

VCP: 2053  
IN DATE: 10/22/2015  
DOC NAME: SIGNED AFFIDAVIT  
COMM #: 19866828  
PROJ MGR: J MANNING

12/21/15



October 21, 2015

Ms. Joanna Manning, Project Manager  
Texas Commission on Environmental Quality  
Remediation Division, MC-221  
12100 Park 35 Circle  
Austin, Texas 78753

**Re: Exhibits Required for Certificate of Completion  
Former Koenig/King Winch Property  
2902 W. 12<sup>th</sup> Street  
Houston, Harris County, Texas  
VCP No. 2053**

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OCT 28 2015  
TCEQ  
CENTRAL FILE ROOM

Dear Mrs. Manning:

SKA Consulting, L.P. (SKA), on behalf of Ella W. 12<sup>th</sup> Ltd. is pleased to present the exhibits required for issuance of a Certificate of Completion for the Former Koenig/King Winch property located at 2902 W. 12th Street, Houston, Harris County, Texas (subject property). The exhibits are presented in response to a letter from TCEQ dated October 14, 2015, stating the subject property has attained Texas Risk Reduction Program (TRRP) Remedy Standard A residential land use standards.

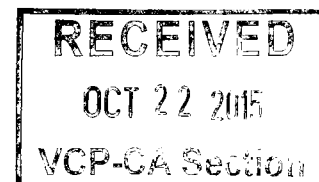
The exhibits include **Exhibit "A"**, a legal description and survey of the subject property, and **Exhibit "B"**, Affidavit of Completion of Response Actions (signed and notarized).

SKA appreciates your assistance with the closure of this project. Please feel free to contact me at (713) 266-6056 if you have any questions or should require any additional information.

Sincerely,

**SKA CONSULTING, L.P.**

Janet R. Meaux, P.G.  
Senior Project Manager



Ms. Joanna Manning

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October 21, 2015

Enclosures: Exhibit "A" –Site Survey and Legal Description (Metes and Bounds)  
Exhibit "B" – Affidavit of Completion of Response Actions

cc: Mr. Frank Liu, Manager, Ella W. 12<sup>th</sup> Ltd.  
Mr. Jason Ybarra, Waste Section Manager, TCEQ Region 12 Office, Houston

**EXHIBIT "A"**  
**SITE SURVEY AND LEGAL DESCRIPTION**  
**(METES AND BOUNDS)**

**TRACT ONE  
METES AND BOUNDS DESCRIPTION  
155509.20 SQUARE FEET (3.5700 ACRES)  
OUT OF THE JOHN REINERMAN SURVEY, A-642  
HOUSTON, HARRIS COUNTY, TEXAS**

All that certain 3.5700 acres of land out of the John Reinerman Survey, a-642, Houston, Harris County, Texas being more particularly described by metes and bounds as follows;

**BEGINNING** at a 1/2" iron pipe found in the Intersection of the North Right-of-Way of West 12<sup>th</sup> Street (60' R.O.W.) and the West Right-of-Way of Ella Boulevard (80' R.O.W.) same being the Southeast corner of herein described tract;

**THENCE** South 87°57'13" West along the North Right of Way of West 12<sup>th</sup> Street a distance of 414.50 feet to a 5/8" Iron Rod Found also being the Southwest corner of herein described tract;

**THENCE** North 02°16'19" West along the west line of Heritage Creek Subdivision F.C. No. 499018, H.C.M.R., a distance of 374.48 feet to a point in the South line of MK&T Railroad Company Easement as per Vol. 1941, pg. 453, H.C.D.R. From which a fence post Bears South 30°45' West at 0.50 feet and another fence post Bears South 48°03' East at 2.2 feet;

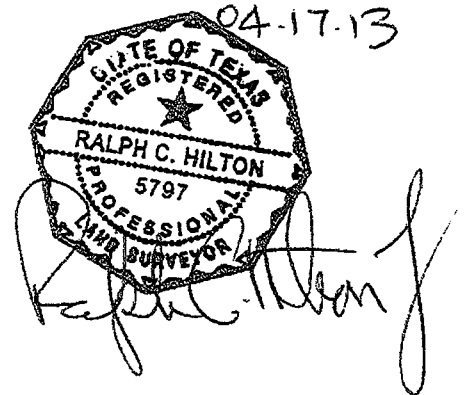
**THENCE** North 87°57'11" East along the South line of the MK&T Railroad Company Easement a distance of 133.89 feet to a set 5/8" iron rod in the West Right of Way of Ella Boulevard (80' R.O.W.) to a point;

**THENCE** North 02°02'48" West across the MK&T Railroad Company Easement a distance of 0.04 feet to a point;

**THENCE** North 87°57'11" East along the South line of the MK&T Railroad Company Easement a distance of 282.10 feet to a set 5/8" iron rod in the West Right of Way of Ella Boulevard (80' R.O.W.);

**THENCE** South 02°02'39" East a distance of 10.86 feet to a point found 1/2" iron rod in the West Right of Way of Ella Boulevard;

**THENCE** along the West Right of Way of Ella Boulevard (80' R.O.W.) South 02°02' 39" East a distance of 363.66 feet to the **PLACE OF BEGINNING** and containing 155509.20 Square Feet or 3.5700 Acres.



**TRACT TWO**  
**METES AND BOUNDS DESCRIPTION**  
**43560.00 SQUARE FEET (1.0000 ACRES)**  
**OUT OF THE JOHN REINERMAN SURVEY, A-642**  
**HOUSTON, HARRIS COUNTY, TEXAS**

All that certain 1.0000 acres of land out of the John Reinerman Survey, A-642, Houston, Harris County, Texas being more particularly described by metes and bounds as follows;

**COMMENCING** at a 1/2" iron pipe found in the Intersection of the North Right-of-Way of West 12<sup>th</sup> Street (60' R.O.W.) and the West Right-of-Way of Ella Boulevard (80' R.O.W.);

**THENCE** North 02°02'39" West along the West Right of Way of Ella Boulevard a distance of 363.66 feet to a Set 1/2" iron rod;

**THENCE** North 02°02'39" West along the West Right of Way of Ella Boulevard a distance of 10.86 feet to a Set 5/8" iron rod for the Southeast corner of herein described tract and the **POINT OF BEGINNING**;;

**THENCE** South 87°57' 11" West along the South Right of Way of the MK&T Railroad Company Easement (Vol. 1941, Pg. 453, H.C.D.R.) a distance of 282.10 feet to a point;

**THENCE** North 02°02'48" West across the MK&T Railroad Company Easement a distance of 8.46 feet to a point;

**THENCE** North 87°57' 11" East across the MK&T Railroad Company Easement a distance of 32.00' to a point from which a 5/8" iron rod Bears North 06°07' " East at 0.50 feet;

**THENCE** North 02°12' 54" West a distance of 150.73 feet crossing the MK&T Railroad Company Easement and along the East line of Lot 32, Block 50, Timbergrove Manor Sec. 8, Vol. 53, Pg. 39, H.C.M.R. to a point in the South Right of Way of Grovewood Lane (60' R.O.W.) from which a 5/8" inch iron rod Bears North 35°17' 00" East at 0.49 feet and a 1/2" iron rod Bears North 24°48' 00" East at 1.00 feet;

**THENCE** continuing with the South Right of Way of Grovewood Lane (60' R.O.W.) with a curve to the left having a Radius of 620.00', a Central Angle of 02° 50' 18" a Chord Bearing of North 75°27' 33" East at a distance 30.62 feet to a point from which a PK Nail Bears North 04° 23' 00" East at 0.27 feet;

**THENCE** continuing with the South Right of Way of Grovewood Lane (60' R.O.W.) with a curve to the the right having a Radius of 337.00', a Central Angle of 14° 00' 01", a Chord Bearing of North 81°02' 32" East at a chord distance of 82.14 feet to a Set Railroad Spike in asphalt;

**THENCE** continuing with the South Right of Way of Grovewood Lane (60' R.O.W.), North 87°52'50" East a distance of 138.61 feet to a Set Railroad Spike at the intersection of the West Right of Way of Ella Boulevard (80' R.O.W.), same being the Northeast Corner of herein described tract;

**THENCE** South 02°12'55" East continuing along the West Right of Way of Ella Boulevard (80' R.O.W.) a distance of 167.41 feet to a 5/8" iron rod;



**EXHIBIT B**  
**AFFIDAVIT OF COMPLETION OF RESPONSE ACTIONS**



**EXHIBIT "B"**  
**Affidavit of Completion of Response Actions**  
**VCP No. 2053**

BEFORE ME, the undersigned authority, on this day personally appeared FRANK LIU, as an authorized representative of Ella W. 12<sup>th</sup>, Ltd. 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.

Ella W. 12<sup>th</sup>, Ltd. (Applicant) has completed response actions pursuant to Chapter 361, Subchapter S, Texas Health and Safety Code, at the tract of land described in Exhibit "A" to this certificate that pertains to Former Koenig/King Winch (Site), VCP No. 2053 located at 2902 W. 12<sup>th</sup> Street, Houston, Harris County, Texas. The Site was owned by Ella W. 12<sup>th</sup>, Ltd. at the time the application to participate in the Voluntary Cleanup Program was filed. The Applicant has submitted and received approval from the Texas Commission on Environmental Quality (TCEQ) Remediation Division on all plans and reports required by the Voluntary Cleanup Agreement. The plans and reports were prepared using a prudent degree of inquiry of the Site consistent with accepted industry standards to identify all hazardous substances, waste and contaminated media of regulatory concern. The response actions for the Site have achieved standards acceptable for residential land use as determined by the TCEQ.

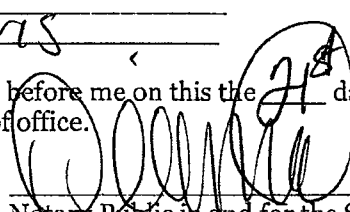
The response actions substantially eliminated present or future risk to public health and safety and to the environment from releases and threatened releases of hazardous substances and/or contaminants at or from the Site. The Applicant has not acquired this certificate of completion by fraud, misrepresentation or knowing failure to disclose material information. Further information concerning the response action at this Site may be found in the final report at the central office of the TCEQ under VCP No. 2053

The preceding is true and correct to the best of my knowledge and belief.

Applicant  
  
(Signature)  
FRANK LIU  
(Printed Name)  
MANAGER  
(Title)

STATE OF Texas  
COUNTY OF Harris

SUBSCRIBED AND SWORN before me on this the 24<sup>th</sup> day of October 2015,  
to which witness my hand and seal of office.

  
Notary Public in and for the State of Texas.

