

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Toby Baker, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

March 11, 2019

Mr. Tom Menke, VP Facilities Management  
Dell Inc.  
One Dell Way, Mail Stop RR3-05  
Round Rock, Texas 78682

Re: Municipal Setting Designation (MSD) Certificate for PSC Management Limited  
Partnership with Dell Inc., PSC Management-Plano Campus, 2300 West Plano Parkway,  
Plano, Collin County, Texas; MSD No. 395; Customer No. CN604033076; Regulated Entity  
No. RN100663400

Dear Mr. Menke:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on August 20, 2018 and additional information supporting this MSD application on November 27, 2018 and January 11, 2019. 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) 239-3555 or via e-mail ([stephanie.saldana@tceq.texas.gov](mailto:stephanie.saldana@tceq.texas.gov)).

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Saldaña".

Stephanie Saldaña, Project Manager  
VCP-CA Section  
Remediation Division

SS/jdm

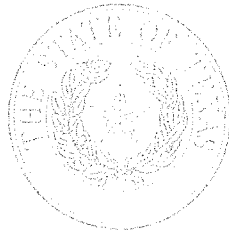
Enclosure: MSD Certificate

cc: Ms. Sarah Gibson, PSC Management LP c/o Dell Inc., One Dell Way, Mail Stop RR1-11,  
Round Rock, Texas 78682

Mr. Paul Moore, POWER Engineers, Inc., 2600 Via Fortuna, Suite 450, Austin, Texas  
78746

Ms. Erin Gorman, Waste Section Manager, TCEQ Region 4 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, Beth Seaton, Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 395, 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.

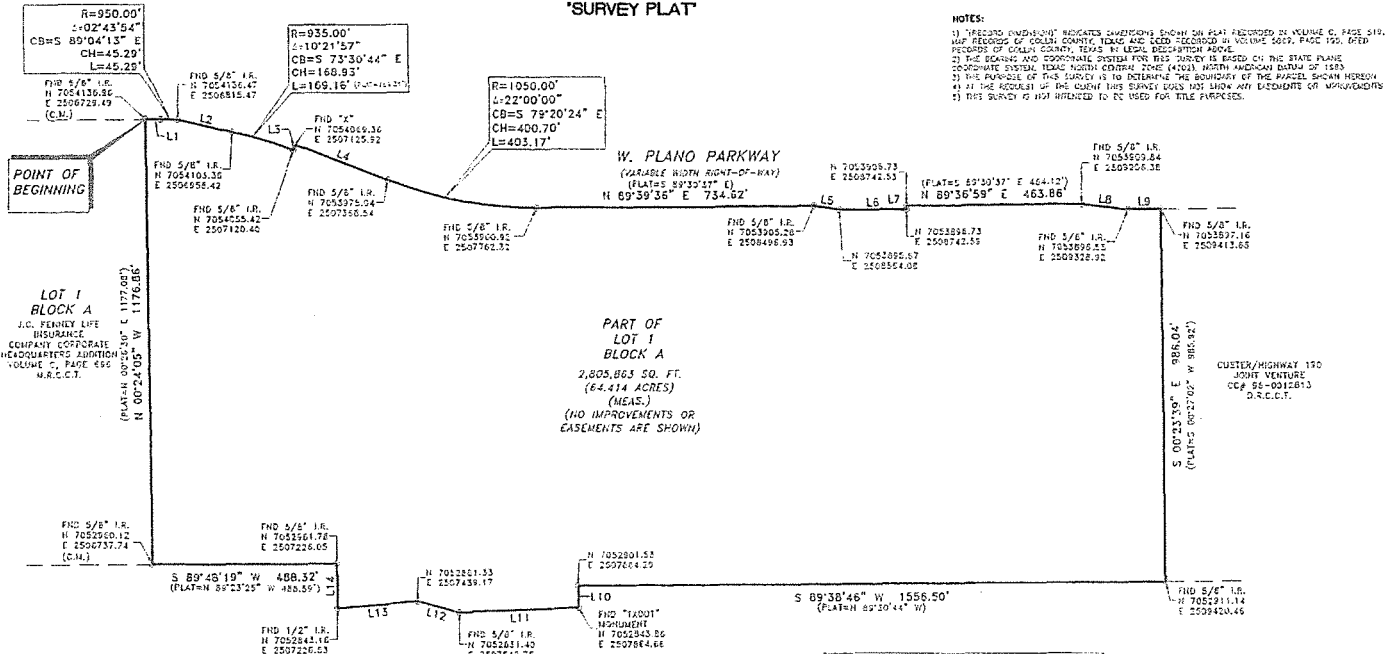
Any person addressing environmental impacts for a property located in the certified municipal setting designation shall complete any necessary investigation and response action requirements in accordance with Texas Health and Safety Code §361.808, in conjunction with the applicable Texas Commission on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

EXECUTED this the 8<sup>th</sup> day of March, 2019

Beth Seaton

Beth Seaton, Director  
Remediation Division  
Texas Commission on Environmental Quality

"SURVEY PLAT"



NOTES: 1) 'RECORDS ENDS-200' INDICATES DIMENSIONS SHOWN ON PLAT RECORDED IN VOLUME C, PAGE 519, MAP RECORDS OF COLLIN COUNTY, TEXAS AND SAID RECORD IN VOLUME 5009, PAGE 150, DEED RECORDS OF COLLIN COUNTY, TEXAS BY LEON BUCHHEIM ABOVE. 2) THE BEARING AND DISTANCE SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (NAD83) WITH ANCHOR BENCH MARK OF 1989. 3) THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE BOUNDARY OF THE PARCEL BUSHAN HEREON. 4) IN THE ABSENCE OF THE SURVEY THIS SURVEY DOES NOT SHOW ANY ELEMENTS OF IMPROVEMENTS. 5) THIS SURVEY IS NOT INTENDED TO BE USED FOR TITLE PURPOSES.

POINT OF BEGINNING

LOT 1 BLOCK A J.C. TENNEY LIFE INSURANCE COMPANY CORPORATE HEADQUARTERS DIVISION VOLUME C, PAGE 496 M.R.C.C.T.

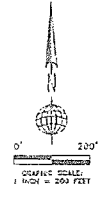
PART OF LOT 1 BLOCK A 2,805,863 SQ. FT. (64.414 ACRES) (NO IMPROVEMENTS OR EASEMENTS ARE SHOWN)

CUSTER/HIGHWAY 150 JOINT VENTURE CO.# 88-0016213 D.R.E.C.T.

PROPERTY DESCRIPTION: THIS IS PART OF LOT 1, BLOCK A, ANCHOR PROSPECT SUBDIVISION, AN ADDITION TO THE CITY OF PLANO, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME C, PAGE 519, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED TO AND MANAGEMENT LIMITED PARTNERSHIP, RECORDED IN VOLUME 5009, PAGE 150, OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY NOTES AND GRAPHS AS FOLLOWS: BEGINNING AT A 5/8\"/>

THOSE NORTH 02°26'44\"/>

LINE TABLE table with columns: LINE, DIRECTION, LENGTH, (RECORDED DIMENSION). Contains 14 line entries with bearings and distances.



ADDRESS: 2302 W. PLANO PARKWAY

Professional surveyor information including 'CERTIFIED TO: ZEPHYR ENVIRONMENTAL CORPORATION', 'SYMBOL LEGEND', 'DATE: 03/17/2016', 'DRAWN BY: M. BUCHHEIM', and a signature block for Leon L. Buchheim.

BOUNDARY SURVEY FOR PART OF LOT 1 BLOCK A ATLANTIC RICHFIELD SUBDIVISION PLANO, TEXAS

Global Land Surveying, Inc. logo and contact information: SERVING THE GREATER DALLAS-FORT WORTH METROPOLIS SINCE 2002. Includes address: 2002 W. PLANO PARKWAY, PLANO, TEXAS 75075, phone: (972) 241-1100, fax: (972) 241-1013.

EXHIBIT "A" TO ORDINANCE NO. 2018 1-11

EXHIBIT " A "  
PAGE 2 OF 4

5869 00200

Exhibit A

GP Number 05R01506

BEING all of Lot 1, Block A, Atlantic Richfield Subdivision, an addition to the City of Plano, Collin County, Texas, per Plat recorded in Cabinet G, Page 519, Deed Records, Collin County, Texas, save and except the R.O.W. to the State of Texas recorded in Volume 1127, Page 163, Deed Records, Collin County, Texas and the R.O.W. to the City of Plano recorded in Volume 1298, Page 599, Deed Records, Collin County, Texas, said tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch Huitt-Zollars capped steel rod being the common Northwest corner of said Lot 1, Block A, and the Northeast corner of the J. C. Penney Life Insurance Company Addition, per plat recorded in Cabinet C, Page 696 of said Deed Records an addition of the City of Plano, Collin County, Texas, and also being on the South R.O.W. line of Plano Parkway (a variable width R.O.W.);

THENCE along the South R.O.W. line of said Plano Parkway the following:

South 69 degrees 31 minutes 00 seconds East, a distance of 40.69 feet to a 5/8 inch Huitt-Zollars capped steel rod at the beginning of a curve to the right whose center bears South 00 degrees 29 minutes 00 seconds West, a distance of 250.00 feet, whose chord bears South 88 degrees 09 minutes 03 seconds East, a distance of 45.29 feet;

Southeasterly along said curve to the right through a central angle of 02 degrees 43 minutes 51 seconds, an arc length of 95.29 feet to a 5/8 inch Huitt-Zollars capped steel rod;

South 76 degrees 07 minutes 40 seconds East, a distance of 146.74 feet to a 5/8 inch Huitt-Zollars capped steel rod at the beginning of a curve to the right whose center bears South 11 degrees 37 minutes 02 seconds West, a distance of 235.00 feet, whose chord bears South 73 degrees 11 minutes 44 seconds East, a distance of 169.04 feet;

Southeasterly along said curve to the right through a central angle of 10 degrees 22 minutes 29 seconds, an arc length of 169.36 feet to a 5/8 inch Vandell & Miller capped steel rod;

North 22 degrees 24 minutes 29 seconds East, a distance of 150.00 feet to a 5/8 inch Huitt-Zollars capped steel rod;

South 67 degrees 35 minutes 31 seconds East, a distance of 260.31 feet to a 5/8 inch Huitt-Zollars capped steel rod at the beginning of a curve to the left whose center bears North 22 degrees 29 minutes 21 seconds East a distance of 1050.00 feet, whose chord bears South 78 degrees 30 minutes 37 seconds East a distance of 490.70 feet;

Southeasterly along said curve to the left through a central angle of 22 degrees 00 minutes 00 seconds, an arc length of 403.17 feet to a 1/2 inch capped steel rod;

South 89 degrees 30 minutes 37 seconds East, a distance of 734.67 feet to a 5/8

EXHIBIT "A" TO ORDINANCE NO. 2018-1-11

EXHIBIT " A "  
PAGE 3 OF 4

5869 00201

Exhibit A (Continued)

GP-Number 05101566

Each Huitt-Zollars capped steel rod;

South 61 degrees 01 minutes 57 seconds East, a distance of 67.03 feet to a 5/8 inch Vandell & Hiller capped steel rod;

South 89 degrees 30 minutes 37 seconds East, a distance of 21.42 feet to a 5/8 inch Vandell & Hiller capped steel rod;

South 85 degrees 35 minutes 01 seconds East, a distance of 102.22 feet to a 5/8 inch Vandell & Hiller capped steel rod;

South 89 degrees 30 minutes 37 seconds East, a distance of 55.12 feet to a 5/8 inch Vandell & Hiller capped steel rod;

North 00 degrees 29 minutes 23 seconds East a distance of 17.00 feet to a "X" in concrete;

South 89 degrees 30 minutes 37 seconds East, a distance of 464.12 feet to a 5/8 inch Vandell & Hiller capped steel rod;

South 82 degrees 59 minutes 28 seconds East, a distance of 123.31 feet to a 5/8 inch Vandell & Hiller capped steel rod;

South 89 degrees 30 minutes 37 seconds East, a distance of 85.00 feet to a 5/8 inch Vandell & Hiller capped steel rod and being the Northeast corner of said Lot 1, Block A, and also being on the East line of a tract of land described in Deed to William Herbert Hunt Trust Estate and Caroline Hunt Trust Estate recorded in Volume 594, Page 243 of said Deed Records;

THENCE South 00 degrees 27 minutes 02 seconds West, along the common East line of said Hunt Tract, a distance of 985.92 feet, to a 5/8 inch Vandell & Hiller capped steel rod on the North R.O.W. line of State Highway No. 190 (a variable width R.O.W.);

THENCE North 89 degrees 30 minutes 44 seconds West along said North R.O.W. line, a distance of 1556.50 feet to a 5/8 inch Huitt-Zollars capped steel rod;

THENCE South 00 degrees 27 minutes 50 seconds West a distance of 57.66 feet to a 5/8 inch Huitt-Zollars capped steel rod being the Northeast corner of a Tract of land described in Deed to the State of Texas recorded in Volume 1127, Page 163, of said Deed Records;

THENCE South 89 degrees 33 minutes 55 seconds West along said North R.O.W. line, a distance of 315.16 feet to a 5/8 inch Huitt-Zollars capped steel rod;

THENCE North 74 degrees 01 minutes 33 seconds West along said North R.O.W. line, a distance of 114.56 feet to a 5/8 inch Huitt-Zollars capped steel rod;

THENCE South 85 degrees 56 minutes 24 seconds West along said North R.O.W. line, a distance of 211.11 feet to a 5/8 inch Huitt-Zollars capped steel rod on the most Southerly West line of said Lot 1, Block A, and also being the Northwest corner of said State of Texas tract;

EXHIBIT "A" TO ORDINANCE NO. 2018-1-11

EXHIBIT "A"  
PAGE 4 OF 4

5869 00202

Exhibit A (Continued)

CP Number 05R01566

THENCE North 00 degrees 27 minutes 57 seconds East a distance of 116.52 feet to a 5/8 inch White-Zollars capped steel rod;

THENCE North 89 degrees 21 minutes 25 seconds West along said North R.O.V. line, a distance of 408.59 feet to a 5/8 inch Vandell & Miller capped steel rod being the Southwest corner of said Lot 1, Block A, and also being the Southeast corner of said J. C. Penney Life Insurance Company Addition;

THENCE North 00 degrees 26 minutes 25 seconds East along the common West line of said Lot 1, Block A, and the East line of said J. C. Penney Addition, a distance of 1177.16 feet to the Point of Beginning and embracing 2,805,871 square feet or 64.414 acres of land.

# Exhibit B

## Municipal Setting Designation

### Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared  
Tom Menke, as an authorized representative of  
Dell Inc., 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.

Tom Menke  
Signature

Date: 8-15-18

Thomas Menke  
Printed Name

VA Facility  
Title

STATE OF Texas  
COUNTY OF Williamson

SUBSCRIBED AND SWORN before me on this the 15<sup>th</sup> day of  
August 2018, to which witness my hand and seal of office.

Jesus Medina  
Notary Public in and for the State of TX

