

Buddy Garcia, *Chairman*
Larry R. Soward, *Commissioner*
Glenn Shankle, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
Protecting Texas by Reducing and Preventing Pollution

September 21, 2007

Mrs. Erika Erickson
Guida, Slavich & Flores
750 N. St. Paul Street, Suite 200
Dallas, Texas 75201

Re: Certification of Municipal Setting Designation Application for the Dallas Design District, oak Lawn and Hi Line Drive, near Turtle Creek and Mark Center Blvd, Dallas, TX; MSD No. 039

Dear Ms. Erickson:

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 512/239-5872 or via e-mail (mfrew@tceq.state.tx.us).

Sincerely,

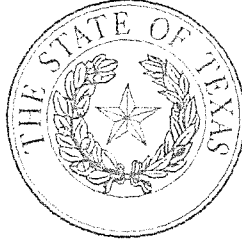
A handwritten signature in black ink, appearing to read "Mike Frew".

Mike Frew, P.G.
Environmental Cleanup Section II
Remediation Division

MF/jhm

Enclosure

Texas Commission on Environmental Quality



Municipal Setting Designation Certificate 039

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

I, Glenn Shankle, Executive Director of the Texas Commission on Environmental Quality certify the Municipal Setting Designation for the Dallas Design District, in the City of Dallas, 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 11 day of September 2007

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

Glenn Shankle
Executive Director
Texas Commission on Environmental Quality

Exhibit A

LEGAL DESCRIPTION
FOR DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION APPLICATION
CH DESIGN DISTRICT, et al.
72.9828 Acres in

City of Dallas Blocks 2/1001, 43/1001, 44/1001, 1/1003,
46/1003, 47/1003, 6851, 37/7888, 38/7888 and 7894
C. G. Cole Survey, Abstract No. 270, C. G. Cole Survey, Abstract No. 271,
John Grigsby Survey, Abstract No. 495, Samuel Lockhart Survey, Abstract No. 817, McKinney
& Williams Survey, Abstract No. 1052 and James A. Sylvester Survey, Abstract No. 1383
City of Dallas, Dallas County, Texas

Being a tract of land situated in the C. G. Cole Survey, Abstract No. 270, John Grigsby Survey, Abstract No. 495, Samuel Lockhart Survey, Abstract No. 817, McKinney & Williams Survey, Abstract No. 1052 and James A. Sylvester Survey, Abstract No. 1383, City of Dallas, Dallas County, Texas, said tract being all of Part of Lot 2 and all of Lots 3 through 13, Block 43/1001, all of Lots 1 through 13, 17 through 19, Part of Lot 14, Lot 16 and 20, Block 44/1001, Lots 1, 2, 26 and 28 and Part of Lots 3 and 27, Block 46/1003, Lots 22, 23 and 24, Block 47/1003 of Trinity Industrial District Installment No. 15, recorded in Volume 24, Page 225, Map Records of Dallas County, Texas (MRDCT) and all of Lots 2 through 7, Block 36/7888, all of Lots 1 through 3 and Lots 5 and 6 and part of Lot 4, Block 37/7888, all of Lots 1 through 5 and 11 through 16, Block 38/7888, all of Lot 1, Block 39/7888 of The Trinity Industrial District Installment No. 13, recorded in Volume 23, Page 165, MRDCT, all of a called 0.9207 acre tract of land conveyed to JRSHK Investments, L.P. by deed recorded in Volume 2004035, Page 62, Deed Records of Dallas County, Texas (DRDCT), all of a called 1.3163 acre tract of land conveyed TCF Interests Partnership, Ltd. by deed recorded in Volume 93075, Page 2303, DRDCT, a called 0.935 acre tract of land conveyed to Design District Limited Partnership by deed recorded in Volume 2000224, Page 13273, DRDCT, a called 0.621 acre tract of land, a called 0.702 acre tract of land, a called 0.768 acre tract of land, and a called 0.727 acre tract of land being all of City Block 1/1003, conveyed to CH Design District, LP, by deed recorded in Volume 2001062, Page 9718, DRDCT, and a portion of the rights of way of Hi Line Drive adjacent to Blocks 43/1001, 44/1001, 46/1003, 47/1003, 36/7888 and 37/7888, Oak Lawn Avenue adjacent to Blocks 2/1001, 44/1001, 6851, 37/788, 38/7888 and 39/7888, Turtle Creek Boulevard adjacent to Blocks 36/7888, 37/7888, 38/7888 and 39/7888, Market Center Boulevard adjacent to Blocks 7894 and 7893, Slocum Street adjacent to Blocks 46/1003 and 47/1003 and Edison Street adjacent to Blocks 2/1001, 43/1001, 44/1001, 1/1003, 47/1003 and 48/1003 and part of the Old Trinity River Channel Bed adjacent to Blocks 1/1001, 36/7888, 37/7888, 7894, 7895 and 7896, said Lots describe above conveyed to the entities listed below:

Trinity Industrial District Installment No. 15:

- Part of Lots 2 and 5 and all of Lots 3 and 4, Block 43/1001: Scott Metcalfe in Volume 97200, Page 1114, DRDCT
- Part of Lot 5 and all of Lot 6 through 12, Lot 13, Block 43/1001, part of Lots 11 and 14, all of Lots 12 and 13, part of Lot 18, Block 44/1001: CH Design District LP in Volume 2001062, Page 9718, DRDCT
- Lot 1 and part of Lot 2, Block 44/1001: Lucy Blaine Toland Murphy in Volume 85126, Page 5171, DRDCT

LEGAL DESCRIPTION - continued

- Lots 3 through 5 and part of Lots 2 and 6, Block 44/1001: Loal Pflaster, Importer of Antiques, Inc. in Volume 75174, Page 672, DRDCT
- Lot 7 through 9 and part of Lots 6, 10 and 11, Block 44/1001: 1616 Hi Line, L.P. in Volume 99019, Page 4036, DRDCT
- Lot 17, Block 44/1001: David W. Gilbert and Margaret W. Gilbert in Volume 2002092, Page 5668, DRDCT
- Part of Lots 18 and 19, Block 44/1001: Jack D. Green and Merikay Green in Volume 97236, Page 4289, DRDCT
- Lots 1, 2, 26 and 28 and part of Lots 3 and 27, Block 46/1003: Decorative Center Building Partnership in Volume 88156, Page 1234, DRDCT
- Lots 22 through 24, Block 47/1003: Design District Limited Partnership in Volume 98208, Page 2526, DRDCT

Trinity Industrial District Installment No. 13:

- Lot 2 through 4 and part of Lot 5, Block 36/7888, Lot 3, 4 and part of Lot 5, Block 37/7888: CH Design District, LP in Volume 2001062, Page 9718, DRDCT
- Lot 6 and 7, Block 37/7888: AC-Hi Line Realty, Ltd. in Volume 2001078, Page 2002, DRDCT
- Lot 1, Block 37/7888: JRSHK Investments, L.P. in Inst. No. 200600183016, DRDCT
- Lot 2, Block 37/7888: Design District Limited Partnership in Volume 96160, Page 87, DRDCT
- Lots 11 and 12, Block 37/7888: Contract Design Center in Volume 86251, Page 855, DRDCT
- Lot 13, Block 37/7888: SKL Investment Co., Ltd. in Volume 97127, Page 5216, DRDCT
- Lots 1 through 5, Block 38/7888: David L. Stevens and Shelly S. Stevens in Volume 98042, Page 1751, DRDCT
- Part of Lot 14, Block 38/7888: David L. Stevens and Shelly S. Stevens in Volume 2000035, Page 876, DRDCT
- Part of Lot 14, Block 38/7888: Warren L. Blackstone in Volume 97182, Page 2841, DRDCT
- Part of Lot 15, Block 38/7888: 1400 Turtle Creek Limited Partnership in Volume 98208, Page 2518, DRDCT
- Lot 1, Block 39/7888: Tower Land and Investment Company in Volume 99134, Page 7056, DRDCT

BEGINNING at a found $\frac{3}{4}$ inch iron pipe for a corner at the intersection of the northwest line of Edison Street (An 80 foot right of way) with the southwest line of Stemmons Freeway, Interstate 35E (a variable width right of way);

THENCE, S64°02'46" E, crossing the right of way of Edison Street, a distance of 80.19 feet to a point for a corner at the intersection of the southeast line of Edison Street with the southwest line of Stemmons Freeway;

LEGAL DESCRIPTION - continued

THENCE, the following courses and distances with the southwest and northwest line of Stemmons Freeway:

- S 23°15'20" E, a distance of 363.28 feet to a point for a corner;
- S 05°18'43" E, a distance of 64.87 feet to a point for a corner;
- S 14°14'20" E, passing at a distance of 242.5 feet the north corner of a right of way corner clip at the intersection of the southwest line of Stemmons Freeway with the northeast line of Hi Line Drive (a 160 foot right of way), continuing in all a distance of 278.69 feet to a point for a corner;
- S 28°05'10" W, crossing the right of way of Hi Line Drive, a distance of 160.08 feet to a point for a corner at the intersection of the northwest line of Stemmons Freeway with the southwest line of Hi Line Drive;

THENCE, N 60°06'10" W, with the southwest line of Hi Line Drive, passing at a distance of 287.2 feet the intersection of the southwest line of Hi Line Drive with the southeast line of Edison Street, passing at a distance of 367.2 feet a found "x" at the intersection of the northwest line of Edison Street with the southwest line of Hi Line Drive, continuing in all a distance of 607.24 feet to a point for a corner, said point being the east corner of said Lot 24, Block 47/1001;

THENCE, S 29°53'50" W, with the southeast line of said Lots 24 through 22, a distance of 135.00 feet to a point for a corner at the common east corner of said Lot 22 and Lot 21, Block 47/1001 of the same addition;

THENCE, N 60°06'10" W, with the common line of said Lots 21 and 22, a distance of 200.00 feet to a point for a corner in the southeast line of Slocum Street (an 80-foot right of way);

THENCE, S 29°53'50" W, with the southeast line of Slocum Street, a distance of 294.83 feet to a point for a corner;

THENCE, N 60°06'10" W, crossing the right of way of Slocum Street, passing at a distance of 80.0 feet the northwest line of Slocum Street, continuing in all a distance of 841.94 feet to a found "x" cut on pavement for a corner in the southeast line of Oak Lawn Avenue (an 80 foot right of way);

THENCE, S 31°29'20" W, with the southeast line of Oak Lawn Avenue, passing at a distance of 806.40 feet the intersection of the southeast line of Oak Lawn Avenue with the northeast line of Market Center Boulevard (a 100 foot right of way), continuing across Market Center Boulevard in all a distance of 925.37 feet to a point for a corner at the intersection of the southeast line of Oak Lawn Avenue with the southwest line of Market Center Boulevard, said point being the north corner of City Block 6837;

LEGAL DESCRIPTION - continued

THENCE, N 25°42'40" W, crossing the right of way of Oak Lawn Avenue, passing at a distance of 95.18 feet the intersection of the northwest line of Oak Lawn Avenue with the southwest line of Market Center Boulevard, said point being the east corner of Block 28/7889, continuing in all a distance of 495.96 feet to a point for a corner;

THENCE, N 64°17'20" W, crossing the right of way of Market Center Boulevard, passing at a distance of 100 feet the northeast line of Market Center Boulevard and the common west corner of said Lot 5 and 6, Block 38/7888, continuing with the common line of said Lots 5 and 6, in all a distance of 225.00 feet to a point for a corner in the southwest line of said Lot 15, Block 38/7888 and the common east corner of said Lots 5 and 6;

THENCE, N 25°42'40" W, with the southwest line of said Lot 15, passing at a distance of 437.56 feet the southeast line of Turtle Creek Boulevard (a 130 foot right of way), in all a distance of 458.71 feet to the beginning of a tangent curve to the right with a central angle of 33°55'24", a radius of 309.44 feet, a chord bearing of N 08°44'58" W and a chord distance of 180.55 feet;

THENCE, Northeasterly, continuing across the right of way of Turtle Creek Boulevard and along said curve, passing at an arc distance of 114.38 feet the northwest line of Turtle Creek Boulevard, continuing in all an arc distance of 183.21 feet to a point for a corner, said point being the east common corner said Lot 6 and Lot 1, Block 36/7888 of the same addition;

THENCE, N 76°35'54" W, with the common line of said Lots 1 and 6, a distance of 31.28 feet to a point for a corner in the southeast line of the Old Trinity River Channel Bed, said point being the common west corner of said Lots 1 and 6;

THENCE, the following courses and distances with the southeast line of the Old Trinity River Channel Bed and the northwest line of said Lot 1:

- S 38°04'40" W, a distance of 133.65 feet to a found 3/8 inch iron rod for a corner;
- S 54°13'40" W, a distance of 34.02 feet to a point for a corner in the northeast line of Market Center Boulevard;

THENCE, S 64°17'20" W, crossing the right of way of Market Center Boulevard, a distance of 100.00 feet to a point for a corner in the southwest line of Market Center Boulevard and the northeast line of City Block 7893;

THENCE, N 25°42'40" W, with the southwest line of Market Center Boulevard, a distance of 529.22 feet to a point for a corner;

LEGAL DESCRIPTION - continued

THENCE, N 64°17'20" E, crossing the right of way of Market Center Boulevard, passing at a distance of 100.0 feet the northeast line of Market Center Boulevard, continuing in all a distance of 326.39 feet to a point for a corner in the west line of the Old Trinity River Channel Bed;

THENCE, the following courses and distances with the west, northwest and north line of the Old Trinity River Channel Bed:

- N 01°30'10" W, a distance of 348.46 feet to a point for a corner;
- N 40°10'40" E, a distance of 323.38 feet to a point for a corner;
- N 80°44'50" E, a distance of 207.86 feet to a point for a corner;
- S 74°28'10" E, a distance of 237.58 feet to a point for a corner;
- S 84°47'30" E, a distance of 215.15 feet to a point for a corner;
- N 89°35'20" E, passing at a distance of 86.13 feet a right of way corner clip in the southwest line of Stemmons Freeway, continuing in all a distance of 135.53 feet to a point for a corner in the projected southwest line of Stemmons Freeway;

THENCE, the following courses and distances with the projected southwest line and the actual southwest line of Stemmons Freeway:

- S 49°47'27" E, a distance of 97.03 feet to a point for a corner;
- S 55°33'45" E, a distance of 322.53 feet to a point for a corner in the northeast line of said Lot 4, Block 37/7888;
- S 75°48'23" E, with the northeast line of said Lot 4, a distance of 16.93 feet to a point for a corner;
- S 55°34'07" E, continuing with the northeast line of said Lot 4, a distance of 78.41 feet to a point for an angle point, said point being the west corner of a right of way corner clip at the intersection of the southwest line of Stemmons Freeway with the northwest line of Oak Lawn Avenue (a variable width right of way at this location);
- S 55°32'48" E, crossing the right of way of Oak Lawn Avenue, a distance of 129.84 feet to a found 5/8 inch iron rod for an angle point, said point being the east corner of a right of way corner clip at the intersection of the southwest line of Stemmons Freeway with the southeast line of Oak Lawn Avenue;

LEGAL DESCRIPTION - continued

- $55^{\circ}33'45''$ E, a distance of 74.20 feet to a point for a corner, said point being the north corner a tract of land conveyed to the State of Texas by deed recorded in the Deed Records of Dallas County, Texas;

THENCE, the following courses and distances with the west, south and east lines of the State of Texas tract,

- $S 17^{\circ}07'50''$ W, a distance of 187.44 feet to a point for a corner, said point the beginning of a non-tangent curve to the right with a central angle of $01^{\circ}20'46''$, a radius of 934.70 feet, a chord bearing of $S 85^{\circ}53'23''$ E and a chord distance of 21.96 feet;
- Southeasterly, along said curve, an arc distance of 21.96 feet to a found "x" at the end of said curve;
- $S 85^{\circ}13'06''$ E, a distance of 120.06 feet to the beginning of a non-tangent curve to the right with a central angle of $05^{\circ}34'13''$, a radius of 1,064.70 feet, a chord bearing of $S 88^{\circ}00'50''$ E, and a chord distance of 103.47 feet;
- Southeasterly, along said curve, an arc distance of 103.51 feet to a found 5/8 inch iron rod for a corner;

THENCE, the following courses and distances with the southwest line of Stemmons Freeway:

- $S 55^{\circ}33'45''$ E, a distance of 77.07 feet to an angle point;
- $S 61^{\circ}17'45''$ E, a distance of 117.81 feet to the beginning of a non-tangent curve to the right with a central angle of $02^{\circ}35'06''$, a radius of 1,282.37 feet, a chord bearing of $S 59^{\circ}58'54''$ E and a chord distance of 57.85 feet;
- Southeasterly, along said curve, an arc distance of 57.85 feet to a point for a point for a corner, said point being the north corner of a called 0.9541 acre tract of land conveyed to 1625 N. Stemmons, LLC by deed recorded in Volume 2004179, Page 4392, DRDCT,

THENCE, $S 29^{\circ}53'50''$ W, departing the southwest line of Stemmons Freeway and with the northwest line of the said 0.9541 acre tract, a distance of 291.13 feet to a point for a corner in the northeast line of said Lot 20, Block 44/1001, and said point being the west corner of the said 0.9541 acre tract;

THENCE, $S 60^{\circ}06'10''$ E, with the southwest line of the said 0.9541 acre tract and the northeast line of said Lot 20, passing the south west corner of a called 0.954 acre tract of land conveyed to the American Heart Assoc. by deed recorded in the DRDCT, continuing in all a distance of 270.00 feet to a point for a corner,

LEGAL DESCRIPTION (continued)

THENCE, N 29°53'50" E, with the southeast line of the said 0.954 acre tract, a distance of 255.54 feet to a point for a corner in the southwest line of Stemmons Freeway, said point being the beginning of a non-tangent curve to the right with a central angle of 06°38'08", a radius of 1,282.37 feet, a chord bearing of S 43°10'51" E and a chord distance of 148.43 feet;

THENCE, Southeasterly, with the southwest line of Stemmons Freeway and along said curve, an arc distance of 148.51 feet to the Point of Beginning and Containing 3,214,253 square feet or 73.7891 acres of land, SAVE and EXCEPT a tract of land being all of Lot 15 and part of Lots 14 and 16, Block 44/1001 of Trinity Industrial District Installment No. 15, as recorded in Volume 24, Page 225, MRDCT conveyed to Savoy Realty Company, Limited by deed recorded in Volume 97034, Page 3504, DRDCT and a called 0.3442 acre tract of land being part of Lot 20, Block 44/1001 of the said Trinity Industrial District Installment No. 15 addition and being more particularly described as follows:

BEGINNING at a point in the northeast line of Hi Line Drive (a 160 foot right of way), said point being S 60°06'10" E, a distance of 330.22 feet from the intersection of the northeast line of Hi Line with the southeast line of Oak Lawn Avenue (an 80 foot right of way);

THENCE, N 29°53'50" E, departing the northeast line of Hi Line Drive, a distance of 200.00 feet to a point for a corner in common line of said Lot 16 and Lot 20, Block 44/1001 of the said Trinity Industrial District Installment No. 15;

THENCE, N 60°06'10" W, with the common line of said Lot 16 and Lot 20, a distance of 37.55 feet to a point for a corner;

THENCE, N 29°53'50" E, a distance of 53.00 feet to a point for a corner in the northeast line of said Lot 20;

THENCE, S 60°06'10" E, with the northeast line of said Lot 20, a distance of 282.88 feet to a point for a corner;

THENCE, S 29°53'50" W, a distance of 53.00 feet to a point for a corner in the common line of said Lot 20 and Lot 11, Block 44/1001 of the said addition;

THENCE, N 60°06'10" W, with the common line of said Lot 20 and said Lot 11 through 14, a distance of 136.25 feet to a point for a corner;

THENCE, S 29°53'50" W, a distance of 75.00 feet to a point for a corner;

THENCE, S 60°51'41" W, a distance of 29.15 feet to a point for a corner;

LEGAL DESCRIPTION (continued)

THENCE, S 29°53'53" W, a distance of 100.00 feet to a point for a corner in the northeast line of Hi Line Drive;

THENCE, N 60°06'10" W, with the northeast line of Hi Line Drive, a distance of 94.08 feet to the Point of Beginning of the Save and Except tract and containing 35,122 square feet or 0.8063 acre of land, leaving 3,179,130 square feet or 72.9828 acres of land.

(A survey plat of even date herewith accompanies this description.)

(The bearing basis is bearing of N 60°06'10" W for the northeast line of Hi Line Drive as shown on the map Trinity Industrial District Installment No. 15 as recorded in Volume 24, Page 225, Map Records of Dallas County, Texas)

SURVEYOR'S CERTIFICATE

The undersigned hereby certifies the above legal description was prepared from an on ground survey performed in October, 2006 under the supervision of the undersigned and that the legal description accurately sets out the metes and bounds of the tract of land described.

Dated: November 13, 2006
Revised: April 6, 2007



L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952

April 6, 2007



DESIGNATED PROPERTY

MUNICIPAL SETTING DESIGNATION APPLICATION
CH DESIGN DISTRICT, et al.

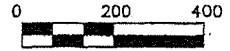
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City of Dallas, Dallas County, Texas

COMPOSITE MAP - SHEET INDEX



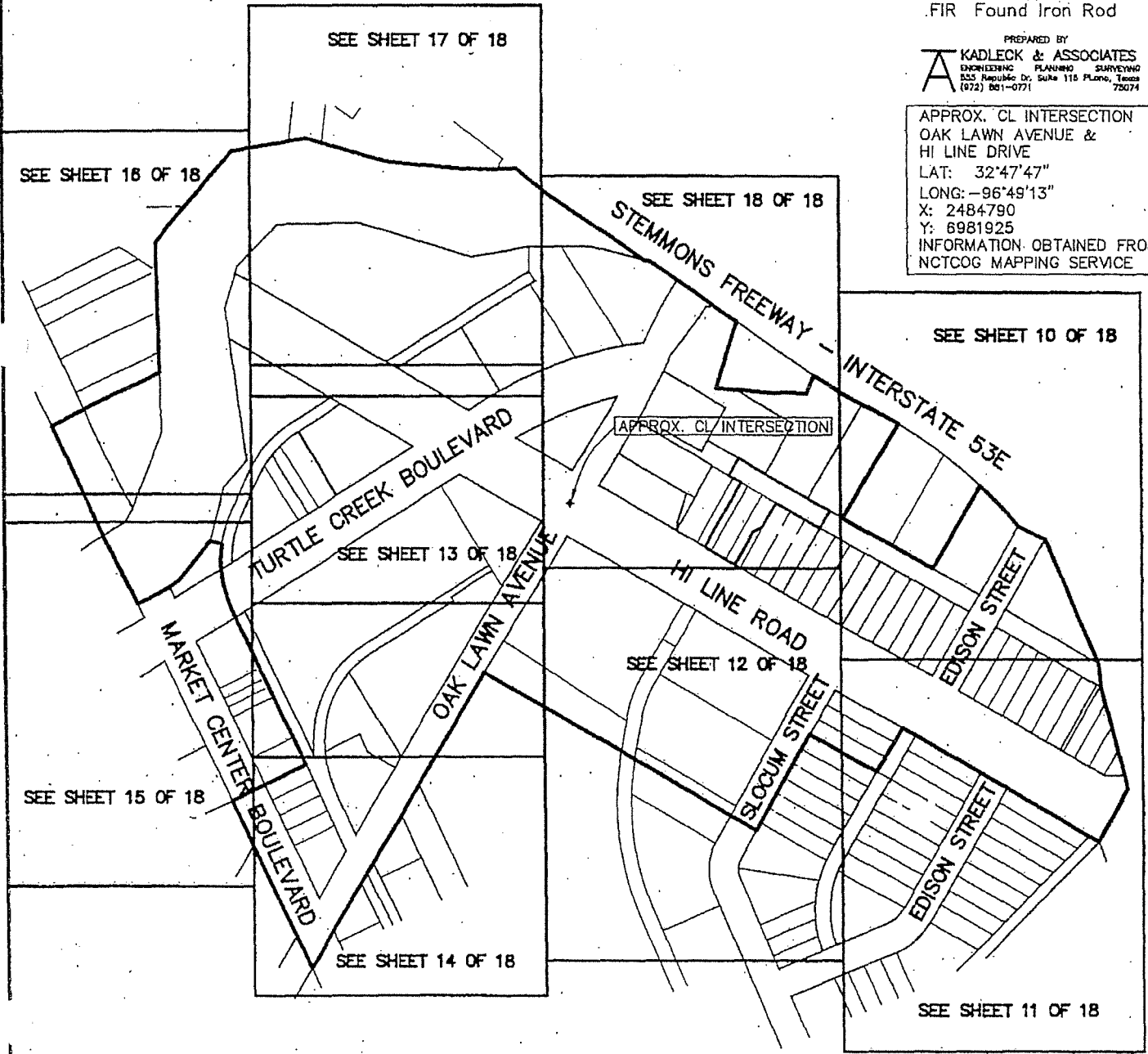
SCALE: 1"=400'



Date: November 13, 2006
Revised: April 6, 2007
FIR Found Iron Rod

PREPARED BY
A KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
535 Republic Dr., Suite 116 Plano, Texas
(972) 561-0771 75074

APPROX. CL INTERSECTION
OAK LAWN AVENUE &
HI LINE DRIVE
LAT: 32°47'47"
LONG: -96°49'13"
X: 2484790
Y: 6981925
INFORMATION OBTAINED FROM
NCTCOG MAPPING SERVICE



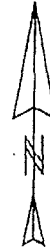
NOTE: The bearing basis for this survey is a bearing of N 60°06'10" W for the
northeast line of Hi Line Drive as shown on the map of Trinity Industrial
District Installment No. 15, recorded in Volume 24, Page 225, MRDCT.

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CH DESIGN DISTRICT, et al.

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SCALE: 1"=100'
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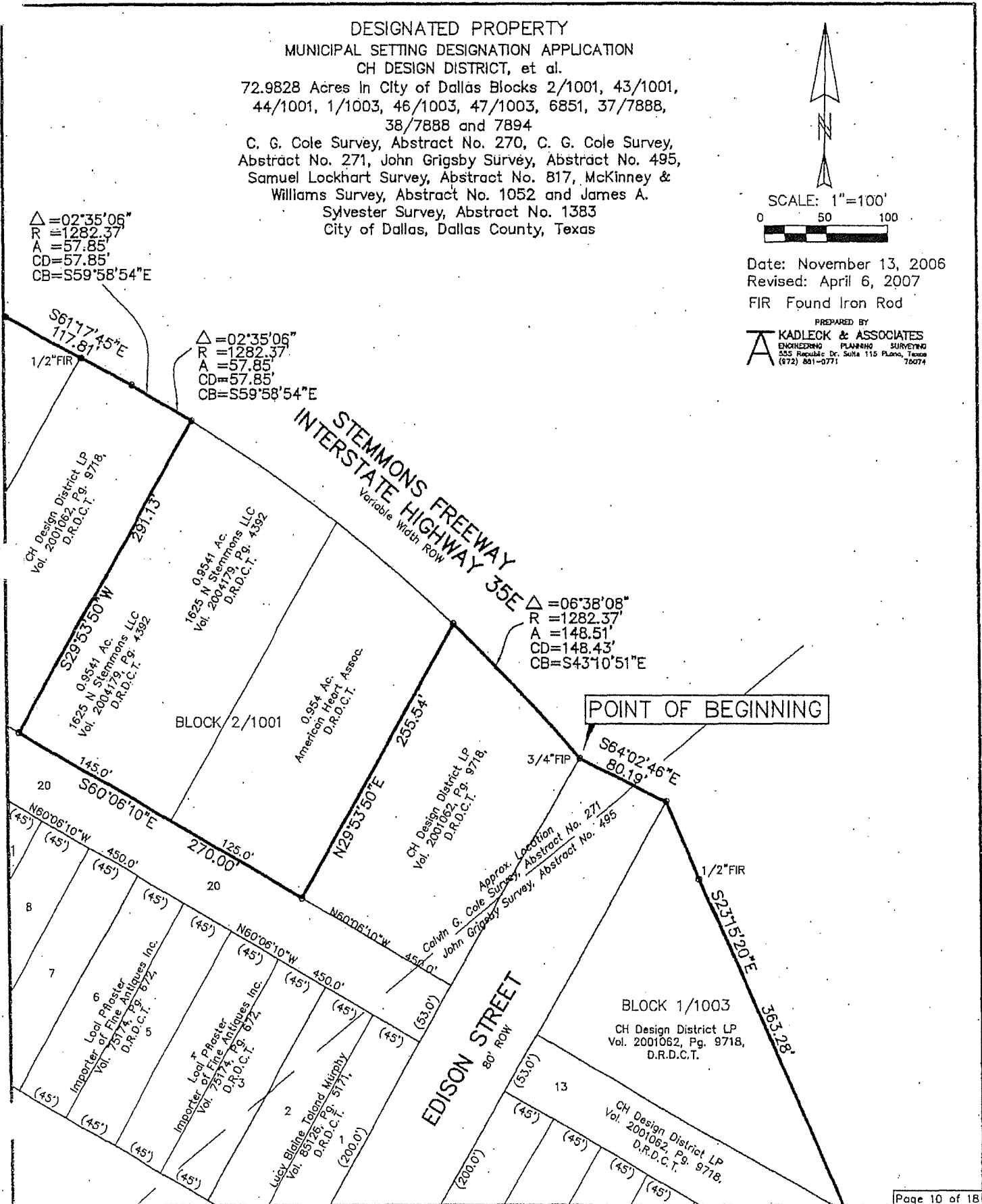
PREPARED BY
KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
335 Republic Dr. Suite 115 Plano, Texas
(972) 861-0771 76074

$\Delta = 02^{\circ}35'06''$
R = 1282.37'
A = 57.85'
CD = 57.85'
CB = S59°58'54"E

$\Delta = 02^{\circ}35'06''$
R = 1282.37'
A = 57.85'
CD = 57.85'
CB = S59°58'54"E

$\Delta = 06^{\circ}38'08''$
R = 1282.37'
A = 148.51'
CD = 148.43'
CB = S43°10'51"E

POINT OF BEGINNING





SCALE: 1"=100'
0 50 100

DESIGNATED PROPERTY

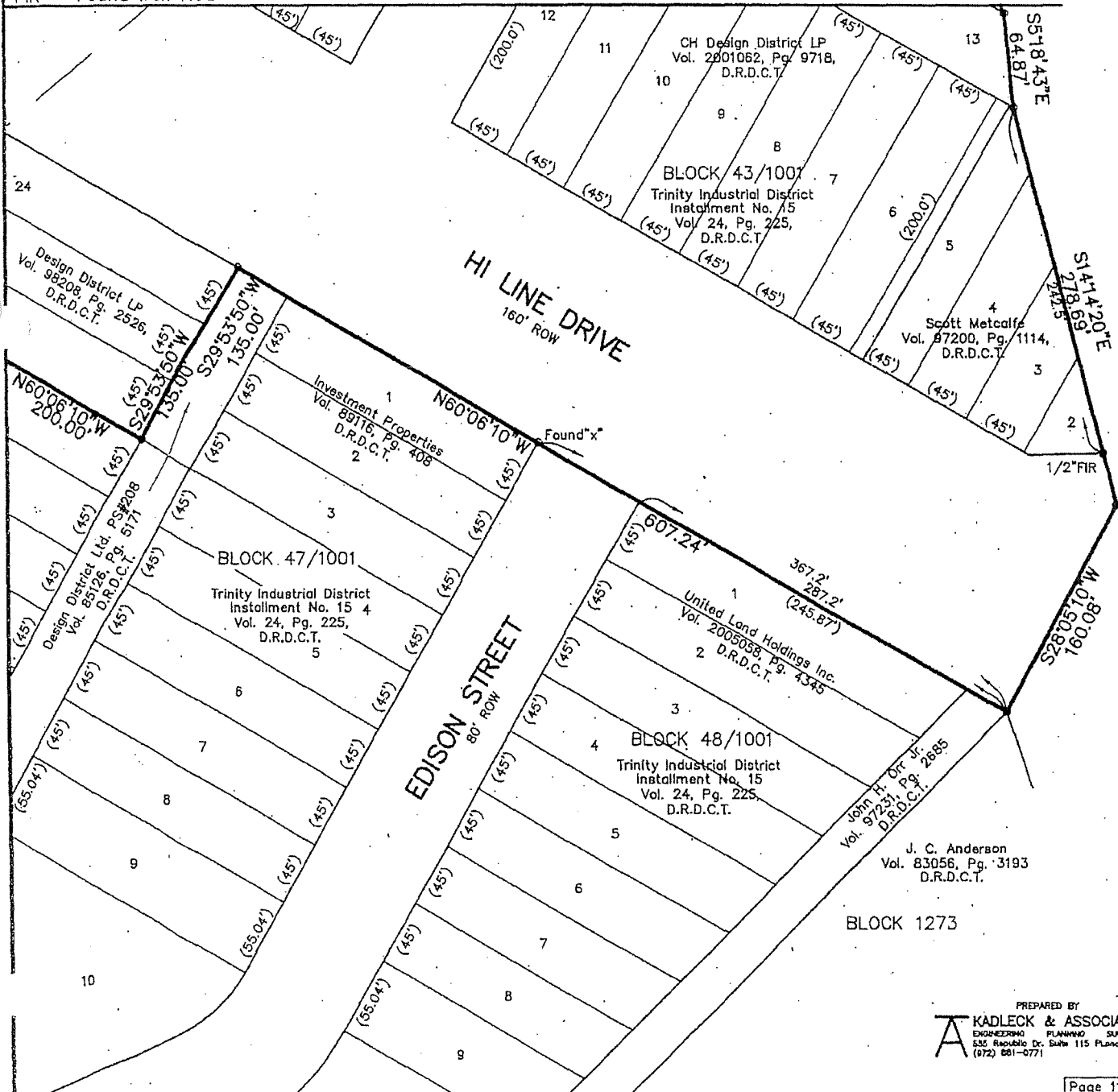
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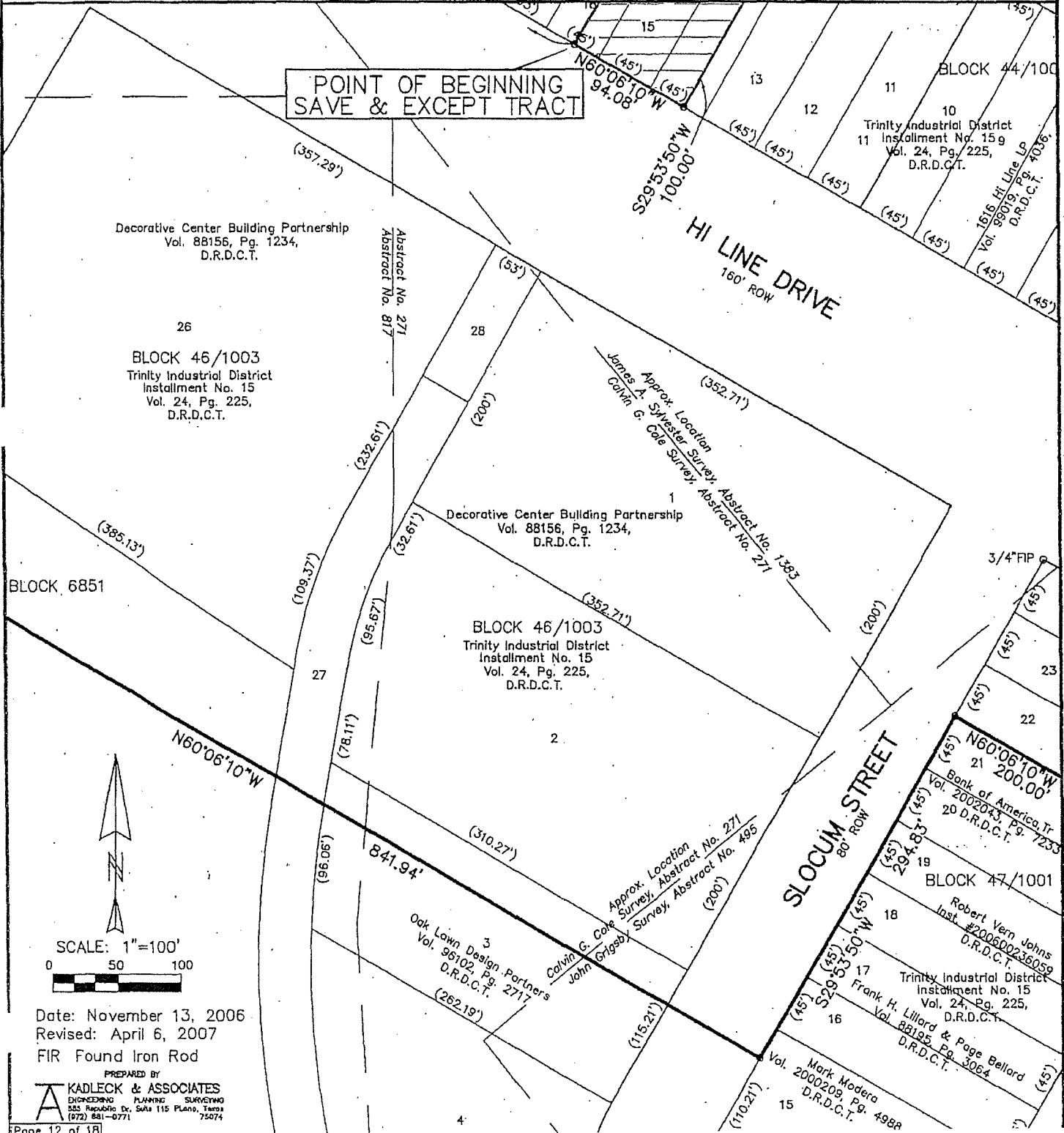
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PREPARED BY
A KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
532 Republic Dr. Suite 115 Plano, Texas
(972) 661-0771 75074

DESIGNATED PROPERTY
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SCALE: 1"=100'
 0 50 100

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PREPARED BY
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 553 Republic Dr. Suite 115 Plano, Texas
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CH DESIGN DISTRICT, et al.

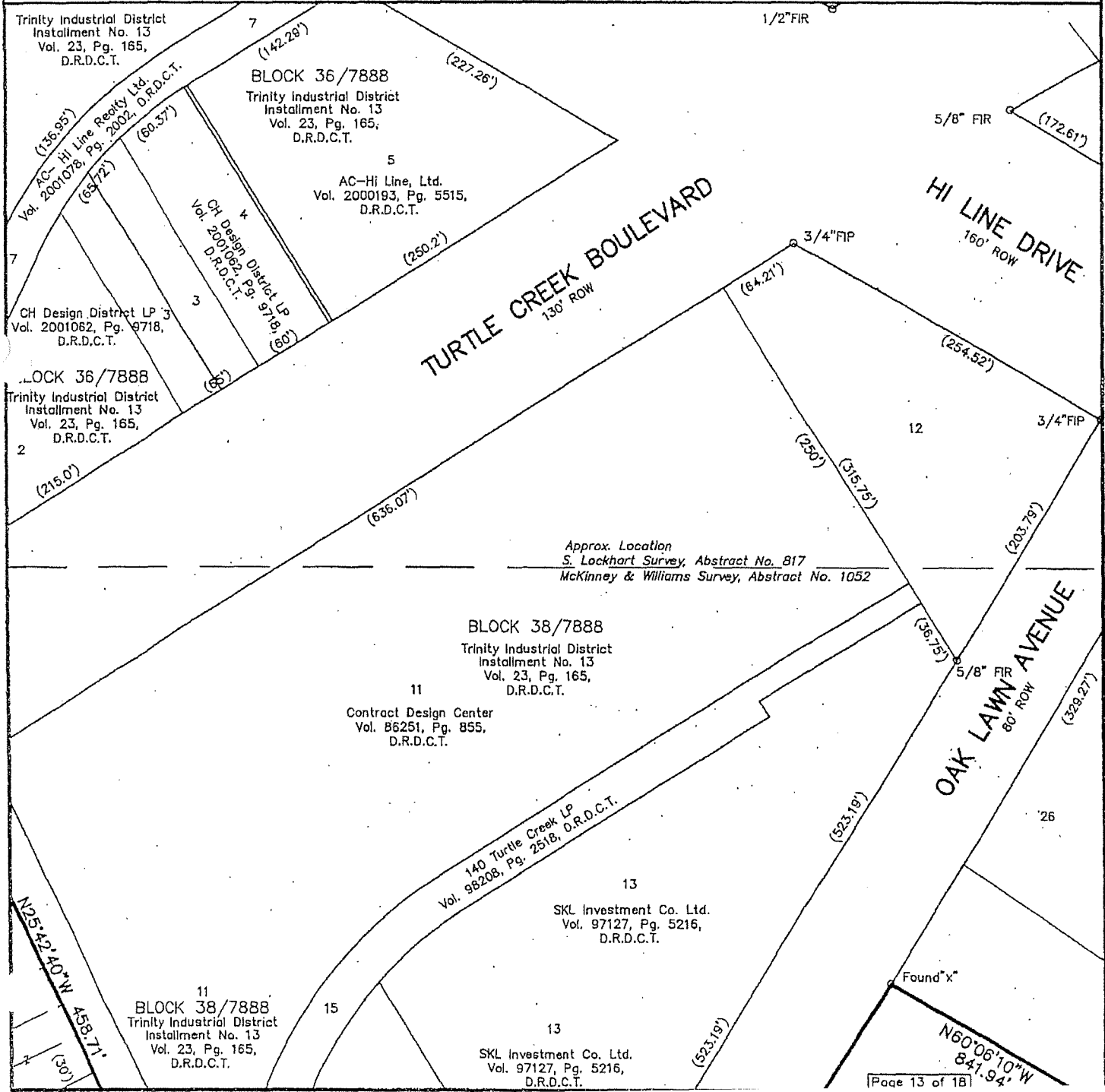
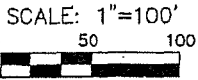
72.9B28 Acres in City of Dallas Blocks 2/1001, 43/1001,
44/1001, 1/1003, 46/1003, 47/1003, 6851, 37/7888,
38/7888 and 7894.

C. G. Cole Survey, Abstract No. 270, C. G. Cole Survey,
Abstract No. 271, John Grigsby Survey, Abstract No. 495,
Samuel Lockhart Survey, Abstract No. 817, McKinney &
Williams Survey, Abstract No. 1052 and James A.
Sylvester Survey, Abstract No. 1383

City of Dallas, Dallas County, Texas

Date: November 13, 2006
Revised: April 6, 2007
FIR Found Iron Rod

PREPARED BY
KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
535 Republic Dr., Suite 116 Plano, Texas
(972) 861-0771 75074

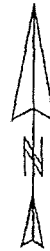


DESIGNATED PROPERTY

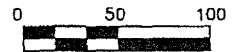
MUNICIPAL SETTING DESIGNATION APPLICATION
CH DESIGN DISTRICT, et al.

72.9828 Acres in City of Dallas Blocks 2/1001, 43/1001,
44/1001, 1/1003, 46/1003, 47/1003, 6851, 37/7888,
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City of Dallas, Dallas County, Texas



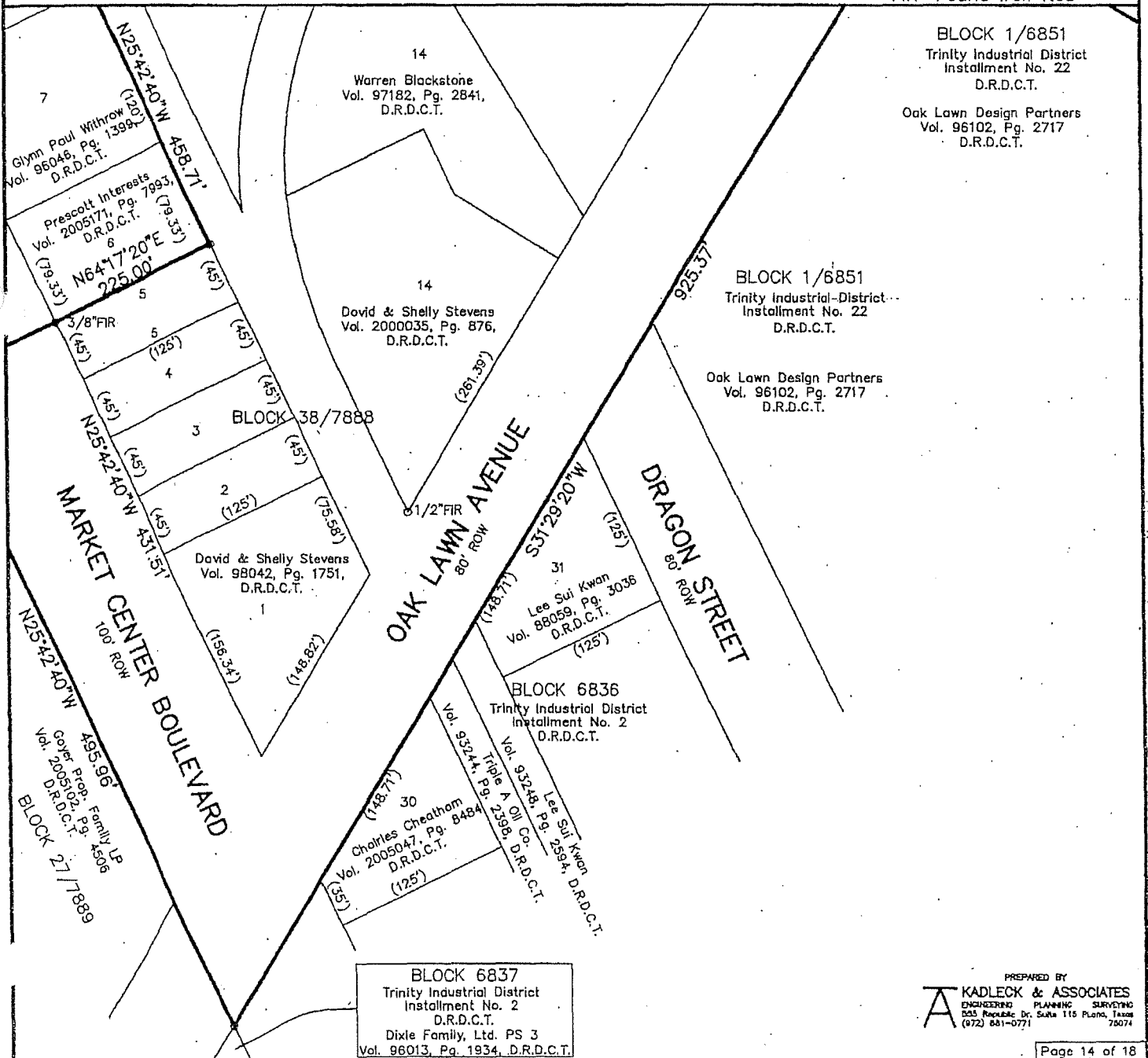
SCALE: 1"=100'



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(972) 881-0771

Bowne of Dallas Inc.
Vol. 67001, Pg. 6369, D.R.D.C.T.

BLOCK 7893

Approx. Location
S. Lockhart Survey, Abstract No. 817
McKinney & Williams Survey, Abstract No. 1052

OLD TRINITY
RIVER
CHANNEL BED

TURTLE CREEK BOULEVARD
130' ROW

MARKET CENTER BOULEVARD
100' ROW

BLOCK 27/7889

Jerry Itzig & Bonnie Lee
Inst. #200600119807,
D.R.D.C.T.

1825 Market Central LP
Vol. 98027, Pg. 3213
D.R.D.C.T.

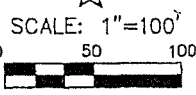
John H. Orr, Jr.
Vol. 99223, Pg. 604
D.R.D.C.T.

John H. Orr, Jr.
Vol. 94240, Pg. 614
D.R.D.C.T.

DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION APPLICATION
CH DESIGN DISTRICT, et al.

72.9828 Acres in City of Dallas Blocks 2/1001, 43/1001,
44/1001, 1/1003, 46/1003, 47/1003, 6851, 37/7888,
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555 Republic Dr., Suite 115 Plano, Texas
(972) 881-0771 75074

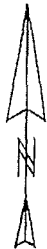
DESIGNATED PROPERTY

MUNICIPAL SETTING DESIGNATION APPLICATION
CH DESIGN DISTRICT, et al.

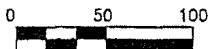
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C. G. Cole Survey, Abstract No. 270, C. G. Cole
Survey, Abstract No. 271, John Grigsby Survey,
Abstract No. 495, Samuel Lockhart Survey, Abstract
No. 817, McKinney & Williams Survey, Abstract No.
1052 and James A. Sylvester Survey, Abstract No.
1383

City of Dallas, Dallas County, Texas



SCALE: 1"=100'



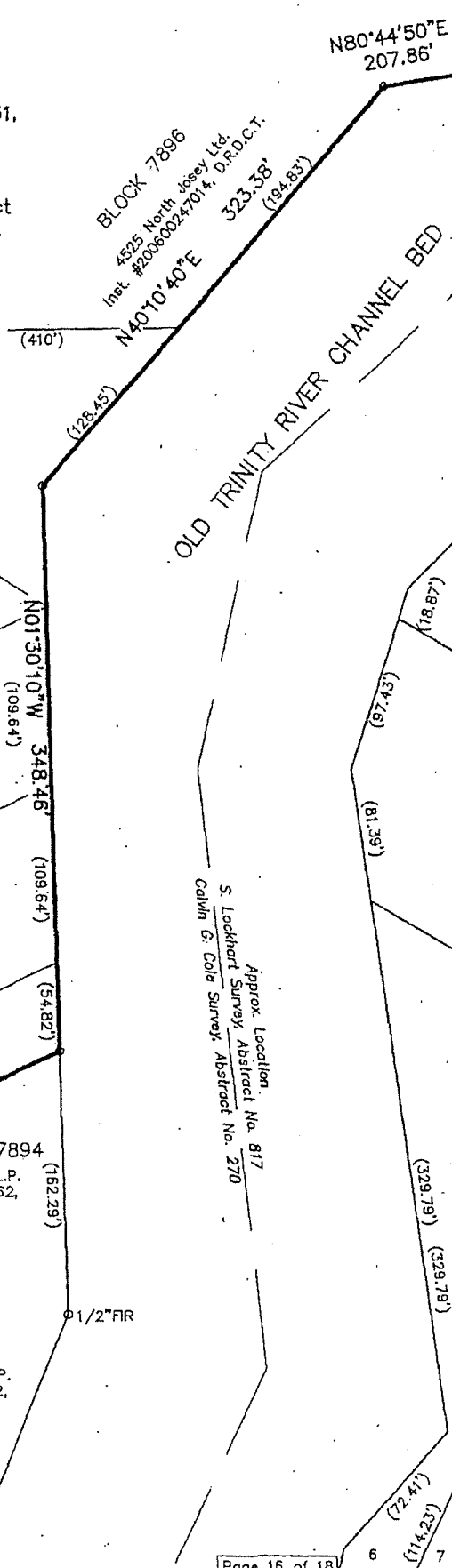
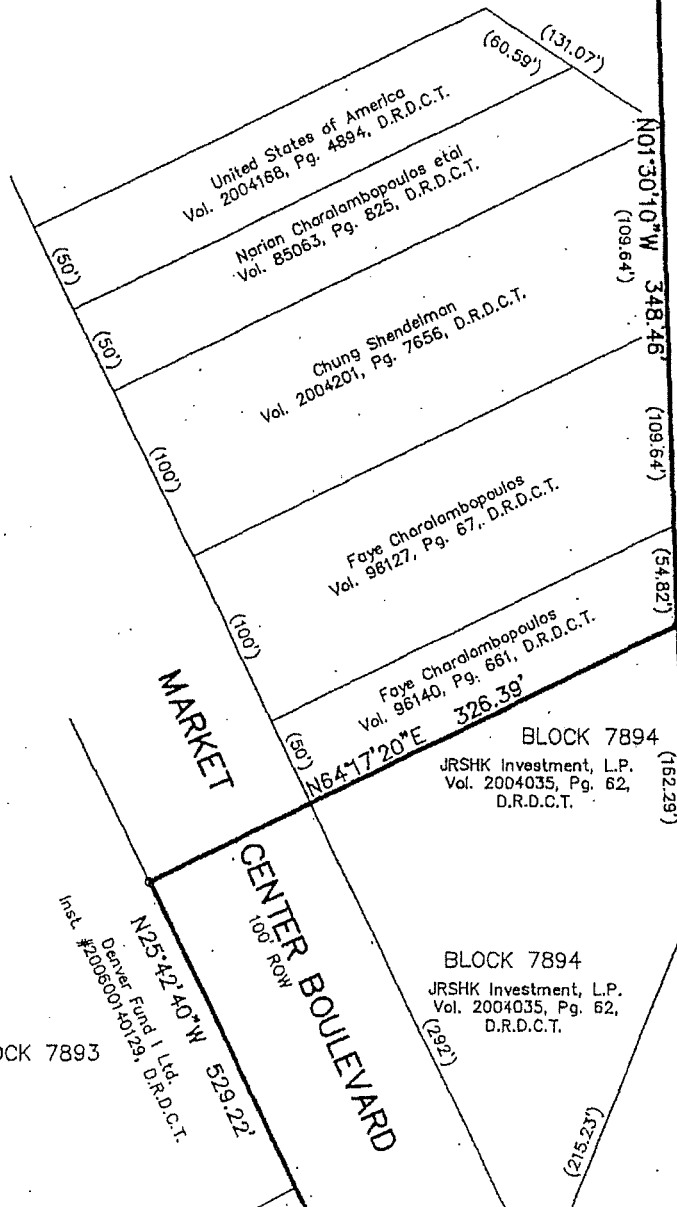
Date: November 13, 2006

Revised: April 6, 2007

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633 Rapaport Dr., Suite 110 Plano, Texas
(972) 861-0771 75074

Kolan Inc.
Vol. 95137, Pg. 2001, D.R.D.C.T.



Approx. Location
S. Lockhart Survey, Abstract No. 817
Calvin G. Cole Survey, Abstract No. 270

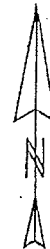
DESIGNATED PROPERTY

MUNICIPAL SETTING DESIGNATION APPLICATION
CH DESIGN DISTRICT, et al.

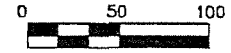
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1383

City of Dallas, Dallas County, Texas



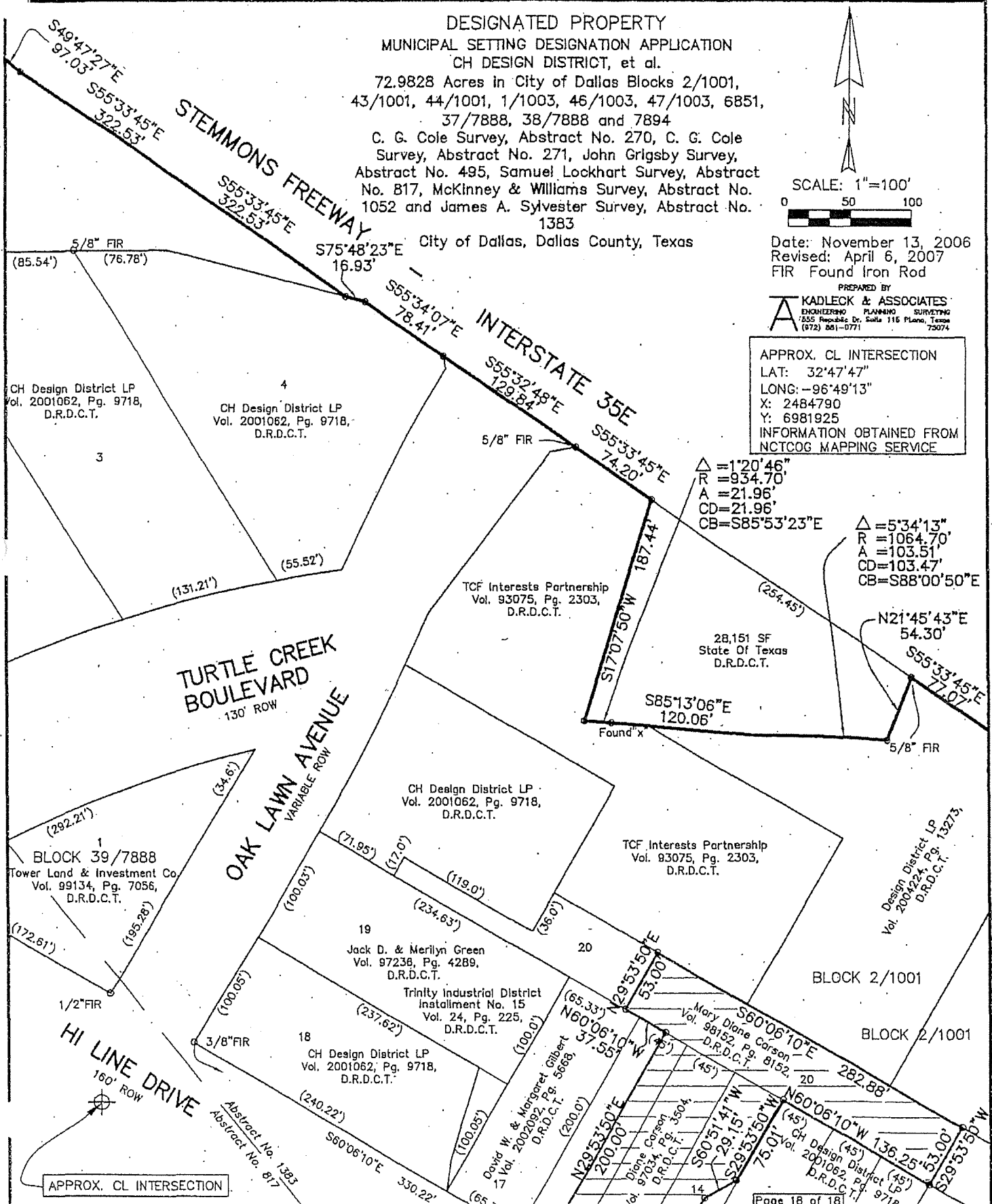
SCALE: 1"=100'



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ENGINEERING PLANNING SURVEYING
1855 Republic Dr., Suite 116 Plano, Texas
(972) 861-0771 75074

APPROX. CL INTERSECTION
LAT: 32°47'47"
LONG: -96°49'13"
X: 2484790
Y: 6981925
INFORMATION OBTAINED FROM
NCTCOG MAPPING SERVICE



CH Design District LP
Vol. 2001062, Pg. 9718,
D.R.D.C.T.

CH Design District LP
Vol. 2001062, Pg. 9718,
D.R.D.C.T.

TCF Interests Partnership
Vol. 93075, Pg. 2303,
D.R.D.C.T.

△ = 1°20'46"
R = 934.70'
A = 21.96'
CD = 21.96'
CB = S85°53'23"E

△ = 5°34'13"
R = 1064.70'
A = 103.51'
CD = 103.47'
CB = S88°00'50"E

28,151 SF
State Of Texas
D.R.D.C.T.

CH Design District LP
Vol. 2001062, Pg. 9718,
D.R.D.C.T.

TCF Interests Partnership
Vol. 93075, Pg. 2303,
D.R.D.C.T.

BLOCK 39/7888
Tower Land & Investment Co.
Vol. 99134, Pg. 7056,
D.R.D.C.T.

Jack D. & Marilyn Green
Vol. 97236, Pg. 4289,
D.R.D.C.T.

Trinity Industrial District
Installation No. 15
Vol. 24, Pg. 225,
D.R.D.C.T.

CH Design District LP
Vol. 2001062, Pg. 9718,
D.R.D.C.T.

Mary Diane Carson
Vol. 98152, Pg. 8152,
D.R.D.C.T.

David W. & Margaret Gilbert
Vol. 2002092, Pg. 5668,
D.R.D.C.T.

Diane Carson
Vol. 97024, Pg. 3504,
D.R.D.C.T.

Design District LP
Vol. 2001224, Pg. 13273,
D.R.D.C.T.

APPROX. CL INTERSECTION

Exhibit B'

c) each retail public utility, as defined by Texas Water Code, §13.002, that owns or operates a groundwater supply well located within five miles beyond the proposed MSD boundaries?	<input checked="" type="radio"/> Yes	<input type="radio"/> No ³	<input type="radio"/> NA ⁴
³ Do not submit application.			
⁴ NA only when no such municipality, private well owner, or retail public utility exists			

MSD Information:

List all existing TCEQ and US Environmental Protection Agency registration, permit, identification numbers (e.g., SWR No., VCP No., LPST ID No., UIC Registration No., PWS ID. No.), if any, that apply to the groundwater contamination situation within the proposed MSD boundary. State "none" if none applicable. See attached.		
Is the proposed designated groundwater contaminated in excess of an applicable potable water ⁵ use standard (i.e., 30 TAC 350, ^{GW} GW _{ing})?	<input checked="" type="radio"/> Yes	<input type="radio"/> No ⁶
Was the groundwater contamination previously reported to the TCEQ? (To support implementation of HB 3030, 78 th Legislature.)	<input checked="" type="radio"/> Yes, when? See attached	<input type="radio"/> No
Is there a potable-use well within the boundary of the proposed MSD that uses the designated groundwater as source water?	<input type="radio"/> Yes ⁶	<input checked="" type="radio"/> No
Is there a potable-use well within the boundary of the proposed MSD that uses a deeper groundwater zone for the source water that is not properly sealed off from the designated groundwater?	<input type="radio"/> Yes ⁶	<input checked="" type="radio"/> No
Is the applicant aware of any non-consumptive use of the groundwater or other human health or ecological exposure pathways that are of concern? If yes, specify:	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Has each municipality and retail public utility identified in §361.8065 provided firm commitment to adopt an ordinance or resolution in support of the application?	<input checked="" type="radio"/> Yes	<input type="radio"/> No ⁶
Is a copy of the ordinance or restrictive covenant that restricts consumptive use and appropriately restricts other uses of and contact with the designated groundwater, and any required resolutions provided with this application?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
⁵ "Potable water" means water that is used for irrigating crops intended for human consumption, drinking, showering, bathing, or cooking purposes [THSC §361.801(2)].		
⁶ Do not submit an application.		

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

- The MSD eligibility criteria of THSC §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 was 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.

JRSHK INVESTMENTS, L.P., a Texas limited partnership

By: JRSHK Investments GP, L.L.C., a Delaware limited liability company, its general partner

By: TCF Interests Partnership, LTD., a Texas limited partnership, its manager

By: Crow Family, Inc., a Texas corporation, its general partner

By: _____

Barry N. Henry, Vice President

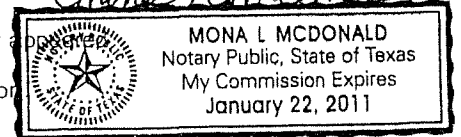
Date 6/25/07

Before me Mona L. McDonald the undersigned authority, on this day personally

Name of Notary

Barry N. Henry and signed this Municipal Setting Designation Application

Name of Applicant



Sworn, subscribed and signed before me in the County of Pallas, State of Texas, on the 26th day of June, this month of June, 2007.