

Jon Niermann, Chairman  
Emily Lindley, Commissioner  
Toby Baker, Executive Director



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

July 8, 2019

Mr. Todd A. Beck  
Telxon Corporation  
3 Overlook Point  
Lincolnshire, Illinois 60069

Re: Municipal Setting Designation (MSD) Certificate for West Loop Business Plaza Site,  
located at 1500 West Loop North, Houston, Harris County, Texas; MSD No. 413;  
Customer No. CN600291850; Regulated Entity No. RN102617354

Dear Mr. Beck:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on March 12, 2019 and additional information supporting this MSD application on May 20, 2019. 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) 239-2205 or via e-mail ([rodney.bryant@tceq.texas.gov](mailto:rodney.bryant@tceq.texas.gov)).

Sincerely,

A handwritten signature in black ink, appearing to read "Rodney Bryant".

Rodney Bryant, Project Manager  
VCP-CA Section  
Remediation Division

RB/mdh

Enclosure: MSD Certificate

cc: Mr. Darrell R. Maudlin, P.G., SKA Consulting, L.P., 1888 Stebbins Drive, Suite 100,  
Houston, Texas 77043  
Ms. Alma Jefferson, TCEQ, Waste Section Manager, Houston Regional Office, MC R-12

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, Beth Seaton, Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 413, in the City of Houston, 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 8<sup>th</sup> day of July, 2019

Beth Seaton

Beth Seaton, Director  
Remediation Division  
Texas Commission on Environmental Quality

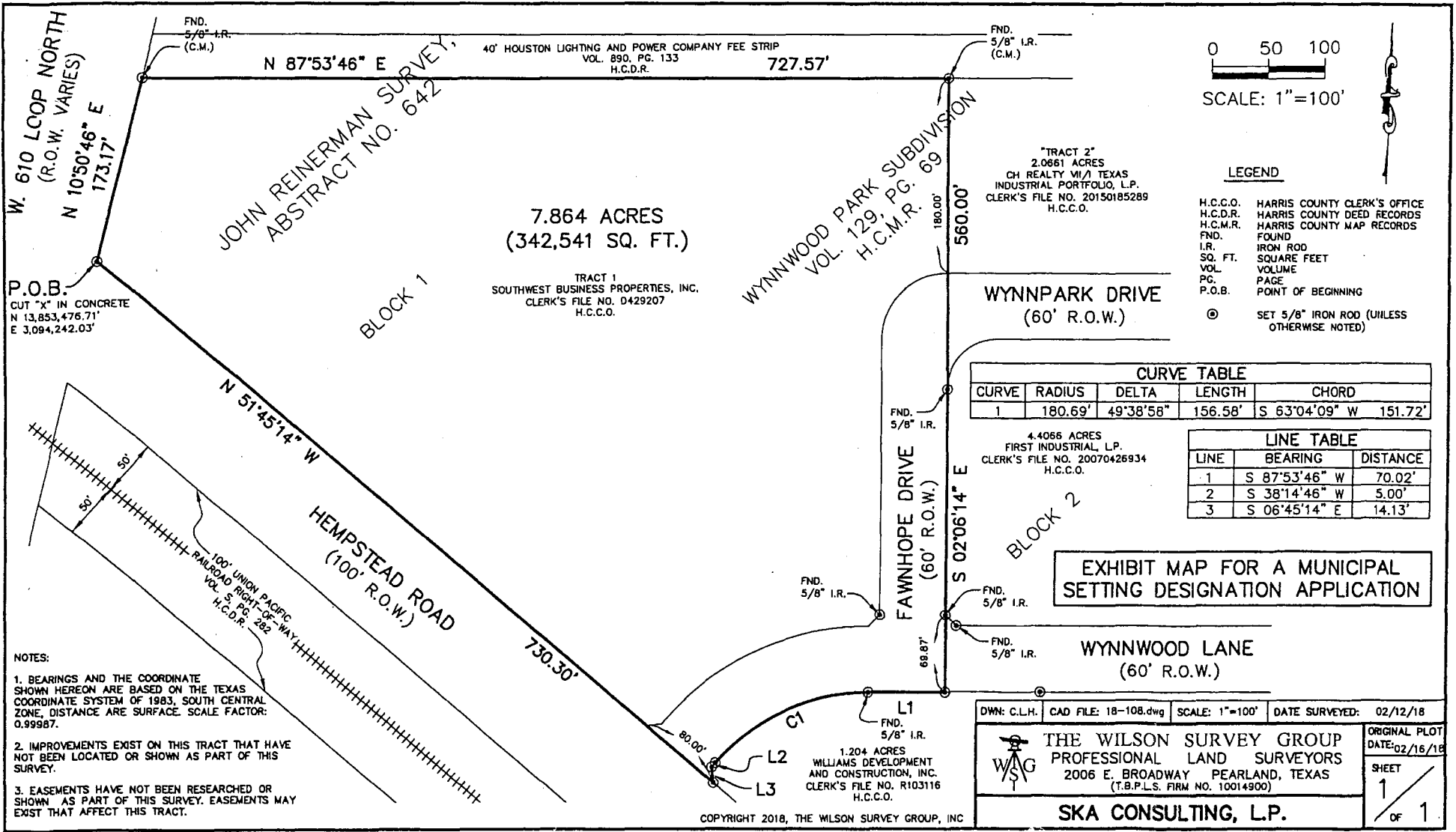


EXHIBIT MAP FOR A MUNICIPAL SETTING DESIGNATION APPLICATION

DWN: C.L.H. CAD FILE: 18-108.dwg SCALE: 1"=100' DATE SURVEYED: 02/12/18

ORIGINAL PLOT DATE: 02/16/18

SHEET 1 OF 1

THE WILSON SURVEY GROUP  
 PROFESSIONAL LAND SURVEYORS  
 2006 E. BROADWAY PEARLAND, TEXAS  
 (T.B.P.L.S. FIRM NO. 10014900)

SKA CONSULTING, L.P.

**SKA Consulting, L.P.**  
**7.864 Acres**  
**Municipal Setting Designation Application**

**John Reinerman Survey**  
**Abstract No. 642**

STATE OF TEXAS           §

COUNTY OF HARRIS       §

**METES AND BOUNDS DESCRIPTION** of a 7.864-acre tract of land in the John Reinerman Survey, Abstract No. 642 in Harris County, Texas. Said 7.864-acre tract is in Block 1 of Wynnwood Park Subdivision as recorded in Volume 129, Page 69 in the Harris County Map Records and is further described as being is all of "Tract 1" described in a deed to Southwest Business Properties, Inc. as recorded in Clerk's File No. D429207 in the Harris County Clerk's Office and is a portion of the right-of-ways of Wynnwood Lane, Fawnhope Drive and Wynnwood Drive of said Subdivision. Said 7.864-acre tract is more particularly described by metes and bounds as follows:

**BEGINNING** at an "X" cut in concrete at the point of intersection of the northerly right-of-way line of Hempstead Road, (based on a width of 100-feet) with the easterly right-of-way line of West 610 Loop North (width varies), said point is the most westerly southwest corner of said Tract 1, said point having a Texas State Plane coordinate of N 13,863,476.71, E 3,094,242.03;

**THENCE**, North 10°50'46" East, along the easterly line of said West 610 Loop North, same being the westerly line of said Tract 1 for a distance of 173.17 feet to a 5/8-inch iron rod found for the northwest corner of said Tract 1, same being the southwesterly corner of a 40-foot wide Houston Lighting and Power Company Fee Strip as recorded in Volume 890, Page 133 in the Harris County Deed Records;

**THENCE**, North 87°53'46" East, along the north line of said Tract 1, same being the south line of said Houston Lighting and Power Company Fee Strip, for a distance of 727.57 feet to a 5/8-inch iron rod found for the northeast corner of said Tract 1, said point is the northwest corner of a 2.0661-acre tract called "Tract 2" in a deed described to CH Realty VII/I Texas Industrial Portfolio, L.P. as recorded in Clerk's File No. 20150185289 in the Harris County Clerk's Office;

**THENCE**, South 02°06'14" East, along the east line of said Tract 1, same being the west line of said Tract 2 and is the projected east right-of-way line of the aforementioned Fawnhope Drive (based on a width of 60-feet), at a distance of 180.00 feet pass the north right-of-way line of Wynnpark Drive (based on a width of 60-feet) and continue along the said projected right-of-way line for a total distance of 560.00 feet to a 5/8-inch iron rod set in the south right-of-way line of the aforementioned Wynnwood Lane (based on a width of 60-feet), said point is in the north line of a 1.204-acre tract described in a deed to Williams Development and Construction, Inc. as recorded in Clerk's File No. R103116 in the Harris County Clerk's Office;

**THENCE**, South 87°53'46" West, along the south line of said Wynnwood Lane, same being the north line of said 1.204-acre tract, for a distance of 70.02 feet to a 5/8-inch iron rod found for the point of curvature of a curve to the left;

THENCE, continuing along the south line of said Wynnwood Lane, same being the north line of said 1.204-acre tract, and with said curve to the left having a radius of 180.69 feet, a central angle of 49°38'58", (chord bears South 63°04'09" West, 151.72 feet) for an arc length of 156.58 feet to a 5/8-inch iron rod set for the point of tangency;

THENCE, South 38°14'46" West, continuing along the south line of said Wynnwood Lane, same being the north line of said 1.204-acre tract, for a distance of 5.00 feet to a 5/8-inch iron rod set for the southerly cut-back corner at the intersection of said Wynnwood Lane and aforementioned Hempstead Road;

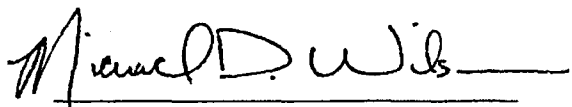
THENCE, South 06°45'14" East, along said cut-back corner for a distance of 14.13 feet to a 5/8-inch iron rod set in the northerly line of said Hempstead Road;

THENCE, North 51°45'14" West, along the northerly line of said Hempstead Road, at a distance of 80.00 feet pass the northerly cut-back corner of said intersection of Wynnwood Lane and Hempstead Road and continue for a total distance of 730.30 feet to the POINT OF BEGINNING, containing a computed area of 7.864-acres (342,541 square feet).

NOTE:

1. The bearings and coordinate shown hereon are based on the Texas Coordinate System of 1983, South Central Zone. Distances are surface. Scale factor: 0.99987.
2. A separate Exhibit Map has been prepared in conjunction with this metes and bounds description.
3. All set rods have a survey cap stamped "Wilson Survey Group".

The Wilson Survey Group, Inc.  
 2006 East Broadway, Suite 103  
 Pearland, Texas 77581  
 281-485-3991  
 T.B.P.L.S. Firm No. 10014900  
 Job No. 18-108



Michael D. Wilson, R.P.L.S.  
 Registration No 4821

02/16/18



Exhibit B
Municipal Setting Designation
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared
Mr. Todd A. Beck, as an authorized representative of
Telxon Corporation, 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)

- X The MSD eligibility criteria of THSC Section 361.803 are satisfied.
X 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.
X A true and accurate copy of a legal description of the proposed MSD property is
included with the application.
X Notice has been provided in accordance with THSC 361.805.
X 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.

Handwritten signature of Todd Beck

Date: 07 March 2019

Signature
Todd Beck
Printed Name
Vice President
Title

STATE OF Illinois
COUNTY OF Cook

SUBSCRIBED AND SWORN before me on this the 7 day of
March 2019, to which witness my hand and seal of office.

Kathleen M. Amato
Notary Public in and for the State of Illinois

