

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

August 20, 2025

Mr. Razi Hosseini, Director/City Engineer
City of San Antonio Public Works
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Municipal Setting Designation (MSD) Certificate for City of San Antonio, Former Zarzamora Service Center Site, located at 4503, 4531, and 4719 South Zarzamora Street, San Antonio, Bexar County, TX; MSD No. 531; Voluntary Cleanup Program (VCP) No. 2686; Customer No. CN600130652; Regulated Entity No. RN102356524

Dear Mr. Hosseini:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on March 27, 2025 and additional information supporting this MSD application on July 16, 2025. Based on our review, the application contains the required information as outlined in Texas Health and Safety Code (THSC) Section 361.804. Enclosed is the MSD Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-2034 or via email at thuba.khalid@tceq.texas.gov.

Sincerely,

A handwritten signature in dark ink, appearing to read "Thuba Khalid".

Thuba Khalid, P.G., Project Manager
VCP-CA Section
Remediation Division

Enclosure: MSD Certificate No. 531

cc: Kenneth S. Tramm, PhD, PE, PG, CHMM, Program Manager – Modern Geosciences (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, Sharon Barker, P.G., Assistant Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 531, 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 20th day of August, 2025

A handwritten signature in blue ink that reads "Sharon Barker".

Sharon Barker, P.G., Assistant Deputy Director
Remediation Division
Texas Commission on Environmental Quality

ZARZAMORA SERVICE CENTER
BEXAR COUNTY, TEXAS
1.035 ACRE TRACT



EXHIBIT "A"

BEING a 1.035 acre tract of land within the Corporate Limits of the City of San Antonio, Bexar County, Texas, being on Culberson Avenue, a 55.6' right-of-way, shown in City of San Antonio Engineers Map #8, Bexar County, Texas, same also being described by a drawing (122019_V_BOUNDARY SURVEY.dwg) attached to and made part hereof and more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with yellow cap marked "Pape-Dawson" on the south right-of-way line of said Culberson Avenue, the northeast corner of a 10.00 acre tract, Tract 6, Parcel C, described to VHS San Antonio Partners L.P. recorded in Volume 9779, Page 2410 of the Official Public Records of Bexar County, Texas and the northwest corner of the remaining portion of a 30.00 acre tract described to the City of San Antonio and recorded in Volume 4891, Page 214 of the Deed Records of Bexar County, Texas;

THENCE leaving said line, over and across said Culberson Avenue, North 06°03'26" East, 55.6 feet to an unmonumented point on the south line of Lot 7, Block 15, New City Block 9173, shown in City of San Antonio Engineers Map #8, the north right-of-way line of said Culberson Avenue, for the northwest corner of the herein described tract;

THENCE with and along the north right-of-way line of said Culberson Avenue, the south line of said Block 15, South 84°15'42" East, 810.61 feet to an unmonumented for the northeast corner of the herein described tract;

THENCE leaving said line, over and across said Culberson Avenue, South 05°59'07" West, 55.60 feet to a 1/2 inch iron rod set with plastic cap stamped "CDS/Muery S.A. TX." on the northwest corner of a 1.033 acre tract described to Bexar County Hospital District recorded in Volume 15211, Page 2251 of the Official Public Records of Bexar County, Texas, for the southeast corner of the herein described tract;

ZARZAMORA SERVICE CENTER
BEXAR COUNTY, TEXAS
1.035 ACRE TRACT



THENCE with and along said line, North 84°15'42" West, 810.68 feet to the **PLACE OF BEGINNING** and containing 1.035 acres of land.


The bearing basis for this survey is Surface North, Texas State Plane Coordinate System, NAD 1983(HARN), South Central Zone, Surface = Grid X 1.00017.

THE STATE OF TEXAS **X**
 X **KNOWN TO ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR **X**

I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision on January 25, 2022.

Date 4 day of February 2022 A.D.





Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas



ZARZAMORA SERVICE CENTER
BEXAR COUNTY, TEXAS
28.992 ACRE TRACT

EXHIBIT "A"

BEING a 28.992 acre tract of land within the Corporate Limits of the City of San Antonio, Bexar County, Texas, being the remaining portion of a 30.00 acre tract described to the City of San Antonio by deed executed February 8, 1963 and recorded in Volume 4891, Page 214 of the Deed Records of Bexar County, Texas, and all of Lot 1, Block 6, New City Block 8786 recorded in Volume 9523, Page 159 of the Deed and Plat Records of Bexar County, Texas, same also being described by a drawing (122019_V_BOUNDARY SURVEY.dwg) attached to and made part hereof and more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with yellow cap marked "Pape-Dawson" on the south right-of-way line of Culberson Avenue, a 55.6 foot right-of-way, the northeast corner of a 10.00 acre tract, Tract 6, Parcel C described to VHS San Antonio Partners L.P. recorded in Volume 9779, Page 2410 of the Official Public Records of Bexar County, Texas and the northwest corner of the herein described tract;

THENCE with and along the south right-of-way line of said Culberson Avenue, South 84°15'42" East, 810.68 feet to a 1/2 inch iron rod set with plastic cap stamped "CDS/Muery S.A. TX." for the northwest corner of a 1.033 acre tract described to Bexar County Hospital District and recorded in Volume 15211, Page 2251 of the Official Public Records, Bexar County, Texas, a northeast corner of the herein described tract;

THENCE leaving said right-of-way line, with and along the west line of said 1.033 acre tract, the east line of said 28.992 acre tract, South 05°59'07" West, 237.93 feet to a 1/2 inch iron rod set with plastic cap stamped "CDS/Muery S.A. TX." for the southwest corner of said 1.033 acre tract, an interior corner of the herein described tract;

THENCE with and along the south line of said 1.033 acre tract, a north line of said 28.992 acre tract, South 84°15'42" East, 189.17 feet to a 1/2 inch iron rod set with plastic cap stamped "CDS/Muery S.A. TX." on the west right-of-way line of S. Zarzamora Street, a 100 foot right-of-way, for the southeast corner of said 1.033 acre tract, and a northeast corner of the herein described tract;

THENCE with and along the west right-of-way line of said S. Zarzamora Street, South 05°59'07" West, 1068.97 feet to a 1/2 inch iron rod found with yellow cap marked "Pape-Dawson" for the northeast corner of a 7.74 acre tract, Resubdivision Plat of Tract F, New City Block 8786 recorded in Volume 4600, Page 238 of the Deed and Plat Records of Bexar County, Texas, the southeast corner of the herein described tract;

THENCE leaving said right-of-way line of S. Zarzamora Street, with and along the north line of said 7.74 acre tract, a north line of that 16.129 acre tract described to America Can! and recorded in Volume 13991, Page 1346 of the Official Public Records of Bexar County, Texas, North 84°16'31" West, 1001.49 feet to a 1/2 inch iron rod set with plastic cap stamped "CDS/Muery S.A. TX." for an interior corner of said 16.129 acre tract and the southwest corner of the herein described tract;



ZARZAMORA SERVICE CENTER
BEXAR COUNTY, TEXAS
28.992 ACRE TRACT

THENCE with and along a east line of said 16.129 acre tract, the east line of said Tract 6, North 06°03'26" East, 1307.15 feet to the **PLACE OF BEGINNING** and containing 28.992 acres of land.

The bearing basis for this survey is Surface North, Texas State Plane Coordinate System, NAD 1983(HARN), South Central Zone, Surface = Grid X 1.00017.

THE STATE OF TEXAS X

X

KNOWN TO ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR X

X

I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision on January 25, 2022.

Date 4 day of February 2022 A.D.



Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

ZARZAMORA SERVICE CENTER
BEXAR COUNTY, TEXAS
2.454 ACRE TRACT



EXHIBIT "A"

BEING 2.454 acre tract of land within the Corporate Limits of the City of San Antonio, Bexar County, Texas, being a portion of S. Zarzamora Street, a 100' right-of-way, shown in City of San Antonio Engineers Map #51, Bexar County, Texas, same also being described by a drawing (122019_V_BOUNDARY SURVEY.dwg) attached to and made part hereof and more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with yellow cap marked "Pape-Dawson" on the west right-of-way line of said S. Zarzamora Street, for the northeast corner of a 7.74 acre tract, Resubdivision Plat Tract F, New City Block 8786 recorded in Volume 4600, Page 238 of the Deed and Plat Records of Bexar County, Texas, the southeast corner of Lot 1, Block 6, New City Block 8786 Zarzamora Service Center Subdivision recorded in Volume 9523, Page 159 of the Deed and Plat Records of Bexar County, Texas, and the southwest corner of the herein described tract;

THENCE with and along the east line of said Lot 1, the east line of the remaining portion of a 30.00 acre tract described in deed to the City of San Antonio, Bexar County, Texas, the west right-of-way line of said S. Zarzamora Street, North 05°59'07" East, 1068.97 feet to a 1/2 inch iron rod set with plastic cap stamped "CDS/Muery S.A. TX." at the southeast corner of a 1.033 acre tract described in deed to Bexar County Hospital District recorded in Volume 15211, Page 2251 of the Official Public Records of Bexar County, Texas, the northwest corner of the herein described tract;

THENCE leaving said line, over and across said S. Zarzamora Street, South 84°15'43" East, a distance of 10.00 feet to an unmonumented point on the west line of Lot 9, Block 3, New City Block 8701, shown in said City of San Antonio Engineers Map, for the northeast corner of the herein described tract;

THENCE with and along the east right-of-way line of said S. Zarzamora Street, South 05°59'07" West, 1068.95 feet to an unmonumented point on the west line of Lot 8, Block 33, New City Block 8714, shown in said City of San Antonio Engineers Map, for the southeast corner of the herein described tract;

ZARZAMORA SERVICE CENTER
BEXAR COUNTY, TEXAS
2.454 ACRE TRACT



THENCE leaving said line, over and across said S. Zarzamora Street, North 84°16'31" West, 100.00 feet to the POINT OF BEGINNING and containing 2.454 acres of land.

The bearing basis for this survey is Surface North, Texas State Plane Coordinate System, NAD 1983(HARN), South Central Zone, Surface = Grid X 1.00017.

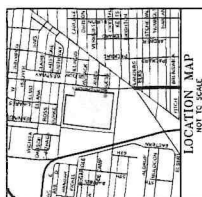
THE STATE OF TEXAS X
 X KNOWN TO ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR X

I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision on January 25, 2022.

Date 4 day of February 2022 A.D.

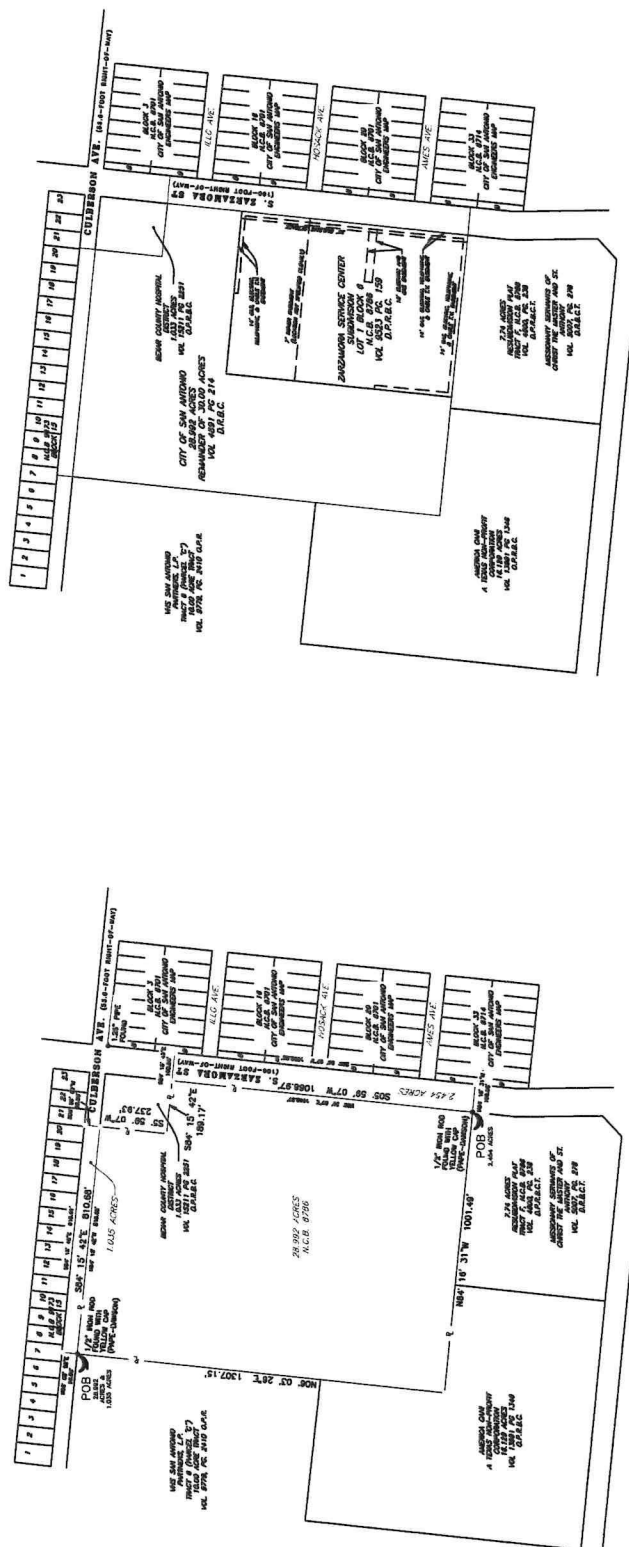


Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas



LEGEND

- 1/2" HIGH ROD SET WITH PLASTIC CAP STAMPED "COS/MURRY S.A. TX."
- 1/2" HIGH ROD ENDED WITH CAP (UNLESS OTHERWISE NOTED)
- ℓ - PROPERTY LINE
- P.O.B. - PLACE OF BEGINNING



SURVEYOR'S CERTIFICATION
I, Daryl L. Zercher, do hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Manual and the Texas Surveying and Mapping Act of 1999. The Texas Surveyors' Code of Practice requirements for Category 1E, Condition II, Standard Land Title Survey, Field Work was completed on January 25, 2022.

Garry L. Zercher
Registered Professional Land Surveyor
No. 6500 - State of Texas

00.002 ACRES FIELD NOTES - LEGAL

20-00000000000000000000

[illegible]

DESIGNED BY _____
DRAWN BY _____ COS _____
CHECKED BY _____
REVIEWED BY _____

[illegible]

2017/2018	2018/2019	2019/2020	2020/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034	2034/2035	2035/2036	2036/2037	2037/2038	2038/2039	2039/2040	2040/2041	2041/2042	2042/2043	2043/2044	2044/2045	2045/2046	2046/2047	2047/2048	2048/2049	2049/2050	2050/2051	2051/2052	2052/2053	2053/2054	2054/2055	2055/2056	2056/2057	2057/2058	2058/2059	2059/2060	2060/2061	2061/2062	2062/2063	2063/2064	2064/2065	2065/2066	2066/2067	2067/2068	2068/2069	2069/2070	2070/2071	2071/2072	2072/2073	2073/2074	2074/2075	2075/2076	2076/2077	2077/2078	2078/2079	2079/2080	2080/2081	2081/2082	2082/2083	2083/2084	2084/2085	2085/2086	2086/2087	2087/2088	2088/2089	2089/2090	2090/2091	2091/2092	2092/2093	2093/2094	2094/2095	2095/2096	2096/2097	2097/2098	2098/2099	2099/2100	2100/2101	2101/2102	2102/2103	2103/2104	2104/2105	2105/2106	2106/2107	2107/2108	2108/2109	2109/2110	2110/2111	2111/2112	2112/2113	2113/2114	2114/2115	2115/2116	2116/2117	2117/2118	2118/2119	2119/2120	2120/2121	2121/2122	2122/2123	2123/2124	2124/2125	2125/2126	2126/2127	2127/2128	2128/2129	2129/2130	2130/2131	2131/2132	2132/2133	2133/2134	2134/2135	2135/2136	2136/2137	2137/2138	2138/2139	2139/2140	2140/2141	2141/2142	2142/2143	2143/2144	2144/2145	2145/2146	2146/2147	2147/2148	2148/2149	2149/2150	2150/2151	2151/2152	2152/2153	2153/2154	2154/2155	2155/2156	2156/2157	2157/2158	2158/2159	2159/2160	2160/2161	2161/2162	2162/2163	2163/2164	2164/2165	2165/2166	2166/2167	2167/2168	2168/2169	2169/2170	2170/2171	2171/2172	2172/2173	2173/2174	2174/2175	2175/2176	2176/2177	2177/2178	2178/2179	2179/2180	2180/2181	2181/2182	2182/2183	2183/2184	2184/2185	2185/2186	2186/2187	2187/2188	2188/2189	2189/2190	2190/2191	2191/2192	2192/2193	2193/2194	2194/2195	2195/2196	2196/2197	2197/2198	2198/2199	2199/2200	2200/2201	2201/2202	2202/2203	2203/2204	2204/2205	2205/2206	2206/2207	2207/2208	2208/2209	2209/2210	2210/2211	2211/2212	2212/2213	2213/2214	2214/2215	2215/2216	2216/2217	2217/2218	2218/2219	2219/2220	2220/2221	2221/2222	2222/2223	2223/2224	2224/2225	2225/2226	2226/2227	2227/2228	2228/2229	2229/2230	2230/2231	2231/2232	2232/2233	2233/2234	2234/2235	2235/2236	2236/2237	2237/2238	2238/2239	2239/2240	2240/2241	2241/2242	2242/2243	2243/2244	2244/2245	2245/2246	2246/2247	2247/2248	2248/2249	2249/2250	2250/2251	2251/2252	2252/2253	2253/2254	2254/2255	2255/2256	2256/2257	2257/2258	2258/2259	2259/2260	2260/2261	2261/2262	2262/2263	2263/2264	2264/2265	2265/2266	2266/2267	2267/2268	2268/2269	2269/2270	2270/2271	2271/2272	2272/2273	2273/2274	2274/2275	2275/2276	2276/2277	2277/2278	2278/2279	2279/2280	2280/2281	2281/2282	2282/2283	2283/2284	2284/2285	2285/2286	2286/2287	2287/2288	2288/2289	2289/
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Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Razi Hosseini, as an authorized representative of City of San Antonio Public Works, 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)

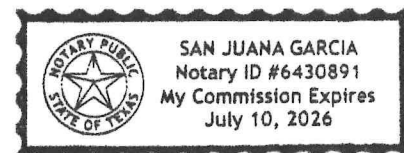
- ☒ The MSD eligibility criteria of THSC Section 361.803 are satisfied.
- ☒ True and accurate copies of all documents demonstrating that the MSD eligibility criteria provided by THSC 361.803 have been satisfied and are included with the application.
- ☒ A true and accurate copy of a legal description 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.

Razi Hosseini
Signature

Date: 7/8/25

Razi Hosseini, P.E., R.P.L.S.
Printed Name

Director/City Engineer
Title



STATE OF Texas
COUNTY OF Bexar

SUBSCRIBED AND SWORN before me on this the 8th day of July 2025, to which witness my hand and seal of office.

San Juana Garcia
Notary Public in and for the State of Texas