

Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
Zak Covar, *Commissioner*  
Richard A. Hyde, P.E., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

June 9, 2014

Mr. W. A. Sandford, Manager  
WS Storage, LP  
601 W. Main Street  
Decatur, TX 76234

RE: Municipal Setting Designation (MSD) Certificate for WS Storage, LP, 2721  
White Settlement, Fort Worth, Tarrant County, TX; MSD No. 259

Dear Mr. Sandford:

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) 239-2241 or via e-mail ([chris.swiderski@TCEQ.Texas.gov](mailto:chris.swiderski@TCEQ.Texas.gov)).

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Swiderski".

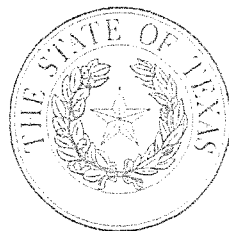
Chris Swiderski, Project Manager  
VCP-CA Section  
Remediation Division

CS/jdm

Enclosure: MSD Certificate No. 259

cc: Mr. Kenneth Tramm, Modern Geosciences, 1904 Industrial Blvd., Suite  
107, Colleyville, TX 76034  
Mr. Sam Barrett, TCEQ Region 04 Office, Dallas/Fort Worth

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, Richard A. Hyde, P.E., Executive Director of the Texas Commission on Environmental Quality certify the Municipal Setting Designation (MSD) for MSD No. 259, in the City of Fort Worth, 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 2nd day of June, 2014

A handwritten signature in black ink, appearing to read "Richard A. Hyde".

Richard A. Hyde, P.E.  
Executive Director  
Texas Commission on Environmental Quality

# EXHIBIT 'A'

## CITY OF FORT WORTH MUNICIPAL SETTING DESIGNATION

### TRACT 1

Being a 0.98 acre tract of land situated in the Richard Crowley Survey, Abstract Number 1636 and the William Bussell Survey, Abstract Number 151, located in the City of Fort Worth, Tarrant County, Texas, being all of Lots 3,4,5,13,14, and 15, Block 2, Weisenberger Addition, an addition to the City of Fort Worth, recorded in Volume 388-1A, Page 120, Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 0.98 acre tract being more particularly described as follows;

BEGINNING at a point at the northwest corner of said Lot 3, Block 2, and on the south right-of-way line of White Settlement Road (70 feet wide);

THENCE North 89 degrees 30 minutes East, with the said south right-of-way line of White Settlement Road, a distance of 150 feet to a point for corner at the northeast corner of said Lot 5, Block 2;

THENCE South 00 degrees 30 minutes East, with the east line of said Lot 5, Block 2, passing at a distance of 142 feet the southeast corner of said Lot 5, Block 2 and the northeast corner of said Lot 15, Block 2, continuing with the east line of said Lot 15, Block 2, a total distance of 284 feet to a point for corner at the southeast corner of said Lot 15, Block 2 and on the north right-of-way line of Whitmore Street (60 feet wide);

THENCE South 89 degrees 30 minutes West with the said north right-of-way line of Whitmore Street, a distance of 150 feet to a point for corner at the southwest corner of said Lot 13, Block 2;

THENCE North 00 degrees 30 minutes West, with the west line of said Lot 13, Block 2, passing at a distance of 142 feet the northwest corner of said Lot 13, Block 2 and the southwest corner of said Lot 3, Block 2, continuing with the west line of said Lot 3, Block 2, a total distance of 284 feet to the POINT OF BEGINNING and containing 0.98 acres, or 42,600 square feet of land, more or less.

### TRACT 2

Being a 1.14 acre tract of land situated in the Richard Crowley Survey, Abstract Number 1636 and the William Bussell Survey, Abstract Number 151, located in the City of Fort Worth, Tarrant County, Texas, being all of Lots 3,4,5,6,7,15 and 16, Block 7, Weisenberger Addition, an addition to the City of Fort Worth, recorded in Volume 388-1A, Page 120, Plat Records of Tarrant County, Texas (P.R.T.C.T.), said 1.14 acre tract being more particularly described as follows;

BEGINNING at a point at the northwest corner of said Lot 3, Block 7, and on the south right-of-way line of Whitmore Road (60 feet wide);

THENCE North 89 degrees 30 minutes East, with the said south right-of-way line of Whitmore Road, a distance of 250 feet to a point for corner at the northeast corner of said Lot 7, Block 7;

THENCE South 00 degrees 30 minutes East, with the east line of said Lot 7, Block 7, a distance of 142 feet to a point for corner at the southeast corner of said Lot 7, Block 7;

THENCE South 89 degrees 30 minutes West, with the south line of said Lot 7, Block 7, a distance of 50 feet to a point for corner at the common corner of said Lot 6, 7, and 16, Block 7;

THENCE South 00 degrees 30 minutes East, with the east line of said Lot 16, Block 7, a distance of 142 feet to a point for corner at the southeast corner of said Lot 16, Block 7 and on the north right-of-way line of Weisenberger Street (60 feet wide);

THENCE South 89 degrees 30 minutes West with the said north right-of-way line of Weisenberger Street, a distance of 100 feet to a point for corner at the southwest corner of said Lot 15, Block 7;

THENCE North 00 degrees 30 minutes West, with the west line of said Lot 15, Block 7, a distance of 142 feet to a point for corner at the common corner of said Lot 4, 5, and 15, Block 7;

THENCE South 89 degrees 30 minutes West, with the south line of said Lot 4, Block 7, passing at a distance of 50 feet the southwest corner of said Lot 4, Block 7 and the southeast corner of said Lot 3, Block 7, continuing with the south line of said Lot 3, Block 7, a total distance of 100 feet to a point for corner at the southwest corner of said Lot 3, Block 7;

THENCE North 00 degrees 30 minutes West, with the west line of said Lot 3, Block 7, a distance of 142 feet to the POINT OF BEGINNING and containing 1.14 acres, or 49,700 square feet of land, more or less.

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PAGE 1 OF 3

This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

 **DUNAWAY**

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107  
Tel: 817.335.1121 • Fax: 817.335.7437  
FIRM REGISTRATION 10098100



### EXHIBIT MAP OF

TRACT 1 - 0.98 ACRES  
TRACT 2 - 1.14 ACRES

BEING A  
MUNICIPAL SETTING DESIGNATION  
IN THE  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

OCTOBER 11, 2013

PLOTTED BY: Yazel, Kenneth ON: Friday, October 11, 2013 AT: 11:38 AM FILEPATH: G:\Production\500\000800\B000825\Survey\DA\002\Drawings\EXHIBITS\White Settlement Storage MSD.dwg

**EXHIBIT 'A'**

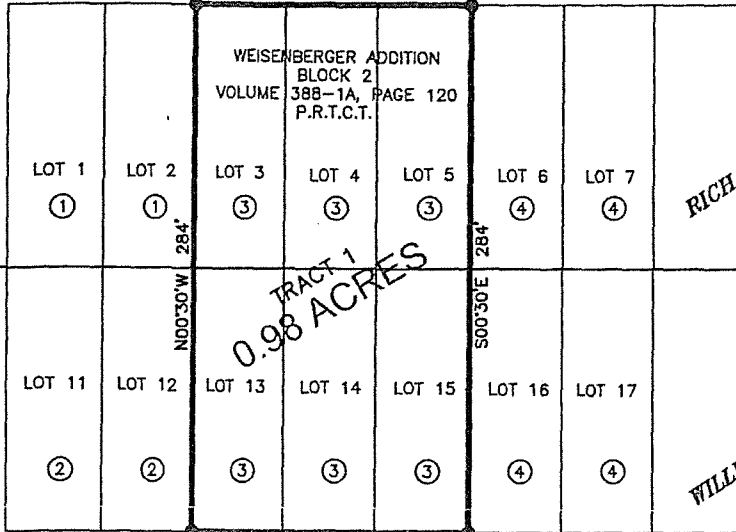


**POINT OF BEGINNING**

**WHITE SETTLEMENT ROAD**  
VOLUME 388-1A, PAGE 120 P.R.T.C.T.  
(70' WIDE RIGHT-OF-WAY)

TRACT 1

N89°30'E 150'



*RICHARD CROWLEY SURVEY  
ABSTRACT NO. 313*

APPROXIMATE LOCATION OF SURVEY LINE

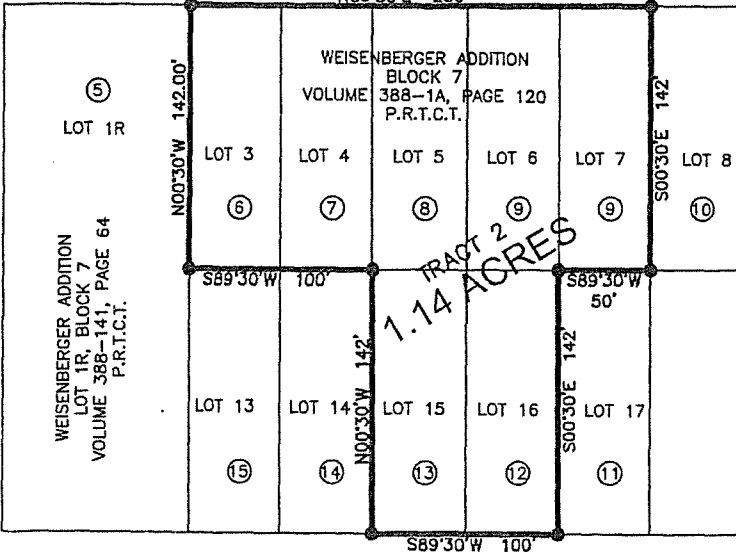
**POINT OF BEGINNING**

**WHITMORE STREET**  
VOLUME 388-1A, PAGE 120 P.R.T.C.T.  
(60' WIDE RIGHT-OF-WAY)

TRACT 2

N89°30'E 250'

**FOCH STREET**  
VOLUME 388-1A, PAGE 120 P.R.T.C.T.  
(60' WIDE RIGHT-OF-WAY)



D.R.T.C.T. = DEED RECORDS OF TARRANT COUNTY, TEXAS

O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS OF TARRANT COUNTY, TEXAS

**WEISENBERGER STREET**  
VOLUME 388-1A, PAGE 120 P.R.T.C.T.  
(60' WIDE RIGHT-OF-WAY)

B000825

PAGE 2 OF 3

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TRACT 1 - 0.98 ACRES  
TRACT 2 - 1.14 ACRES

BEING A  
MUNICIPAL SETTING DESIGNATION  
IN THE  
CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS

OCTOBER 11, 2013

EXHIBIT 'A'

1  
 WCJ White Settlement Ltd  
 2731 White Settlement Road  
 Instrument Number D207456082, O.P.R.T.C.T.  
 Weisenberger Addition, Lots 1 and 2, Block 2  
 Volume 388-1A, Page 120, P.R.T.C.T.

2  
 Armature Exchange  
 2736 Whitmore Street  
 Instrument Number D206005108, O.P.R.T.C.T.  
 Weisenberger Addition, Lots 11, and 12, Block 2,  
 Volume 388-1A, Page 120, P.R.T.C.T.

3  
 Williams Instruments  
 2721 White Settlement Road  
 2720, 2724, and 2728 Whitmore Street  
 Volume 6444, Page 128, D.R.T.C.T.  
 Weisenberger Addition, Lots 3, 4, 5, 13, 14, and 15,  
 Block 2,  
 Volume 388-1A, Page 120, P.R.T.C.T.

4  
 Samuel H. Kite  
 2709 and 2711 White Settlement Road  
 2712 Whitmore Street  
 Volume 7067, Page 2022, D.R.T.C.T.  
 Weisenberger Addition, Lots 6, 7, 16, and 17, Block  
 2,  
 Volume 388-1A, Page 120, P.R.T.C.T.

5  
 ERW Trading and Transportation  
 0000 Whitmore Street  
 Instrument Number D212295727, O.P.R.T.C.T.  
 Weisenberger Addition, Lot 1R, Block 7,  
 Volume 388-141, Page 64, P.R.T.C.T.

6  
 Williams Instruments  
 2729 Whitmore Street,  
 Volume 6903, Page 2307, D.R.T.C.T.  
 Weisenberger Addition, Lot 3, Block 7,  
 Volume 388-1A, Page 120, P.R.T.C.T.

7  
 Williams Instruments  
 2725 Whitmore Street,  
 Volume 6686, Page 451, D.R.T.C.T.  
 Weisenberger Addition, Lots 4, Block 7,  
 Volume 388-1A, Page 120, P.R.T.C.T.

8  
 Williams Instruments  
 2721 Whitmore Street,  
 Volume 6701, Page 797, D.R.T.C.T.,  
 Weisenberger Addition, Lot 5, Block 7,  
 Volume 388-1A, Page 120, P.R.T.C.T.

9  
 Williams Pyro  
 2711 and 2717 Whitmore Street,  
 Instrument Number D200003819, O.P.R.T.C.T.,  
 Weisenberger Addition, Lots 6 and 7, Block 7,  
 Volume 388-1A, Page 120, P.R.T.C.T.

10  
 Fort Worth Screen Printing  
 200 Carroll Street,  
 Instrument Number D205009070, O.P.R.T.C.T.,  
 Weisenberger Addition, Lots 8, Block 7,  
 Volume 388-1A, Page 120, P.R.T.C.T.

11  
 Fort Worth Screen Printing  
 2712 Weisenberger Street,  
 Instrument Number D211137661, O.P.R.T.C.T.,  
 Weisenberger Addition, Lots 17, Block 7,  
 Volume 388-1A, Page 120, P.R.T.C.T.

12  
 Williams Instruments  
 2716 Weisenberger Street,  
 Volume 6959, Page 1640, D.R.T.C.T.,  
 Weisenberger Addition, Lots 16, Block 7,  
 Volume 388-1A, Page 120, P.R.T.C.T.

13  
 2720 Weisenberger  
 2720 Weisenberger Street,  
 Instrument Number D212319506, O.P.R.T.C.T.,  
 Weisenberger Addition, Lots 15, Block 7,  
 Volume 388-1A, Page 120, P.R.T.C.T.

14  
 Dolores Hood  
 2724 Weisenberger Street  
 Instrument Number D212009699, O.P.R.T.C.T.  
 Weisenberger Addition, Lots 14, Block 7,  
 Volume 388-1A, Page 120, P.R.T.C.T.

15  
 Michael Paul Barnard  
 2728 Weisenberger Street  
 Instrument Number D204050437, O.P.R.T.C.T.  
 Weisenberger Addition, Lots 13, Block 7,  
 Volume 388-1A, Page 120, P.R.T.C.T.

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PAGE 3 OF 3

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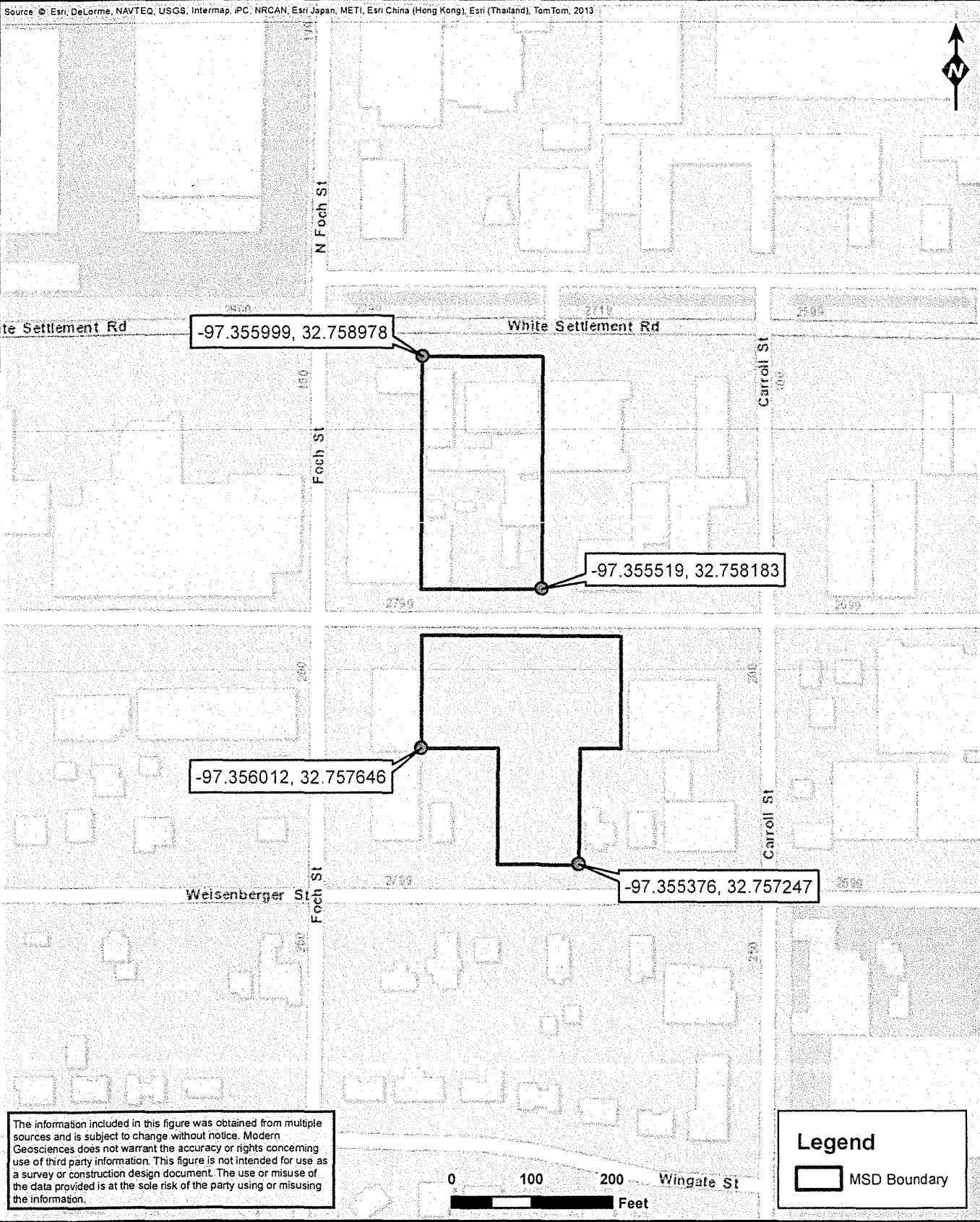


EXHIBIT MAP OF

TRACT 1 - 0.98 ACRES  
 TRACT 2 - 1.14 ACRES


BEING A  
 MUNICIPAL SETTING DESIGNATION  
 IN THE  
 CITY OF FORT WORTH  
 TARRANT COUNTY, TEXAS

OCTOBER 11, 2013



The information included in this figure was obtained from multiple sources and is subject to change without notice. Modern Geosciences does not warrant the accuracy or rights concerning use of third party information. This figure is not intended for use as a survey or construction design document. The use or misuse of the data provided is at the sole risk of the party using or misusing the information.

**Legend**

 MSD Boundary



**MODERN GEOSCIENCES**

PROJECT NO.	13147
DRAWN:	01.20.14
DRAWN BY:	CS
CHECKED BY:	KT
FILE NAME:	SanfordMSD_GISMap_140120.mxd

**GIS-BASED MAP**

Sanford Property  
2721 White Settlement Road  
Fort Worth, Texas

FIGURE

**3**

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

BEFORE ME, the undersigned authority, on this day personally appeared  
W. A. Sandford, as an authorized representative of  
WS Storage, LP, 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.

WS Storage, LP

By Its: General Partner

W. A. Sandford  
Signature

Date: 1-28-2014

W. A. Sandford

Printed Name

Manager of General Partner

Title

STATE OF Texas  
COUNTY OF Wise

SUBSCRIBED AND SWORN before me on this the 28<sup>th</sup> day of  
January 2014, to which witness my hand and seal of office.

Ramona A. Huffman  
Notary Public in and for the State of Texas

