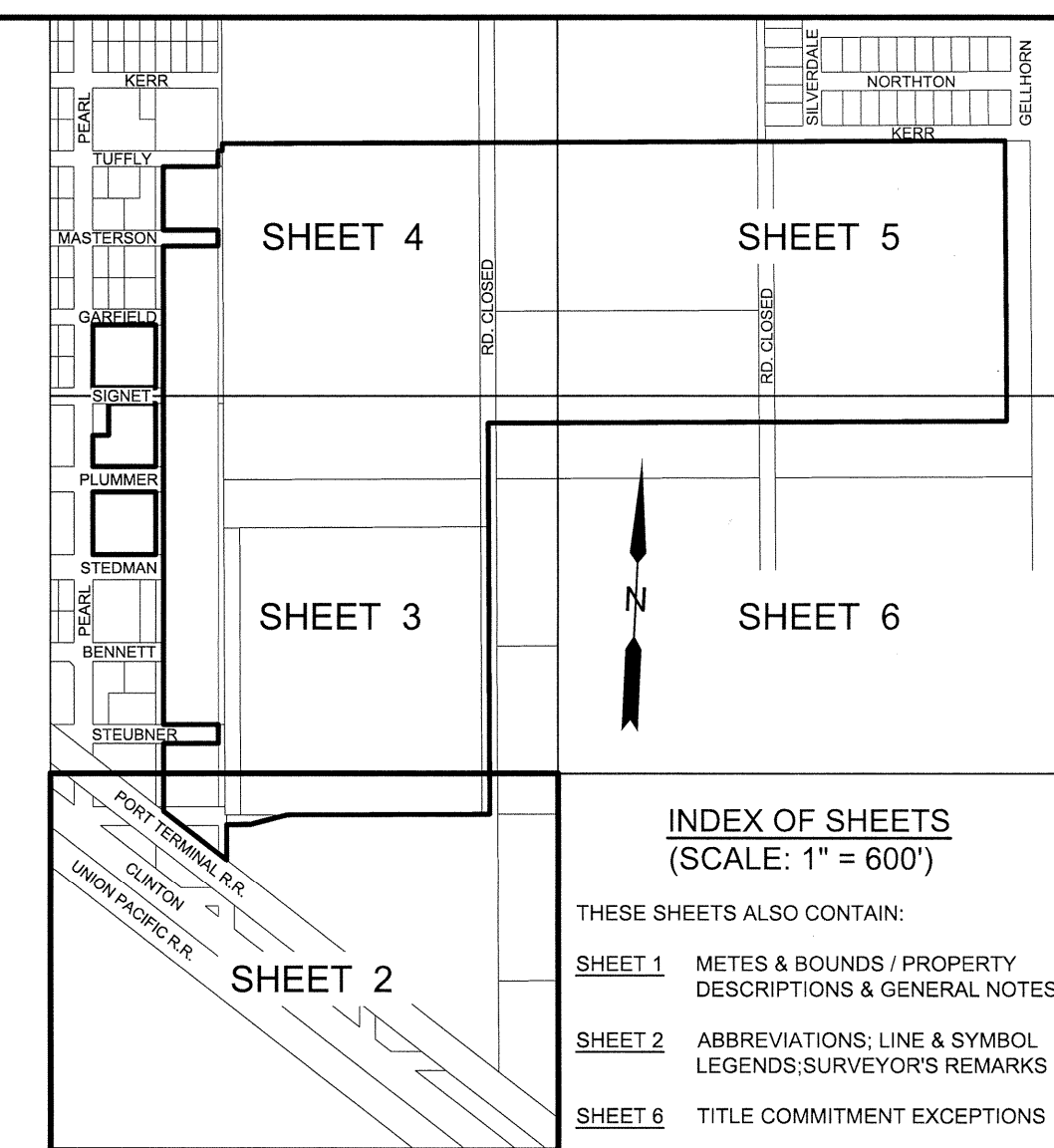
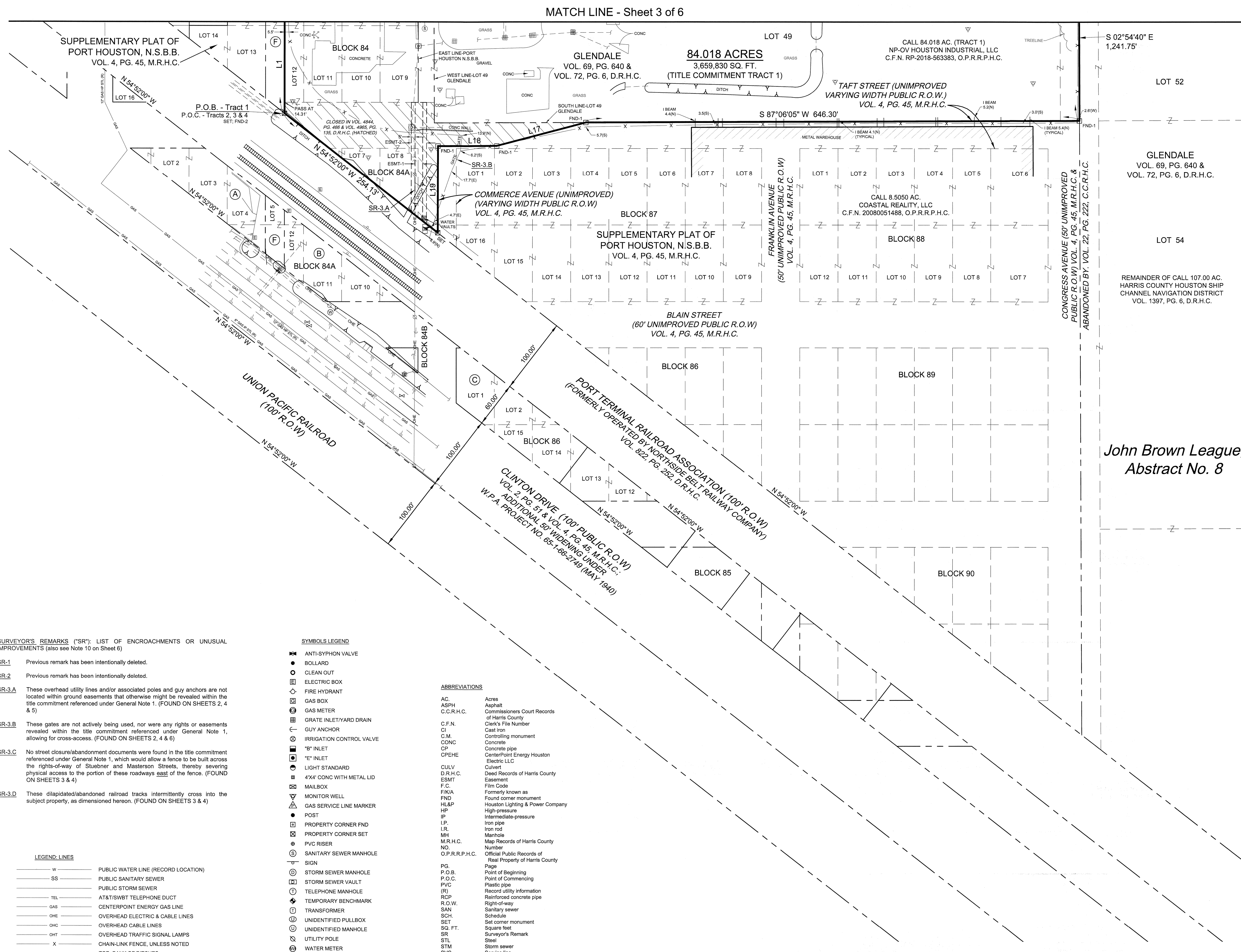
THENCE, North 87°18'10" East, with the south R.O.W. line of said Garfield Street, and the north line of said NP-Tract 4 and said Block 68, a distance of 200.00 feet to a 1/2-inch iron rod found in the west line of the aforesaid 3.8 acre tract and marking the north common corner of Lots 4 and 5 of said Block 68; said iron rod also marking the northeast corner of said NP-Tract 4 and the herein described tract;

THENCE, South 02°41'50" East, departing said south R.O.W. line with the west line of said 3.8 acre tract, the east line of said NP-Tract 4, and the common line of Lots 4, 5, 12, and 13 of said Block 68, a distance of 200.00 feet to the POINT OF BEGINNING, and containing 0.9183 acre (40,000 square feet) of land.



GENERAL NOTES

- This survey reflects boundary and easement information from Commitment for Title Insurance issued by First American Title Insurance Company, under G.F. No. NCS-947909-KCTY; effective March 4, 2019; last issued March 12, 2019, for all matters of record, including easements, rights-of-way, and other encumbrances of public record affecting the subject property. No additional research has been performed by Terra Surveying Company, Inc. to determine the existence of any other encumbrances.
- The subject property is located entirely within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) per National Flood Insurance Program Firm Maps 48201 C0695M and 48201 C0885M (City of Houston); latest available published revisions for both maps dated January 6, 2017.
- Bearings referenced herein are grid based on the Texas State Plane Coordinate System, South Central Zone No. 4204; NAD 83 (GEOID 99). Distances are surface distances based on the U.S. Survey Foot and may be converted to grid by multiplying by a combined scale factor of 0.999870017.
- The City of Houston and Harris County do not have zoning



LEGEND: FOUND CORNER MONUMENTATION

SET 5/8" I.R. W/ PLASTIC CAP
STAMPED "TERRA SURVEYING"
AT CORNER, UNLESS NOTED

FND-1 5/8" I.R. W/ CAP AT CORNER
FND-2 5/8" I.R. W/ CAP BEARS
N 02°41'50" W, 5.66'

DEED INFORMATION
(THE FOLLOWING INSTRUMENTS
ARE RECORDED IN O.P.R.P.H.C.,
UNLESS OTHERWISE NOTED).

(FIRST TRACT IN DEED)
A COASTAL REALTY, LLC
C.F.N. 20140185133

(FOURTH TRACT IN DEED)
B GREENLOW PROPERTIES LLC
C.F.N. 20150530888

CALL 12,691 SQ. FT.
C COASTAL REALTY, LLC
C.F.N. 20140185133

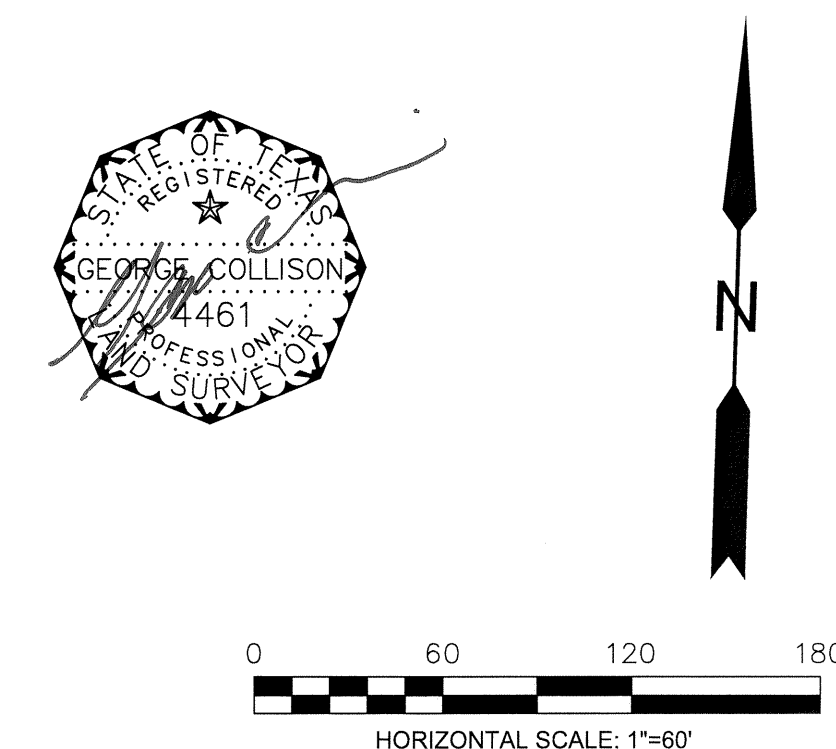
F CALL 3.8 ACRES (28' STRIP)
TEXAS & NEW ORLEANS
RAILROAD COMPANY
VOL. 277, PG. 20, D.R.H.C

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°41'50" W	214.31'
L17	S 72°33'05" W	120.77'
L18	S 87°06'05" W	77.00'
L19	S 02°33'15" E	113.34'

EASEMENT INFORMATION

PER C.F.N. F378712, O.P.R.P.H.C.
(SCH. B, ITEM 10.0):

ESMT-1 10' WIDE HL&P ESMT.
ESMT-2 20' WIDE HL&P AERIAL ESMT.
STARTING 20' ABOVE GROUND.




1	REV. PER UPDATED TITLE COMMIT.	SDM	03/12/19	60
REV.	DESCRIPTION	BY	DATE	APP

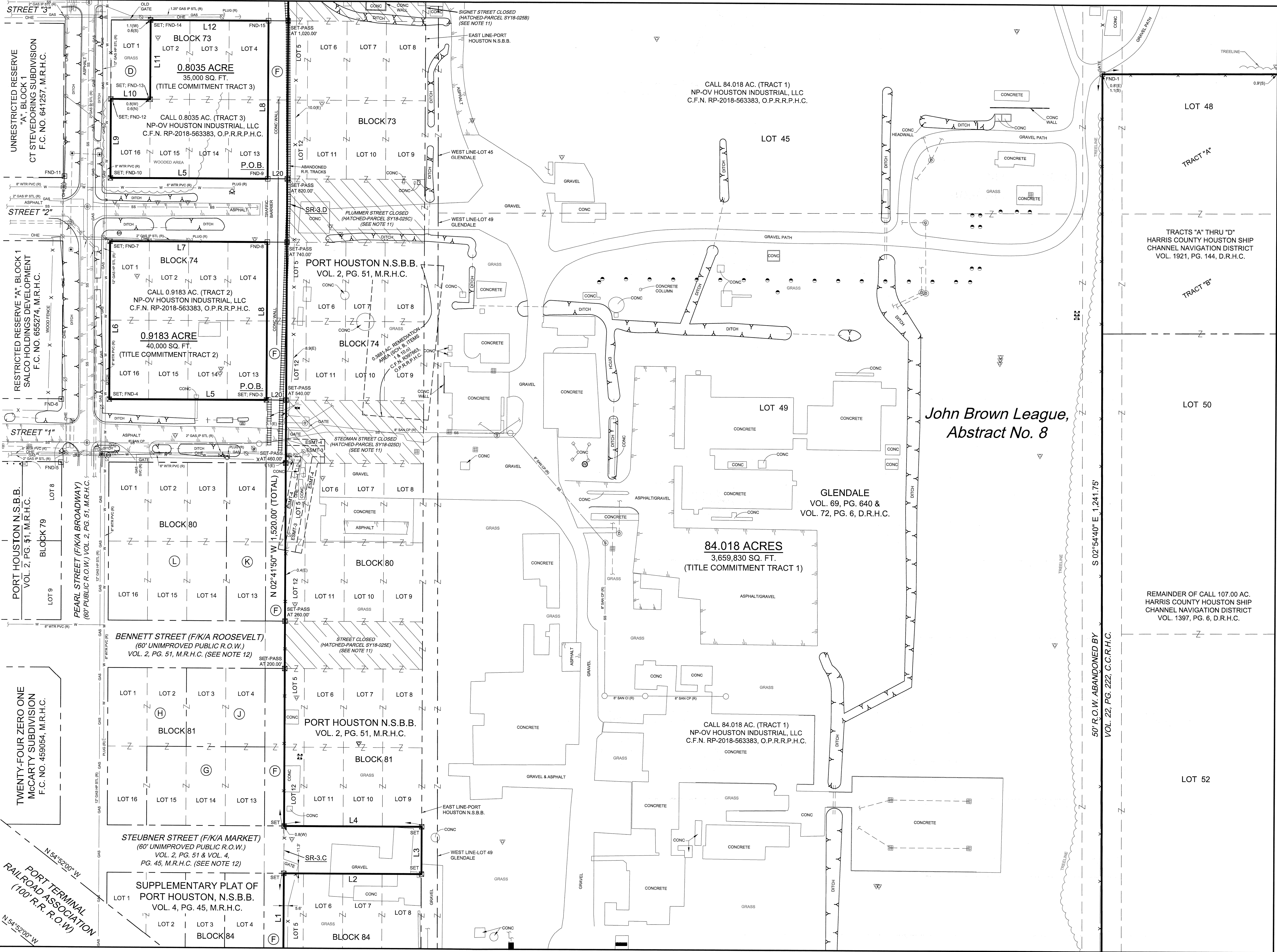
AN ALTA/NSPS LAND TITLE SURVEY OF 86.658 TOTAL ACRES
(3,774,830 SQ. FT.) AND BEING COMPRISED OF FOUR TRACTS:
TRACT 1: 84.018 ACRES (3,659,830 SQ. FT.)
OUT OF GLENDALE, PORT HOUSTON N.S.B.B. &
THE SUPPLEMENTARY PLAT OF PORT HOUSTON, N.S.B.B.;
TRACT 2: 0.9183 ACRE (40,000 SQ. FT.)
OUT OF BLOCK 74, PORT HOUSTON, N.S.B.B.;
TRACT 3: 0.8035 ACRE (35,000 SQ. FT.)
OUT OF BLOCK 73, PORT HOUSTON, N.S.B.B.;
TRACT 4: 0.9183 ACRE (40,000 SQ. FT.)
OUT OF BLOCK 68, PORT HOUSTON, N.S.B.B.
JOHN BROWN LEAGUE, ABSTRACT NO. 8
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

TERRA
SURVEYING CO., INC.

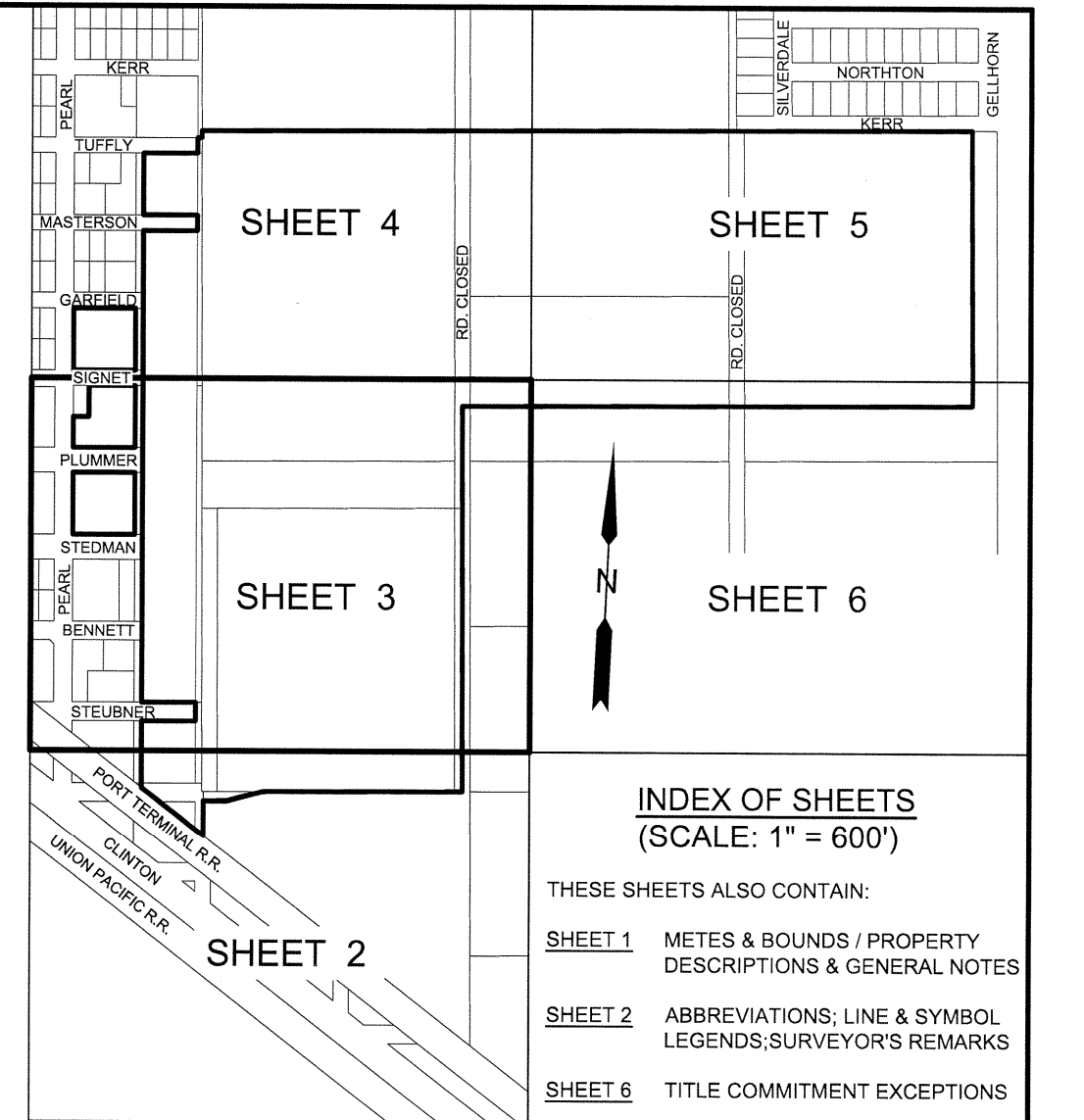
3000 WILCREST DR. - SUITE 210
HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10043600
PHONE (713) 993-0327 FAX (713) 993-9231

DRAWN BY: SDM / TH	SCALE: 1" = 60'	KEY MAP: 495-P
CHECKED BY: MIKESKA	FIELD DATE: 07/03/18	PROJECT: 1617-1816-S
APPROVED BY: 	FIELD BK: 18-24	SHEET 2 OF 6

MATCH LINE - Sheet 4 of 6



MATCH LINE - Sheet 2 of 6

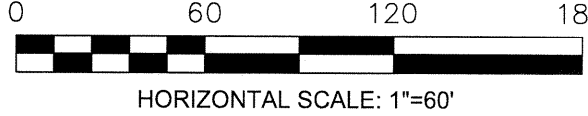
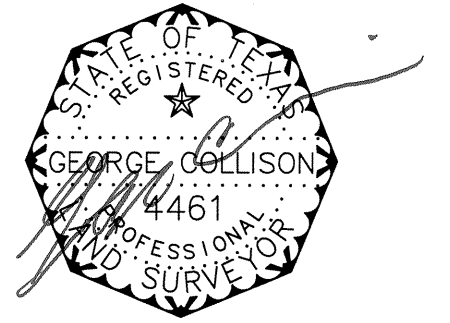


LEGEND: FOUND CORNER MONUMENTATION		
SET	5/8" I.R. W/ PLASTIC CAP, STAMPED "TERRA SURVEYING" AT CORNER, UNLESS NOTED	
FND-1	5/8" I.R. W/ CAP AT CORNER	
FND-3	5/8" I.R. W/ CAP BEARS S 23°17' W, 0.45'	
FND-4	1/2" I.R. BEARS N 06°44' E, 0.81'	
FND-5	5/8" I.R. BEARS S 62°20' W, 1.26'	
FND-6	1/2" I.R. BEARS S 67°25' W, 1.15'	
FND-7	1/2" I.R. BEARS N 02°41'50" W, 1.14'	
FND-8	1" I.P. AT CORNER	
FND-9	1/2" I.R. BEARS S 75°38' E, 0.14'	
FND-10	1/2" I.R. BEARS S 55°44' W, 1.05'	
FND-11	1/2" I.R. BEARS N 39°17' E, 2.36'	
FND-12	5/8" I.R. BEARS S 62°09' W, 0.93'	
FND-13	1/2" I.R. BEARS N 02°41'50" W, 0.65'	
FND-14	1/2" (BENT) BEARS N 05°33' E, 0.51'	
FND-15	1/2" I.R. AT CORNER	

DEED INFORMATION		
(THE FOLLOWING INSTRUMENTS ARE RECORDED IN O.P.R.P.H.C., UNLESS OTHERWISE NOTED):		
①	COOPER/PORTS AMERICA, L.L.C. C.F.N. RP-2017-37363	(SKIPPED TRACT LETTER "E")
②	CALL 3.8 ACRES (25' STRIP) TEXAS & NEW ORLEANS RAILROAD COMPANY VOL. 277, PG. 20, D.R.H.C.	
③	MONTGOMERY TANK LINES C.F.N. M287102 THRU M287111	
④	MONTGOMERY TANK LINES C.F.N. M287101	(SKIPPED TRACT LETTER "Y")
⑤	MONTGOMERY TANK LINES C.F.N. M287099 & M287100	
⑥	MONTGOMERY TANK LINES C.F.N. M287112 THRU M287114	
⑦	MONTGOMERY TANK LINES C.F.N. M288564	

EASEMENT INFORMATION		
PER C.F.N. RP-2018-254179, O.P.R.P.H.C. ONLY TO THE EXTENT THIS ESMT. IS SITUATED WITHIN TRACT 3 PER VOL. 884, PG. 528, D.R.H.C.; (SCH. B, ITEMS 1 & 10) ESMT-3 14' WIDE CPEHE, LLC AERIAL ESMT. ESMT-4 8' WIDE CPEHE, LLC AERIAL ESMT., STARTING 16' ABOVE GROUND		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°41'50" W	214.31'
L2	N 87°18'10" E	175.00'
L3	N 02°41'50" W	60.00'
L4	S 87°18'10" W	175.00'
L5	S 87°18'10" W	200.00'
L6	N 02°41'50" W	200.00'
L7	N 87°18'10" E	200.00'
L8	S 02°41'50" E	200.00'
L9	N 02°41'50" W	100.00'
L10	N 87°18'10" E	50.00'
L11	N 02°41'50" W	100.00'
L12	N 87°18'10" E	150.00'
L20	S 87°18'10" W	25.00'



STREET ADDRESS (TITLE TRACT 1): 8230 STEDMAN STREET, HOUSTON, TEXAS 77029

REV.	DESCRIPTION	BY	DATE	APP.
1	REV. PER UPDATED TITLE COMMIT.	SDM	03/12/19	

AN ALTA/NSPS LAND TITLE SURVEY OF 86.658 TOTAL ACRES (3,774,830 SQ. FT.) AND BEING COMPRISED OF FOUR TRACTS: TRACT 1: 84.018 ACRES (3,659,830 SQ. FT.) OUT OF GLENDALE, PORT HOUSTON N.S.B.B. & THE SUPPLEMENTARY PLAT OF PORT HOUSTON, N.S.B.B.; TRACT 2: 0.9183 ACRE (40,000 SQ. FT.) OUT OF BLOCK 74, PORT HOUSTON, N.S.B.B.; TRACT 3: 0.8035 ACRE (35,000 SQ. FT.) OUT OF BLOCK 73, PORT HOUSTON, N.S.B.B.; TRACT 4: 0.9183 ACRE (40,000 SQ. FT.) OUT OF BLOCK 68, PORT HOUSTON, N.S.B.B. JOHN BROWN LEAGUE, ABSTRACT NO. 8 CITY OF HOUSTON, HARRIS COUNTY, TEXAS

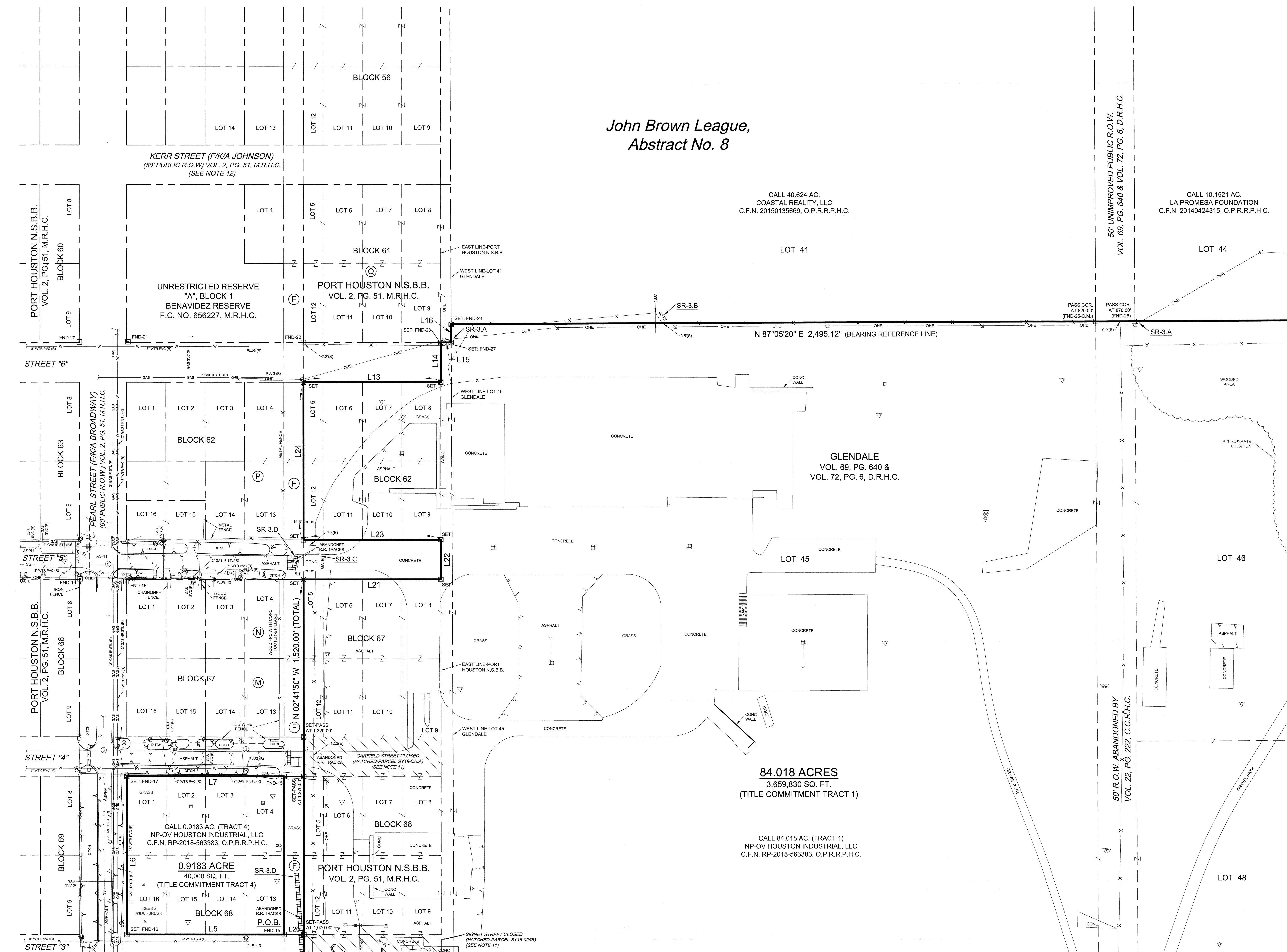
TERRA 3000 WILCREST DR. - SUITE 210
HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10043600
SURVEYING CO., INC. PHONE (713) 993-0327 FAX (713) 993-9231

DRAWN BY: SDM / TH	SCALE: 1" = 60'	KEY MAP: 495-P
CHECKED BY: MIKESKA	FIELD DATE: 07/03/18	PROJECT: 1617-1816-S
APPROVED BY:	FIELD BK: 18-24	SHEET 3 OF 6

STREET "1":
STEDMAN STREET (F/K/A MCKINLEY)
(80' PUBLIC R.O.W.)
VOL. 2, PG. 51, M.R.H.C. (SEE NOTE 12)

STREET "2":
PLUMMER STREET (F/K/A CLEVELAND)
(80' PUBLIC R.O.W.)
VOL. 2, PG. 51, M.R.H.C. (SEE NOTE 12)

STREET "3":
SIGNET STREET (F/K/A ARTHUR)
(50' UNIMPROVED PUBLIC R.O.W.)
VOL. 2, PG. 51, M.R.H.C. (SEE NOTE 12)



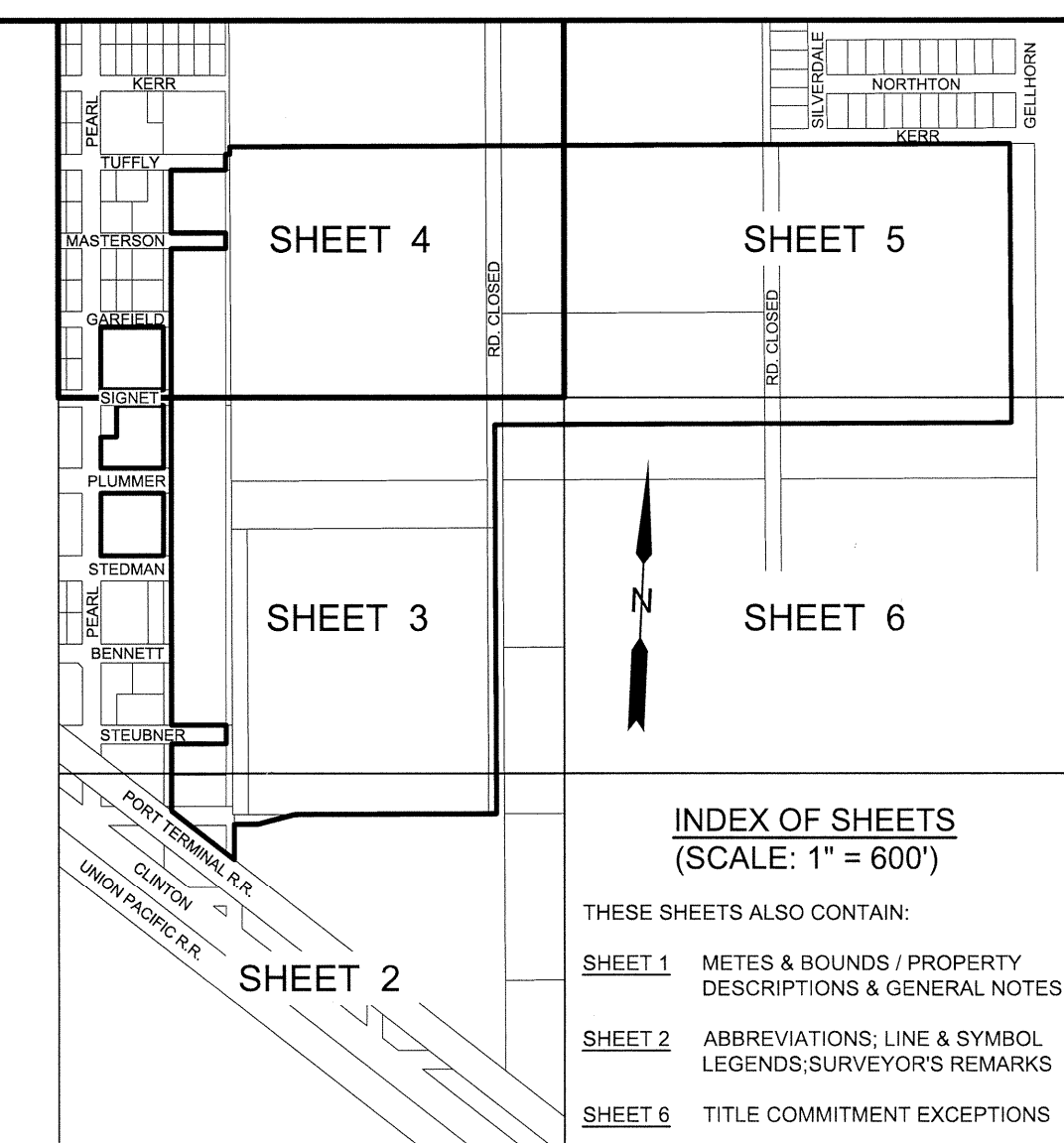
STREET "3":
SIGNET STREET (F/K/A ARTHUR)
(50' UNIMPROVED PUBLIC R.O.W.)
VOL. 2, PG. 51, M.R.H.C. (SEE NOTE 12)

STREET "4":
GARFIELD STREET
(50' PUBLIC R.O.W.)
VOL. 2, PG. 51, M.R.H.C. (SEE NOTE 12)

STREET "5":
MASTERSON STREET (F/K/A HAYES)
(50' PUBLIC R.O.W.)
VOL. 2, PG. 51, M.R.H.C. (SEE NOTE 12)

STREET "6":
TUFFLY STREET (F/K/A GRANT)
(50' UNIMPROVED PUBLIC R.O.W.)
VOL. 2, PG. 51, M.R.H.C. (SEE NOTE 12)

MATCH LINE - Sheet 3 of 6



LEGEND: FOUND CORNER MONUMENTATION

SET	5/8" I.R. W/ PLASTIC CAP, STAMPED "TERRA SURVEYING" AT CORNER, UNLESS NOTED
-----	-----------------------------------------------------------------------------------

FND-15 1/2" I.R. AT CORNER
FND-16 5/8" I.R. W/ CAP BEARS
N 02°41'50" W, 0.87'
FND-17 1/2" I.R. BEARS N 02°41'50" W, 0.83'
FND-18 1" I.P. BEARS S 17°28' W, 2.99'
FND-19 5/8" I.R. BEARS N 46°31' E, 0.87'
FND-20 1" I.P. BEARS N 11°28' E, 0.80'
FND-21 1-1/2" I.P. (BENT) BEARS
S 60°09' E, 2.23'
FND-22 5/8" I.R. W/ CAP BEARS
S 02°41'50" E, 6.74'
FND-23 1/2" I.R. W/ CAP BEARS
N 23°31' W, 2.90'
FND-24 1/2" I.R. BEARS N 28°32' W, 0.73'
FND-25 "X" IN CONC. BEARS
N 87°05'20" E, 0.014'
FND-26 1" I.P. BEARS S 80°13' W, 0.97'
FND-27 1" I.P. BEARS S 08°22' W, 4.53';
1" I.P. BEARS S 08°22' W, 4.53';

DEED INFORMATION
(THE FOLLOWING INSTRUMENTS
ARE RECORDED IN O.P.R.R.P.H.C.,
UNLESS OTHERWISE NOTED):

CALL 3.8 ACRES (25' STRIP)
TEXAS & NEW ORLEANS
RAILROAD COMPANY
VOL. 277, PG. 20, D.R.H.C.

(M) JACINTO SALDANA & WIFE,
MARIA R. SALDANA
VOL. 6442, PG. 551, D.R.H.C.

(N) ROBERT R. ROSAS &
SILVINA C. ROSAS
C.F.N. V964210

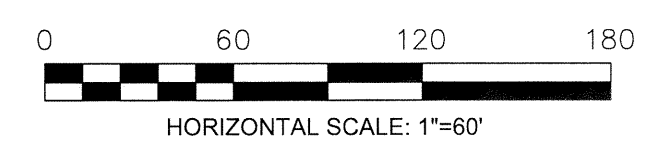
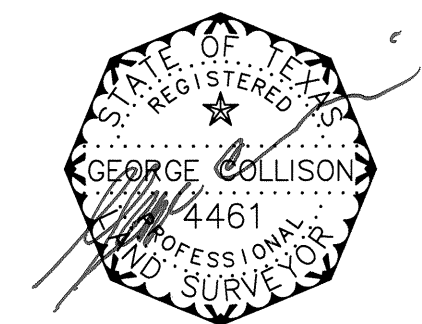
(SKIPPED TRACT LETTER "O")

(P) JOEL BENAVIDEZ & WIFE,
FRANCISCA BENAVIDEZ
C.F.N. N905845

(Q) JOHN E. HART, SR. &
LUCILLE HART
C.F.N. RP-2018-98419

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S 87°18'10" W	200.00'
L6	N 02°41'50" W	200.00'
L7	N 87°18'10" E	200.00'
L8	S 02°41'50" E	200.00'
L13	N 87°18'10" E	175.00'
L14	N 02°41'50" W	50.00'
L15	N 87°18'10" E	13.26'
L16	N 02°54'40" W	23.04'
L20	S 87°18'10" W	25.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 87°18'10" E	175.00'
L22	N 02°41'50" W	50.00'
L23	S 87°18'10" W	175.00'
L24	N 02°41'50" W	200.00'




STREET ADDRESS (TITLE TRACT 1): 8230 STEDMAN STREET, HOUSTON, TEXAS 77029

1	REV. PER UPDATED TITLE COMMIT.	SDM	03/12/19	GL
REV.	DESCRIPTION	BY	DATE	APP.

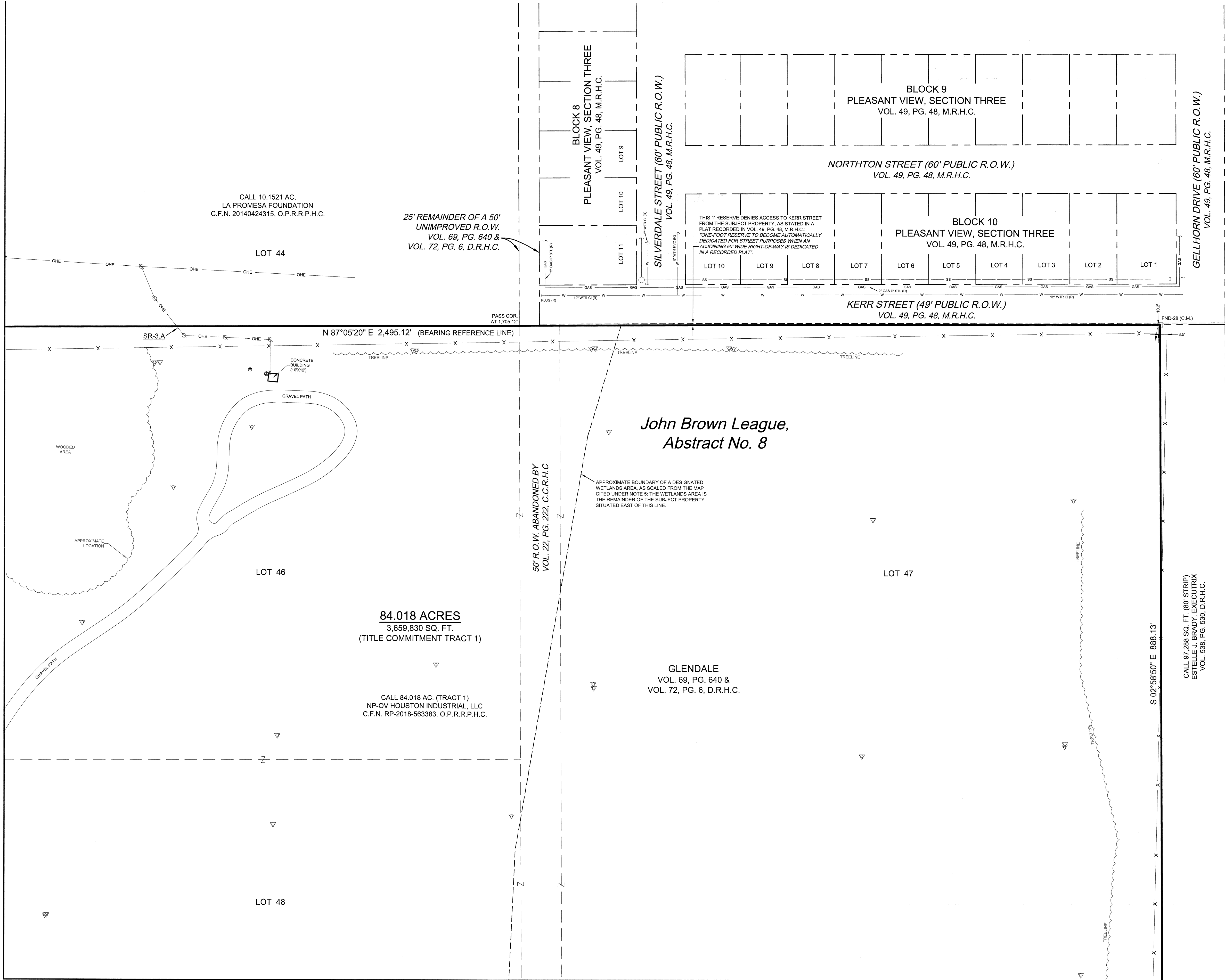
AN ALTA/NSPS LAND TITLE SURVEY OF 86.658 TOTAL ACRES
(3,774,830 SQ. FT.) AND BEING COMPRISED OF FOUR TRACTS:
TRACT 1: 84.018 ACRES (3,659,830 SQ. FT.)
OUT OF GLENDALE, PORT HOUSTON N.S.B.B. & THE
SUPPLEMENTARY PLAT OF PORT HOUSTON, N.S.B.B.;
TRACT 2: 0.9183 ACRE (40,000 SQ. FT.)
OUT OF BLOCK 74, PORT HOUSTON, N.S.B.B.;
TRACT 3: 0.8035 ACRE (35,000 SQ. FT.)
OUT OF BLOCK 73, PORT HOUSTON, N.S.B.B.;
TRACT 4: 0.9183 ACRE (40,000 SQ. FT.)
OUT OF BLOCK 68, PORT HOUSTON, N.S.B.B.
JOHN BROWN LEAGUE, ABSTRACT NO. 8
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

TERRA
SURVEYING CO., INC.

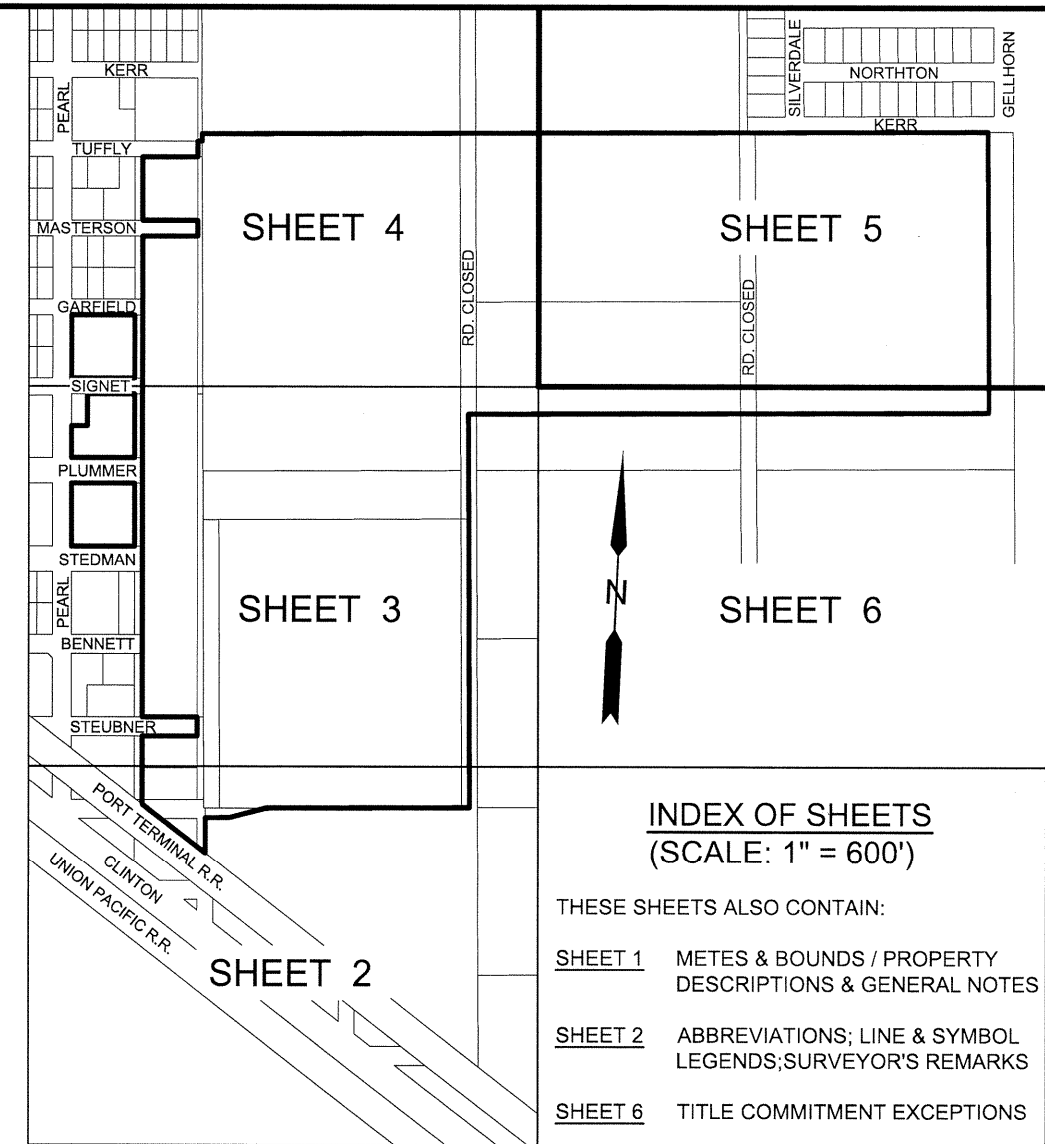
3000 WILCREST DR. - SUITE 210
HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10043600
PHONE (713) 993-0327 FAX (713) 993-9231

DRAWN BY: SDM / TH	SCALE: 1" = 60'	KEY MAP: 495-P
CHECKED BY: MIKESKA	FIELD DATE: 07/03/18	PROJECT: 1617-1816-S
APPROVED BY: 	FIELD BK: 18-24	SHEET 4 OF 6

MATCH LINE - Sheet 4 of 6



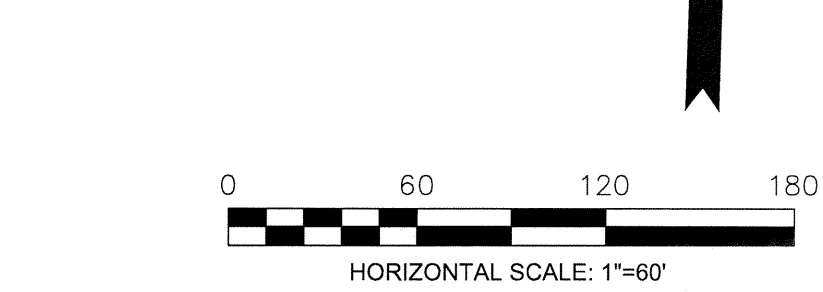
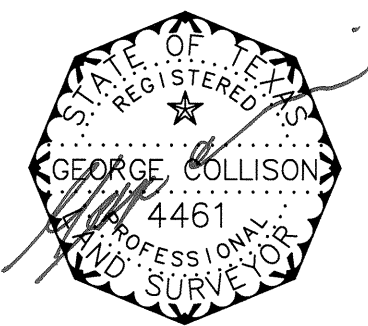
MATCH LINE - Sheet 6 of 6



LEGEND: FOUND CORNER MONUMENTATION

SET 5/8\"/>

FND-28 5/8\"/>



STREET ADDRESS (TITLE TRACT 1): 8230 STEDMAN STREET, HOUSTON, TEXAS 77029

REV.	DESCRIPTION	BY	DATE	APP.
1	REV. PER UPDATED TITLE COMMIT.	SDM	03/12/19	GC

AN ALTA/NSPS LAND TITLE SURVEY OF 86.658 TOTAL ACRES (3,774,830 SQ. FT.) AND BEING COMPRISED OF FOUR TRACTS:
TRACT 1: 84.018 ACRES (3,659,830 SQ. FT.)
OUT OF GLENDALE, PORT HOUSTON N.S.B.B. & THE SUPPLEMENTARY PLAT OF PORT HOUSTON, N.S.B.B.;
TRACT 2: 0.9183 ACRE (40,000 SQ. FT.)
OUT OF BLOCK 74, PORT HOUSTON, N.S.B.B.;
TRACT 3: 0.8035 ACRE (35,000 SQ. FT.)
OUT OF BLOCK 73, PORT HOUSTON, N.S.B.B.;
TRACT 4: 0.9183 ACRE (40,000 SQ. FT.)
OUT OF BLOCK 68, PORT HOUSTON, N.S.B.B.
JOHN BROWN LEAGUE, ABSTRACT NO. 8
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

TERRA 3000 WILCREST DR. - SUITE 210
HOUSTON, TEXAS 77042
T.B.P.L.S. FIRM NO. 10043600
SURVEYING CO., INC. PHONE (713) 993-0327 FAX (713) 993-9231

DRAWN BY: SDM / TH	SCALE: 1" = 60'	KEY MAP: 495-P
CHECKED BY: MIKESKA	FIELD DATE: 07/03/18	PROJECT: 1617-1816-S
APPROVED BY: GC	FIELD BK: 18-24	SHEET 5 OF 6

Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared
Charles Epperson, as an authorized representative of
Epperson Environmental Group, 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:

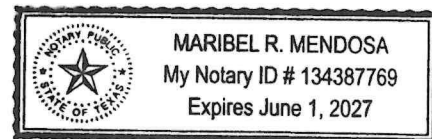
I am over the age of 18 and legally competent to make this affidavit. I have personal
 knowledge of the facts stated herein.

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.

Charles Epperson
 Signature
Charles Epperson
 Printed Name
President
 Title

Date: 2/24/24



STATE OF Texas
 COUNTY OF Williamson

SUBSCRIBED AND SWORN before me on this the 26th day of
February 2024, to which witness my hand and seal of office.

Maribel R. Mendosa
 Notary Public in and for the State of Texas.