

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

April 2, 2025

Mr. Jerry Conner, President
Tur-Con, Inc.
101 North Keswick Court
Sugar Land, Texas 77478

Re: Municipal Setting Designation (MSD) Certificate for Tur-Con, Inc., Texas
Precisions Metalcraft, Inc. Property Site, located at 810 Industrial Boulevard,
Sugar Land, Fort Bend County, TX; MSD No. 526; Voluntary Cleanup Program
(VCP) No. 3270; Customer No. CN606107621; Regulated Entity No.
RN100667096

Dear Mr. Conner:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on September 13, 2024 and additional information supporting this MSD application on October 9, 2024, January 17, 2024, and February 24, 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) 239-2531 or via email at jasmine.white@tceq.texas.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jasmine White".

Jasmine White, Project Manager
VCP-CA Section
Remediation Division

Enclosure: MSD Certificate No. 526

cc: Ms. Tory C. Balderrama, P.G., SKA Consulting, L.P. (via email)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



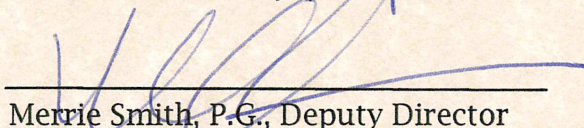
MUNICIPAL SETTING DESIGNATION CERTIFICATE

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. 526, 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 2nd day of April, 2025


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

I, RANDY S. MCLENDON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT TERRIBLE METAL) NAILS OR RODS HAVING A OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.



RANDY S. MCLENDON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4079

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUGAR LAND, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF THE PLAT OF TPM TRACT, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF _____, 19__.

ROBERT J. KERN, CHAIRMAN

GLENN GUNDERMANN, CITY SECRETARY

STATE OF TEXAS)
COUNTY OF FORT BEND)

I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 19__ AT _____ O'CLOCK _____ M., IN SLIDE NO. _____ OF THE PLAT RECORDS OF SAID COUNTY.

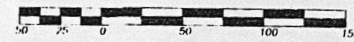
WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THIS DAY AND DATE LAST ABOVE WRITTEN.

DEPUTY _____

DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

GENERAL NOTES:

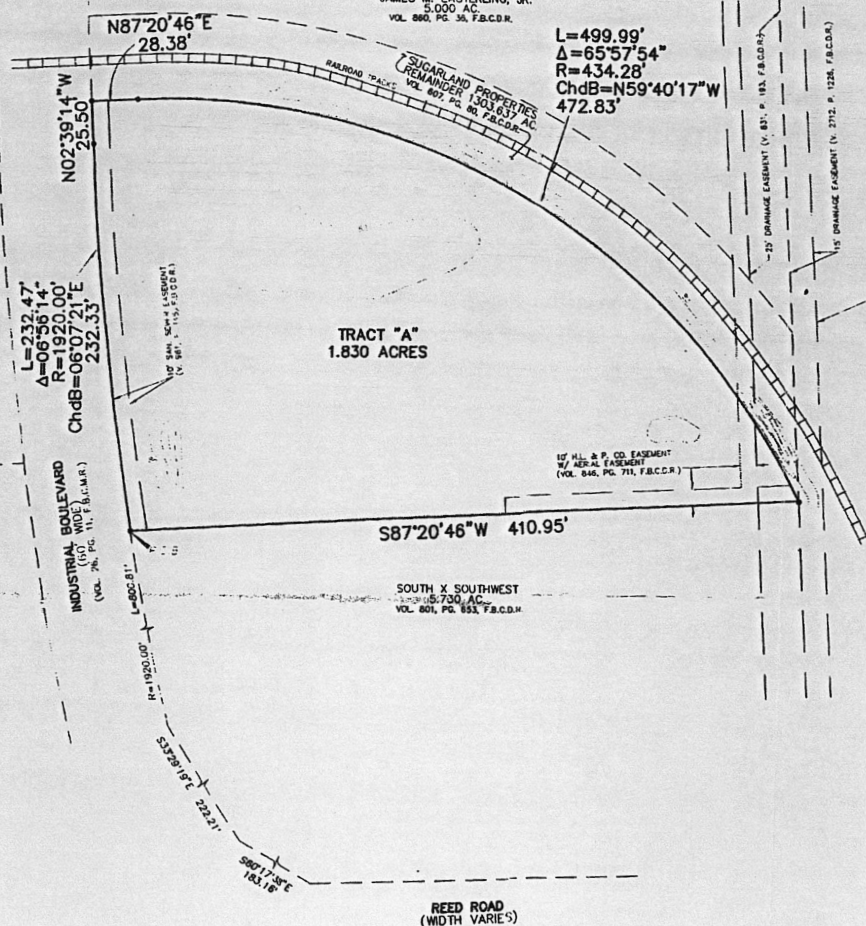
1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; S.M. S.E. INDICATES STORM SEWER EASEMENT; W.M.E. INDICATES WATER MAIN EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; H.L.A.P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; P.L. INDICATES PROPERTY LINE; ESMT INDICATES EASEMENT.
2. BENCHMARK: BRASS DISK STAMPED "X" 1212 1973, LOCATED ON A CONCRETE HEADWALL 32 FEET WEST OF THE CENTER OF ELDRIDGE ROAD, 0.5' NORTH OF HIGHWAY 90A, ELEV=84.350, NGS 1929 MSL DATUM (1973 ADJUSTMENT).
3. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. 1929 MEAN SEA LEVEL DATUM, 1973 ADJUSTMENT.
4. ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
5. THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
6. THIS PLAT WAS PREPARED WITH THE BENEFIT OF STEWART TITLE POLICY NUMBER 1077548A, DATED APRIL 6, 1979, AND A NOTHING FURTHER CERTIFICATE PREPARED BY CHARTER TITLE COMPANY, CONTROL NO. 19665, EFFECTIVELY DATED APRIL 27, 1998.
7. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 21, THE FORT BEND COUNTY DRAINAGE DISTRICT, THE FORT BEND COUNTY SUBSIDENCE DISTRICT, AND THE CITY OF SUGAR LAND.
8. THIS PROPERTY LIES IN ZONE "A" AS PER THE FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 480234 0140 J, DATED JANUARY 3, 1997.
9. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
10. THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE DISTRICT CRITERIA MANUAL, WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
12. PRIOR TO ANY CONSTRUCTION ON COMMERCIAL TRACTS, THE CITY OF SUGAR LAND SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER ILLUSTRATING AVAILABLE OUTFALL AND/OR DETENTION CAPACITY.
13. THE TOP OF ALL FLOOR SLABS CONSTRUCTED HEREFTER SHALL BE A MINIMUM OF 84.50 FEET ABOVE MEAN SEA LEVEL. IN ADDITION, NO FLOOR SLAB SHALL BE LESS THAN 1.5 FEET ABOVE NATURAL GROUND.
14. SIDEWALKS SHALL BE CONSTRUCTED IN THE RIGHT-OF-WAY ADJACENT TO THIS SITE, IN ACCORDANCE WITH THE CITY OF SUGAR LAND DESIGN STANDARDS.
15. SITE PLANS SHALL BE SUBMITTED TO THE CITY OF SUGAR LAND FOR STAFF REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING OR PROPOSED DRIVEWAYS, SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND.
16. WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
17. THIS PROPERTY IS SUBJECT TO ZONING BY CITY ORDINANCE AND ALL REGULATIONS SET FORTH THEREIN.
18. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
19. NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS: THE DRIVEWAY SHALL BE JOINED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
20. THIS PROPERTY IS SUBJECT TO SETBACK LINES AND OTHER DEED RESTRICTIONS AS SET FORTH IN VOL. 831, PG. 202, F.B.C.D.R.



SCALE: 1" = 50'

VICINITY MAP

SCALE 1" = 1/2 MILE



TRACT	SQ. FEET	ACREAGE	USE
TRACT A	79,712	1.830	COMMERCIAL

TPM TRACT

1.830 ACRES
OF COMMERCIAL DEVELOPMENT

IN THE BROWN & BELKNAP LEAGUE
ABSTRACT NO. 15
SUGAR LAND, TEXAS

1 BLOCK 1 TRACT

OCTOBER 20, 1998 20-9801P

OWNER:

TEXAS PRECISION METALCRAFT, INC.

JERRY CONNER, PRESIDENT
810 INDUSTRIAL ROAD
SUGAR LAND, TEXAS 77478
(281) 240-9191

SURVEYOR:

MCLENDON & RENO
8410 HIGHWAY 90A, SUITE 200
SUGAR LAND, TEXAS 77478
(281) 240-9099

FILED FOR RECORD

NOV 6 1998

DIANNE WILSON

County Clerk Fort Bend Co. Texas

LEGAL DESCRIPTION
Sugarland Properties Incorporated
1.830 Acre Tract
in the
Brown & Belknap League, A-15
Fort Bend County, Texas

Being a tract or parcel of land containing 1.830 acres located in the Brown & Belknap League, A-15, Fort Bend County, Texas, more particularly being a portion of that certain 1303.637 acres of land conveyed to Sugarland Properties Incorporated by instrument of record in Volume 607, Page 80, Deed Records, Fort Bend County, Texas, and said 1.830 acre tract being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone):

BEGINNING at the northeast corner of that certain 5.730 acre tract conveyed to South X Southwest by instrument of record in Volume 801, Page 653, Deed Records, Fort Bend County, Texas;

Thence, with the north line of said 5.730 acre tract, South 87° 20' 46" West, 410.94 feet to a point for corner, said point being the northwest corner of said 5.730 acre tract;

Thence, along the arc of a non-tangent curve to the right whose radius bears North 80° 24' 32" East, said curve being subtended by a Central Angle of 06° 56' 14", having a Radius of 1920.00 feet, and an Arc Length of 232.47 feet to a point of tangency;

Thence, North 02° 39' 14" West, 25.50 feet to a point for corner;

Thence, North 87° 20' 46" East, 28.38 feet to the beginning of a curve;

Thence, along the arc of a tangent curve to the right, said curve being subtended by a Central Angle of 65° 57' 54", having a Radius of 434.28, and an Arc Length of 499.99 feet to the POINT OF BEGINNING and containing 1.830 acres of land.

Johnny R. Barker, P.E.
Professional Engineer
Texas Registration No. 39883

Exhibit A

Exhibit B

EXHIBIT "B"
PAGE 1 OF 1

Municipal Setting Designation

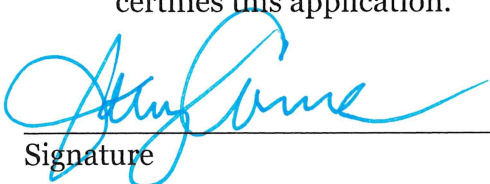
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared
Jerry Conner, as an authorized representative of
Tur-Con, Inc., 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.

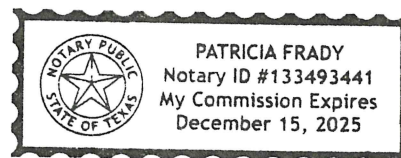

Signature

Jerry Conner
Printed Name

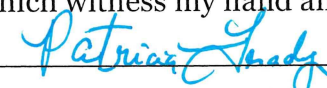
President
Title

Date: 10/7/2024

STATE OF Texas
COUNTY OF Fort Bend



SUBSCRIBED AND SWORN before me on this the 7 day of
October 2024, to which witness my hand and seal of office.


Notary Public in and for the State of Texas