

Bryan W. Shaw, Ph.D., *Chairman*  
Carlos Rubinstein, *Commissioner*  
Toby Baker, *Commissioner*  
Zak Covar, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

September 11, 2012

Ms. Lou Cagle  
J.R. Black Properties  
7517 Campbell Road, Suite 601  
Dallas, Texas 75248

RE: Municipal Setting Designation (MSD) Certificate for Great One Cleaners,  
Pavillion III Shopping Center, 7517 Campbell Road, Dallas, Dallas County,  
TX; Voluntary Cleanup Program (VCP) No. 943;; MSD No. 200

Dear Ms. Cagle:

Enclosed is the Municipal Setting Designation Certification for your site. You can use this certification as the basis to avail of the groundwater assessment and remediation flexibility offered in accordance with Texas Health and Safety Code §361.808, consistent with the site-specific circumstances.

If I can be of any further assistance, please do not hesitate to contact me at (512) 239-2361 or via e-mail ([gary.beyer@TCEQ.Texas.gov](mailto:gary.beyer@TCEQ.Texas.gov)).

Sincerely,

A handwritten signature in black ink, appearing to read "Gary Beyer", written over a circular stamp or mark.

Gary Beyer, Project Manager  
VCP-CA Section  
Remediation Division

GB/jdm

Enclosure: MSD Certificate No. 200

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



**MUNICIPAL SETTING DESIGNATION CERTIFICATE**

As provided for in §361.807, Subchapter W, Texas Health and Safety Code (Solid Waste Disposal Act):

I, Zak Covar, Executive Director of the Texas Commission on Environmental Quality certify the Municipal Setting Designation (MSD) for MSD No. 200, in the City of Dallas, for the tract of land described in Exhibit "A". The eligibility requirements of Texas Health and Safety Code §361.803 are satisfied as attested to by the affidavit in Exhibit "B", provided pursuant to Texas Health and Safety Code §361.804(b)(2)(D). This certificate shall continue in effect so long as the institutional control required by Texas Health and Safety Code §361.8065 is maintained in effect.

Any person addressing environmental impacts for a property located in the certified municipal setting designation shall complete any necessary investigation and response action requirements in accordance with Texas Health and Safety Code §361.808, in conjunction with the applicable Texas Commission on Environmental Quality environmental remediation regulation, as modified by Texas Health and Safety Code §361.808.

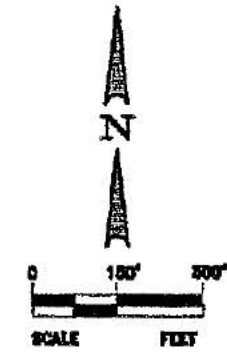
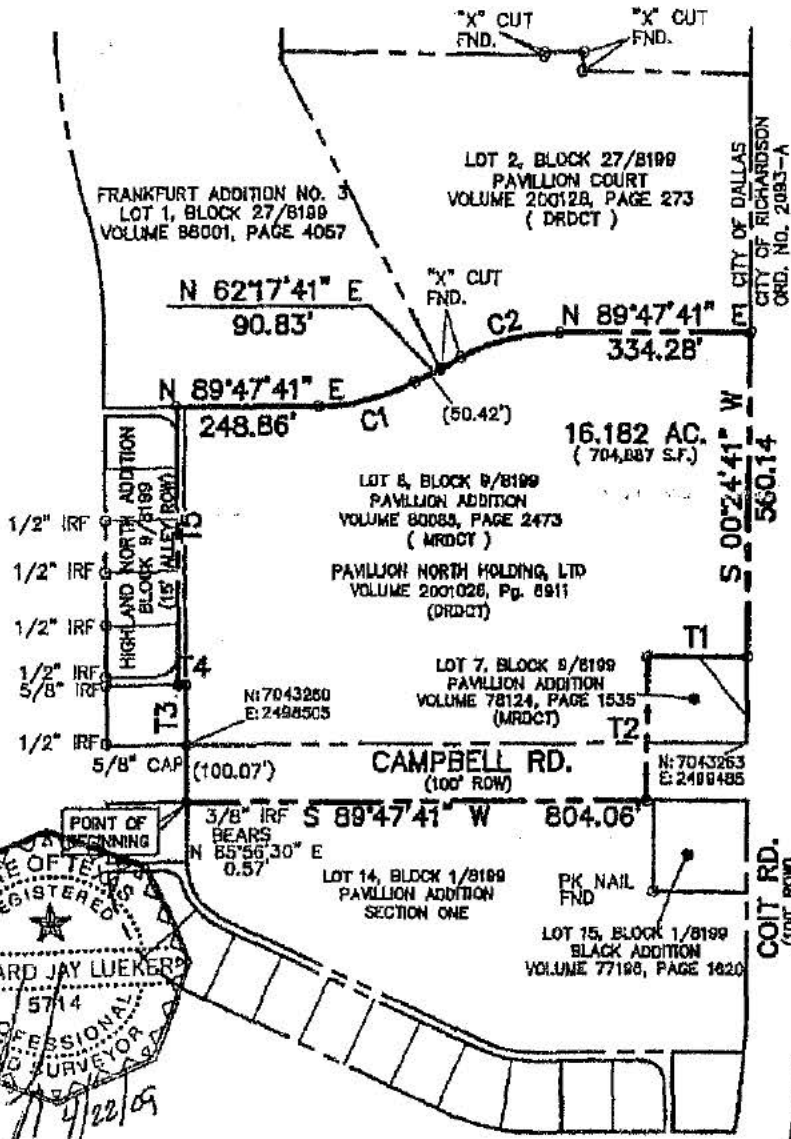
EXECUTED this the 30<sup>th</sup> day of August, 20 12

A handwritten signature in black ink, appearing to read "Zak Covar", written over a horizontal line.

Zak Covar  
Executive Director  
Texas Commission on Environmental Quality

28472

113022



LOT 3, BLOCK 8 UNIVERSITY WORLD DOC#2002-218-0004

LOT 2, BLOCK 8 UNIVERSITY WORLD DOC#2002-218-0004

LOT 2A BLOCK 1/8199 PAVILLION ADDITION SECTION THREE VOLUME 88121, PAGE 5028



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	367.80'	176.53'	174.84'	N 76°02'41" E	27°30'00"
C2	367.80'	176.53'	174.84'	N 76°02'41" E	27°30'00"

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30
31	32	33	34	35	36	37	38	39	40
41	42	43	44	45	46	47	48	49	50

**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS & SURVEYORS  
 (972) 485-7090 FAX (972) 485-7089

Scale: 1"=300'

Design: L.L.  
 Drawn: M.K.  
 Dwg. File: 00899007MSD.DWG  
 Project No.: 00899.02

The coordinates shown hereon are based upon the NCTCOG MAPS. This Survey was prepared from an on the ground survey performed in the field on the 18th day of February, 2009.

Bearings shown hereon are based upon an on the ground survey performed in the field on the 18th day of February, 2009 utilizing GPS measurements.

QORE PROPERTY SCIENCES 12801 N. STEMMON FRWY. #807 DALLAS, TEXAS 75234	EXHIBIT "A" MSD AREA SURVEY 16.182 ACRES	SHEET 2 OF 2
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28472

113022

FIELD NOTE DESCRIPTION

STATE OF TEXAS  
COUNTY OF DALLAS

BEING a tract of land situated in the JOHN EDWARDS SURVEY, Abstract No. 429, and being all of LOT 8, BLOCK 9/8198 of the PAVILLION ADDITION, an addition to the City of Dallas as recorded in Volume 80085, Page 2473 of the Map Records of Dallas County, Texas ( MRDCT ) and being a portion of CAMPBELL ROAD ( 100' Right-of-Way ) and a 15' ALLEY and being more particularly described as follows;

BEGINNING at the most northwesterly corner of LOT 14, BLOCK 1/8199 of the PAVILLION ADDITION, SECTION ONE, said point being in the southerly Right-of-Way line of said CAMPBELL ROAD from which a 3/8 inch iron rod found bears North 85 deg 56 min 30 sec East a distance of 0.57 feet;

THENCE departing the southerly Right-of-Way line of said CAMPBELL ROAD North 00 deg 15 min 18 sec West passing through a 5/8 inch iron rod found for the most southwesterly corner of said LOT 8, BLOCK 9/8198, said point being found in the northerly Right-of-Way line of said CAMPBELL ROAD at a distance of 100.07 feet continuing in all a distance of 204.24 feet to a point for corner;

THENCE South 89 deg 44 min 42 sec West a distance of 15.00 feet to a point for corner;

THENCE North 00 deg 15 min 18 sec West a distance of 480.81 feet to a point for corner in the southerly line of LOT 1, BLOCK 27/8199 of the FRANKFURT ADDITION No. 3, an addition to the City of Dallas as recorded in Volume 88001, Page 4057 ( MRDCT );

THENCE North 89 deg 47 min 41 sec East a distance of 248.88 feet to the beginning of a curve to the left having a radius of 367.80 feet and having a chord bearing of North 76 deg 02 min 41 sec East and a chord length of 174.84 feet;

THENCE continuing along said curve to the left through a central angle of 27 deg 30 min 00 sec and an arc length of 176.53 feet to the point of tangency;

THENCE North 82 deg 17 min 41 sec East passing through an "X" cut found in concrete for the most southwesterly corner of LOT 2, BLOCK 27/8199 of the PAVILLION COURT, an addition to the City of Dallas as recorded in Volume 200128, Page 273 ( MRDCT ) at a distance of 50.42 feet continuing in all a distance of 90.83 feet to an "X" cut found in concrete for the beginning of a curve to the right having a radius of 367.80 feet and having a chord bearing of North 78 deg 02 min 41 sec East and an chord length of 174.84 feet;

THENCE continuing along said curve to the right through a central angle of 27 deg 30 min 00 sec and an arc length 176.53 feet to the point of tangency;

THENCE North 89 deg 47 min 41 sec East a distance of 334.28 feet to the most northeasterly corner of said LOT 8, BLOCK 9/8198, said point being in the westerly Right-of-Way line of COIT ROAD ( 100' Right-of-Way );

THENCE along the westerly Right-of-Way line of said COIT ROAD South 00 deg 24 min 41 sec West a distance of 580.14 feet to the most northeasterly corner of LOT 7, BLOCK 8/8199 of the PAVILLION ADDITION, an addition to the City of Dallas as recorded Volume 78124, Page 1535 ( MRDCT );

THENCE South 89 deg 47 min 41 sec West a distance of 175.00 feet to the most northwesterly corner of said LOT 7, BLOCK 9/8198;

THENCE South 00 deg 24 min 41 sec West a distance passing the most southwesterly corner of said LOT 7, BLOCK 9/8198 and the northerly Right-of-Way line of said CAMPBELL ROAD at a distance of 150.00 feet continuing in all a distance of 260.01 feet to a point for corner in the southerly Right-of-Way line of said CAMPBELL ROAD;

THENCE along the southerly Right-of-Way line of said CAMPBELL ROAD South 89 deg 47 min 41 sec West a distance of 804.06 feet to the POINT OF BEGINNING;

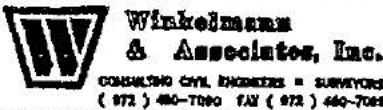
CONTAINING within these metes and bounds 16.182 acres or 704,887 square feet of land more or less. Bearings contained within this field note description are based upon an on the ground survey performed in the field on the 18th day of February, 2009 utilizing GPS North ( WGS84 ) measurements.

SURVEYORS CERTIFICATE

The undersigned hereby certifies the above field note description was prepared from an on the ground survey performed in the field on the 18th day of February, 2009 under the supervision of the undersigned and that the field notes description forms a mathematical figure of 1:15,000.

Date: 4/22/09

Leonard J. Lueker  
Registered Professional Land Surveyor  
Texas Registration No. 5714  
Winkelmann & Associates, Inc.  
6750 Hillcrest Plaza Drive, Suite 100  
Dallas, Texas 75230  
( 972 ) 490-7090



Scale: 1" = 300'  
Design: L.J.L.  
Drawn: M.K.  
Dwg. File: 00889COTMSD.DWG  
Project No.: 00889.02

GORE PROPERTY SCIENCES  
12801 N. STEMMON FRWY. #807  
DALLAS, TEXAS 75234

EXHIBIT "A"  
MSD AREA SURVEY  
16.182 ACRES

SHEET  
1  
OF  
2

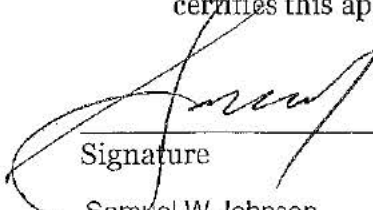
**Exhibit B**  
**Municipal Setting Designation**  
**Affidavit of Eligibility**

BEFORE ME, the undersigned authority, on this day personally appeared Samuel W Johnson, as an authorized representative of Targus Associates, LLC, known to me to be the person whose name is subscribed below who being by me first duly sworn, upon their oath, stated as follows:

I am over the age of 18 and legally competent to make this affidavit. I have personal knowledge of the facts stated herein.

I affirmatively state that (place an X in all applicable blanks)

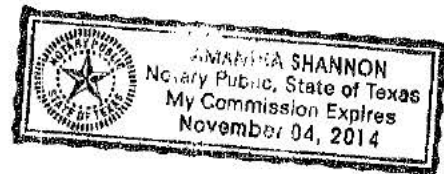
- The MSD eligibility criteria of THSC Section 361.803 are satisfied.
- True and accurate copies of all documents demonstrating that the MSD eligibility criteria provided by THSC 361.803 have been satisfied and are included with the application.
- A true and accurate copy of a legal description of the proposed MSD property is included with the application.
- Notice has been provided in accordance with THSC 361.805.
- A copy of an ordinance or restrictive covenant and any required resolutions are provided in this application or will be provided before the executive director certifies this application.

  
\_\_\_\_\_  
Signature

Date: 5 Mar '12

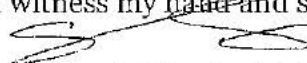
Samuel W Johnson  
\_\_\_\_\_  
Printed Name

Principal  
\_\_\_\_\_  
Title



STATE OF Texas  
\_\_\_\_\_  
COUNTY OF Dallas  
\_\_\_\_\_

SUBSCRIBED AND SWORN before me on this the 5th day of March 2012, to which witness my hand and seal of office.

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