

RAILROAD COMMISSION OF TEXAS

OIL AND GAS DIVISION

October 19, 2021

Dr. Bernardo Pana
Dolce Vita at Mansfield, LLC
PO Box 34001
Fort Worth, TX 76162

RE: ***Certificate of Completion***
Approximately 1.5941-Acres of Land
1865 Callender Road
Mansfield, Tarrant County, Texas
Voluntary Cleanup Program (VCP) No. 05-19008

Dear Mr. Pana:

Railroad Commission of Texas (RRC) VCP staff is pleased to enclose a Certificate of Completion (COC) for the 1.5941-acre property located at 1865 Callender Road in Mansfield, Texas. The Site is more specifically located at latitude 32.598245 and longitude -97.158387 (WGS 84). The following reports were reviewed for the Site prior to the issuance of this Certificate:

Phase I Environmental Site Assessment, Summit Midstream Compressor Station, 1871 Callender Road, Mansfield, Tarrant County, Texas 76063, dated April 11, 2019;

Phase II Limited Environmental Investigation, Summit Midstream Compressor Station, 1871 Callender Road, Mansfield, Tarrant County, Texas 76063, dated April 18, 2019;

Phase II Limited Environmental Investigation, Summit Midstream Compressor Station, 1871 Callender Road, Mansfield, Tarrant County, Texas 76063, dated October 9, 2020;

Phase II Limited Environmental Investigation, Former Summit Midstream Compressor Station, 1865 Callender Road, Mansfield, Tarrant County, Texas 76063, VCP 05-19008, dated October 9, 2020;

History of Site

Based on available historical information, the site was an undeveloped and wooded property until 2008 when a midstream gas compressor station was constructed. The compressor station was designed to gather low-pressure wellhead gas, from the wells located on a well pad immediately north of the site and another well pad approximately 600 feet southwest, and compress and dehydrate the gas for redelivery into take-away transmission pipelines. Between 2008 and 2020, there were eight active gas wells on the northern well pad and seven active gas wells on the

southwestern well pad. Today, only three wells on the northern pad are still active. All other wells were plugged and abandoned in February 2020. The other surrounding properties include residential housing and commercial/retails areas.

Soil and Groundwater Assessment

The Phase I Environmental Site Assessment (ESA) identified the entire property as a natural gas compressor station where a former release of petroleum hydrocarbons occurred. The release occurred in the northwest corner of the property around the “stack” sometime after 2008 (when the station was built) but before 2010, when the stack was disconnected. No other information pertaining to the release was provided. Although the release is considered a recognized environmental condition (REC), based on the size and historic use of the site, the entire 1.5941-acre property is considered a REC.

In April 2019, three soil borings (SB-01 through SB-03), each of which were subsequently converted to temporary monitoring wells, were installed at the site. Soil borings were advanced to total depths ranging from 17 feet below ground surface (bgs) to 25 feet bgs. Three soil samples were collected from each boring and analyzed for volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH), Resource Conservation and Recovery Act (RCRA)-8 metals, and chlorides. Based on the analytical results, arsenic and lead were detected at concentrations above their respective Texas Specific Background Concentration (TSBC) in four soil samples. Arsenic was detected at concentrations ranging between 6.58 mg/kg in SB-03 (3-4 feet) and 44.1 mg/kg in SB-01 (7-8 feet). The TSBC for arsenic is 5.9 mg/kg. Lead was detected at concentrations ranging between 18.1 mg/kg in SB-02 (2-3 feet) and 24.7 mg/kg in SB-03 (16-17 feet). The TSBC for lead is 15 mg/kg. All other constituents were either below their respective TSBC or the Texas Risk Reduction Programs (TRRP) Tier 1 residential soil-to-groundwater protective concentration levels (PCLs). Based on the exceedances of arsenic and lead, the soil samples exhibiting the highest arsenic (SB-01 from 7-8 feet bgs) and lead (SB-03 from 16-17 feet bgs) concentrations were submitted for analysis utilizing Synthetic Precipitation Leaching Procedure (SPLP). The leachable arsenic was not detected at concentrations above the sample detection limits, but the leachable lead concentration was detected at 0.0176 mg/L, which is above the TRRP Tier 1 groundwater ingestion PCL of 0.015 mg/L. No other constituents were detected above their respective TRRP Tier 1 residential soil-to-groundwater PCL. During installation activities, groundwater was encountered between 15 and 20 feet bgs. Only one groundwater sample (SB-01) was collected from the site during this initial investigation. There was insufficient groundwater in SB-02 and SB-03 for collected of a sample. Groundwater from SB-01 was analyzed for TPH, RCRA-8 metals, and chloride. TPH was not detected in the groundwater sample. RCRA-8 metals were detected, but at concentrations below their respective TRRP Tier 1 groundwater ingestion PCLs. Chloride was detected at a concentration of 742 mg/L. Because there is no known source of chloride at the site, it was determined that the chloride concentration in groundwater is likely representative of background concentrations.

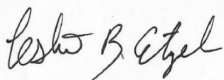
In December 2019, an additional 14 soil borings (SB-01 through SB-14) were installed at the Site. Soil borings were advanced to total depths ranging from 15 feet bgs to 20 feet bgs. Three soil samples were collected from each boring and analyzed for VOCs, TPH, RCRA-8 metals, and chlorides. Additionally, the sample collected from the top 3 feet was submitted for Naturally Occurring Radioactive Material (NORM) analysis. Based on analytical results, arsenic and lead

were detected at concentrations above their respective TSBC in several soil borings. Elevated concentrations of arsenic ranged between 6.08 mg/kg in SB-11 (2-3 feet bgs) and 25.8 mg/kg in SB-03 (9-10 feet bgs). Elevated concentrations of lead ranged between 19.8 mg/kg in SB-02 (9-10 feet bgs) and 54.9 mg/kg in SB-07 (9-10 feet bgs). No other constituent was detected above their respective TRRP Tier 1 residential soil-to-groundwater PCL, TSBC, or other threshold criteria.

In August 2021, an additional 17 soil borings (SB-01 through SB-17) were installed at the site to depths ranging from 10 to 16 feet bgs. One additional soil boring was installed to a total depth of 40 feet bgs and converted to a permanent monitoring well (MW-01). A minimum of two soil samples were collected from each boring and analyzed for lead and arsenic. Soil samples collected from MW-01 were analyzed for TPH, RCRA-8 metals, and chlorides. Based on analytical results, arsenic and lead were detected at concentrations above their respective TSBC in several soil borings. Elevated concentrations of arsenic ranged between 7.03 mg/kg in SB-01 (9-10 feet bgs) and 20.4 mg/kg in SB-06 (9-10 feet bgs). Elevated concentrations of lead ranged between 15.8 mg/kg in SB-11 (9-10 feet bgs) and 24.7 mg/kg in SB-07 (9-10 feet bgs). Based on the exceedance of arsenic and lead, the soil samples exhibiting the highest arsenic (SB-06 from 9-10 feet bgs) and lead (SB-07 from 9-10 feet bgs) concentrations were submitted for SPLP analysis. According to laboratory results, arsenic and lead concentrations were below laboratory method detection limits (non-detect). Therefore, based on groundwater concentrations below applicable TRRP Tier 1 Groundwater PCLs, SPLP concentrations reported as “non-detect”, and chloride concentrations comparable to background concentrations, the applicant has requested an unrestricted site closure.

Based on the information provided, the Site appears to be protective of unrestricted use. 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.

Sincerely,



Leslie Bruce Etzel

CC: Mr. Travis Oaks, KJE Environmental Management, Inc. (via email)
Mr. Kevin Ware, KJE Environmental Management, Inc. (via email)
Mr. William Soderstrom, KJE Environmental Management, Inc. (via email)

Enclosed: *VCP Final Certificate of Completion*
Property Metes and Bounds Description and Plat Map

**VOLUNTARY CLEANUP PROGRAM
FINAL CERTIFICATE OF COMPLETION
WITHOUT 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. 05-19008 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 15 October 2021



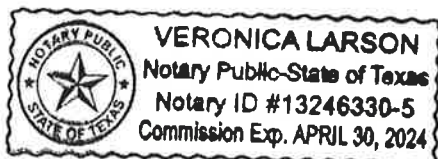
Peter G. Pope, Assistant Director
Site Remediation Section

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 15th Day of October 2021.



Notary without Bond



Notary Public in and for the State of Texas

EXHIBIT "A"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
LEGAL DESCRIPTION 1.5941-ACRE TRACT

VCP No. 05-19008

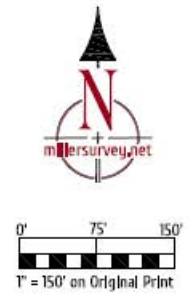
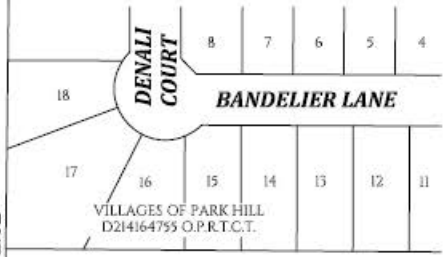
ESQUIRE HENDRICKS SURVEY A-659

20' Pipeline Easement
D208182815, D209034979,
& D219138626 (10u)

Variable Width
Access Easement
Inst. D210094401

EAGLERIDGE ENERGY II
D210094400

ACCP, LP
D219217498



LOUIS LAND
INST. NO. D209180920

FRANCES J. BREWER
INST. NO. D213028687

N 81°09'50" E 475.25'

S 00°41'03" W
152.25'

N 00°41'03" E 1052.02'

N 08°48'59" W
150.00'

ACCP, LLC
(1.5939 ACRES)
D220199066

1.5941
ACRES

Point of
Beginning

N 75°54'28" W 308.28'

Point of Commencing
1/2" capped steel rod found

24' Access Easement
D208182814 &
D209034977 (10t)

20' Pipeline Easement
D213225247 (10ab)

20' Pipeline Easement
D213225247 (10ab)

ACCP, LP
D219217498

20' Pipeline Easement
D208182815, D209034979,
& D219138626 (10u)

Variable Width Access
Easement Inst.
D210094401

EAGLERIDGE ENERGY II
D219264505

24' Access Easement
D208182814 &
D209034977 (10t)

130' Tarrant County Water Control
& Improvement District No. 1 Easement
3681/297, 3691/220, & 4665/680

MILLER
SURVEYING, INC
Professional Precision.
8504 PreInct Line Rd. Ste. 180
Colleyville TX 76034 • 817-577-1052
millersurvey.net
TOLSON No. 10100400

LEGAL DESCRIPTION OF A 1.5941 ACRE TRACT OF LAND

Being a tract of land out of the Esquire Hendricks Survey, Abstract No. 659 and the William H. Herrall Survey, Abstract No. 724, situated in the City of Mansfield, Tarrant County, Texas, and surveyed by Miller Surveying, Inc. of Hurst, Texas in January of 2020, said tract being all of the same tract of land described in the deed to ACCP, LP, recorded as Instrument No. D220199066 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a 1/2 Inch capped steel rod found for an inner corner in the easterly boundary line of the same tract of land described as "TRACT ONE" in the deed to ACCP, LP recorded as Instrument No. D219217498 of said Records from which a 1/2 Inch "MILLER 5665" capped steel rod found for the most northerly northeast corner thereof bears North 00 degrees 41 minutes 03 seconds East for 1052.02 feet; **Thence** North 75 degrees 54 minutes 28 seconds West a distance of 308.28 feet to the southeast corner of said ACCP tract (D220199066) and being the **point of beginning** of the tract described herein;

Thence South 81 degrees 11 minutes 01 seconds West with the southerly boundary line of said ACCP tract (D220199066) a distance of 450.12 feet to the southwest corner thereof;

Thence North 08 degrees 48 minutes 59 seconds West with the westerly boundary line of said ACCP tract (D220199066) a distance of 150.00 feet to the northwest corner thereof;

Thence North 81 degrees 09 minutes 50 seconds East with the northerly boundary line of said ACCP tract (D220199066) a distance of 475.25 feet to the northeast corner thereof;

Thence South 00 degrees 41 minutes 03 seconds West with the easterly boundary line of said ACCP tract (D220199066) a distance of 152.25 feet to the **point of beginning** and containing 1.5941 acres of land, more or less.

This is to certify that: a) This document serves as my graphic representation of a land survey of the 1.5941 acre tract shown and described hereon; b) Said survey being performed on the ground, under my supervision, on August 20, 2021; c) The boundary lines and dimensions indicated hereon are based on said survey and are true and correct; and d) As of the Date of Certification, the corner monuments shown hereon were in place as indicated.

Date of Certification: August 20, 2021



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

VCP No. 05-19008

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

I, Travis Oaks, representing Dolce Vita at Mansfield, LLC have completed the necessary response actions, pursuant to Chapter 91, Subchapter O, Texas Natural Resource Code, at the approximately 1.593-Acre tract of land described in Exhibit "A" (Site) of this certificate pertaining to Voluntary Cleanup Program (VCP) No. 05-19008 located in Tarrant 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.

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. 05-19008.

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

Applicant

By: _____

Print Name: Travis Oaks

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, personally appeared Travis Oaks, 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 30 day of September, 2021.*

Notary Public in and for the State of TX

