



# RAILROAD COMMISSION OF TEXAS

## OIL AND GAS DIVISION

June 15, 2021

Mr. William Noel  
Pierce Junction Properties, LLC  
8200 Wednesbury Lane, Ste 420  
Houston, TX 77074

RE: Updated Certificate of Completion with Restrictions  
13.53-Acre Tract East of Highway 288  
Houston, Harris County, Texas  
Voluntary Cleanup Program (VCP) No. 03-21000

Dear Mr. Noel:

Railroad Commission of Texas (RRC) VCP staff is pleased to enclose an updated Certificate of Completion (COC) with restrictions for the 13.53-acre tract (Site), located east of Highway 288 on the eastern flank of the Pierce Junction Oil Field. This site successfully closed in 2017 under the VCP No. 03-10001B with a commercial/industrial land use and groundwater use restriction. The restrictive covenant for this site has been updated to remove the commercial/industrial land use restrictions on the property. At this time, the site meets the requirements for a residential closure while still maintaining a groundwater use restriction beneath the property. The following reports were reviewed for the site prior to the issuance of this Certificate:

Reports filed under VCP No. 03-21000:

*Phase I Environmental Site Assessment (ESA), Approximately 13.53 Acres East of HWY 288, Houston, Texas, dated November 2020.*

Reports filed under VCP No. 03-10001B:

*Phase I Environmental Site Assessment Tracts 1 and 2 Out of the James Hamilton Survey East of Almeda and South of Belfort Bordering Highway 288 on Both Sides, Houston Texas, dated January 2007.*

*A Limited Phase Two Environmental Site Assessment 54 Acre Property on SH 288 South near West Belfort Harris County TX, dated May 2007.*

*Limited Subsurface Investigation-Phase II ESA, Approximately 54.3 Acres East and West of HWY 288 Near Almeda RD, Houston, Texas, dated July 2010*

*Site Investigation Report, Approximately 13.53 Acres East of HWY 288, Houston, Texas, dated October 2015.*

*Remedial Action Plan, Approximately 13.53 Acres East of HWY 288, Houston, Texas, dated September 2016.*

### **History of Site**

Based on the results of the initial Phase I ESA, completed by DCH Environmental Consultants, LP (DCH) in 2007, three oil/gas wells were identified as recognized environmental conditions (RECs) on the property. DCH located and visually verified that all three oil/gas wells on the property were properly plugged and abandoned. For additional information regarding site history, please see Certificate of Completion for VCP No. 03-10001B.

### **Soil and Groundwater Assessment**

During the initial investigations under VCP No. 03-10001B, DCH installed 16 sampling points across the Site. Nine soil borings were converted to permanent monitor wells to address potential groundwater impacts. Soil and groundwater were analyzed for total petroleum hydrocarbons (TPH), benzene, toluene, ethylbenzene, and xylene (BTEX), volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), polycyclic aromatic hydrocarbons (PAHs), Resource Conservation and Recovery Act (RCRA) metals, and chlorides. No exceedances above the Tier 1 residential protective concentration levels were found at the site in soil or groundwater, with the exception of chloride in groundwater. The maximum concentration of chloride in groundwater at the site was 1,082 milligrams per liter as of June 2012.

In November 2020, an updated Phase I ESA was completed for the site to ensure there were no new RECs at the site, as well as review previous site data to ensure the site was appropriate for residential closure. Based on the report, no new RECs were identified at the site and the site meets the criteria for residential closure. RRC VCP staff concur that the site meets the criteria for residential closure.

### **Restrictive Covenant**

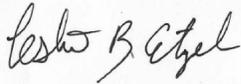
An updated restrictive covenant, removing the commercial/industrial land use restriction, was filed with the Harris County's Clerk Office on June 6, 2021, under the document number RP-2021-315410, and includes the following limitations on groundwater:

1. The investigation and assessment reports identified impacted groundwater at 16.5 feet below ground surface ("bgs"). Penetration of the impacted groundwater beneath the Property for any purpose shall be conducted in such a manner that prevents the migration or release of contaminants to any other zone or environmental media and that prevents uncontrolled exposure to human and ecological receptors.
2. Use or consumption of groundwater beneath the Property ranging from surface to 3,000 feet bgs is prohibited, except for monitoring and remediation purposes.

3. Any water wells completed on the Property must be installed by a water well driller licensed by the Texas Department of Licensing and Regulation in accordance with applicable rules. Installed wells shall not be screened/perforated from the surface to 3,000 feet bgs unless for authorized monitoring purposes and the collection of samples for analysis (as specified by Item 2 of this list).

On behalf of the staff of the RRC Site Remediation Section, I would like to thank you for your participation in the VCP. Should you have questions regarding this letter, you may contact me at 512-463-3384 or [leslie.bruce@rrc.texas.gov](mailto:leslie.bruce@rrc.texas.gov).

Sincerely,



Leslie Bruce Etzel  
VCP/Brownfields Program Coordinator

Enclosure- Certificate of Completion with Restrictions

cc: Mark Hanson, DCH Environmental Consultants, LP (via email)  
VCP Reading File

**VOLUNTARY CLEANUP PROGRAM  
FINAL CERTIFICATE OF COMPLETION  
WITH RESTRICTIONS**

As provided for Chapter 91, Subchapter 0, Texas Natural Resource Code.

*I, PETER G. POPE, ASSISTANT DIRECTOR OF THE SITE REMEDIATION SECTION, OIL AND GAS DIVISION, RAILROAD COMMISSION OF TEXAS, CERTIFY UNDER CHAPTER 91, SUBCHAPTER 0, TEXAS NATURAL RESOURCE CODE, THAT NECESSARY RESPONSE ACTIONS HAVE BEEN COMPLETED FOR VOLUNTARY CLEANUP PROGRAM SITE VCP NO. 03-21000 FOR THE TRACT OF LAND DESCRIBED IN EXHIBIT "A", BASED ON THE AFFIDAVIT OF COMPLETION OF RESPONSE ACTION, EXHIBIT "B" AND WHICH ARE FURTHER DESCRIBED IN THE APPROVED FINAL REPORT FOR THE SITE. THE APPLICANT WAS NOT A RESPONSIBLE PARTY UNDER SECTION 91.113. ON THE DATE OF ISSUANCE OF THIS CERTIFICATE THE APPLICANT IS QUALIFIED TO OBTAIN THE PROTECTION FROM LIABILITY PROVIDED BY CHAPTER 91, SUBCHAPTER 0, TEXAS NATURAL RESOURCE CODE.*

*EXECUTED on 29 June 2021*

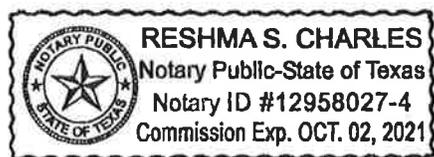
  
\_\_\_\_\_  
*Peter G. Pope, Assistant Director*  
Site Remediation Section

STATE OF Texas

COUNTY OF Travis

BEFORE ME, personally appeared Peter G. Pope, Assistant Director, Site Remediation Section, of the Railroad Commission of Texas, known to me to be the person and agent of said commission whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 29<sup>th</sup> Day of June 2021.



**Notary without Bond**

  
\_\_\_\_\_  
Notary Public in and for the State of Texas

***EXHIBIT "A"***  
***RAILROAD COMMISSION OF TEXAS***  
***VOLUNTARY CLEANUP PROGRAM***  
***LEGAL DESCRIPTION 13.53-ACRE TRACT***

***VCP No. 03-21000***

# Exhibit A - Property metes and bounds

13.5289 Acres of Land  
James Hamilton Survey, A-883

## METES AND BOUNDS DESCRIPTION 13.5289 ACRES OF LAND JAMES HAMILTON, SURVEY, A-883 HARRIS COUNTY, TEXAS

Being 13.5289 acres of land being all of a called 13.5289 acre tract of land as conveyed by General Warranty Deed dated September 19, 2007 to Enzo Holdings, LP as recorded under Clerk's File No. 20070576023 of the Official Public Records of Real Property of Harris County, Texas and being situated in the James Hamilton Survey, Abstract No. 883, Harris County, Texas and being more particularly described by metes and bounds as follows:

- All bearings are based on the courses described in said 13.5289 acre deed recorded under Clerk's File No. 20070576023 of the Official Public Records of Real Property of Harris County, Texas

**BEGINNING** at a 1-inch iron pip found for corner at the northwest corner of said 13.5289 acre tract and being situated in the east right-of-way line of State Highway 288;F

**THENCE** North 87°38'45" East, along the north line of said 13.5289 acre tract, for a distance of 1,053.97 feet to a 5/8-inch iron rod found for corner;

**THENCE** South 02°45'14" East, for a distance of 499.48 feet to a point for corner at the centerline of a certain 75-foot wide drainage easement as conveyed to The State of Texas as recorded under Volume 8420, Page 283 of the Deed Records of Harris County, Texas and the southeast corner of herein described tract;

**THENCE** South 87°38'45" West, along the south line of said 13.5289 acre tract, for a distance of 1,294.09 feet to a 5/8-inch iron rod found for corner situated in the arc of a curve to the right being the east right-of-way line of State Highway 288;

**THENCE** in a northerly direction, along the arc of said curve to the right having a radius of 7,439.49 feet, a central angle of 02°23'08", an arc length of 309.68 feet and a chord bearing North 21°42'12" East, 309.65 feet to a 5/8-inch iron rod marking the point of tangency of herein describe curve;

1F

**THENCE** North 22°53'45" East, continuing along the east right-of-way line of said State Highway 288, for a distance of 187.06 feet to a 5/8-inch iron rod found for corner;

**THENCE** North 30°18'10" East, continuing along the east right-of-way line of said State Highway 288, for a distance of 56.45 feet to the **POINT OF BEGINNING** and containing within these calls 589,317 square feet or 13.5289 acres of land.

A survey plat has been prepared in conjunction with this metes and bounds description, by Kevin Kolb, RPLS 5269, Job No. 10-244

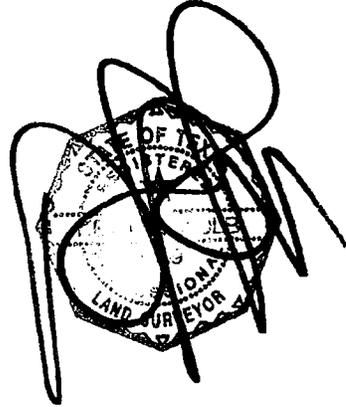
The square footage totals as shown hereon are based on a mathematical closure of the courses and distances reflected herein. It does not include the tolerances that may be present due to positional accuracy of the boundary monumentation.

Compiled by:

RP-2021-315410

13.5289 Acres of Land  
James Hamilton Survey, A-883

**TOTAL SURVEYORS, INC.**  
4301 Center Street  
Deer Park, Texas 77536  
281-479-8719  
May 18, 2013

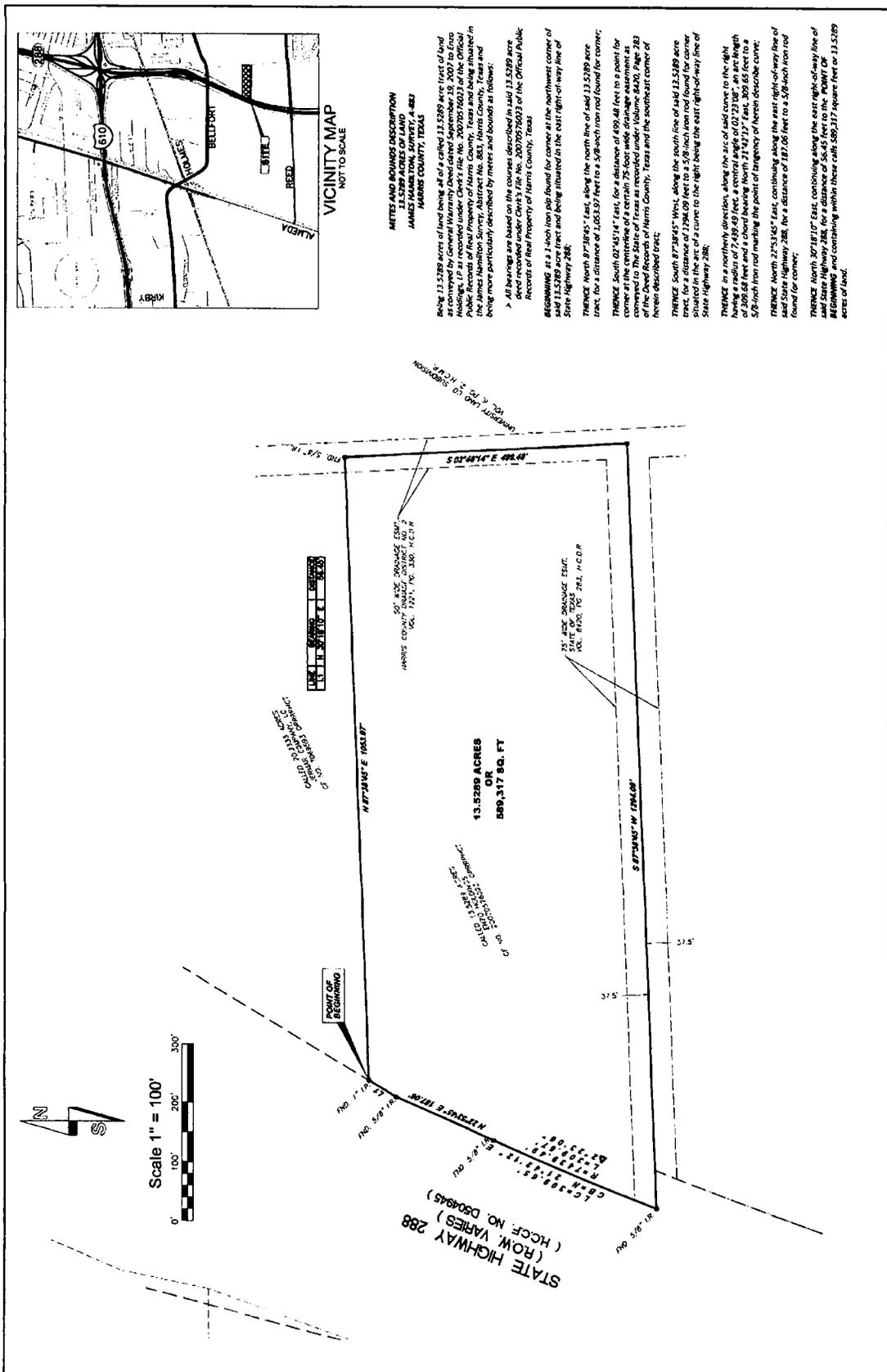


RP-2021-315410

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A handwritten signature in black ink, located at the bottom right of the page.

Exhibit A - Property Map



**METES AND BOUNDS DESCRIPTION**  
**13.5289 ACRES OF LAND**  
**JAMES HARRIS TRACT, SURVEY, A & B**  
**HARRIS COUNTY, TEXAS**

Being 13.5289 acres of land being all of a certain 13.5289 acre tract of land as conveyed by General Warranty Deed dated September 19, 2007 to Eric Haggard, Jr. as recorded under Clerk's File No. 20070576023 of the Official Public Records of Harris County, Texas and the southeast corner of the James Hamilton Survey, Abstract No. 283, Harris County, Texas and being more particularly described by metes and bounds as follows:

> All bearings are based on the assumed magnetic declination of 13.5289 acres deed recorded under Clerk's File No. 20070576023 of the Official Public Records of Real Property of Harris County, Texas

**BEGINNING** at a 1/4 inch iron pin found for corner at the northwest corner of said 13.5289 acre tract and being situated in the east right-of-way line of State Highway 289;

**THENCE** North 87°28'45" East, along the north line of said 13.5289 acre tract, for a distance of 1,053.07 feet to a 5/8-inch iron rod found for corner;

**THENCE** South 02°42'14" East, for a distance of 499.48 feet to a point for corner situated in the east right-of-way line of State Highway 289;

**THENCE** South 87°28'45" West, along the south line of said 13.5289 acre tract, for a distance of 1,294.09 feet to a 5/8-inch iron rod found for corner situated in the arc of a curve to the right being the east right-of-way line of State Highway 289;

**THENCE** in a northerly direction, along the arc of said curve to the right having a radius of 7,439.49 feet, a central angle of 02°22'08", an arc length of 309.88 feet and a chord bearing North 21°42'27" East, 309.85 feet to a 3/8-inch iron rod marking the point of tangency of herein described curve;

**THENCE** North 22°53'45" East, continuing along the east right-of-way line of said State Highway 289, for a distance of 187.06 feet to a 5/8-inch iron rod found for corner;

**THENCE** North 30°18'17" East, continuing along the east right-of-way line of said State Highway 289, for a distance of 56.45 feet to the POINT OF BEGINNING and containing within these calls 589,317 square feet or 13.5289 acres of land.

**NOTES:**

- This survey was made in accordance with the provisions of the Texas Surveying Act, Chapter 81, of the Texas Civil Statutes, as amended, and the rules and regulations of the State Board of Surveying, created by Chapter 81, of the Texas Civil Statutes, as amended, and the rules and regulations of the State Board of Surveying, created by Chapter 81, of the Texas Civil Statutes, as amended.
- This survey was made in accordance with the provisions of the Texas Surveying Act, Chapter 81, of the Texas Civil Statutes, as amended, and the rules and regulations of the State Board of Surveying, created by Chapter 81, of the Texas Civil Statutes, as amended, and the rules and regulations of the State Board of Surveying, created by Chapter 81, of the Texas Civil Statutes, as amended.
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**PROPERTY INFORMATION**

LOT	0	BLOCK	0
ACRES	13.5289	SECTION	0
PURCHASE	0	COUNTY	HARRIS
RECORDING	20210604	FILE	13-284
DATE	06/04/21	EXPIRY DATE	06/04/21
DATE	06/04/21	DATE	06/04/21
DATE	06/04/21	DATE	06/04/21
DATE	06/04/21	DATE	06/04/21

**DRAWING INFORMATION**

SCALE	1" = 100'
PROJ.	13-284
FILE	13-284
DATE	06/04/21

**J. M. [Name]**  
 PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 LICENSE NO. [Number]

***EXHIBIT "B"***  
***RAILROAD COMMISSION OF TEXAS***  
***VOLUNTARY CLEANUP PROGRAM***  
***AFFIDAVIT OF COMPLETION***

***VCP No. 03-21000***

**EXHIBIT "B"**  
**RAILROAD COMMISSION OF TEXAS**  
**VOLUNTARY CLEANUP PROGRAM**  
**AFFIDAVIT OF COMPLETION OF RESPONSE ACTION**

I, William Noel, Member and Manager of and representing Pierce Junction Properties, LLC, have completed the necessary response actions, pursuant to Chapter 91, Subchapter O, Texas Natural Resource Code, at the approximately 13.5289-Acre tract of land described in Exhibit "A" (Site) of this certificate pertaining to Voluntary Cleanup Program (VCP) No. 03-21000 located in Harris County, Texas. The applicant has submitted and received approval from the Railroad Commission of Texas (RRC) 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 contaminants, waste and contaminated media of regulatory concern. The response actions for the site have achieved response action levels as determined by the standards of the RRC and remain protective as long as the following controls are maintained:

1. The investigation and assessment reports identified impacted groundwater at 16.5 feet below ground surface ("bgs"). Penetration of the impacted groundwater beneath the Property for any purpose shall be conducted in such a manner that prevents the migration or release of contaminants to any other zone or environmental media and that prevents uncontrolled exposure to human and ecological receptors.
2. Use or consumption of groundwater beneath the Property ranging from surface to 3,000 feet bgs is prohibited, except for monitoring and remediation purposes.
3. Any water wells completed on the Property must be installed by a water well driller licensed by the Texas Department of Licensing and Regulation in accordance with applicable rules. Installed wells shall not be screened/perforated from the surface to 3,000 feet bgs unless for authorized monitoring purposes and the collection of samples for analysis (as specified by Item 2 of this list).

These restrictions were filed in the Harris County Clerk's office on June 7, 2021 under Document No. RP-2021-315410 (Attachment 1). The response actions eliminate substantial present or future risk to public health and safety and to the environment from releases and threatened releases of 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 actions at this Site may be found in the final report at the central office of the RRC filed under VCP No. 03-21000.

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

Applicant

By:  \_\_\_\_\_

Print Name: William Noel, Member and  
Manager of Pierce Junction Properties, LLC

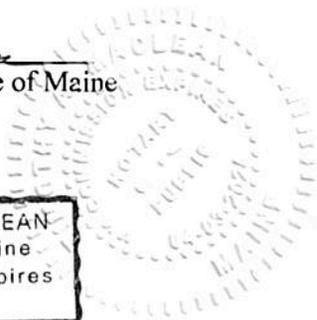
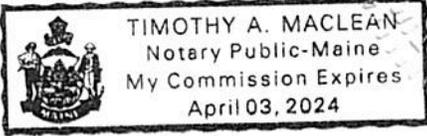
STATE OF MAINE  
COUNTY OF YORK

BEFORE ME, personally appeared William Noel, Member and Manager of Pierce Junction Properties, LLC, known to me to be the person and agent of said commission whose name is subscribed to the

foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, *this 9<sup>th</sup> day of June 2021.*

*Timothy A. Maclean*  
Notary Public in and for the State of Maine



***ATTACHMENT 1***  
***RAILROAD COMMISSION OF TEXAS***  
***VOLUNTARY CLEANUP PROGRAM***  
***Institutional Control Document No.***  
**RP-2021-315410**

***VCP No. 03-21000***

**Railroad Commission of Texas  
Restrictive Covenant**

STATE OF TEXAS

§

COUNTY OF HARRIS

§

§

A prior restrictive covenant was filed with the Harris County Clerk, document number RP-2016-581318, pursuant to Texas Natural Resources Code § 91.113 for the real property ("Property") described in **Exhibit A**, and as follows:

BEGINNING at a 1-inch iron pipe found for corner at the northwest corner of said 13.5289 acre tract and being situated in the east right-of-way line of State Highway 288;

THENCE North 87°38'45" East, along the north line of said 13.5289 acre tract, for a distance of 1,053.97 feet to a 5/8-inch iron rod found for corner;

THENCE South 02°45'14" East, for a distance of 499.48 feet to a point for corner at the centerline of a certain 75-foot wide drainage easement as conveyed to The State of Texas as recorded under Volume 8420, Page 283 of the Deed Records of Harris County, Texas and the southeast corner of herein described tract;

THENCE South 87°38'45" West, along the south line of said 13.5289 acre tract, for a distance of 1,294.09 feet to a 5/8-inch iron rod found for corner situated in the arc of a curve to the right being the east right-of-way line of State Highway 288;

THENCE in a northerly direction, along the arc of said curve to the right having a radius of 7,439.49 feet, a central angle of 02°23'08", an arc length of 309.68 feet and a chord bearing North 21°42'12" East, 309.65 feet to a 5/8-inch iron rod marking the point of tangency of herein describe curve;

THENCE North 22°53'45" East, continuing along the east right-of-way line of said State Highway 288, for a distance of 187.06 feet to a 5/8-inch iron rod found for corner;

THENCE North 30°18'10" East, continuing along the east right-of-way line of said State Highway 288, for a distance of 56.45 feet to the POINT OF BEGINNING and containing within these calls 589,317 square feet or 13.5289 acres of land.

The condition that triggered the prior restrictive covenant was groundwater contamination. However, the conditions at the **Property** have changed as follows: although groundwater contamination remains at the **Property**, the concentrations of constituents in both soil and groundwater are below the Tier 1 residential protective concentration levels as described in the Texas Risk Reduction Program ("TRRP"). In response to the changed conditions, the prior restrictive covenant is superseded by this modified restrictive covenant.

RP-2021-315410

The Site Remediation Unit (“Staff”) of the Railroad Commission of Texas (“Commission”) consents to the filing of this superseding restrictive covenant. Staff consents to superseding the prior restrictive covenant because the conditions necessitating the filing of the original restrictive covenant have changed.

The **Property** currently meets the TRRP standards for residential land use. For purposes of this restrictive covenant the term “residential land use” means use for dwellings, such as single-family houses and multi-family apartments, children’s homes, nursing homes, residential portions of government-owned lands (local, state or federal), day care facilities, educational facilities, hospitals, residential portions of ranch and farm land, and parks (local, state or federal).

The **Property** can be used for residential purposes, but the following restrictions apply due to elevated concentrations of constituents of concern (“COCs”) in groundwater (see **Exhibit B – COCs Remaining in Groundwater**):

1. The investigation and assessment reports identified impacted groundwater at 16.5 feet below ground surface (“bgs”). Penetration of the impacted groundwater beneath the **Property** for any purpose shall be conducted in such a manner that prevents the migration or release of contaminants to any other zone or environmental media and that prevents uncontrolled exposure to human and ecological receptors.
2. Use or consumption of groundwater beneath the **Property** ranging from surface to 3,000 feet bgs is prohibited, except for monitoring and remediation purposes.
3. Any water wells completed on the **Property** must be installed by a water well driller licensed by the Texas Department of Licensing and Regulation in accordance with applicable rules. Installed wells shall not be screened/perforated from the surface to 3,000 feet bgs unless for authorized monitoring purposes and the collection of samples for analysis (as specified by Item 2 of this list).

Copies of the documents reviewed by Staff may be obtained from Pierce Junction Properties, LLC, 8200 Wednesbury Lane, Suite 420, Houston, Texas, 77074 and from the Commission. If contacting the Commission, please reference VCP Number 03-10001B and 03-21000.

This superseding restrictive covenant may be rendered of no further force or effect only by a release executed by the Commission and filed in the same real property records as those in which this restrictive covenant is filed.



RP-2021-315410

Executed this 20<sup>th</sup> day of May 2021.

Pierce Junction Properties, LLC

By Signature: *William Noel, Member and Manager*

Printed Name: William Noel

Title: Member + Manager

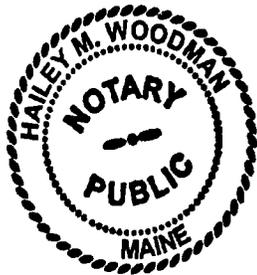
STATE OF ~~TEXAS~~ Maine  
COUNTY OF York

BEFORE ME, on this 20<sup>th</sup> day of MAY, 2021, personally appeared William Noel, Member, Pierce Junction Properties, LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

Signature *Hailey M. Woodman*  
Notary Public in and for the State of ~~Texas~~ Maine  
County of York

My Commission Expires: September 9<sup>th</sup>, 2027



HAILEY M. WOODMAN  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
September 9, 2027

*[Handwritten scribble]*

RP-2021-315410

Accepted as Third-Party Beneficiary this 3<sup>rd</sup> day of June 2021.

Railroad Commission of Texas

By: *Peter G. Pope*

Printed Name: Peter G. Pope

Title: Manager, Site Remediation

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, on this 3<sup>rd</sup> day of June, 2021, personally appeared Peter Pope, Manager known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and in the capacity herein expressed.

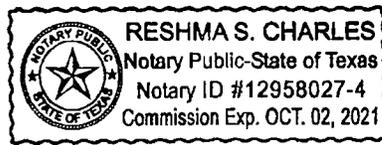
GIVEN UNDER MY HAND AND SEAL OF OFFICE.

*Reshma S. Charles*

Notary Public in and for the State of Texas

County of Travis

My Commission Expires:



*[Handwritten mark]*

RP-2021-315410

RP-2021-315410

**Exhibit A**  
**Property**



# Exhibit A - Property metes and bounds

13.5289 Acres of Land  
James Hamilton Survey, A-883

**METES AND BOUNDS DESCRIPTION**  
**13.5289 ACRES OF LAND**  
**JAMES HAMILTON, SURVEY, A-883**  
**HARRIS COUNTY, TEXAS**

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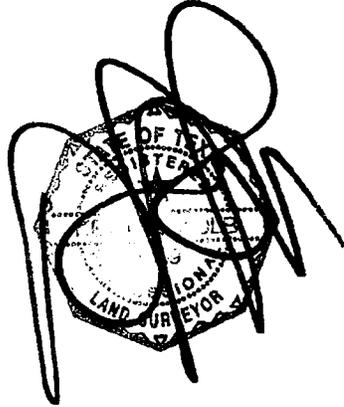
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Compiled by:

RP-2021-315410

13.5289 Acres of Land  
James Hamilton Survey, A-883

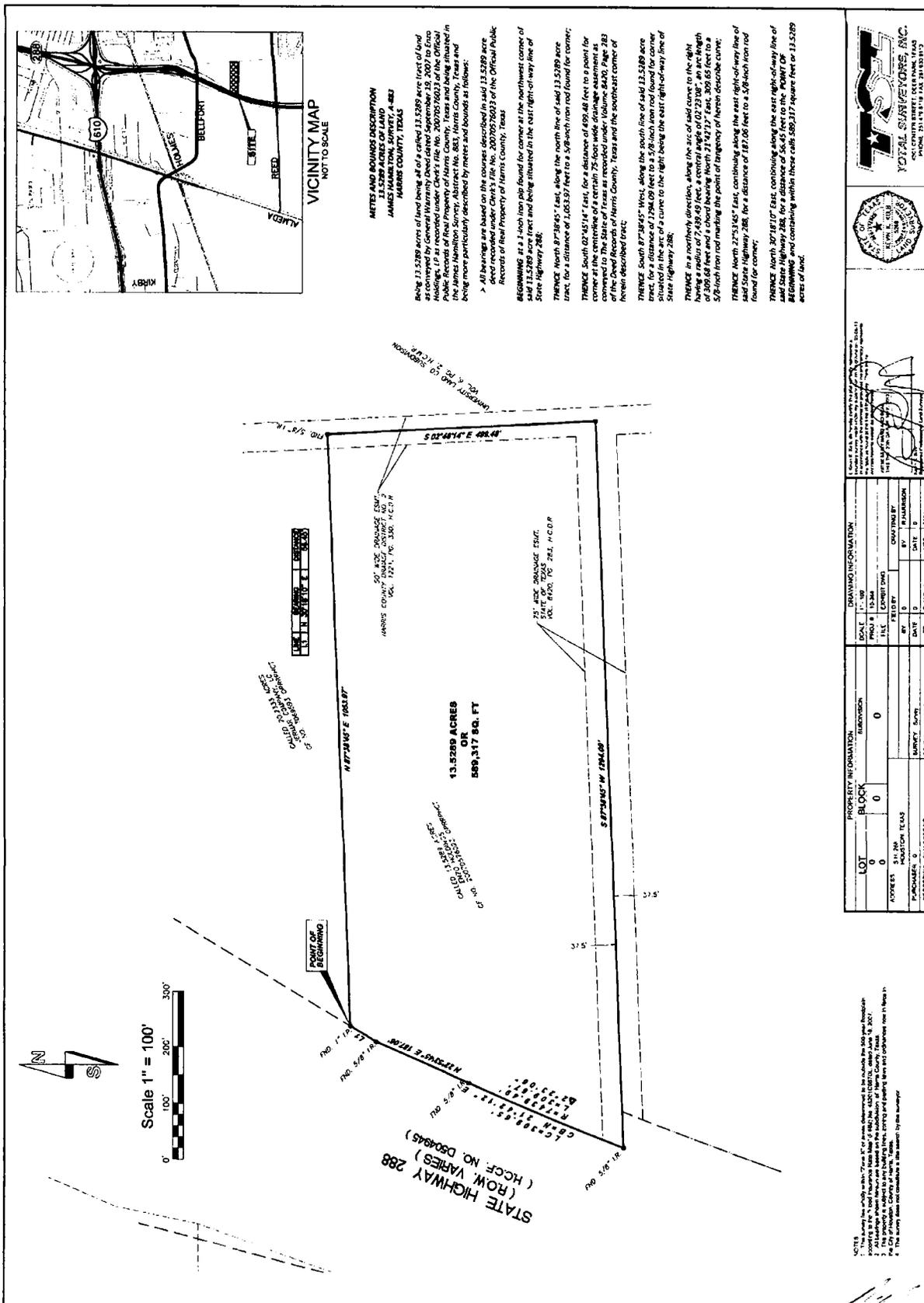
**TOTAL SURVEYORS, INC.**  
4301 Center Street  
Deer Park, Texas 77536  
281-479-8719  
May 18, 2013



RP-2021-315410

*[Handwritten signature]*

Exhibit A - Property Map



**METES AND BOUNDS DESCRIPTION**  
**13.5289 ACRES OF LAND**  
**JAMES HARRIS TRACT, SURVEY, A 283**  
**HARRIS COUNTY, TEXAS**

Being 13.5289 acres of land being all of a certain 13.5289 acre tract of land as conveyed by General Warranty Deed dated September 19, 2007 to Eric Headley, Jr. as recorded under Clerk's file No. 2007076023 of the Official Public Records of Harris County, Texas and the southeast corner of the James Hamilton Survey, Abstract No. 283, Harris County, Texas and being more particularly described by metes and bounds as follows:

> All bearings are based on the assumed magnetic declination of 13.5289 acres deed recorded under Clerk's file No. 2007076023 of the Official Public Records of Real Property of Harris County, Texas

BEING: 13.5289 acres of land being all of a certain 13.5289 acre tract of land being situated in the east right-of-way line of State Highway 288;

THENCE North 87°28'51" East, along the north line of said 13.5289 acre tract, for a distance of 1,053.07 feet to a 5/8-inch iron rod found for corner;

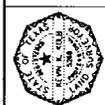
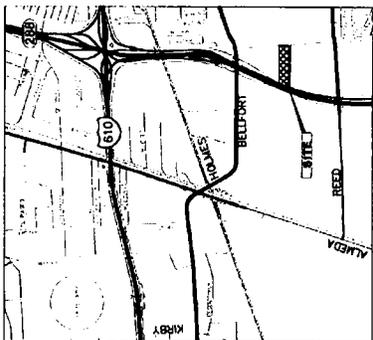
THENCE South 02°42'14" East, for a distance of 499.48 feet to a point for corner situated in the east right-of-way line of State Highway 288;

THENCE South 87°28'51" West, along the south line of said 13.5289 acre tract, for a distance of 1,294.09 feet to a 5/8-inch iron rod found for corner situated in the arc of a curve to the right being the east right-of-way line of State Highway 288;

THENCE in a northerly direction, along the arc of said curve to the right having a radius of 7,439.49 feet, a central angle of 02°22'08", an arc length of 309.88 feet and a chord bearing North 21°42'27" East, 309.85 feet to a 5/8-inch iron rod marking the point of tangency of herein described curve;

THENCE North 22°53'45" East, continuing along the east right-of-way line of said State Highway 288, for a distance of 187.06 feet to a 5/8-inch iron rod found for corner;

THENCE North 30°18'17" East, continuing along the east right-of-way line of said State Highway 288, for a distance of 56.45 feet to the POINT OF BEGINNING and containing within these calls 589,317 square feet or 13.5289 acres of land.



Scale: 1" = 100'  
 Date: 06/15/2021  
 Project: 13-284  
 File: EXHIBIT DMS  
 Field by: JPH  
 Date: 06/15/2021  
 Ver: 3004

PROPERTY INFORMATION		DRAWING INFORMATION	
LOT	0	SCALE	1" = 100'
BLOCK	0	PROJ #	13-284
ACRES	13.5289	FILE	EXHIBIT DMS
PURCHASE	0	FIELD BY	JPH
RECORDING	0	DATE	06/15/2021
		VER	3004
		COUNTY	HARRIS

- NOTES:
- The survey was made with a Trimble 5600 GNSS receiver in accordance with the 2005 year geoid model.
  - The survey was made with a Trimble 5600 GNSS receiver in accordance with the 2005 year geoid model.
  - The property is subject to any existing liens, mortgages and pending claims and is to be sold "as is".
  - The survey does not constitute a title opinion by the surveyor.

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**Exhibit B**  
**COC's Remaining in Soil and/or Groundwater**



**Sample:**

**Exhibit B – COCs Remaining in Groundwater**

Upon completion of the remediation, COCs at the following maximum levels, exceeding the regulatory action level, remained in the subsurface groundwater beneath the **Affected Property:**

<b>Environmental Media</b> (1) (2) (Soil, groundwater or air)	<b>Constituents Remaining</b> (3)	<b>Maximum Detected Sample Concentration</b> (4) (5)	<b>Date of Sample Collection</b>	<b>PSH Measured Apparent Thickness in Feet</b> (6) (8)	<b>Total Depth BGS And Location</b> (1) (2) (6), (7)
Groundwater	Chlorides	1,082 mg/l	6/26/12	NA	21 Feet, E1

- (1) Groundwater - A saturated geologic formation, group of formations, or part of a formation.
- (2) Soil includes surface soils and subsurface soils. For surface soil, the soil zone extending from ground surface to 15 feet in depth for residential land use and from ground surface to five feet in depth for commercial/industrial land use; or to the top of the uppermost groundwater-bearing unit or bedrock, whichever is less in depth. For subsurface soil, the portion of the soil zone between the base of surface soil and the top of the groundwater-bearing unit(s).
- (3) Constituents identified as Site-specific COCs that exceed the regulatory action level within the "Affected Property".
- (4) milligrams per kilograms (mg/kg)
- (5) milligrams per liter (mg/l)
- (6) Phase-Separated Hydrocarbons (PSHs)
- (7) Monitor Well (MW);
- (8) Not Applicable (NA)

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# Pages 11  
06/07/2021 12:45 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$54.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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