

Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Jon Niermann, *Commissioner*  
Emily Lindley, *Commissioner*  
Toby Baker, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

August 24, 2018

Ms. Farzana Arab  
Empire Cleaning Corporation  
12977 Trinity Boulevard, Suite 105  
Eules, Texas 76040

Re: Municipal Setting Designation (MSD) Certificate for Empire Cleaning Corporation,  
Former Dry Clean Super Center Site, located at 1020 West Park Boulevard, Plano, Collin  
County, TX; MSD No. 388; Customer No. CN604359448; Regulated Entity No.  
RN104094552

Dear Ms. Arab:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on May 30, 2018 and additional information supporting this MSD application on August 16, 2018. Based on our review, the application contains the required information as outlined in Texas Health and Safety Code (THSC) §361.804. Enclosed is the MSD Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-3044 or via e-mail ([timothy.eckert@tceq.texas.gov](mailto:timothy.eckert@tceq.texas.gov)).

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Eckert".

Timothy Eckert, Project Manager  
VCF-CA Section  
Remediation Division

TJE/mdh

Enclosure: MSD Certificate

cc: Ms. Erin Gorman, Waste Section Manager, TCEQ DFW Region Office, R-4  
Mr. Clayton Snider, W&M Environmental Group, LLC (Via Email)

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, Beth Seaton, Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 388, in the City of Plano, 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 ordinance or restrictive covenant required by Texas Health and Safety Code §361.8065 remains 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 24<sup>th</sup> day of August, 2018

Beth Seaton

Beth Seaton, Director  
Remediation Division  
Texas Commission on Environmental Quality

**(BOUNDARY SURVEY)**  
**LOT 2, BLOCK A**  
**CHISHOLM PLACE RETAIL NO. 1**  
**CITY OF PLANO, COLLIN COUNTY, TEXAS**

EXHIBIT "A"  
PAGE 1 OF 2

Being all of Lot 2, in Block A, of Chisholm Place Retail No. 1, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet O, Page 627, of the Plat Records of Collin County, Texas, and being the same tract of land conveyed to Baha Capital Enterprises, Inc., by deed recorded in Instrument No. 2013001001370460, of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1/2 inch iron rod found for corner, said corner being in the Southerly line of Park Boulevard (variable width right-of-way), and being the Northwest corner of Lot 4, in Block A, of Chisholm Place Retail No. 1, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Volume 2015, Page 457, of the Plat Records of Collin County, Texas;

THENCE South 01 degrees 21 minutes 40 seconds West, along the West line of said Lot 4, a distance of 255.03 feet to a 1/2 inch iron rod set with yellow cap stamped CBG Surveying for corner, said corner being in the Northerly line of Lot 3 in said Chisholm Place (Vol. 2015, Pg. 457);

THENCE North 88 degrees 38 minutes 20 seconds West, along the Northerly line of said Lot 3, a distance of 37.92 feet to an "X" found in concrete for corner;

THENCE South 01 degrees 21 minutes 40 seconds West, continuing along the Northerly line of said Lot 3, a distance of 8.88 feet to an "X" set in concrete for corner;

THENCE North 88 degrees 38 minutes 20 seconds West, continuing along the Northerly line of said Lot 3, a distance of 158.88 feet to an "X" set in concrete for corner;

THENCE North 01 degrees 21 minutes 40 seconds East, continuing along the Northerly line of said Lot 3, a distance of 34.08 feet to a point for corner;

THENCE North 88 degrees 38 minutes 20 seconds West, continuing along the Northerly line of said Lot 3, a distance of 37.50 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 21 minutes 40 seconds East, continuing along the Northerly line of said Lot 3, a distance of 2.40 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 1, in Block A, of Chisholm Place Retail No. 1, an addition to the City of Plano, Collin County, Texas, according to the plat thereof recorded in Cabinet C, Page 381, of the Plat Records of Collin County, Texas;

THENCE North 01 degrees 21 minutes 40 seconds East, along the East line of said Lot 1, a distance of 168.28 feet to an "X" set in concrete for corner, said corner being in the Southerly line of said Park Boulevard and being in a nontangent curve to the left, having a radius of 1228.10 feet, a delta of 02 degrees 05 minutes 36 seconds and a chord bearing and distance that bears North 81 degrees 52 minutes 49 seconds East, 44.88 feet;

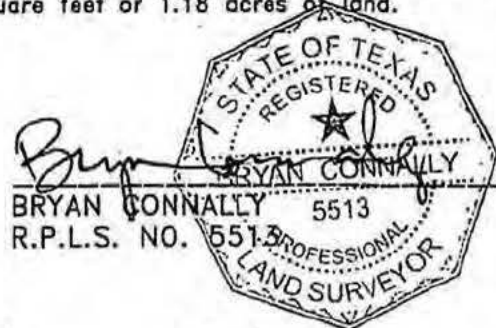
THENCE along the Southerly line of said Park Boulevard and along said curve to the left, an arc length of 44.89 feet to a point for corner;

THENCE North 73 degrees 30 minutes 49 seconds East, continuing along the Southerly line of said Park Boulevard, a distance of 147.60 feet to a point for corner, said corner being in a tangent curve to the left, having a radius of 1218.10 feet, a delta of 02 degrees 26 minutes 46 seconds and a chord bearing and distance that bears North 72 degrees 38 minutes 00 seconds East, 52.00 feet;

THENCE continuing along the Southerly line of said Park Boulevard and along said curve to the left, an arc length of 52.00 feet to the POINT OF BEGINNING and containing 51,285.62 square feet or 1.18 acres of land.

**GENERAL NOTES:**

- 1) BEARINGS ARE BASED ON PLAT RECORDED IN CAB. O, PG. 627, PLAT RECORDS, COLLIN COUNTY, TEXAS.
- 2) THIS SURVEY IS MADE IN CONJUNCTION WITH THE INFORMATION PROVIDED BY THE CLIENT. CBG SURVEYING, INC. HAS NOT RESEARCHED THE LAND TITLE RECORDS FOR THE EXISTENCE OF EASEMENTS, RESTRICTIVE COVENANTS OR OTHER ENCUMBRANCES.



**CBG Surveying, Inc.**

**PLANNING SURVEYING**  
12025 Shiloh Road • Suite 230 Dallas, Texas 75228  
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www.cbginetx.com

SHEET 1 OF 2  
JOB NO. 1700043  
DRAWN BY: R.G.  
DATE: 01/17/17



(BOUNDARY SURVEY)  
 LOT 2, BLOCK A  
 CHISHOLM PLACE RETAIL NO. 1  
 CITY OF PLANO, COLLIN COUNTY, TEXAS

50' 25' 0 50' 100'



SCALE: 1" = 50'

PARK BOULEVARD  
 VARIABLE WIDTH R.O.W.

R=1218.10, L=52.00'  
 D=02°26'46"  
 CH=N72°38'00"E 52.00'

N=7062101.6719  
 E=2515953.4314

POINT OF BEGINNING

R=1228.10, L=44.89'  
 D=02°05'36"  
 CH=N81°52'49"E 44.88'

N 73°30'49" E 147.60'  
 5' STREET ESMT.

1/2" IRF FOR WITNESS  
 N 68°40'37" E 2.38'

N=7062037.9262  
 E=2515717.8513



LOT 1, BLOCK A  
 CHISHOLM PLACE RETAIL No. 1  
 CAD. C, PG. 381

(BASIS OF BEARINGS)

N 01°21'40" E 168.28'

(ALL IMPROVEMENTS  
 NOT SHOWN)

51,285.62 SQ. FT.  
 1.18 ACRES

10'x10'  
 WATER ESMT.

LOT 4, BLOCK A  
 CHISHOLM PLACE RETAIL No. 1  
 VOL. 2015, PG. 437

S 01°21'40" W 255.03'

N=7061877.4636  
 E=2515714.0387

N=7061846.7124  
 E=2515947.3737

N 88°38'20" W 158.58'

10' SAN. SEWER ESMT.  
 VOL. 1512, PG. 927

24' FIRELANE, ACCESS  
 AND UTILITY ESMT.

LOT 3, BLOCK A  
 CHISHOLM PLACE RETAIL No. 1  
 VOL. 2015, PG. 437

- CM CONTROLLING MONUMENT
- 1/2" IRON ROD FOUND
- ⊗ 1/2" IRON ROD SET
- 1" IRON PIPE FOUND
- ⊕ POINT FOR CORNER
- ⊗ "X" FOUND / SET

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 88°38'20" W	37.92'
L2	S 01°21'40" W	8.88'
L3	N 01°21'40" E	34.08'
L4	N 88°38'20" W	37.50'
L5	S 01°21'40" E	2.40'

BRYAN CONNALLY  
 R.P.L.S. NO. 5513  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF TEXAS



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SHEET 2 OF 2  
 JOB NO. 1700043  
 DRAWN BY: R.G.  
 DATE: 01/17/17

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

BEFORE ME, the undersigned authority, on this day personally appeared Mr. Habib Arab Farzana Arab, as an authorized representative of Empire Clearing Corporation, 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:

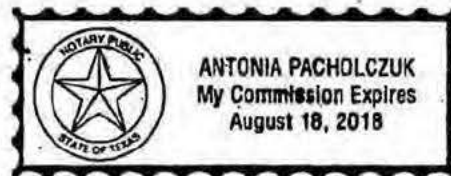
I am over the age of 18 and legally competent to make this affidavit. I have personal knowledge of the facts stated herein.

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.

FARZANA ARAB  
Signature  
[Handwritten Signature]  
Printed Name  
PRESIDENT  
Title

Date: 5/18/2018



STATE OF Texas  
COUNTY OF Collin

SUBSCRIBED AND SWORN before me on this the 18 day of May 2018, to which witness my hand and seal of office.

Notary Public in and for the State of Texas