

CITY OF HOUSTON



**PUBLIC WORKS AND
ENGINEERING
PLANNING &
DEVELOPMENT DIVISION**

EXECUTIVE SUMMARY

The Dixie Electro Plating Company property is located at 3001 Engelke Street in Houston, Harris County, Texas. The property consists of approximately 2.5 acres of land that has been used for various industrial purposes since its initial development by Dixie Electro Plating in 1939. Dixie Electro Plating currently uses the property for hard chrome and nickel plating operations. The property has been entered into the Voluntary Cleanup Program (VCP) administered by the Texas Commission on Environmental Quality (TCEQ) and assigned VCP No. 495.

During various investigations conducted since 1999 on the property, a release of plating chemicals into the shallow groundwater was discovered adjacent to the former containment area within the Chrome and Nickel Plating Department and a former wastewater treatment sump in the western portion of the facility. The former containment area and the sump were both decommissioned in 2003. A groundwater recovery system was installed in 2007 and extracted contaminated groundwater from the former containment/sump area until the system was turned off in March 2011. Because of the effectiveness of the groundwater recovery system installed in 2007 in stabilizing the plume at the facility, the system was turned off in March 2011 and quarterly monitoring of all groundwater monitoring wells was initiated in order to determine if plume stability without the recovery system was maintained.

A Groundwater Monitoring Report was submitted to TCEQ in March 2013 summarizing groundwater monitoring data through late 2012. Based on the trends of groundwater samples collected from five quarterly sampling events from November 2011 through October 2012, the TCEQ agreed that an MSD was appropriate as the groundwater response action for the designated property.

Five COCs in groundwater have been identified at levels exceeding potable water protective concentration levels: cadmium, chromium, copper, lead, and nickel. By implementing an MSD, groundwater analytical results will not exceed the TRRP residential non-ingestion PCLs.

The Beaumont Formation underlies the designated property and consists of alternating layers of silty clays and silty sands. The unit exposed at the ground surface is high plastic clay to silty clay followed by a sand unit which makes up the shallow groundwater-bearing unit. This groundwater producing zone is underlain by a clay unit which confines the shallow groundwater-bearing unit. The depth to the shallow groundwater at the site ranges between 3-17 feet below ground surface. The groundwater gradient beneath the property is generally toward the north and northwest.

The City of Houston provides drinking water for the designated property and all surrounding properties within one-half mile. Therefore, there is no reliance on the shallow groundwater-bearing unit as a source of drinking water.

It is important to note that because the groundwater ingestion pathway is the only groundwater exposure pathway available for the COCs, no other human health or ecological exposure will exist at the designated property with a Municipal Setting Designation in-place.

No public water wells are at risk from contamination associated with the designated property. According to TCEQ and Harris-Galveston Subsidence District records, there are 651 private water wells and 13 active retail public utility wells located within a five mile radius of the designated property.

No municipalities other than the City of Houston are located within five miles of the designated property.

Appendix A

Provide a legal description of the boundaries of the designated property, including metes and bounds, and a copy of the deed for the property. A professional surveyor currently registered with the Texas Board of Professional Surveying must certify that all property descriptions with metes and bounds are accurate.

A copy of a certified MSD boundary property description with metes and bounds and copies of the Warranty Deeds filed for the tracts forming the boundaries of the designated property are included in this appendix.

County: Harris
Project: Engelke St.
Job No. 135536
MBS No. 13-099

FIELD NOTES FOR 2.50 ACRES

Being a tract of land containing 2.50 acres located in the S.M. Williams Survey, Abstract No. 87, City of Houston, Harris County, Texas; Said 2.50 acres of land being comprised of those call 0.03 acre and 1.478 acre tracts of land recorded in the name of Dixie Electro Plating Company, Inc., in Volume 1116, Page 674, of the Harris County Deed Records (H.C.D.R.), and a call 0.9880 acre tract of land recorded in the name of Dixie Electro Plating Company, a Texas corporation, under Harris County Clerk's File Number (H.C.C.F. No.) S219389; and said 2.50 acres of land being more particularly described by metes and bounds as follows (grid bearings and coordinates are referenced to the Texas Plane Coordinate System, South Central Zone, NAD83, US Survey Feet):

BEGINNING at the intersection for the Northeast line of Engelke Street, a variable width right-of-way, and the Southeast line of North Ennis Street, a call 30 foot wide right-of-way as shown on map of Dukes Addition recorded in Volume 326, Page 91, H.C.D.R., for the West corner of said 1.478 acres, and said point having coordinate values N: 13840801.68, E: 3129674.26;

THENCE, with said Southeast line, North 32 degrees 53 minutes 18 seconds East, a distance of 230.00 feet to the East corner of said Dukes Addition, same being a point at the Southwest line of said 0.9880 acre tract;

THENCE, with said Southwest line, North 57 degrees 06 minutes 42 seconds West, passing the North corner of said Dukes Addition, and continuing for a total distance of 193.00 feet to the North corner of a tract of land recorded in the name of Anna Maria Perez under H.C.C.F. No. M909577;

THENCE, with the Northwest line of said Perez tract, South 32 degrees 53 minutes 18 seconds West, a distance of 16.68 feet to the Southwest line of Decker Place, a subdivision of record in Volume 208, Page 1, H.C.D.R.;

THENCE, with said Southwest line, North 57 degrees 47 minutes 50 seconds West, a distance of 44.98 feet to the West corner of Lot 6, Block 2, of said Decker Place;

THENCE, with the Northwest line of said Lot 6, North 32 degrees 15 minutes 17 seconds East, a distance of 114.00 feet to the Southwest line of Cary Street (formerly Bering Street);

THENCE, with said Southwest line, South 57 degrees 47 minutes 50 seconds East, a distance of 29.92 feet;

THENCE, with centerline of a gully, North 35 degrees 44 minutes 52 seconds East, a distance of 67.84 feet to the West corner of a call 3.0134 acre tract of land recorded in the name of Texas Coast Broadcasters, Inc., a Texas corporation, in Volume 4710, Page 608, H.C.D.R.;

THENCE, with the common line for said 3.0134 acres and said 0.9880 acre, the following three (3) courses:

1. South 54 degrees 29 minutes 50 seconds East, a distance of 196.45 feet;
2. South 21 degrees 14 minutes 44 seconds East, a distance of 154.85 feet;
3. South 32 degrees 49 minutes 52 seconds West, a distance of 10.20 feet to the Northeast line of the aforementioned 1.478 acres;

THENCE, with the Southwesterly line of said 3.0134 acres, South 57 degrees 06 minutes 42 seconds East, a distance of 120.70 feet to the Westerly terminus of Bering Street for the East corner of said 0.03 acre;

THENCE, with the Southeast line of said 0.03 acre, the following three (3) courses:

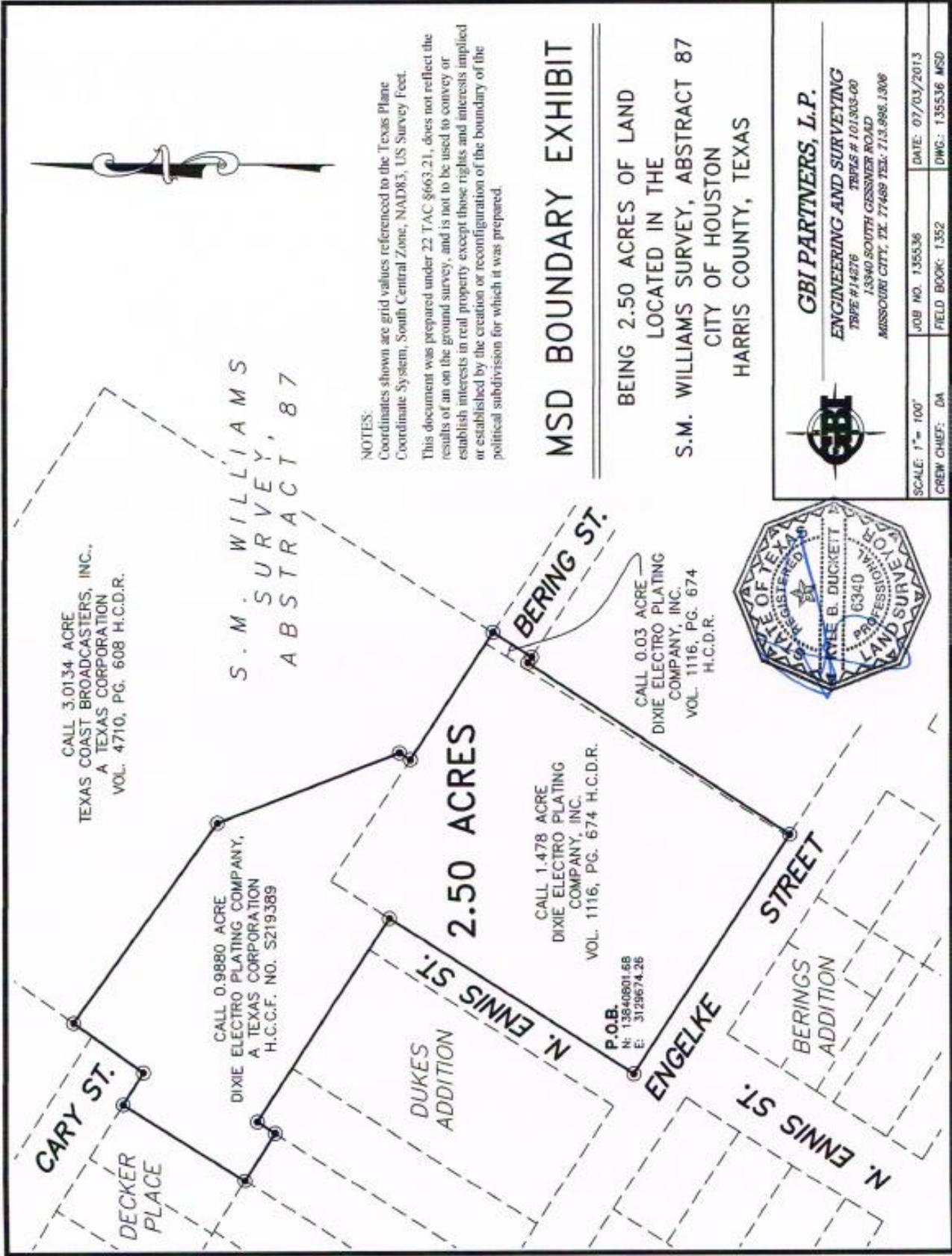
1. South 32 degrees 53 minutes 18 seconds West, a distance of 36.62 feet;
2. North 57 degrees 06 minutes 42 seconds West, a distance of 5.50 feet;
3. South 33 degrees 35 minutes 13 seconds West, a distance of 248.40 feet to an iron pipe in the aforementioned Northeast line of Engelke Street for the South corner of said 0.03 acre;

THENCE, with said Northeast line, North 57 degrees 06 minutes 42 seconds West, a distance of 227.98 feet to the **POINT OF BEGINNING** and containing 2.50 acres of land.

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

GBI Partners, L.P.
Ph: 713.995.1306
July 03, 2013





S. M. WILLIAMS
SURVEY,
ABSTRACT, 87

NOTES:
Coordinates shown are grid values referenced to the Texas Plane Coordinate System, South Central Zone, NAD83, US Survey Feet.
This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

MSD BOUNDARY EXHIBIT

BEING 2.50 ACRES OF LAND
LOCATED IN THE
S.M. WILLIAMS SURVEY, ABSTRACT 87
CITY OF HOUSTON
HARRIS COUNTY, TEXAS



GBI PARTNERS, L.P.
ENGINEERING AND SURVEYING
TYPE #14276
13940 SOUTH GESSNER ROAD
MISSOURI CITY, TX 77489 TEL: 713-986-1308

SCALE: 1" = 100'	JOB NO. 135536	DATE: 07/03/2013
CREW CHIEF: DA	FIELD BOOK: 1352	DWG.: 135536 MSD

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No. 204472

Mrs. Chaille Brady Rice, et al To Dixie Electro Plating Company, Inc.,
Deed

The State of Texas, County of Harris. Know all men by these presents:

That we, Mrs. Harriet Brady Walsh, joined pro forma by her husband, James A. Walsh, and Mrs. Chaille Brady Rice, joined pro forma by her husband, B. B. Rice, all of Houston, Harris County, Texas, for and in consideration of the sum of ten (\$10.00) dollars and other valuable considerations to us in hand paid by Dixie Electro Plating Company, Inc., the receipt and sufficiency of which is hereby acknowledged and confessed. have bargained, granted, sold and

conveyed, and by these presents do hereby bargain, grant, sell and convey unto the said Dixie Electro Plating Company, Inc., of Houston, Harris County, Texas, the following described property and premises.

Being a certain tract or parcel of land, containing 1.478 acres of land, more or less, being out of and forming a part of Lot sixty-nine (69) of the S. M. Williams Survey, in Harris County, Texas, S. S. B. E., Abst. #87, a part of a 3-1/2 acre tract lying south of the City Mill tract, East of the Tract awarded to Chas. Green et al, in cause No. 51573 in the 61st District Court of Harris County, Texas, bounded on the South by Engelke Street, and on the East by the Wiesenbach tract, and this tract being known and referred to as the Francis H. Brady and Harriet A. Brady tract, set forth and described in Cause No. 52755, styled Mrs. Estelle J. Brady, et al, Vs. Chaille J. Brady et al, in the District Court of Harris County, Texas, 61st District, and described by metes and bounds as follows:

Beginning at an iron pipe at the intersection of the East line of Ennis Street with the North line of Engelke Street, which is located 300 feet West of the West line of Palmer Street; Thence North 35 degrees East along the East line of Ennis Street a distance of 285 feet to an iron pipe; Thence South 55 degrees East a distance of 226 feet to an iron pipe;

1 Thence South 35 degrees West 285 feet to an iron pipe on the North line of Engelke Street;
 2 Thence North 55 degrees West 226 feet to the place of beginning, containing 1.478 acres of land.
 3 Said land is the same land allotted to Francis H. Brady and Harriet A. Brady, in the Partition
 4 suit, numbered 52755 as aforesaid, being a part of Share No. 1, to which reference is made for
 5 all purposes.

6 To have and to hold the above-described property, premises and
 7 improvements, together with all and singular the rights and appurtenances thereto in anywise
 8 belonging or appertaining unto the said Dixie Electro Plating Company, Inc., its successors and
 9 assigns forever.

10 And we, the said Harriet Brady Walsh and Chaille Brady Rice, do
 11 hereby bind ourselves, our heirs, executors, and administrators to warrant and forever defend,
 12 all and singular the said property, premises, and improvements unto the said Dixie Electro
 13 Plating Company, Inc., its successors and assigns, against every person whomsoever lawfully
 14 claiming or to claim the same or any part thereof.

15 The grantors shall pay all 1938 and
 16 previous years' taxes, and all taxes up to and including March 31st, 1939, and the grantee to
 17 pay all after March 31st, 1939.

18 And for the same consideration these
 19 grantors joined by their husbands as aforesaid further bargain, grant, sell and convey, but
 20 without any warranty of any kind whatsoever, and making no warranty as to taxes thereon, the
 21 following described strip and tract of land, described by metes and bounds as follows:

22 Lying next to and adjoining the above-described 1.478 acres of land in its East side, and
 23 Beginning at an iron pipe at the Southeast corner of the said Francis H. Brady and Harriet A.
 24 Brady, 1.478 acre tract described above; Thence North 35 degrees East along the East
 25 line of said 1.478 acre tract 285 feet feet to an iron pipe; Thence South 55 degrees
 26 East 10.5 feet to an iron pipe; Thence South 35 degrees West 36.62 feet to an iron pipe;
 27 Thence North 55 degrees West along an old fence line 5.5 feet to an old fence line;
 28 Thence South 35 degrees 50 minutes West along old fence line 248.38 feet to an iron pipe in the
 29 north line of Engelke Street; Thence North 55 degrees West 1.5 feet to the place of
 30 beginning, containing 0.03 acres of land.

31 Witness our hands at Houston, Texas
 32 this the 1st day of April, A.D. 1939. Mrs. Chaille Brady Rice, B. B. Rice,

33 Harriet Brady Walsh, James A. Walsh, (Stamps can. \$7.50)

34 The State of Texas, County of Harris.

35 Before me, the undersigned authority
 36 on this day personally appeared James A. Walsh and wife, Harriet Brady Walsh, both known to me
 37 to be the persons whose names are subscribed to the foregoing instrument of writing, and they
 38 severally acknowledged to me that they had executed the same for the purposes and considerations
 39 therein expressed. And the said Harriet A. Brady Walsh, wife of the said James A. Walsh,
 40 having been examined by me privily and apart from her said husband, and having the same by me
 41 fully explained to her, she, the said Harriet Brady Walsh, acknowledged such instrument to be
 42 her act and deed and she declared to me that she had willingly signed the same for the purposes
 43 and consideration therein expressed and that she did not wish to retract it.

44 Given under my hand and seal of office, at Houston, Texas, this the 1st day of April, A. D. 1939.

45 Dorothy L. Schell, Notary Public in and for Harris County, Texas.

46 The State of Texas, County of Harris

47 Before me, the undersigned authority,
 48 on this day personally appeared B. B. Rice and wife, Mrs. Chaille Brady Rice, both known to me
 49 to be the persons whose names are subscribed to the foregoing instrument of writing and they
 50 severally acknowledged to me that they had executed the same for the purposes and considerations
 51 therein expressed. And the said Mrs. Chaille Brady Rice, wife of the said B. B. Rice, having
 52 been examined by me privily and apart from her said husband, and having the same by me fully
 53 explained to her, she, the said Mrs. Chaille Brady Rice, acknowledged such instrument to be her
 54 act and deed and she declared to me that she had willingly signed the same for the purposes and
 55 considerations therein expressed and that she did not wish to retract it.

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Given under my hand and seal of office, at Houston, Texas, this the 1st day of April, A. D. 1939.

Dorothy L. Schell, Notary Public in and for Harris County, Texas. (Seal)

Filed for record April 1, 1939 at 12.20 o'clock P.M. Recorded April 18, 1939 at 8.35 o'clock A.M.

Henry E. Dudley Clerk County Court, Harris County, Texas. By *William F. Walker* Deputy

510-90-2147

Grantee, the Property (but not any portion of the Radio Tower or other improvements situated thereon);

2. Grantor hereby reserves, and this Deed is expressly made subject to the reservation of, a perpetual easement (the "Easement") over, under, upon, through and across the Property and air space above the Property for the benefit of Grantor, Grantor's successors, assigns, invitees and licensees for all lawful purposes in connection with Grantor's use of the Dominant Tract, including, without limitation, (i) reasonable, adequate and unobstructed ingress to and egress from the Dominant Tract for vehicular and pedestrian traffic, (ii) delivery or removal of equipment, supplies or any other materials to or from the Dominant Tract or the Property, and (iii) constructing, installing, maintaining, operating, inspecting, altering, repairing, replacing, relocating and removing all equipment, materials and other items necessary in the operation of the Radio Tower, including any portions thereof located on the Property, consistent with the current use of the Radio Tower and the Property. In using the easement reserved herein, Grantor will use its reasonable best efforts not to interfere with Grantee's use of the Property. Further, except where ten (10) days' notice is not possible or practical, Grantor will provide Grantee ten (10) days' notice of its intent to conduct any construction, installation, or substantial, non-routine maintenance activities on the Property.

3. Grantor shall have the right, but not the obligation, to construct, maintain, repair or replace a road on the Property as Grantor finds reasonably necessary to accommodate the purposes of the Easement.

4. Grantor's right to use the Easement shall be perpetual, subject to modification only by the written agreement of Grantor and Grantee. Grantee shall have the right to use the Property or grant to others a non-exclusive easement or right to use the Property; provided, however, that any such use shall not unreasonably interfere with Grantor's use of the Property under the Easement.

5. The Easement shall run with the land and shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto.

6. Nothing herein contained shall be deemed to be a gift or dedication to the general public, for the general public or any general public use or purpose whatsoever, it being the intention and understanding of the parties hereto that the Easement shall be strictly limited to and for the purposes herein expressed.

7. In the event that Grantor or its assignee (or any tenant of Grantor or its assignee) (i) ceases to use the Radio Tower for a period of thirty-six (36) consecutive months or (ii) acknowledges in writing in response to an inquiry from Grantee, which response will be made in good faith and will be based on a good faith belief with respect to future business operations, that Grantor or its

510-90-2148

assignee (or any tenant of Grantor or its assignee) has ceased to use the Radio Tower and does not expect to recommence use of the Radio Tower within thirty-six (36) months of the date it ceased to use the Radio Tower, Grantor agrees to remove all of Grantor's personal property, including equipment, guy wires and other items related to the use of the Radio Tower, from the Property and, at Grantee's request, shall execute and deliver to Grantee, in recordable form, a release of the Easement, other than the Easement necessary to provide ingress to and egress from the Dominant Tract.

8. The conveyance of the Property under this Deed is expressly made subject to the Easement, and all validly existing restrictions, covenants, conditions, rights-of-way, easements, ordinances, maintenance charges and liens securing said charges, mineral reservations, and royalty reservations, of record, if any, affecting all or any part of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, Grantor's successors and legal representatives, to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise; subject, however, to the Easement and the other matters set forth herein.

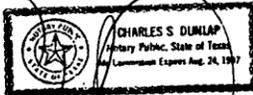
Grantee does hereby warrant and forever defend the Easement against every person whomsoever claiming or to claim the same or any part thereof, by, through or under Grantee, but not otherwise.

Ad valorem taxes for the current year have been prorated as of the date of delivery hereof and Grantee assumes and agrees to pay such ad valorem taxes in full. EXECUTED this 20th day of November, 1996.

TEXAS COAST BROADCASTERS, INC.

By: David H. Morris
Name: David H. Morris
Title: President

"GRANTOR"



Charles S. Dunlap
4/20/96
Charles S. Dunlap
AUGUST 24, 1997 Expires

0480040.02

510-90-2149 .

DIXIE ELECTRO PLATING COMPANY

Grantee's Address:
3001 Engelke
Houston, Texas 77003

By: Abel M. Smith
Name: ABEL M. SMITH
Title: PRESIDENT

"GRANTEE"

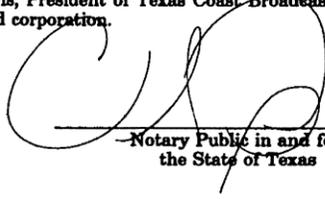
THE STATE OF TEXAS
COUNTY OF HARRIS

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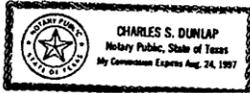
516-00-2150

This instrument was acknowledged before me on the 10 day of November, 1996 by David H. Morris, President of Texas Coast Broadcasters, Inc., a Texas corporation, on behalf of said corporation.

(SEAL)



Notary Public in and for
the State of Texas



Charles S. Dunlap

(Printed Name of Notary)

My commission expires: August 24, 1997

THE STATE OF TEXAS
COUNTY OF HARRIS

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510-00-2151

This instrument was acknowledged before me on the 19th day of November, 1996 by Hazel Smith, President of Dixie Electro Plating Company, a Texas corporation, on behalf of said corporation.

(SEAL)

Ina Rangel
Notary Public in and for
the State of Texas

Ina Rangel
(Printed Name of Notary)

My commission expires: 9-30-99



WHEN PROCURED, RETURN TO
MICHAEL W. MORGAN
FULBRIGHT & JAWORSKI L.L.P.
6. W. FLORIO
1501 McANNIEY
HOUSTON, TEXAS 77010

0488542.02

-6-

510-10-2152

EXHIBIT A

THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN HARRIS COUNTY, TEXAS CONTAINING 0.9880 OF ONE ACRE OR 43,039 SQUARE FEET OF LAND OUT OF A CERTAIN 3.827 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED APRIL 1, 1962, TO TEXAS COAST BROADCASTERS, INC., RECORDED IN VOLUME 4710, PAGE 608, AND IN A DEED RECORDED UNDER HARRIS COUNTY CLERK'S FILE NO. C162418, ALSO BEING OUT OF LOT 6, BLOCK 2, DECKER PLACE, RECORDED IN VOLUME 208, PAGE 1, HARRIS COUNTY DEED RECORDS (H.C.D.R.), LOCATED IN THE S. M. WILLIAMS SURVEY, ABSTRACT NO. 87, HARRIS COUNTY, TEXAS: (D)

COMMENCING at a 3/4 inch iron pipe found in the northwest line of Block 2, Weisenbach Addition, recorded in Volume 20, Page 796, H.C.D.R.; said point also being the most easterly corner of a certain tract of land described in a deed to Dixie Electro Plating Company, Inc., recorded in Volume 1116, Page 674, H.C.D.R., and being the most southerly corner of said 3.827 acre tract;

THENCE N 55° 00' 00" W, along the northeast line of said Dixie tract, a distance of 120.44 feet to a 3/8 inch iron rod set for the POINT OF BEGINNING of the herein described tract;

THENCE N 55° 00' 00" W, continuing along the northeast line of said Dixie tract, a distance of 115.81 feet to a one inch iron pipe found for the most northerly corner of said Dixie tract;

THENCE S 35° 00' 00" W, along the northwest line of said Dixie tract, a distance of 55.00 feet to a chain link fence post found for the most easterly corner of Dukes addition, recorded in Volume 326, Page 91, H.C.D.R.;

THENCE N 55° 00' 00" W, along the northeast line of said Dukes Addition, a distance of 193.00 feet to a 3/8 inch iron rod set for an angle point of the herein-described tract; said point also being the most northerly corner of a certain tract of land described in a deed to Anna Maria Perez, recorded under Harris County Clerk's File No. M909577;

THENCE S 35° 00' 00" W, along with the northwest line of said Perez tract, a distance of 16.68 feet to a 3/8 inch iron rod set in the south line of Decker Place, recorded in Volume 208, Page 1, H.C.D.R.;

THENCE N 55° 41' 08" W, along the southwest line of said Decker Place, a distance of 44.98 feet to a 3/8 inch iron rod set for the most westerly corner of Lot 6, Block 2 of said Decker Place;

THENCE N 34° 21' 59" E, along the northwest line of said Lot 6, a distance of 114.00 feet to a 3/8 inch iron rod set in the southwest line of Cary Street (formerly Bering Street);

510-00-2153

THENCE S 55° 41' 08" E, along the southwest line of said Cary Street, a distance of 29.92 feet to a 3/8 inch iron rod set for a corner;

THENCE N 37° 51' 34" E, along the centerline of a Gully, a distance of 67.84 feet to a 3/8 inch iron rod set for an angle point;

THENCE S 52° 23' 08" E, a distance of 196.45 feet to a 3/8 inch iron rod set for an angle point;

THENCE S 19° 08' 02" E, a distance of 154.85 feet to a 3/8 inch iron rod set for an angle point;

THENCE S 34° 56' 34" W, a distance of 10.20 feet to the POINT OF BEGINNING and containing 0.9880 of one acre or 43,039 square feet of land.

510-90-2154

EXHIBIT B

THAT CERTAIN TACT OR PARCEL OF LAND SITUATED IN HARRIS COUNTY, TEXAS CONTAINING 3.0134 ACRES OR 131,262 SQUARE FEET OF LAND OUT OF A CERTAIN 3.827 ACRE TRACT OF LAND DESCRIBED IN A DEED DATED APRIL 1, 1962, TO TEXAS COAST BROADCASTERS, INC., RECORDED IN VOLUME 4710, PAGE 608, HARRIS COUNTY DEED RECORDS (H.C.D.R.), LOCATED IN THE S. M. WILLIAMS SURVEY, ABSTRACT NO. 87, HARRIS COUNTY, TEXAS:

BEGINNING at a 3/4 inch iron pipe found in the northwest line of Block 2, Weisenbach Addition, recorded in Volume 20, Page 796, H.C.D.R.; said point also being the most easterly corner of a certain tract of land described in a deed to Dixie Electro Plating Company, Inc., recorded in Volume 1116, Page 674, H.C.D.R., and being the most southerly corner of said 3.827 acre tract;

THENCE N 55° 00' 00" W, along the northeast line of said Dixie tract, a distance of 120.44 feet to a 3/8 inch iron rod set for a corner;

THENCE N 34° 56' 34" E, a distance of 10.20 feet to a 3/8 inch iron rod set for a corner;

THENCE N 19° 08' 02" W, a distance of 154.85 feet to a 3/8 inch iron rod set for a corner;

THENCE N 52° 23' 08" W, a distance of 196.45 feet to a 3/8 inch iron rod set in the centerline of a gully;

THENCE N 37° 51' 34" E, along the centerline of said Gully, a distance of 162.74 feet to a 3/8 inch iron rod for an angle point;

THENCE N 46° 40' 28" E, along the centerline of said Gully, a distance of 93.45 feet to a 3/8 inch iron rod in the southwest line of a certain 4.561 acre residual tract out of a 6.154 acre tract described in a deed to Feld-Reynolds Warehouse Corporation, recorded in Volume 1756, Page 205, H.C.D.R.;

THENCE S 55° 13' 00" E, along the southwest line of said 4.561 acre residual tract, a distance of 414.80 feet to a 1/2 inch iron pipe found in the northwest line of said Weisenbach Addition for the most easterly corner of said 3.827 acre tract and of the herein described tract; said point also being the most southerly corner of a certain 1.5926 acre tract of land described in a deed to Texas National Bank of Commerce of Houston and Realit6s Simonds, recorded under Harris County Clerk's File No. C740101;

510-00-2155

THENCE S 34° 56' 34" W, along the northwest line of said Weisenbach Addition, a distance of 365.50 feet to the POINT OF BEGINNING and containing 3.0134 acres or 131,262 square feet of land.

96 NOV 22 PM 3:56

ANY PROVISION HEREIN WHICH ATTEMPTS TO OVERTHROW THE OATH, FAITH, OR USE OF THE REGISTERED REAL PROPERTY RECORDS OF COLOR OR RACE IS VOID 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
also RECORDED, in the Official Public Records of Real Property of
Harris County, Texas on

NOV 22 1996



Beverly A. Hoffman
COUNTY CLERK
HARRIS COUNTY TEXAS

0480040.02

Appendix B

A description of the current use, and, to the extent known, the anticipated uses of the designated property and properties within 500 feet of the boundary of the designated property.

The designated property consists of approximately 2.50 acres which is or has been used for commercial/industrial purposes since the 1930s or has remained vacant land. Dixie Electro Plating's current and anticipated future uses include administrative offices and hard chrome and nickel plating operations.

The properties within a 500' radius of the designated property include single family residences, vacant residential and commercial properties, industrial and commercial properties and utility corridors.

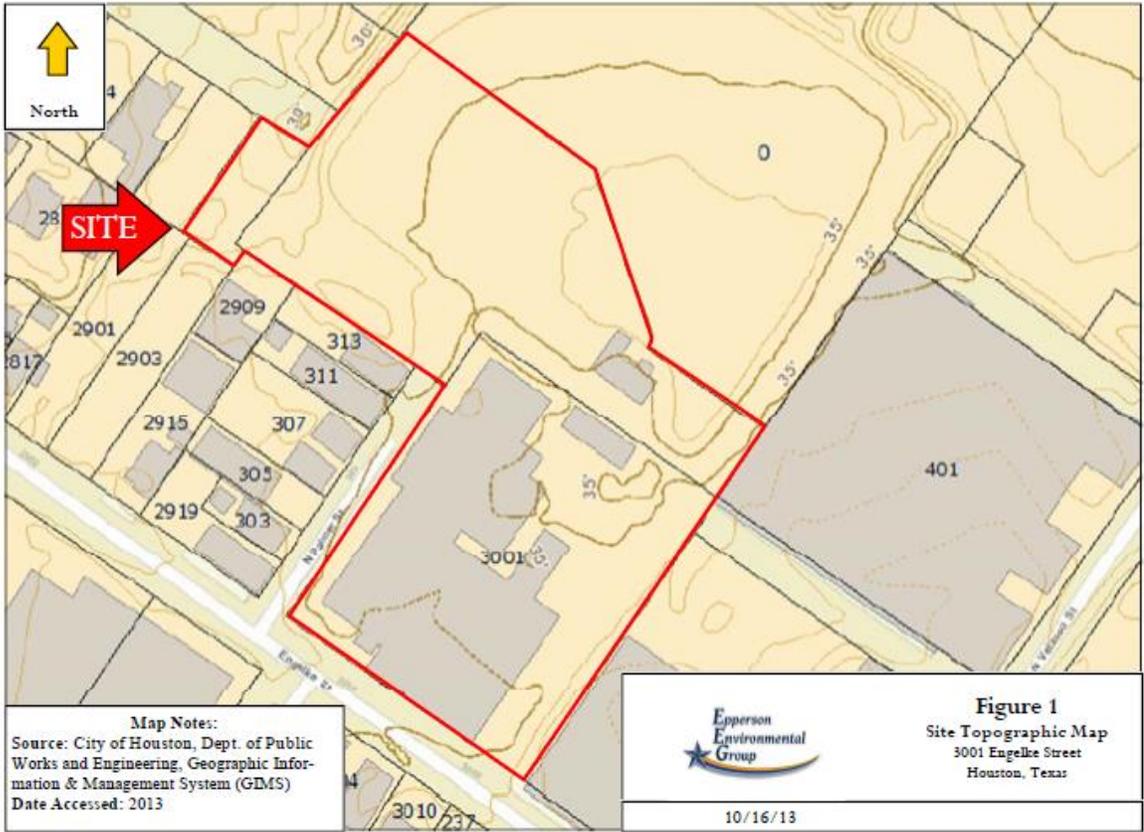
Appendix C
(Cross Reference with TCEQ's # 1,2 & 4)

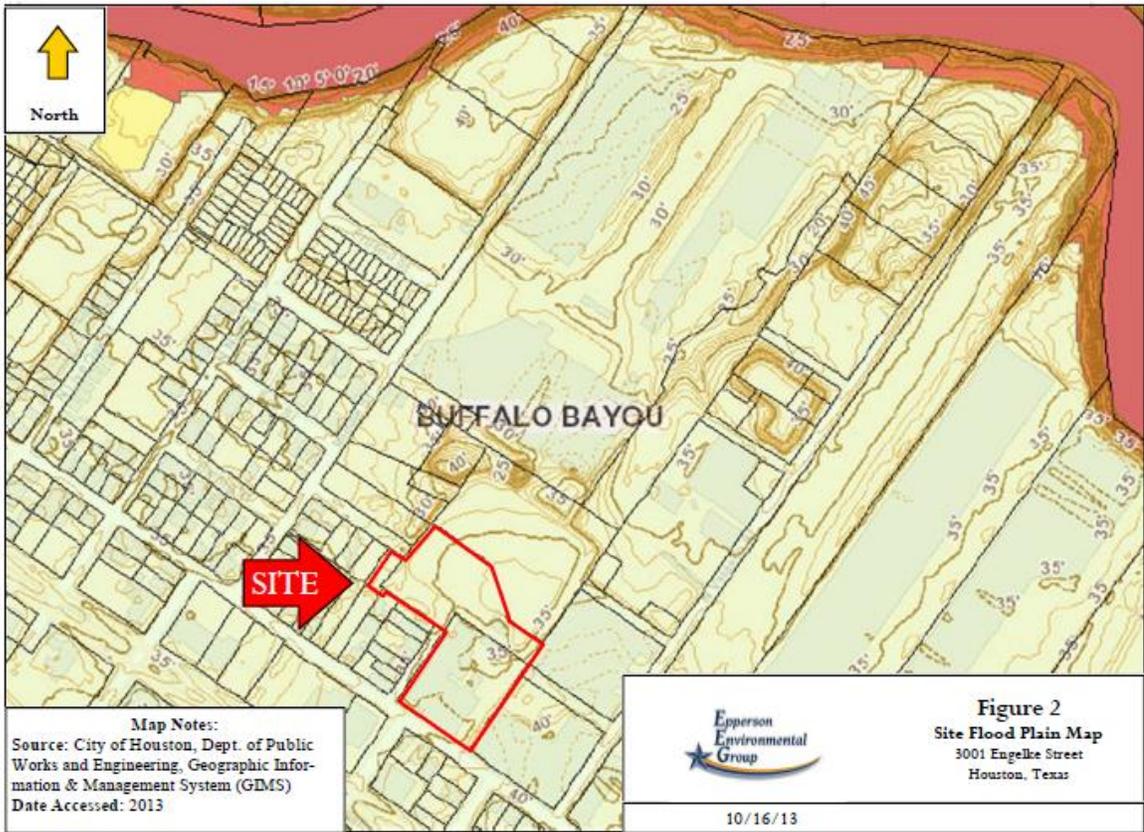
A site map showing:

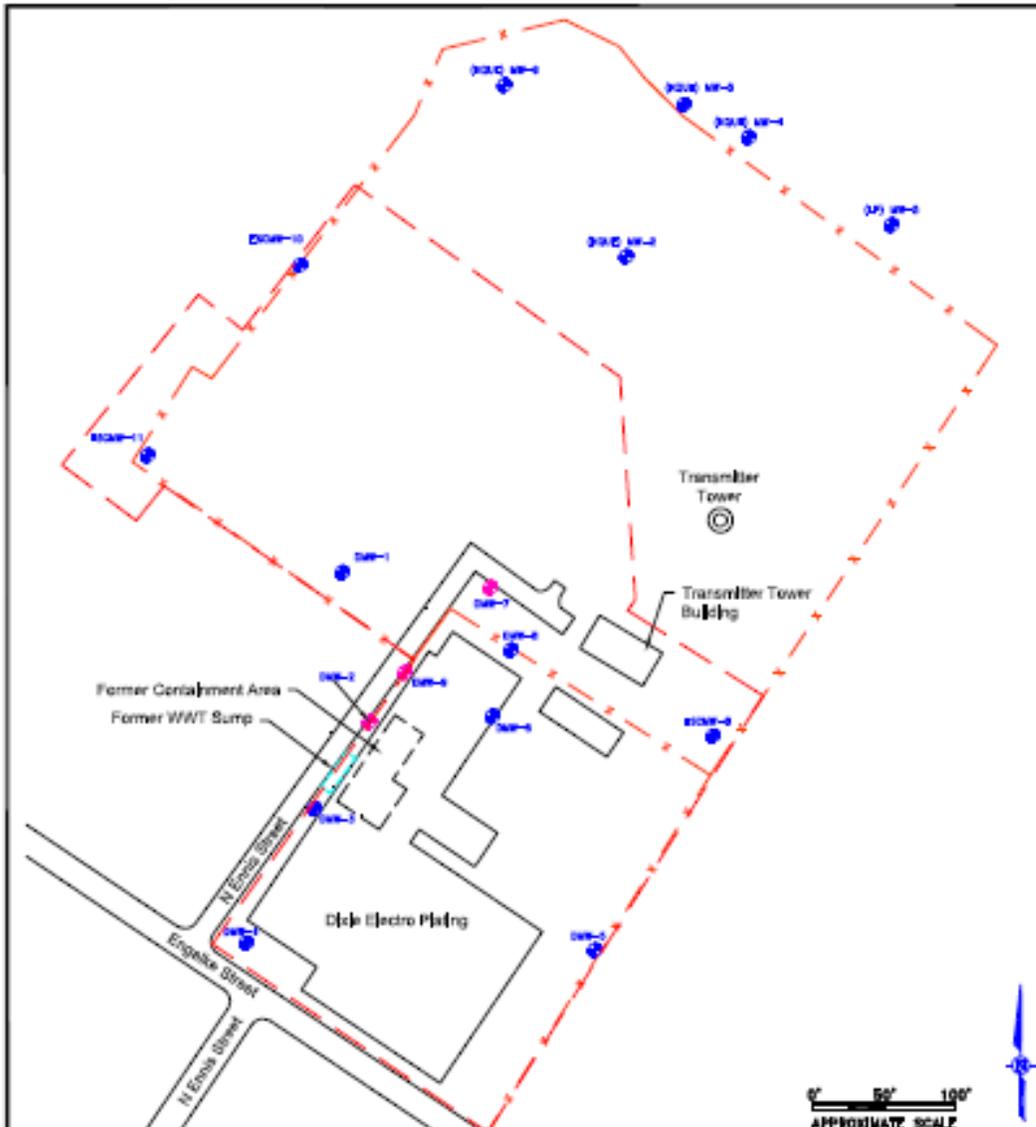
- a. The location of the designated property.*
- b. The topography of the designated property as indicated on publicly available sources, which must note the watershed including the nearest surface water body and whether the designated property is located in a floodplain or floodway, as those terms are defined in Chapter 19 of the Code of Ordinances.*
- c. The detected area of groundwater contamination.*
- d. The location of all soil sampling locations and all groundwater monitoring wells.*
- e. Groundwater gradients, to the extent known, and direction of groundwater flow.*
- f. The ingestion protective concentration level exceedence zone for each contaminant of concern, to the extent known.*
- g. Depth to groundwater for each affected zone.*

The attached figures include:

- Figure 1 – Site Topographic Map
- Figure 2 – Site Flood Plain Map
- Figure 3 – Site Map & Groundwater Sampling Locations
- Figure 4 – Groundwater Gradient Map (May 2012)
- Figure 5 – Groundwater Gradient Map (August 2012)
- Figure 6 – Groundwater Gradient Map (October 2012)
- Figure 7 – Groundwater Gradient Map (February 2013)
- Figure 8 – Groundwater Gradient Map (October 2013)
- Figure 9 – Groundwater PCLE Zone Map (May 2012)
- Figure 10 – Groundwater PCLE Zone Map (August 2012)
- Figure 12 – Groundwater PCLE Zone Map (October 2012)
- Figure 11 – Groundwater PCLE Zone Map (February 2013)
- Figure 13 – Groundwater PCLE Zone Map (October 2013)



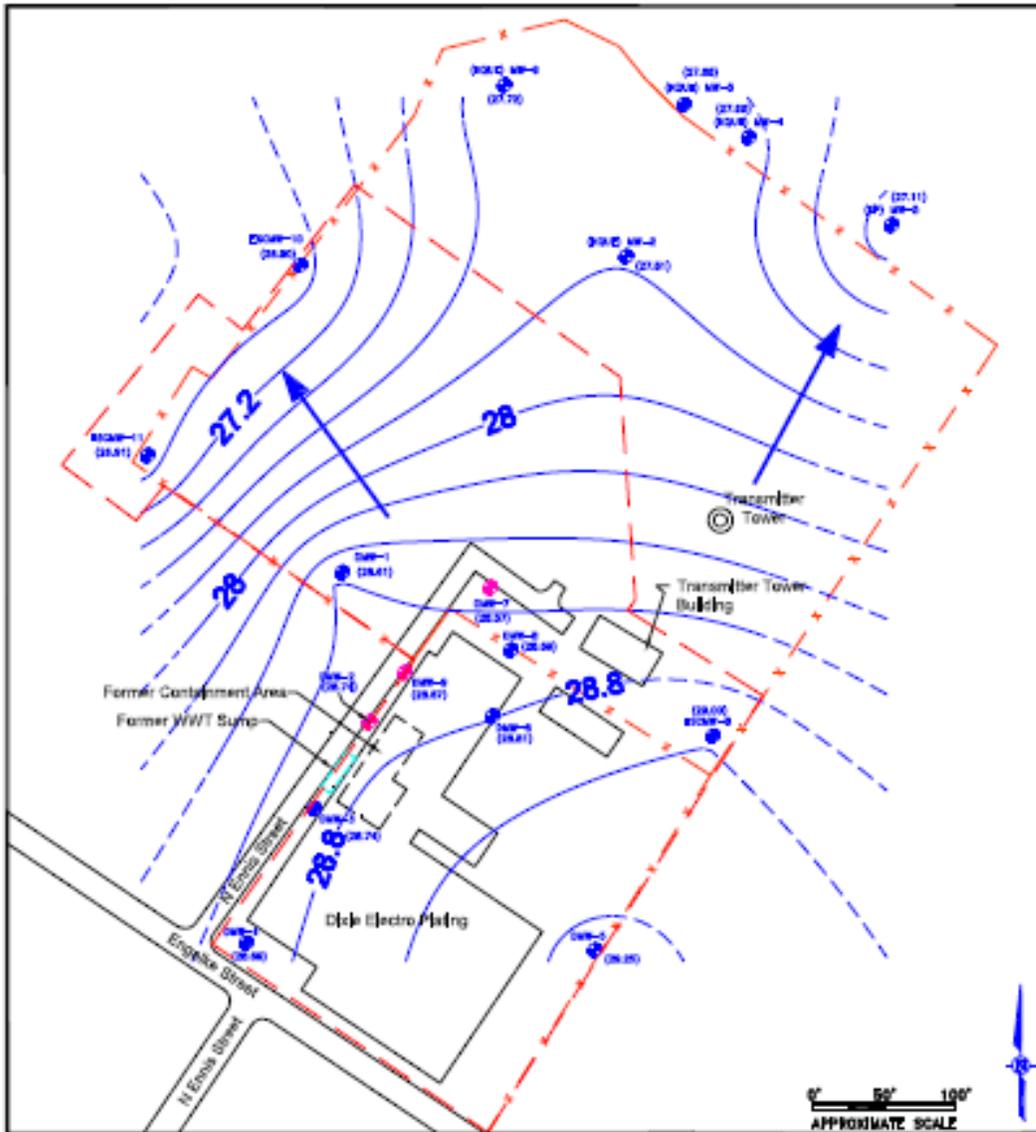




Legend	
	R/E Boundary
	Recovery Well Location
	Monitoring Well Location
	MRC Boundary

Figure 3
 Site Map & Groundwater
 Sampling Locations
 Dixie Electro Plating
 3001 Engleke Street
 Houston, Texas



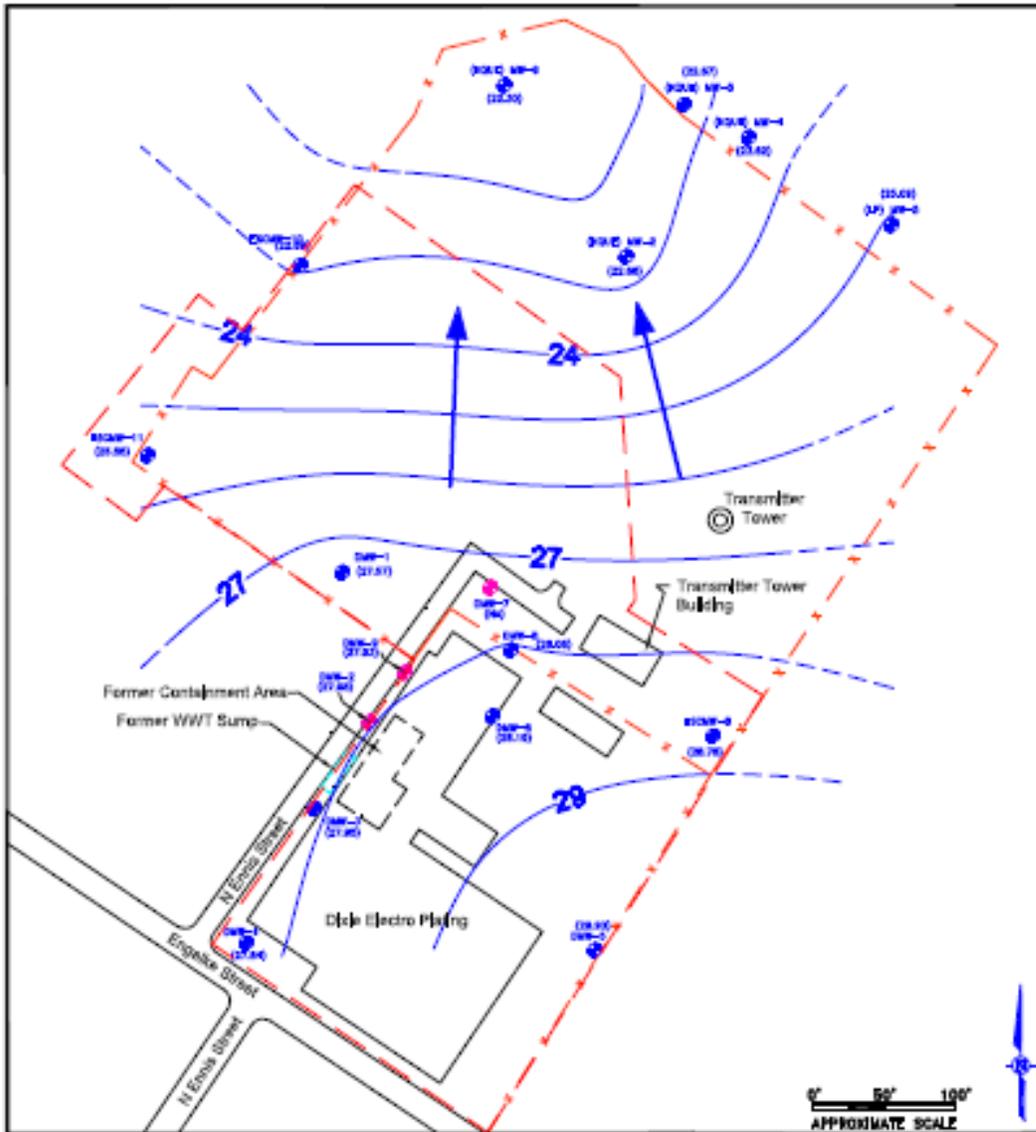


Legend	
	R/B Boundary
	Recovery Well Location
	Monitoring Well Location
	Groundwater Elevation Measurement In Feet
	Groundwater Elevation Contour
	Groundwater Flow Direction
	MRC Boundary
<small>Note: Top of casing measured in feet above the National Geodetic Datum.</small>	

Figure 4
Groundwater Gradient Map
 May 2012
 Dixie Electro Plating
 3001 Engleke Street
 Houston, Texas



06-10-12 Checked by: FC Drawn by: BV



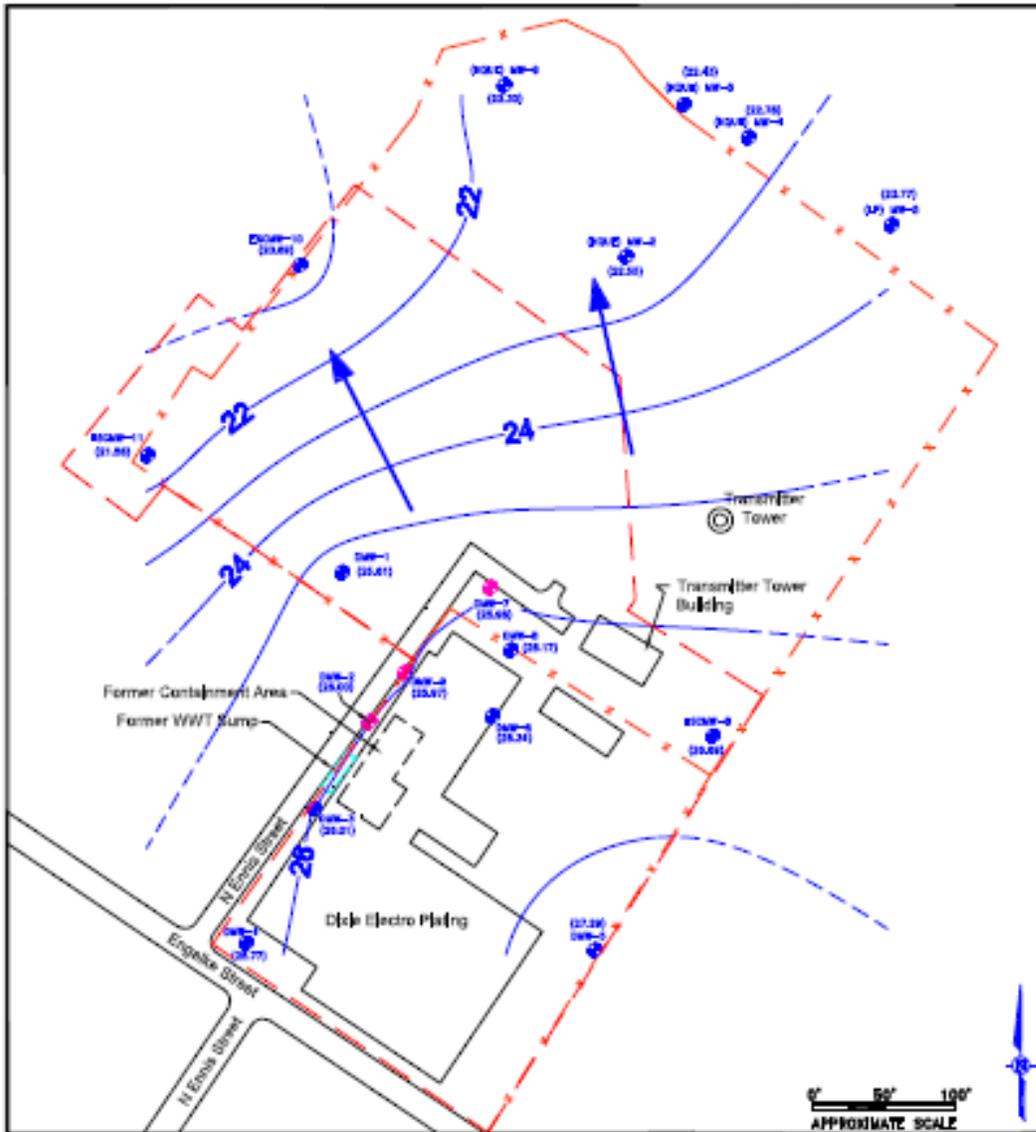
Legend	
	Site Boundary
	Recovery Well Location
	Monitoring Well Location
	Groundwater Elevation Measurement in Feet
	Groundwater Elevation Contour
	Groundwater Flow Direction
	MRC Boundary

Note: Top of casing measured in feet above the National Geodetic Datum.

Figure 5
 Groundwater Gradient Map
 August 2012
 Dixie Electro Plating
 3001 Engelke Street
 Houston, Texas



01-11-12	Checked by: FC	Drawn by: BV
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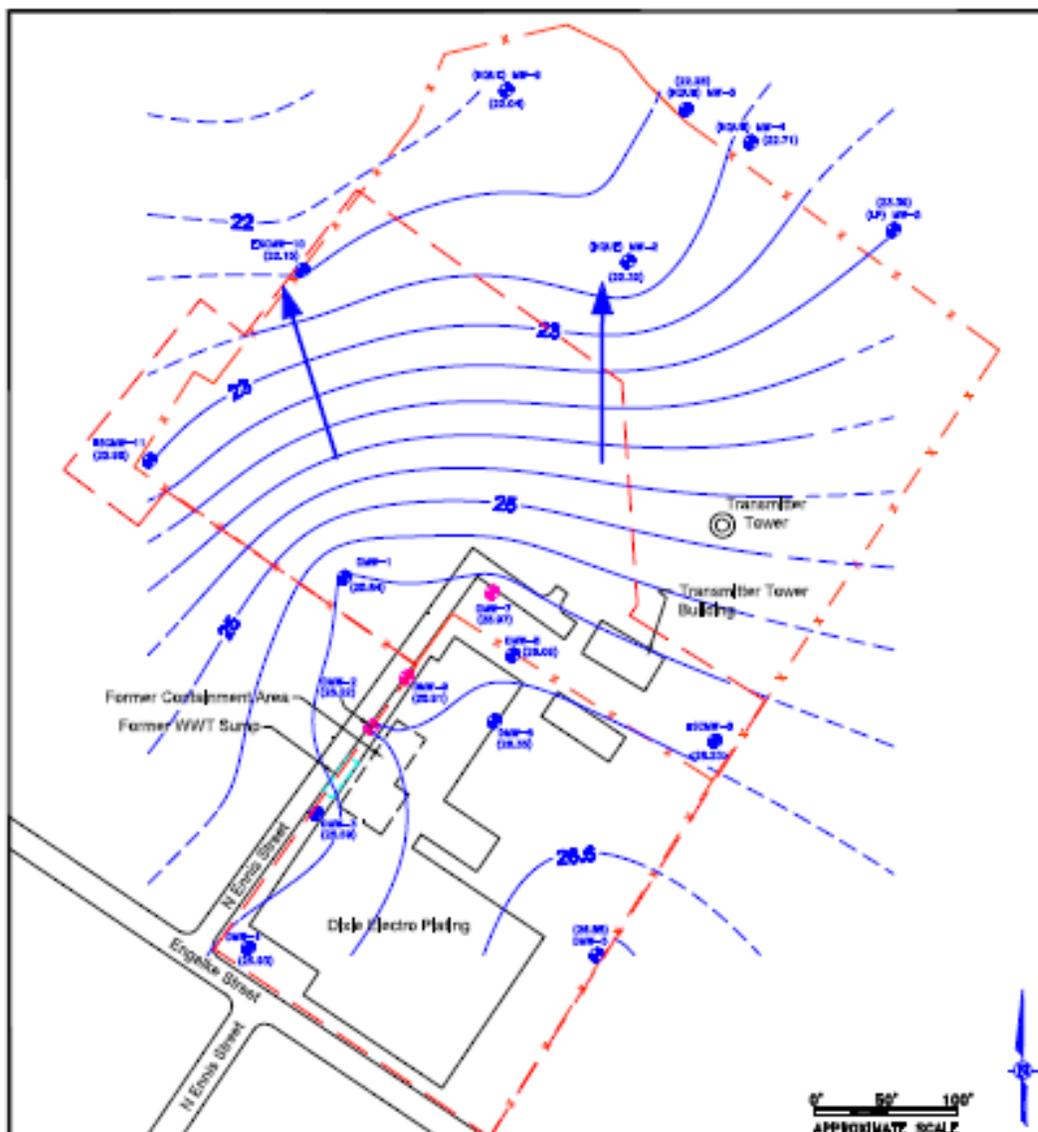


Legend	
	Site Boundary
	Recovery Well Location
	Monitoring Well Location
	Groundwater Elevation Measurement In Feet
	Groundwater Elevation Contour
	Groundwater Flow Direction
	MSO Boundary
<small>Note: Top of casing measured in feet above the National Geodetic Datum.</small>	

Figure 6
Groundwater Gradient Map
October 2012
Dixie Electro Plating
3001 Engleke Street
Houston, Texas



01-11-12 Checked by: FC Drawn by: JF



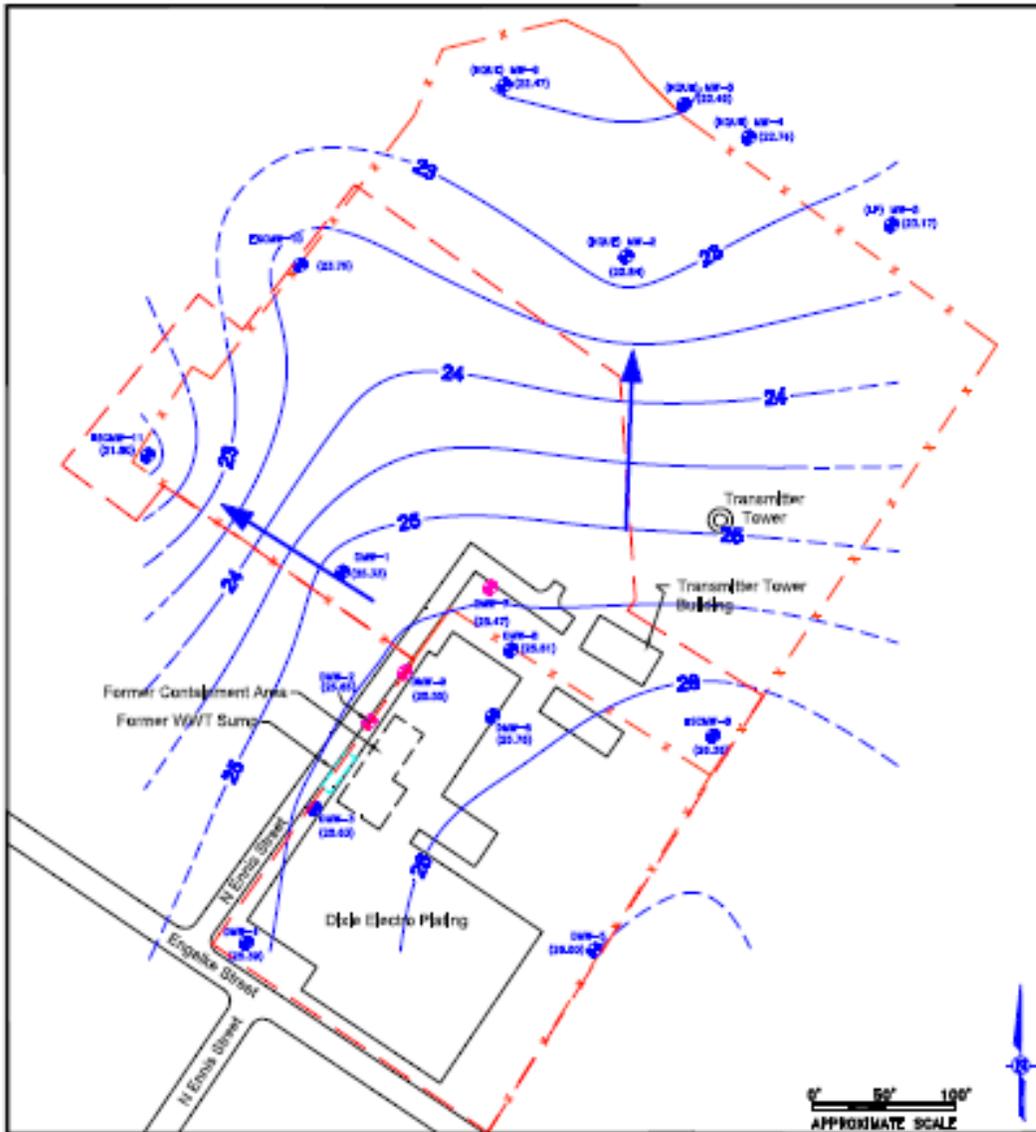
Legend	
	R/W Boundary
	Recovery Well Location
	Monitoring Well Location
	Groundwater Elevation Measured in Feet
	Data point not used
	Groundwater Elevation Contour
	Groundwater Flow Direction
	NSC Boundary

Note: Top of casing measured in feet above the National Geodetic Datum.

Figure 7
 Groundwater Gradient Map
 February 2013
 Dixie Electro Plating
 3001 Engelke Street
 Houston, Texas



01-11-12 Checked by: FC Drawn by: BV



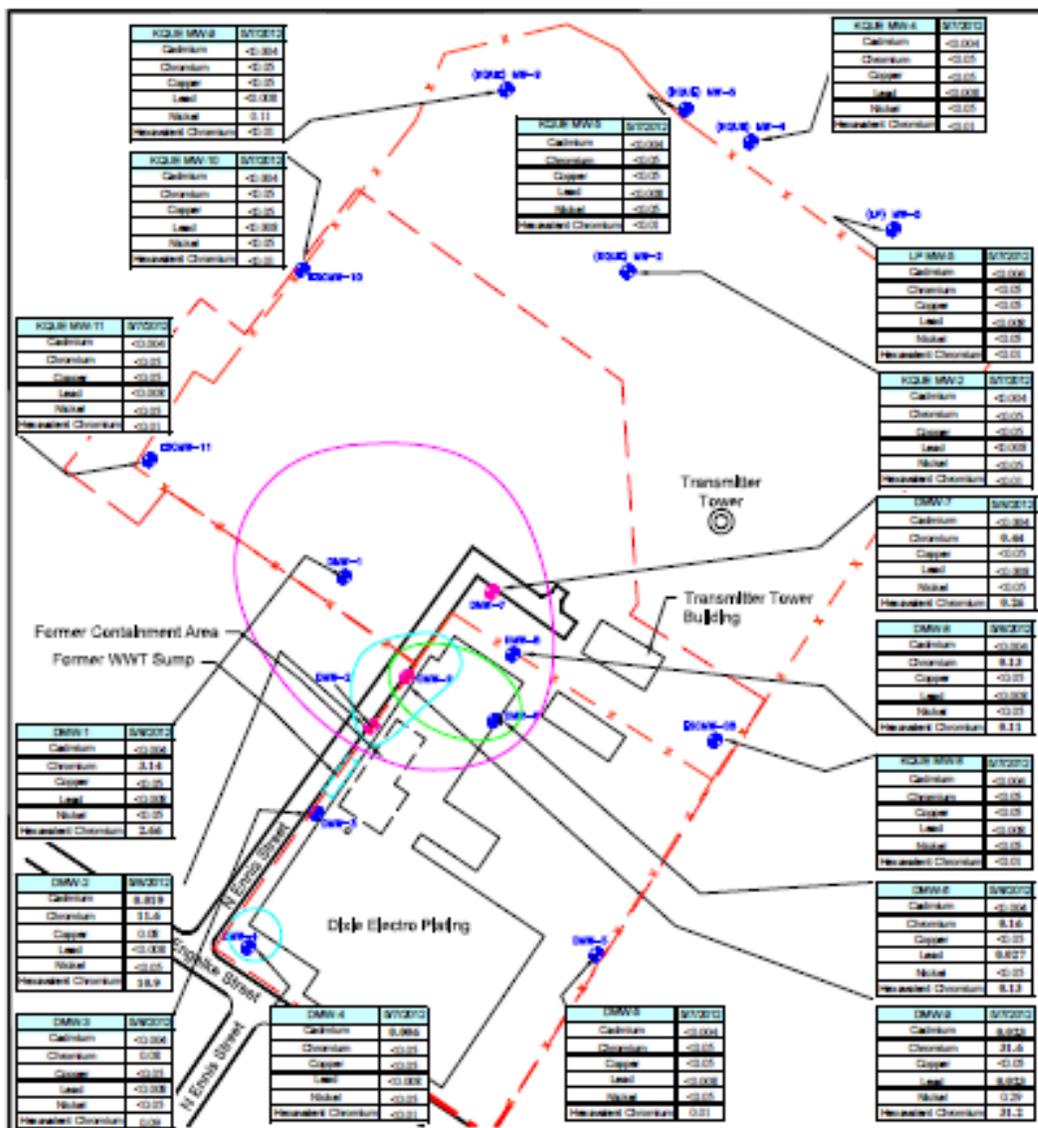
Legend	
	MFC Boundary
	Recovery Well Location
	Monitoring Well Location
	Groundwater Elevation Measured in Feet
	Data point not used
	Groundwater Elevation Contour
	Groundwater Flow Direction
	MFC Boundary

Note: Top of casing measured in feet above the National Geodetic Datum.

Figure 8
Groundwater Gradient Map
October 2013
Dixie Electro Plating
3001 Engelke Street
Houston, Texas



01-11-12 Checked by: FC Drawn by: JF



Legend

- Site Boundary
- Recovery Well Location
- Monitoring Well Location
- Total Chromium PCLE Zone
- Lead PCLE Zone
- Cadmium PCLE Zone
- MBC Boundary

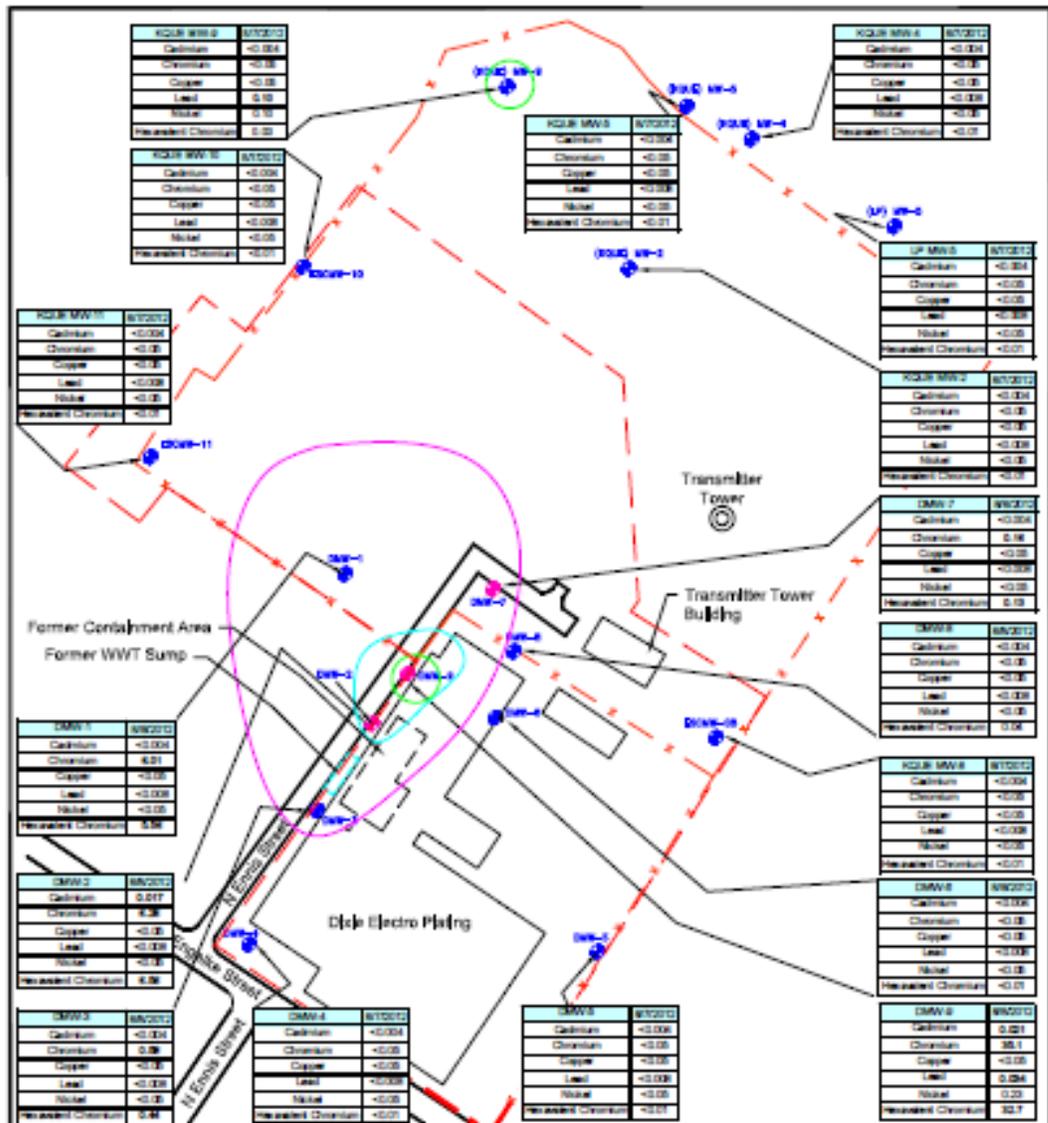
CCC	Regulatory PCLE
Cadmium	0.005
Chromium	0.10
Copper	1.0
Lead	0.0100
Nickel	1.0
Nearest Chromium	0.10

Note: All concentrations in mg/L. Exceedances are in bold.

0' 50' 100'
APPROXIMATE SCALE

Figure 9
Groundwater PCLE Zone Map
May 2012
Dixie Electro Plating
3001 Engelke Street
Houston, Texas

10/17/13 Checked by: PC Drawn by: JF Municipal Setting Designation



Legend

- Site Boundary
- Recovery Well Location
- Monitoring Well Location
- Total Chromium PCLE Zone
- Lead PCLE Zone
- Cadmium PCLE Zone
- MSD Boundary

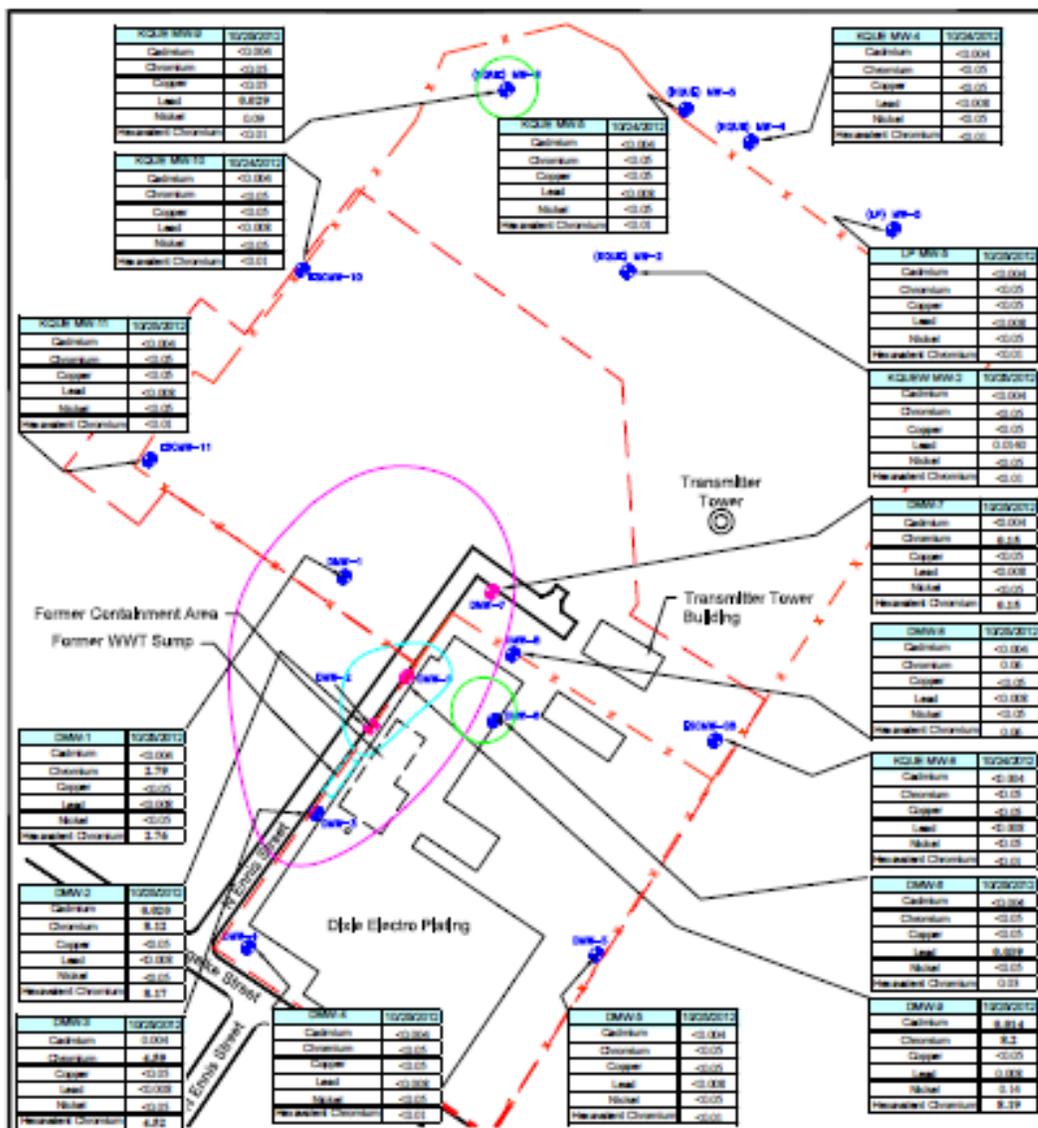
COC	Specific PCLE
Cadmium	0.005
Chromium	0.10
Copper	1.3
Lead	0.0180
Nickel	1.8
Residual Chromium	0.10

APPROXIMATE SCALE
 0' 50' 100'

Notes: All concentrations in ppt. Exceedances are in **BOLD**.

10/17/13 Checked by: FC Drawn by: JF Municipal Setting Designation

Figure 10
Groundwater PCLE Zone Map
August 2012
Dixie Electro Plating
3001 Engelke Street
Houston, Texas



Legend

- Red dashed line: NRC Boundary
- Pink circle: Recovery Well Location
- Blue circle: Monitoring Well Location
- Magenta line: Total Chromium PCLE Zone
- Green line: Lead PCLE Zone
- Cyan line: Cadmium PCLE Zone
- Red dashed line: NRC Boundary

CCC	Regulatory MCL
Cadmium	0.005
Chromium	0.10
Copper	1.3
Lead	0.0150
Nickel	1.0
Hexavalent Chromium	0.10

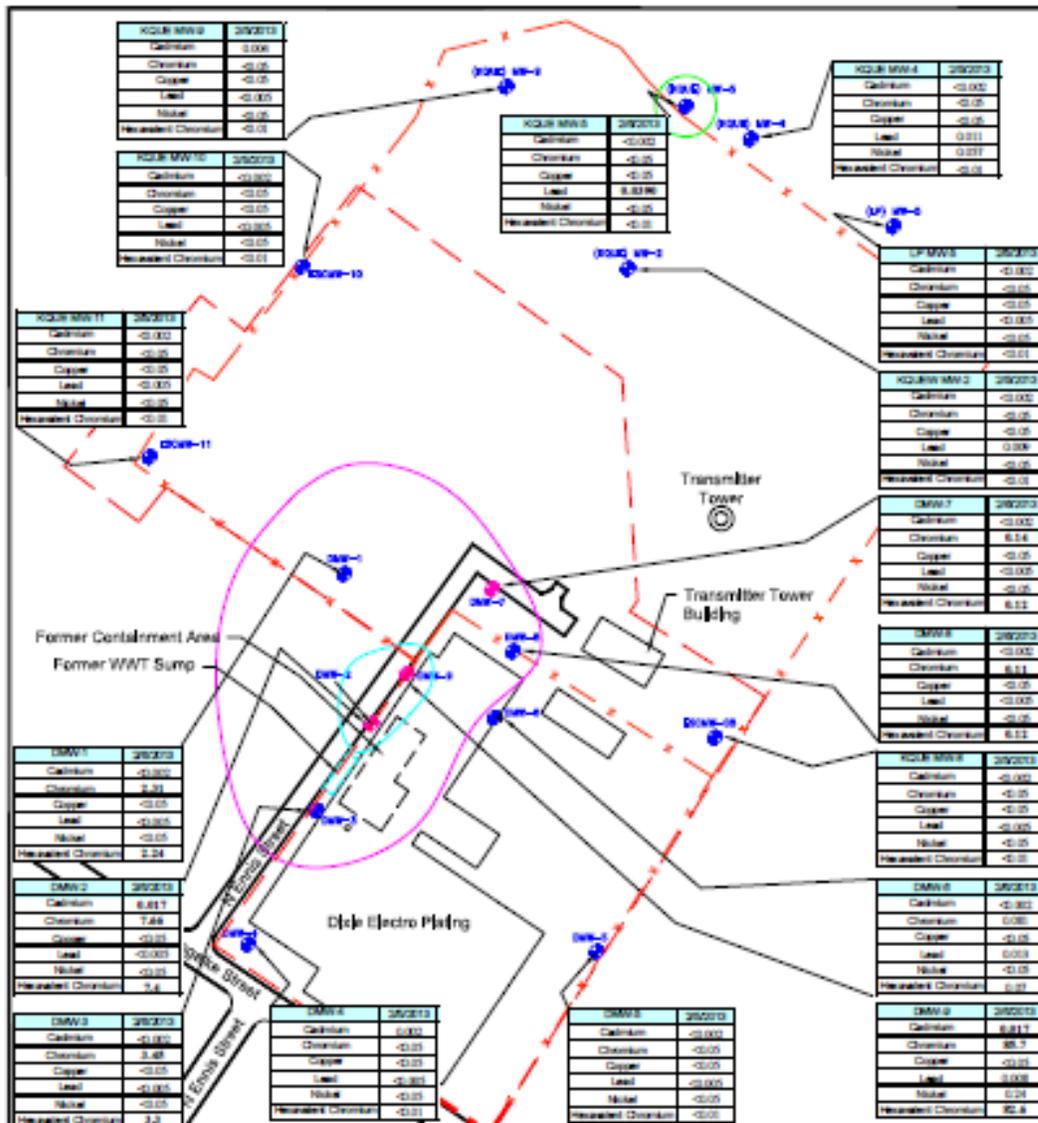
Note: All concentrations in mg/L. Exceedances are in BOLD.

Scale: 0 to 100 feet. APPROXIMATE SCALE

Figure 11
Groundwater PCLE Zone Map
October 2012
Dixie Electro Plating
3001 Engelke Street
Houston, Texas



10/17/13 Checked by: PC Drawn by: JF Municipal Setting Designation



Legend

- Red dashed line: MRO Boundary
- Red circle with 'x': Recovery Well Location
- Blue circle: Monitoring Well Location
- Magenta circle: Total Chromium PCLE Zone
- Green circle: Lead PCLE Zone
- Cyan circle: Cadmium PCLE Zone
- Red dashed line: MRO Boundary

COC	Right to Life
Calcium	0.02
Chromium	0.05
Copper	0.05
Lead	0.025
Nickel	0.05
Hexavalent Chromium	0.05

Note: All concentrations in mg/L. Exceedances are in **BOLD**.

0' 50' 100'
APPROXIMATE SCALE

Figure 12
Groundwater PCLE Zone Map
February 2013
Dixie Electro Plating
3001 Engelke Street
Houston, Texas



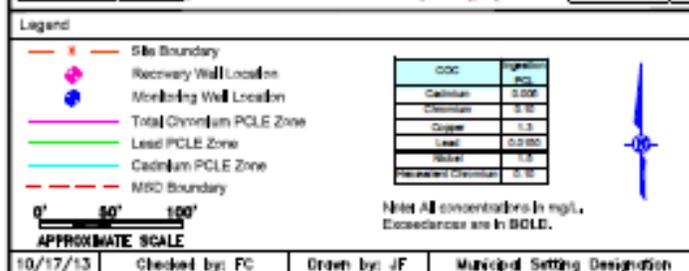
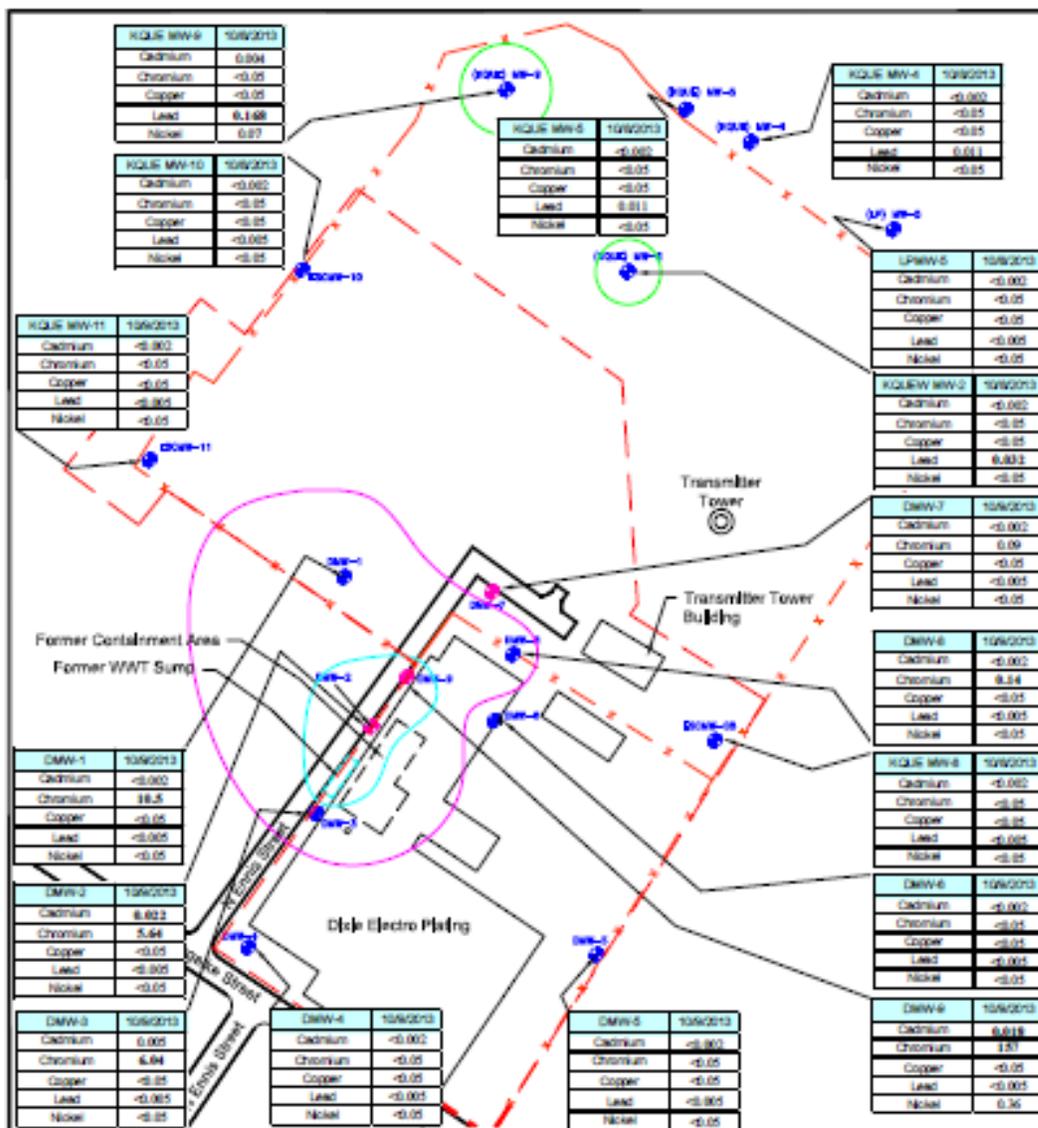


Figure 13
Groundwater PCLE Zone Map
October 2013
Dixie Electro Plating
3001 Engelke Street
Houston, Texas

Epperson Environmental Group

Appendix D (Cross Reference with TCEQ's # 5)

Provide for each contaminant of concern within the designated groundwater:

- a. A description of the ingestion protective concentration level exceedance zone and the non-ingestion protective concentration level exceedance zone, including a specification of the horizontal area and the minimum and maximum depth below ground surface.
- b. The level of contamination, the ingestion protective concentration level, and the non-ingestion protective concentration level, all expressed as mg/L units.
- c. Its basic geochemical properties (e.g., whether the contaminant of concern migrates with groundwater, floats or is soluble in water).

 The COCs that exhibit ingestion protective concentration level (PCL) exceedance zones (**Appendix C – Figures 9-13**) include cadmium, chromium, and lead. The groundwater elevation ranges between approximately 3 feet to 17 feet below ground surface on the designated property.

Cadmium

The ingestion PCL for cadmium is 0.005 mg/L. The ingestion PCLE zone for cadmium is localized around two historical sources that affected the shallow groundwater, the former containment area within the nickel and chrome plating department and the former wastewater treatment sump located in the western portion of site (See Figures 9-13). Elemental cadmium is insoluble in water, whereas cadmium chloride readily dissolves in water. A non-ingestion groundwater PCLE zone does not exist on the designated property. The following table lists the groundwater cadmium concentrations in mg/L collected during the five most recent sampling events, with the values exceeding the ingestion PCL highlighted:

Cadmium	May 2012	Aug 2012	Oct 2012	Feb 2013	Oct 2013
DMW-2	0.019	0.017	0.02	0.017	0.022
DMW-4	0.006	<0.004	<0.004	0.002	<0.002
DMW-9	0.023	0.021	0.014	0.017	0.018

Chromium

The ingestion PCL for chromium is 0.1 mg/L. The ingestion PCLE zone for chromium is centered around the former containment area and the former wastewater treatment sump located in the western portion of site and extends northwest onto Dixie Electro Plating property adjacent to the plant site (See Figures 9-13). Elemental chromium and many chromium (III) compounds are relatively insoluble in water. Chromium (VI) oxide is highly water soluble. A non-ingestion groundwater PCLE zone does not exist on the property. The following table lists the groundwater chromium concentrations in mg/L collected during the five most recent sampling events, with the values exceeding the ingestion PCL highlighted:

Chromium	May 2012	Aug 2012	Oct 2012	Feb 2013	Oct 2013
-----------------	-----------------	-----------------	-----------------	-----------------	-----------------

DMW-1	3.14	6.01	2.79	2.31	10.5
DMW-2	11.6	6.26	8.12	7.66	5.64
DMW-3	0.08	0.58	4.59	3.45	6.04
DMW-6	0.16	<0.05	<0.05	0.081	<0.05
DMW-7	0.44	0.16	0.15	0.14	0.09
DMW-8	0.13	<0.05	0.06	0.11	0.14
DMW-9	31.6	35.1	8.2	85.7	157

Lead

The ingestion PCL for lead is 0.015 mg/L. The ingestion PCLE zone for lead is localized around two historical sources that affected the shallow groundwater, the former containment area within the nickel and chrome plating department and the former wastewater treatment sump located in the western portion of site (See Figures 9-13). Isolated and inconsistent occurrences of lead in groundwater at concentrations above PCLs were also observed in wells located over 300 feet to the north of the plating activities (KQUE MW-2, KQUE MW-5, and KQUE MW-9). Lead concentrations in these groundwater monitoring wells may be related to the presence of sediment in water samples and/or historical practices and the landfill located on the adjacent Lead Products, Inc. property. Elemental lead and most lead compounds are insoluble in water. A non-ingestion groundwater PCLE zone does not exist on the designated property. The following table lists the groundwater lead concentrations in mg/L collected during the five most recent sampling events, with the values exceeding the ingestion PCL highlighted:

Lead	May 2012	Aug 2012	Oct 2012	Feb 2013	Oct 2013
DMW-6	0.027	<0.008	0.039	0.013	<0.005
DMW-9	0.023	0.034	0.008	0.008	<0.005
KQUE MW-2	<0.008	<0.008	0.014	<0.01	0.032
KQUE MW-5	<0.008	<0.008	<0.008	0.039	0.011
KQUE MW-9	<0.008	0.10	0.029	<0.005	0.168

Appendix E
(Cross Reference with TCEQ's # 5)

A table displaying the following information for each contaminant of concern, to the extent known:

a. The maximum concentration level for soil and groundwater, the ingestion protective concentration level, and the non-ingestion protective concentration level, all expressed as mg/L units.

b. The critical protective concentration level without the municipal setting designation, highlighting any exceedences.

The following tables show the maximum concentration of chemicals of concern detected in soil and groundwater at the designated property and their corresponding ingestion and non-ingestion critical PCLs. It is important to note that there are no groundwater non-ingestion PCLs established in the Texas Risk Reduction Program (TRRP) rules for cadmium, chromium, copper, lead, and nickel. Therefore, the critical PCL for each of these chemicals of concern is the ingestion (^{GW}GW_{Ing}) PCL.

Soil

COCs (mg/kg)	Without MSD ^{GW} Soil _{Ing}	With MSD ^{Tot} Soil _{Comb}	Sample Location	Sample Date	Maximum Concentration
Chromium	2,400	120,000	GP-16	06/02/99	6,230
Copper	1,000	39,000	GP-16	06/02/99	132
Nickel	470	8,800	GP-21	06/03/99	160

Groundwater

COCs (mg/L)	Without MSD ^{GW} GW _{Ing}	With MSD ^{Air} GW _{Inh-v}	Sample Location	Sample Date	Maximum Concentration
Cadmium	0.005	None	DMW-2	11/13/03	0.43
Chromium	0.1	None	DMW-2	08/07/03	744
Copper	1.3	None	DMW-2	08/07/03	3.93
Lead	0.015	None	DMW-6	12/03/07	0.496
Nickel	1.5	None	DMW-9	01/28/08	17.6

Appendix F
(Cross Reference with TCEQ's # 5)

If the plume extends beyond the limits of property owners listed in this application, list the owners of the additional property beneath which the plume(s) extend(s), and a summary of interactions with those property owners about the plume(s) and this MSD application.

Please Note: You are not required under this item to notify affected property owners, only to provide a summary or who affected property owners are, and if there have been any communications. "No contact" can be an acceptable answer.

Margaret Sanchez – 307 North Ennis Street, Houston, Texas – No Contact

Raul Sandoval – 311 North Ennis Street, Houston, Texas – No Contact

Anna Maria Perez – 313 North Ennis Street, Houston, Texas – No Contact

Appendix G

A statement as to whether the plume of contamination is stable (i.e. no change), or contracting, and delineated, with the basis for that statement. Please include historical sampling data.

The plume of contamination within the designated groundwater is adequately delineated and stable. This statement is based upon historic monitoring data which indicate stable or decreasing concentrations of all COCs at perimeter groundwater monitoring wells located on the designated property. Additionally, all previous sources of groundwater contamination were removed in 2003 and there are no known ongoing sources in existence (i.e. tanks, vessels, waste management areas, etc.).

Attached is a table containing cumulative historical groundwater sampling data collected at the designated property since 2001.