



On September 27, 2005, in recognition of the United States Environmental Protection Agency's selected remedy for the Rockwool Superfund Site the City of Belton passed Ordinance No. 2005-46. This Restrictive Covenant has no effect on and does not supersede Ordinance No. 2005-46.

This Restrictive Covenant is required for the following reasons:

1. The Affected Property currently meets TRRP standards for commercial/industrial use. Based on the reports, the chemicals of concern pose no significant present or future risk to humans or the environment based on commercial/industrial land use. No further remediation of the Affected Property is required by the TCEQ as long as the Affected Property is not to be used for residential purposes. If any person desires in the future to use the Affected Property for residential purposes, the TCEQ must be notified at least 60 days in advance of such use and additional response actions may be necessary before the property may be used for residential purposes. Persons contemplating a change in land use for the Affected Property are encouraged to review the definitions for commercial/industrial and residential land use contained in TRRP as the definition of residential land use is broad.
2. The Affected Property is subject to the TRRP requirements for properties containing concentrations of chemicals of concern in soil and is subject to the requirements in 30 TAC § 350.33(e)(2) to prevent exposure to soils that contain a chemical of concern in excess of the protective concentration level. The attached Exhibit C describes and provides the location of the physical control and extent of the soil that exceeds the TCEQ-approved protective concentration levels for certain chemicals of concern. The attached Exhibit C also provides the reason the physical control must remain in place and describes the maintenance and monitoring required for the physical control. This program must be implemented unless and until TCEQ approves any modification.

As of the date of this Restrictive Covenant, the record owner of fee title to the Property is City of Belton Trustee (Owner) with an address of P.O. Box 120, Belton, Texas 76513-0120.

In consideration of response action oversight by the TCEQ and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner has agreed to place the following restrictions on the Property in favor of the TCEQ and the State of Texas, to wit:

1. The Property shall not be used for any purposes other than commercial/industrial uses, as defined in 30 TAC § 350.4(a)(13).
2. The removal or modification of the physical control on the Affected Property is prohibited without prior approval from the TCEQ and the physical control must be maintained and monitored as described in Exhibit C. Removal or modification of this restrictive covenant is prohibited without prior approval of the TCEQ.
3. These restrictions shall be a covenant running with the land.

For additional information, contact:

TCEQ  
Central Records  
Building E  
12100 Park 35 Circle  
Austin, Texas 78753

Mail:  
TCEQ  
MC-199  
P O Box 13087  
Austin, TX 78711-3087

TCEQ Program and Identifier No.: Superfund; EPA ID TXD066379645, TCEQ ID SUP033

This Restrictive Covenant may be rendered of no further force or effect only by a release executed by the TCEQ or its successor agencies and filed in the same Real Property Records as those in which this Restrictive Covenant is filed.

Executed this 8th day of January, 2013.

**COPY**

City of Belton, Trustee

By: [Signature]

Name: Jim Covington

Title: Mayor, City of Belton

Accepted as Third Party Beneficiary this 6th day of February, 2013.

Texas Commission on Environmental Quality

By: Beth Seaton

Name: Beth Seaton

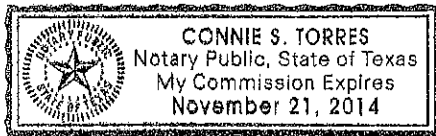
Title: Division Director, Remediation Division

STATE OF TEXAS

Bell COUNTY

BEFORE ME, on this the 8th day of January 2013, personally appeared Jim Covington, Mayor, City of Belton, for City of Belton, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 8th day of January, 2013.



[Signature]  
Notary Public in and for the State of Texas,  
County of Bell

My Commission Expires: 11/21/14

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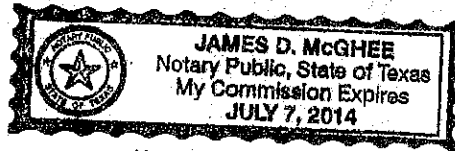
**COPY**

STATE OF TEXAS

TRAVIS COUNTY

BEFORE ME, on this the 6th day of FEBRUARY, personally appeared Beth Seaton, Division Director, Remediation Division, of the Texas Commission on Environmental Quality, known to me to be the person whose name is subscribed to the foregoing instrument, and she acknowledged to me that she executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of FEBRUARY, 2013.



Notary without Bond

Notary Public in and for the State of Texas  
County of TRAVIS

My Commission Expires: 7/7/14

*James D. McGhee*

**Exhibit A – Property Description**

**Field Notes**

**COPY**

Exhibit A

**COPY**

**Property Description**

*Field Notes*

City of Belton Tract B, Field Notes Prepared by All County Surveying, Inc., March 26, 2012, designated as Tract No. 8, 13.76 acre tract – City of Belton Tract B on Boundary Survey, Rockwool Industries Federal Superfund Site, in Belton, Bell County, Texas, completed March 2012 by All County Surveying, Inc.

City of Belton Tract B contaminated area, Field Notes Prepared by All County Surveying, Inc., March 22, 2012, designated as Tract No. 9, 11.016 acre tract – City of Belton Tract B contaminated area on Boundary Survey, Rockwool Industries Federal Superfund Site, in Belton, Bell County, Texas, completed March 2012 by All County Surveying, Inc.

**FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.**

March 26, 2012

**COPY**

Surveyor's Field Notes for CITY OF BELTON, for:

**13.76 ACRES**, being part of the **O. T. TYLER SURVEY, ABSTRACT NO. 20**, in Bell County, Texas and embracing that certain called 14 acre tract described in a deed to THE CITY OF BELTON, TEXAS, of record in Volume 5330, Page 658 of the Official Public Records of Real Property of Bell County, Texas, said 13.76 acre tract was surveyed by All County Surveying, Inc. and is more particularly described by these metes and bounds as follows:

**BEGINNING** at a 5/8" iron rod found in the north right-of-way line of a public maintained roadway known as TAYLOR'S VALLEY ROAD, being the southeast corner of said 14 acre tract, same being the southwest corner of that certain called 17.737 acre tract described in a deed to APAC-TEXAS, INC., of record in Doc. No. 2009-00047510 of the Official Public Records of Real Property of Bell County, Texas and being the southeast corner of this tract.

**THENCE** in a westerly direction, with the north right-of-way line of said TAYLOR'S VALLEY ROAD, same being the south line of said 14 acre tract (*record call of N 71 deg W, 894 feet*) for the following TWO (2), courses and distances:

- 1). **NORTH 74 deg 18 min 48 sec WEST**, a distance of 381.11 feet to a 1/2" iron rod found; and
- 2). **NORTH 75 deg 11 min 20 sec WEST**, a distance of 519.13 feet to a 3/8" iron rod found, being the southwest corner of said 14 acre tract, same being the southeast corner of that certain tract described in a deed to S. H. SMITH, ET AL, of record in Volume 87, Page 491 and Volume 90, page 125 of the Deed Records of Bell County, Texas locally known as East Belton Cemetery and being the southwest corner of this tract.

**THENCE** in a northerly direction, with the east line of said cemetery tract, same being the west line of said 14 acre tract (*record call of N 19 deg E, 750 feet*) for the following TWO (2), courses and distances:

- 1). **NORTH 17 deg 23 min 40 sec EAST**, a distance of 113.43 feet to a 5/8" iron rod found; and
- 2). **NORTH 16 deg 35 min 00 sec EAST**, a distance of 576.99 feet to a calculated point in the LEON RIVER, being the northeast corner of said cemetery tract, same being the northwest corner of said 14 acre tract and being the northwest corner of this tract.

Surveyor's Field Notes for CITY OF BELTON, continued:

**THENCE** in an easterly direction, with the said LEON RIVER, same being the north line of said 14 acre tract (*record call of "Up the Leon River with it's meanders"*) for the following THREE (3), courses and distances:

- 1). **SOUTH 71 deg 52 min 50 sec EAST, a distance of 423.49 feet** to a calculated point;
- 2). **SOUTH 75 deg 20 min 25 sec EAST, a distance of 322.86 feet** to a 5/8" iron rod found; and
- 3). **SOUTH 63 deg 00 min 24 sec EAST, a distance of 145.75 feet** to a 3/4" metal pipe found, being the northeast corner of said 14 acre tract, same being the northwest corner of said 17.737 acre tract and being the northeast corner of this tract.

**THENCE** in a southerly direction, with the west line of said 17.737 acre tract, same being the east line of said 14 acre tract (*record call of S 20 deg 30 min W, 678 feet*) **SOUTH 15 deg 46 min 56 sec WEST, a distance of 641.60 feet** to the Point of Beginning, Containing **13.76 ACRES.**

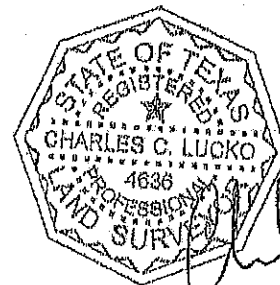
This project is referenced to the City of Temple Coordinate System, an extension of the Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 133. The theta angle at City Monument No. 133 is 01°29'23". The combined correction factor (CCF) is 0.999857; Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Reference tie from City monument No. 133 to the southwest corner of this 13.76 acre tract is N 02°23'54" E, 22.03 feet. Published City coordinates for project reference point 133 are N. = 10,358,458.27 E. = 3,202,085.92. This description is to accompany a Surveyor's Sketch showing the herein described 13.76 acre tract. This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor.

Surveyed March 2012

**ALL COUNTY SURVEYING, INC.**

**1-800-749-PLAT**

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Charles C. Lucko  
Registered Professional Land Surveyor  
Registration No. 4636



**FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.**

**COPY**

March 22, 2012

Surveyor's Field Notes for CITY OF BELTON, of:

**11.016 ACRES**, and being a portion of that certain called 14 acre tract described in a deed to THE CITY OF BELTON, TEXAS, of record in Volume 5320, Page 658 of the Official Public Records of Real Property of Bell County, Texas, said 11.016 acre tract was surveyed by All County Surveying, Inc. and is more particularly described by these metes and bounds as follows:

**BEGINNING** at a 1/2" iron rod found in the north right-of-way line of a public maintained roadway known as TAYLOR'S VALLEY ROAD, said right-of-way being in a deed to STATE OF TEXAS, recorded in Volume 683, Page 427 of the Deed Records of Bell County, Texas, same being the south line of said 14 acre tract and being the southeast corner of this tract, from which a 5/8" iron found, being the southeast corner of said 14 acre tract, bears: SOUTH 74 deg 18 min 48 sec EAST, a distance of 381.11 feet.

**THENCE** in a westerly direction, with the north right-of-way line of said TAYLOR'S VALLEY ROAD, same being the south line of said 14 acre tract (*record call of N 71 deg W, 894 feet*) **NORTH 75 deg 11 min 20 sec WEST, a distance of 184.65 feet** to a 5/8" iron rod with plastic cap marked "All County" set being the southwest corner of this tract.

**THENCE** in a northerly direction, crossing said 14 acre tract **NORTH 14 deg 00 min 25 sec EAST, a distance of 103.28 feet** to a 5/8" iron rod with plastic cap marked "All County" set, being a corner of this tract.

**THENCE** in a westerly direction, continuing across said 14 acre tract **NORTH 73 deg 26 min 00 sec WEST, a distance of 328.07 feet** to a 5/8" iron rod found in the west line of said 14 acre tract, same being the west line of that certain tract described in a deed to S. H. SMITH, ET AL, of record in Volume 87, Page 491 and Volume 90, page 125 of the Deed Records of Bell County, Texas locally known as East Belton Cemetery and being a corner of this tract.

**THENCE** in a northerly direction, with the east line of said cemetery tract, same being the west line of said 14 acre tract (*record call of N 19 deg E, 750 feet*) **NORTH 16 deg 35 min 00 sec EAST, a distance of 576.99 feet** to a calculated point in the LEON RIVER, being the northwest corner of said cemetery tract, same being the northwest corner of said 14 acre tract and being the northwest corner of this tract.

**THENCE** in an easterly direction, with the said LEON RIVER, same being the north line of said 14 acre tract (*record call of "Up the Leon River with it's meanders"*) for the following THREE (3), courses and distances:

- 1). **SOUTH 71 deg 52 min 50 sec EAST, a distance of 423.49 feet** to a calculated point;

Surveyor's Field Notes for CITY OF BELTON, continued:

- 2). **SOUTH 75 deg 20 min 25 sec EAST, a distance of 322.86 feet** to a 5/8" iron rod found; and
- 3). **SOUTH 63 deg 00 min 24 sec EAST, a distance of 145.75 feet** to a 3/4" metal pipe found, being the northeast corner of said 14 acre tract, same being the northwest corner of said 17.737 acre tract and being the northeast corner of this tract.

**THENCE** In a southerly direction, with the west line of said 17.737 acre tract, same being the east line of said 14 acre tract (*record call of S 20 deg 30 min W, 678 feet*) **SOUTH 15 deg 46 min 56 sec WEST, a distance of 417.48 feet** to a 5/8" iron rod with plastic cap marked "All County" set, being a corner of this tract.

**THENCE** In a westerly direction, crossing said 14 acre tract **NORTH 75 deg 15 min 35 sec WEST, a distance of 377.20 feet** to a 5/8" iron rod found, being a corner of this tract.

**THENCE** In a southerly direction, continuing across said 14 acre tract **SOUTH 16 deg 49 min 34 sec WEST, a distance of 217.94 feet** to the Point of Beginning, Containing **11.016 ACRES.**

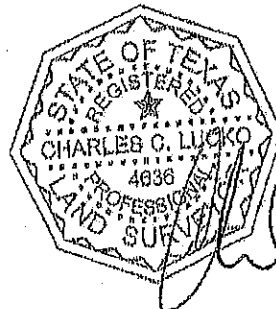
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Surveyed March 2012

**ALL COUNTY SURVEYING, INC.**

**1-800-749-PLAT**

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Charles C. Lucko  
Registered Professional Land Surveyor  
Registration No. 4636

**Exhibit B – Affected Property Description**

**COPY**

**Field Notes**

**Map**

**Exhibit B**

**Affected Property Description**

**COPY**

*Field Notes*

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Surveyor's Field Notes for CITY OF BELTON, continued:

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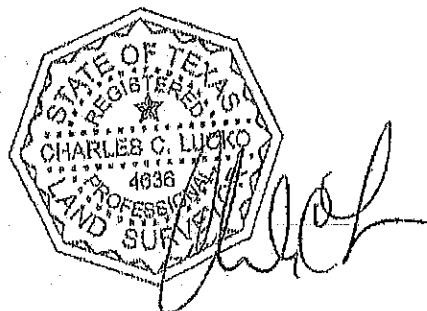
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Surveyed March 2012

**ALL COUNTY SURVEYING, INC.**

**1-800-749-PLAT**

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Charles C. Lucko  
Registered Professional Land Surveyor  
Registration No. 4636

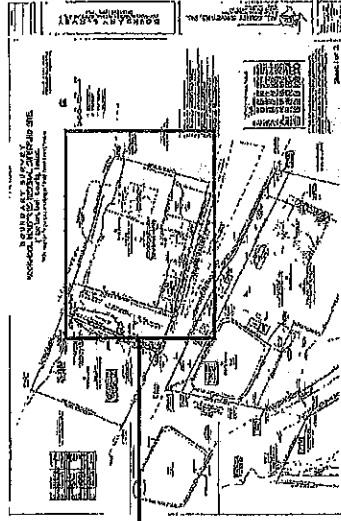
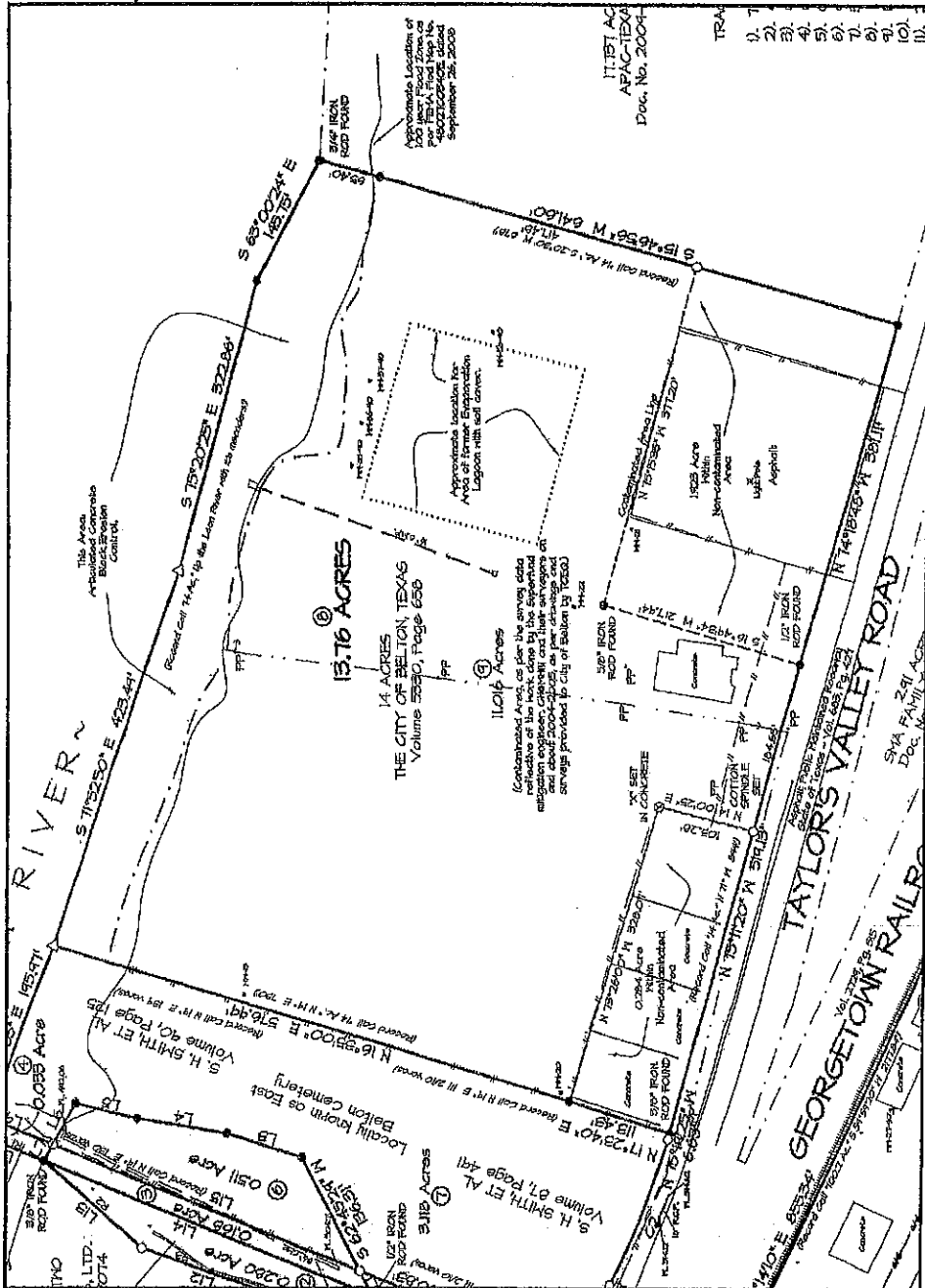
**Exhibit B**  
**Affected Property Description**

*Map*

**COPY**

Exhibit B – Map, Tracts 8 (13.76 ac.) and 9 (11.016 ac.)

# Exhibit B - Map Tracts 8 (13.76 ac.) and 9 (11.016 ac.)



COPY

This map has been adapted by the Remediation Division of the Texas Commission on Environmental Quality. This map is for informational purposes and was not prepared for and may not be suitable for legal, engineering, or surveying purposes. This map is based on a drawing prepared by All County Surveying, Inc. in March 2012. To obtain a copy of the original drawing, contact the Remediation Division at 800-633-9363.



**Exhibit C – Physical Control on Soil**

**Map**

**COPY**

**Maintenance and Monitoring**

**Exhibit C**  
**Physical Control on Soil**

*Map*

Exhibit C – Map, Tracts 8 (13.76 ac.) and 9 (11.016 ac.)

**COPY**



Exhibit C  
Physical Control on Soil

**COPY**

*Maintenance and Monitoring*

The physical control on soil consists of a soil cover that is one (1) foot of clay and one-half (0.5) foot of topsoil, which covers the Affected Property. In addition, the physical control on soil also includes articulating concrete blocks, soil infill, and vegetation that cover the banks of the Leon River. The physical control on soil must remain in place in order to ensure that the remedy remains protective of human health and the environment. Future use of shallow groundwater is prohibited. The clay cap and vegetative cover may not be disturbed. Continued effectiveness of interceptor trench and surface flow controls must be maintained. These restrictions are necessary to protect the industrial worker and to prohibit access to groundwater.

The maintenance and monitoring required for the physical control include:

1. Inspect fence, including gates, and signage semiannually. If damaged and/or missing, repair or install new fencing, gates and signs.
2. Inspect site vegetation semiannually in order to protect the soil cover and to easily see and access monitor wells. If there are holes from burrowing animals, fill holes with clean soil material and compact. If there is settlement, fill settled area with clean soil material and reseed surface. If there are wet areas or water damage, repair so that the surface remains properly graded and drained. If there is erosion, fill eroded area with clean soil material. If there are cracks, fill cracked area with clean soil material and reseed surface. If there are areas with no vegetation, reseed.
3. At least three times a year, mow the Property. Remove vegetation surrounding monitor wells. Do not use a chemical method to control vegetation, as that might affect groundwater sampling data.
4. Inspect the drainage controls semiannually. If there is debris present, remove debris. If there is restricted flow because of sediment or vegetation, remove vegetation and sediment.
5. Inspect the culverts semiannually. If culverts, culvert inlets, manholes, and/or outfall boxes are blocked or damaged, remove blockage and repair or replace if needed.
6. Visually inspect the articulating concrete blocks semiannually and report any vegetation growth among the articulating concrete blocks to the Texas Commission on Environmental Quality. No other maintenance activities are required with regard to the articulating concrete blocks themselves; however, maintain soil infill and vegetation in areas adjacent to the articulating concrete blocks, along the river bank, in accordance with No. 2 above.
7. Using Exhibit C, Physical Control on Soil, as a reference and guide, draft and submit an annual report to the Texas Commission on Environmental Quality. Include documentation of onsite and adjacent offsite land uses. Provide a summary of maintenance and monitoring activities performed, including general observations and findings pertaining to each enumerated maintenance and monitoring requirement, a general description of inspection and maintenance tasks enumerated in Exhibit C, and the date(s) on which the tasks were performed. No specific format is prescribed. For example, a checklist may be developed and

utilized. Photographic documentation may be helpful but is optional. By March 31, submit the annual report for the previous year to:

Texas Commission on Environmental Quality  
Remediation Division  
Superfund Section  
Attention: Project Manager  
Rockwool Industries Inc. Federal Superfund Site  
MC-136  
P.O. Box 13087  
Austin, TX 78711-3087

**COPY**

Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513



70 2013 00006481

Instrument Number: 2013-00006481

As  
Recordings

Recorded On: February 19, 2013

Parties: CITY OF BELTON TRUSTEE

To EX PARTE

**COPY**

Billable Pages: 21

Number of Pages: 22

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Recordings	91.00
Total Recording:	91.00

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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.

**File Information:**

Document Number: 2013-00006481

Receipt Number: 161926

Recorded Date/Time: February 19, 2013 10:37:05A

User / Station: G Gomez - Cash Station 1

**Record and Return To:**

CITY OF BELTON  
PO BOX 120  
BELTON TX 76513



I hereby certify that this Instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property  
Records in Bell County, Texas

Shelley Coston  
Bell County Clerk