

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

July 2, 2025

Mr. Will Ponder, Partner, Asana Partners
For AP FW Foundry, LP
1616 Camden Rd. Ste. 210
Charlotte, North Carolina 28203

Re: Municipal Setting Designation (MSD) Certificate for Asana Partners Leasing Services, LLC, The Foundry Site, located at 200 and 212 Carroll St. and 2708 and 2709 Weisenberger St., Fort Worth, Tarrant County, TX; MSD No. 522; Voluntary Cleanup Program (VCP) No. 3243; Customer No. CN606251734; Regulated Entity No. RN100642297

Dear Mr. Ponder:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application dated March 27, 2024, and additional information supporting this MSD application on November 11, 2024 and June 3, 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) 239-3155 or via email at Jason.wright@tceq.texas.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jason Wright".

Jason Wright, Project Manager
VCP-CA Section
Remediation Division

Enclosure: MSD Certificate No. 522

cc: Ms. Melissa LeCroy Kirkpatrick, One Environmental Group (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. 522, in the City of Fort Worth, 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 July, 2025

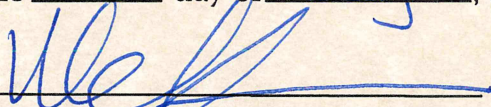

Merrie Smith, P.G., Deputy Director
Remediation Division
Texas Commission on Environmental Quality

EXHIBIT "A"

DESCRIPTION, of a 1.373 acre (59,800 square feet) tract of land situated in the William Bussell Survey, Abstract No. 151, City of Fort Worth, Tarrant County, Texas; said tract being all of Lots 8 -10 and Lots 17-20, Block 7, all of Lot 8, Block 12, and part of Weisenberger Street (a 60-foot wide right-of-way) all of Weisenberger Addition, an addition to the City of Fort Worth according to the plat recorded in Volume 388-A Page 120 of the Official Deed Records of Tarrant County, Texas; said 1.373 acre (59,800 square feet) tract being more particularly described as follows (Bearing system for this survey is based on the Texas Cordinate System of 1983 (2011 adjustment), Texas North Central Zone 4202 based on observations made on April 4, 2023 with an applied combined scale factor of 1.00012):

BEGINNING, at a 1/2-inch iron rod with "GRANT ENG RPLS 4151" cap found for the northeast corner of said Block 7 and the intersection of the west right-of-way line of Carroll Street (a 60-foot wide right-of-way) and the south right-of-way line of Whitmore Street (a 60-foot wide right-of-way);

THENCE, South 00 degrees, 15 minutes, 35 seconds West, along the east line of said Block 7 and said west line of Carroll Street, at distance of 142.00 feet to a "+" cut in concrete found for the southeast corner of said Block 7 in the north right-of-way line of Weisenberger Street (a 60-foot wide right-of-way);

THENCE, North 89 degrees, 44 minutes, 25 seconds West, along the south line of said Block 7 and the said north line of Weisenberger Street, a distance of 100.00 feet to a 1/2 inch iron rod with "PACHECO KOCH" cap found for the southwest corner of said Lot 19 and the southeast corner of said Lot 18;

THENCE, South 00 degrees, 15 minutes, 35 seconds West, departing said south line of Block 7 and said north line of Weisenberger Street over and across said Wiesenberger Street, a distance of 202.00 feet to a PK-Nail found for the southeast corner of said Lot 8, Block 12;

THENCE, North 89 degrees, 44 minutes, 25 seconds West, along said south line of Lot 8, Block 12, a distance of 50.00 feet to 1/2-inch iron rod found for southwest corner of said Lot 8, Block 12;

THENCE, North 00 degrees, 15 minutes, 35 seconds East, along the west line of said Lot 8, Block 12, a distance of 202.00 feet, over and across said Wiesenberger Street to a point for the southwest corner of said Lot 18; said point being in said north line of Weisenberger Street;

THENCE, North 89 degrees, 44 minutes, 25 seconds West, along said south line of Block 7 and said north line of Weisenberger Street, a distance of 50.00 feet to a point for the southwest corner of said Lot 17;

THENCE, North 00 degrees, 15 minutes, 35 seconds East, departing said south line of Block 7, said north line of Weisenberger Street and along the west line of said Lot 17, a distance of 142.00 feet to an 1/2 inch iron rod with "PACHECO KOCH" cap found for the northwest corner of said Lot 17, Block 7;

THENCE, South 89 degrees, 44 minutes, 25 seconds East, along the north line of said Lot 17, a distance of 50.00 feet to a 1/2-inch iron rod with "DUNAWAY" cap found for the northeast corner of said Lot 17, the northwest corner of said Lot 18, the southwest corner of said Lot 8, all of said Block 7;

EXHIBIT "A"

THENCE, North 00 degrees, 15 minutes, 35 seconds East, along the west line of said Lot 8, Block 7, a distance of 142.00 feet to a 1/2-inch iron rod with "GRANT ENG RPLS 4151" cap found for the northwest corner of said Lot 8, Block 7, said point being in said south line of Whitmore Street;

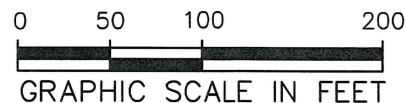
THENCE, South 89 degrees, 44 minutes, 25 seconds East, along said north line of Block 7 and said south line of Whitmore Street, a distance of 150.00 feet to the **POINT OF BEGINNING**;

CONTAINING: 59,800 square feet or 1.373 acres of land, more or less.

Dustin C. Pustejovsky 2025-02-21
Dustin C. Pustejovsky Date
Registered Professional Land Surveyor No. 6690
Westwood Professional Services, Inc.
9800 Hillwood Pkwy, Suite 250, Fort Worth, TX 76177
(817) 562-3350
TX Reg. Surveying Firm LS-10008001



R0043854.00_Legal



WHITMORE STREET
(A 60-FOOT WIDE RIGHT-OF-WAY)

S 89°44'25" E
150.00'

1/2-INCH IRON ROD
W/ "GRANT ENG RPLS"
4151" CAP FOUND

POINT OF BEGINNING

BLOCK 8
WEISENBERGER ADDITION
(VOL. 388-A, PG. 120)
(FILED: JUNE 7, 1937)

BLOCK 8
WEISENBERGER ADDITION
(VOL. 388-113, PG. 635)
(FILED: AUGUST 4, 1980)

BLOCK 7
WEISENBERGER ADDITION
(VOL. 388-A, PG. 120)

1/2-INCH IRON ROD
W/ "PACHECO KOCH"
CAP FOUND

LOTS 12 - 16,
BLOCK 7

5/8-INCH IRON
ROD W/ "DUNAWAY"
CAP FOUND

S 89°44'25" E
50.00'

1.373 ACRES
(59,800 SF)

BLOCK 7
WEISENBERGER ADDITION
(VOL. 388-A, PG. 120)

WEISENBERGER ST.
(A 60-FOOT WIDE RIGHT-OF-WAY)

N 89°44'25" W
50.00'

N 89°44'25" W
100.00'

1/2-INCH IRON ROD
W/ "WESTWOOD PS"
CAP FOUND

"+" CUT IN CONCRETE FOUND

LOTS 2 - 7,
BLOCK 12

BLOCK 12
WEISENBERGER ADDITION
(VOL. 388-A, PG. 120)

1/2-INCH IRON
ROD FOUND

LOTS 9 - 10
BLOCK 12

PK-NAIL
ASPHALT FOUND

N 89°44'25" W
50.00'

LEGEND	
---	PROPERTY LINE
---	EASEMENT LINE
○	POINT FOR CORNER (UNLESS OTHERWISE NOTED)
(C.M.)	- CONTROLLING MONUMENT

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on June 28, 2022 with a combined scale factor of 1.00012.



Dustin C. Pustejovsky 2025-02-21

Dustin C. Pustejovsky
Registered Professional Land Surveyor
No. 6690

www.westwoodps.com

TX REG. ENGINEERING FIRM F-11756

TX REG. SURVEYING FIRM LS-10074301

Westwood

9800 HILLWOOD PARKWAY
SUITE 250
FORT WORTH, TX 76177
817.562.3350

**LOTS 8-10 & 17-20
BLOCK 7, LOT 8 BLOCK 12
WEISENBERGER ADDITION &
PART OF WEISENBERGER STREET**
LOCATED IN THE CITY OF FORT WORTH, TEXAS
AND BEING OUT OF THE
WILLIAM BUSSELL SURVEY, ABSTRACT NO. 151,
TARRANT COUNTY, TEXAS

DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER
JNR	DCP	1"=100'	FEB 2025	R0043854.00

\\WESTWOODPS\LOCAL\GLOBAL PROJECTS\0043854.00\06 CAD\DWG\SURVEY C3D\R0043854.00B 8X11.DWG

02/21/2025 - 12:29PM

GALLIE

Exhibit B
Municipal Setting Designation
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared
Shyam Patel, as an authorized representative of
Asana Partners Leasing Services 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

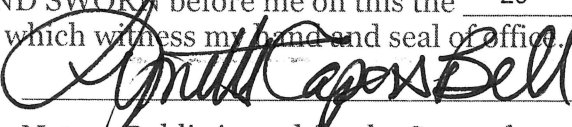
Date: 10/29/2024

Shyam Patel
Printed Name

Asset Manager
Title

STATE OF North Carolina
COUNTY OF Mecklenburg

SUBSCRIBED AND SWORN before me on this the 29 day of
Oct 2024, to which witness my hand and seal of office.


Notary Public in and for the State of North Carolina

