

Brooke T. Paup, *Chairwoman*  
Catarina R. Gonzales, *Commissioner*  
Tonya R. Miller, *Commissioner*  
Kelly Keel, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

May 6, 2026

Ms. Darlene Tucker  
Trojacek Properties, L.L.C.  
990 Ross Lane  
Boyd, Texas 76023

Via email

Re: Innocent Owner/Operator Program (IOP) Certificate, 404 Main Place Site, located at 404 West Main Street, Azle, Parker County, TX; IOP No. 1325; Customer No. CN606468403; Regulated Entity No. RN112354170

Dear Ms. Tucker:

The Texas Commission on Environmental Quality (TCEQ) accepted an IOP Application on February 6, 2026 for the above referenced property (Site) and has determined that Trojacek Properties L.L.C. has successfully completed IOP requirements and is an Innocent Owner as defined by Section 361.751(2) of the Solid Waste Disposal Act (SWDA), Texas Health and Safety Code (THSC). Therefore, the enclosed Certificate for the Site is issued pursuant to Section 361.753 of the SWDA, THSC.

Please be aware that there may be outstanding charges reflecting TCEQ oversight activities that may still be forthcoming. You may contact Mr. M. Anthony Garcia of my staff with any questions or comments at [anthony.garcia@tceq.texas.gov](mailto:anthony.garcia@tceq.texas.gov) or (512) 239-2357.

Sincerely,

A handwritten signature in blue ink, appearing to read "Merrle Smith", with a long horizontal line extending to the right.

Merrle Smith, P.G., Deputy Director  
Remediation Division

Enclosure: IOP Certificate

cc: Ms. Trista Oppermann, Senior Project Manager, Green Star Environmental (via email)

Mr. Leonard Albright, Principal, Green Star Environmental (via email)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



INNOCENT OWNER/OPERATOR PROGRAM CERTIFICATE

As provided for in §361.753, Subchapter V, Solid Waste Disposal Act (SWDA), Texas Health and Safety Code:

I, Merrie Smith, P.G., Deputy Director of the Remediation Division, Office of Waste, Texas Commission on Environmental Quality (TCEQ or Commission), certify under §361.753, SWDA, Texas Health and Safety Code, that necessary investigations have been completed as described in the approved Site Investigation Report(s) dated April 22, 2022 and November 2, 2023 (Site Report) for the tract(s) of land described in Exhibit "A" (Site), and that Trojacek Properties, L.L.C. is an Innocent Owner as defined by §361.751(2) for the Site, based on the affidavit for IOP No. 1325 in Exhibit "B". A copy of the Site Report(s) may be found in the TCEQ Central Records Office under IOP No. 1325.

Trojacek Properties, L.L.C. is not liable under the Texas Health and Safety Code or the Texas Water Code for investigation, monitoring, remediation or corrective or other response actions regarding the conditions attributable to the release or migration of the contaminant(s) in soils affected by groundwater from a source or sources not located on or at the site, including specifically benzene, tetrachloroethylene, and toluene; and in groundwater from a source or sources not located on or at the site, including specifically cis-1,2-dichloroethylene, trans-1,2-dichloroethylene, methyl ethyl ketone, tetrachloroethylene, and trichloroethylene and related degradation products described in the Site Report(s), or otherwise liable regarding those conditions. Trojacek Properties, L.L.C. shall grant reasonable access to the property for purposes of investigation and remediation to persons designated by the Executive Director of the TCEQ.

EXECUTED this the 6th day of May, 2026

[Handwritten signature of Merrie Smith]

Merrie Smith, P.G., Deputy Director  
Remediation Division

STATE OF TEXAS  
TRAVIS COUNTY

BEFORE ME, on this the 6th day of May, personally appeared Merrie Smith, P.G., Deputy Director of the Remediation Division of the TCEQ, known to me to be a representative of said commission 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 6th day of May, 2026

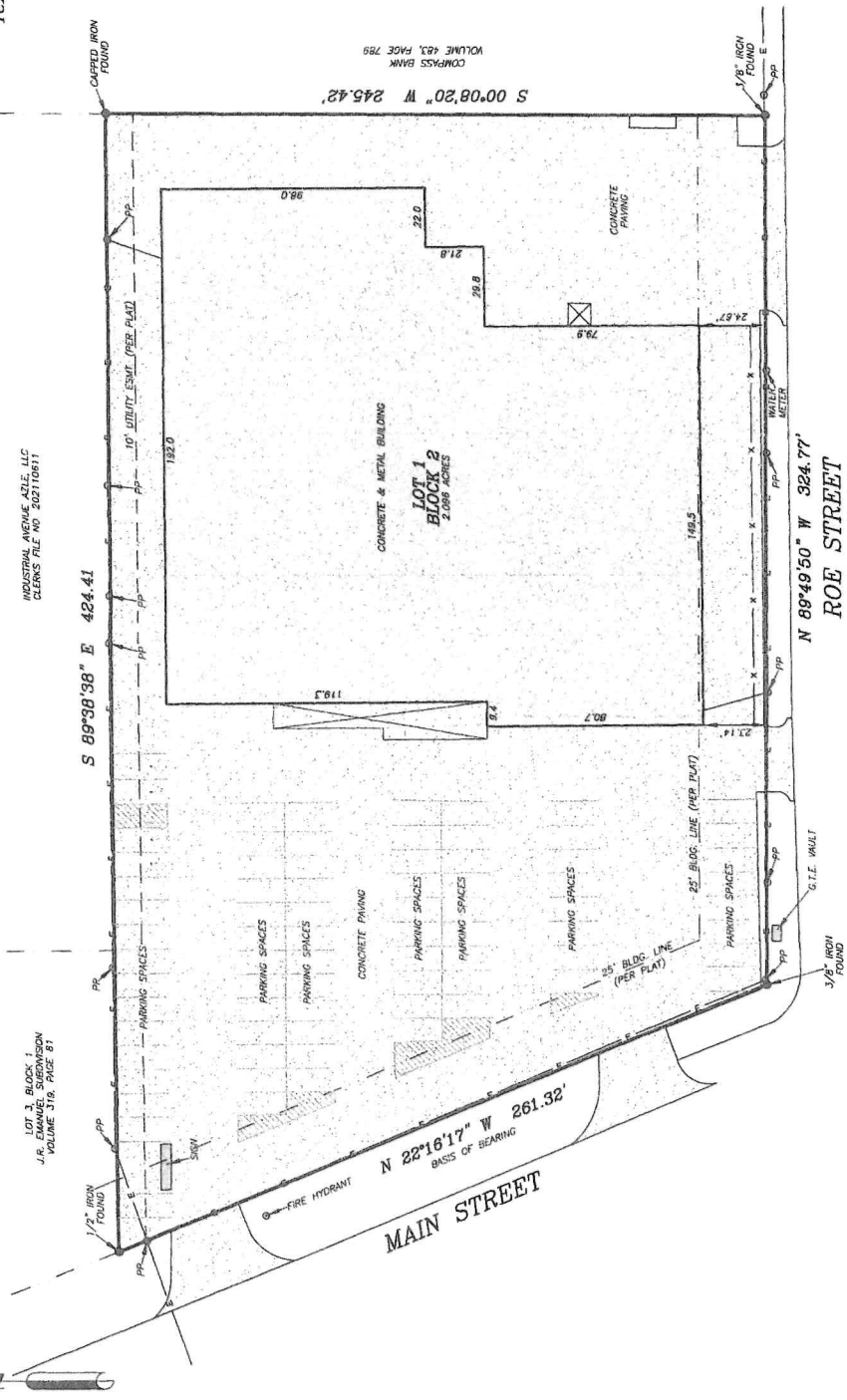
[Handwritten signature of Melanie Mohair]

Notary Public in and for the State of Texas



Survey Plat  
404 West Main Street  
Lot 1, Block 2,  
J.R. Emanuel Subdivision,  
an addition to the City of Azle, Parker County,  
Texas, according to the plat thereof recorded in  
Cabinet A, Page 675, Plat Records, Parker County,  
Texas.

SCALE 1" = 40'



INDUSTRIAL AVENUE AZLE, LLC  
CLERKS FILE NO. 202170811

LOT 3, BLOCK 1  
J.R. EMANUEL SUBDIVISION  
VOLUME 318, PAGE 81

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY AND TO CORRECT THE PLAT HEREON FROM AN ACTUAL SURVEY OF THE GROUND SURFACE. THE SURVEY IS TRUE AND CORRECT AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT DISCREPANCIES OF ANY KIND THAT SUBJECT PROPERTY DOES HAVE ACCESS TO A PUBLIC ROAD ACCORDING TO THE F.L.R. MAP PANEL NO. 2021807 R5B. THE PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.



I, DOUG BURT, CERTIFY TO FIDELITY NATIONAL TITLE CO., THE PLAT HEREON WAS PREPARED FROM AN ACTUAL SURVEY OF THE GROUND SURFACE. THE SURVEY IS TRUE AND CORRECT AND THAT THERE ARE NO ENCROACHMENTS, CONFLICTS, PROTRUSIONS, OR VISIBLE OR APPARENT DISCREPANCIES OF ANY KIND THAT SUBJECT PROPERTY DOES HAVE ACCESS TO A PUBLIC ROAD

*Doug Burt*  
DOUG BURT  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 2023  
DECEMBER 27, 2021 2021807 R5B

**HORIZON LAND SURVEYING**  
552 Babcock Trail  
Azle, Texas 76020  
817-494-5023  
horizonland.com  
FIRM NO. 10184816

EXHIBIT "B"
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
INNOCENT OWNER/OPERATOR PROGRAM
AFFIDAVIT BY INNOCENT OWNER/OPERATOR
IOP No. 1325

Before me, the undersigned authority, personally appeared, Darlene Trojacek Tucker who, being by me duly sworn, deposed as follows:

I am a representative of Trojacek Properties, L.L.C. I am of sound mind, capable of making this affidavit, and personally acquainted with the facts herein stated:

Trojacek Properties, L.L.C. is the owner of the Site located at 404 West Main Street, Azle, Parker County, Texas. The physical boundaries of the site are set out in the attached Exhibit "A", "Legal Description of Property" (Site).

Trojacek Properties, L.L.C. has owned the Site from Feb 2013 to current .

Trojacek Properties, L.L.C. or its representatives have completed investigations pursuant to Section 361.753(a) of the Texas Solid Waste Disposal Act, at the Site described in Exhibit "A" to this certificate. The plans and reports submitted by Trojacek Properties, L.L.C. in its Innocent Owner/Operator Application contain information collected and analyzed using a prudent degree of inquiry consistent with accepted industry standards. The plans and reports are true, correct and complete to the best of my knowledge.

The Site has become contaminated as a result of a release or migration of contaminants in soil and groundwater from a source or sources not located on or at the Site. These contaminants are described in the Phase I Environmental Site Assessment (ESA) and Limited Phase II ESA dated April 22, 2022, and November 2, 2023, respectively, located in the TCEQ Central Records under IOP No. 1325.

Neither I, Trojacek Properties, L.L.C., its agents, nor other persons, properties or operations for which it has have legal responsibility, have caused or contributed to the source or source(s) of contamination at the Site.

Site Innocent Owner

Darlene Trojacek Tucker
(Signature)

Darlene Trojacek Tucker
(Printed Name)

Member / Manager
(Title)



STATE OF Texas
COUNTY OF PARKER

SUBSCRIBED AND SWORN before me on this the 31 day of March, 20 26, to which witness my hand and seal of office.

Michael C Shisler, ID 135531200
Notary Public in and for the State of TEXAS