

Brooke T. Paup, *Chairwoman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 19, 2025

Mr. Kevin Covey, Managing Partner
GrayStreet 420 Broadway, LLC
PO Box 461406
San Antonio, Texas 78246

Re: Municipal Setting Designation (MSD) Certificate for GrayStreet 420 Broadway, LLC, Light Tract Site, located at 420 Broadway and 421 North Alamo Street, San Antonio, Bexar County, TX; MSD No. 513; Voluntary Cleanup Program (VCP) No. 2857; Customer No. CN605281989; Regulated Entity No. RN101646032

Dear Mr. Covey:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on September 19, 2023 and additional information supporting this MSD application on October 15, 2024, December 5, 2024, and January 8, 2025. 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) 239-2243 or via email at ashley.eubanks@tceq.texas.gov.

Sincerely,

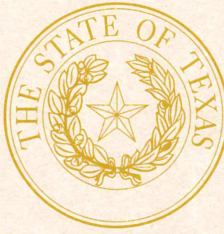
A handwritten signature in cursive script that reads "Ashley Eubanks".

Ashley Eubanks, Project Manager
VCP-CA Section
Remediation Division

Enclosure: MSD Certificate No. 513

cc: Mr. Tim O'Neil, Principal Engineer, ESE Partners, LLC (via email)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



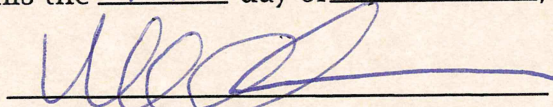
MUNICIPAL SETTING DESIGNATION CERTIFICATE

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

I, Merrie Smith, P.G., Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 513, in the City of San Antonio, 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 19th day of March, 2025


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

BRD485- SA LIGHT ZONING



METES AND BOUNDS DESCRIPTION
FOR A
2.692 ACRE TRACT OF LAND
"ZONING"

BEING a 2.692 acre, or 117,261 square feet, tract of land situated in the City of San Antonio, Bexar County, Texas, being comprised of the following tracts of land: Lot 14, Block 16, New City Block (N.C.B) 432, San Antonio Light Subdivision, a subdivision situated in the City of San Antonio, Bexar County, Texas, according to the plat thereof recorded in Volume 9708, Page 121, of the Deed and Plat Records of Bexar County, Texas, and a portion of the Right-of-Way (R.O.W.) of Broadway Street (a 78' wide R.O.W.), as depicted on said San Antonio Light Subdivision plat, and said 2.692 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron pin found at the intersection of the Southwesterly R.O.W. line of McCullough Avenue (an 80' wide R.O.W.) and the Northwesterly R.O.W. line of North Alamo Street (a 72' wide R.O.W.), and being the most Easterly corner of said Lot 14 and the Easterly corner of this herein described tract of land;

THENCE with the Northwesterly R.O.W. line of said North Alamo Street, and with the Southeasterly line of said Lot 14, S 44° 57' 40" W, a distance of 288.07 feet to a point at the Easterly end of a cutback line between the Northwesterly R.O.W. line of said North Alamo Street and the Northeasterly R.O.W. line of 4th Street (an 80' wide R.O.W.), being at the beginning of a curve to the right, and being a Southerly corner of said Lot 14 and this herein described tract of land;

THENCE with the cutback line between the Northwesterly R.O.W. line of said North Alamo Street and the Northeasterly R.O.W. line of said 4th Street, with the Southerly line of said Lot 14, and with said curve to the right, having an arc length of 23.50 feet, a radius of 15.00 feet, a delta angle of 89° 45' 00", a tangent length of 14.93 feet, and a chord bearing and distance of S 89° 50' 10" W, 21.17 feet to a point at the Westerly end of said cutback line, and being the most Southerly corner of said Lot 14 and this herein described tract of land;

THENCE with the Northeasterly R.O.W. line of said 4th Street, and with the Southwesterly line of said Lot 14, N 45° 17' 20" W, at a distance of 279.16 feet passing the Southerly end of a cutback line between the Northeasterly R.O.W. line of said 4th Street and the Southeasterly R.O.W. line of said Broadway Street, and a corner of lot 14, and continuing across and through the R.O.W. of said Broadway Street, for a total distance of 372.23 feet to a point at the intersection of the Northeasterly R.O.W. line of said 4th Street and the Northwesterly R.O.W. line of said Broadway Street, being the most Southerly corner of a called 0.9433 of an acre tract of land, as conveyed to Broadway 405, LLC, and recorded in Document No. 20200065386, of the Official Public Records of Bexar County, Texas, and being the most Westerly corner of this herein described tract of land;

THENCE with the Northwesterly R.O.W. line of said Broadway Street, and with the Southeasterly line of said 0.9433 of an acre tract of land, N 44° 57' 40" E, at a distance of 126.83 feet passing the Easterly corner of said 0.9433 of an acre tract of land, same being the Southerly corner of called Lots 1 through 3, the North one-half of Lot 4, and all of Lot 22, Block 17, N.C.B. 431, City of San Antonio, Bexar County, Texas, as conveyed to First Baptist Church of San Antonio ("First Baptist"), and recorded in Volume 3256, Page 1426, of the Official Public Records of Bexar County, Texas, and continuing with the Southeasterly line of said First Baptist tract of land, for a total distance of 303.00 feet to a point for the Easterly corner of said First Baptist tract of land, being at the intersection of the Southwesterly R.O.W. line of said McCullough Avenue and the Northwesterly R.O.W. line of said Broadway Street, and being the most Northerly corner of this herein described tract of land;

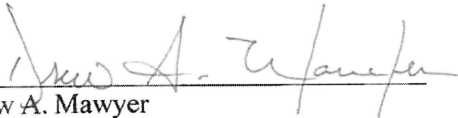
BRD485- SA LIGHT ZONING

THENCE departing said intersection, and across and through the R.O.W. of Broadway Street, S 45° 17' 20" E, passing at a distance of 78.03 feet to a point at the intersection of the Southwesterly R.O.W. line of said McCullough Avenue and the Southeasterly R.O.W. line of said Broadway Street, being the most Northerly corner of said Lot 14, and continuing with the Southwesterly R.O.W. line of said McCullough Avenue, and with the Northeasterly line of said Lot 14, for a total distance of 387.16 feet to the POINT OF BEGINNING, and containing 2.692 acres of land.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Bearings based on the Texas State Plane Coordinate System, Texas South Central Zone (4204), North American Datum 1983.

Exhibit prepared this the 1st day of September, 2022.

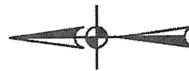
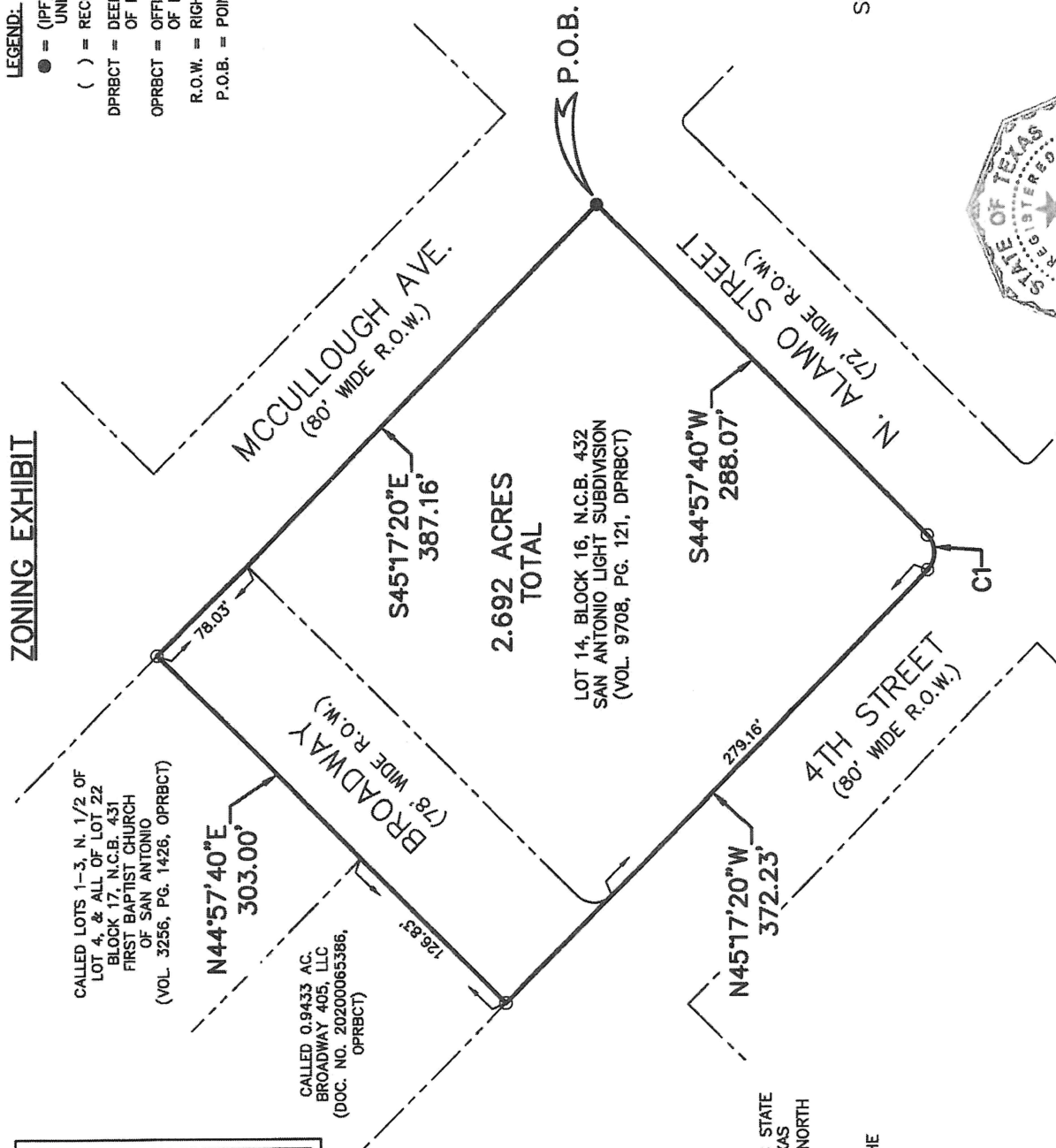

Drew A. Mawyer
Registered Professional Land Surveyor No. 5348
TBPLS Firm Registration #10191500
5151 W. SH 46, NEW BRAUNFELS, TX 78132
BRD485- SA LIGHT ZONING-FINAL



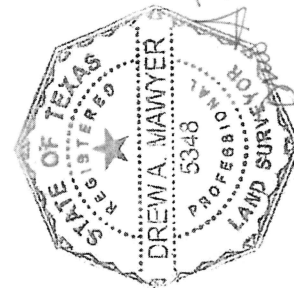
ZONING EXHIBIT

LEGEND:

- = (IPF) FOUND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- () = RECORD INFORMATION
- DPRBCT = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPRBCT = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING



SCALE: 1"=100'



ADDRESS:
420 BROADWAY
SAN ANTONIO, TX 78205

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	23.50'	15.00'	89°45'00"	14.93'	S89°50'10"W



LOCATION MAP
N.T.S.

NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
2. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.



5151 W. SH 46
NEW BRAUNFELS, TX 78132
PH: 830.750.4449
DREW@DAM-TX.COM
FIRM #10181500
DATE: AUGUST 2022 JOB: BRD485

Exhibit B
Municipal Setting Designation
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared
Kevin Covey, as an authorized representative of
GrayStreet 420 Broadway, 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.

[Signature]
Signature

Date: 9 OCT 2023

Kevin Covey
Printed Name
President
Title

STATE OF TEXAS
COUNTY OF BEXAR

SUBSCRIBED AND SWORN before me on this the 9TH day of
OCTOBER 2023, to which witness my hand and seal of office.

[Signature]
Notary Public in and for the State of TEXAS

