

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



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

May 23, 2017

Mr. Paul Glover, Authorized Representative
Storage Choice - Farmers Market Ltd.
2727 Routh Street
Dallas, Texas 75201

Re: Municipal Setting Designation (MSD) Certificate for Storage Choice - Farmers Market,
2409 & 2425 Canton Street, Dallas, Dallas County, TX; MSD No. 348; Customer No.
CN604910133; Regulated Entity No. RN108723768

Dear Mr. Glover:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on January 10, 2017 and additional information supporting this MSD application on May 4, 2017. Based on our review, the application contains the required information as outlined in Texas Health and Safety Code (THSC) §361.804. Enclosed is the Municipal Setting Designation 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).

Sincerely,

Handwritten signature of Stephanie Saldaña in cursive.

Stephanie Saldaña, P.G., Project Manager
VCP-CA Section
Remediation Division

SS/jdm

cc: Mr. Kevin Almaguer, P.G.; EnviroPhase, Inc.; 703 McKinney Avenue, Suite 332; Dallas,
Texas 75202
Mr. Sam Barrett, Waste Section Manager, TCEQ Region 4 Office, Dallas/Fort Worth

Enclosure: MSD Certificate

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. 348, 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 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 23rd day of May, 2017

Beth Seaton

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality

**LEGAL DESCRIPTION
DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION BOUNDARY
1.650 Acre Tract Being All of Lot 1A, Block 41/163 of Morris and Hazel Addition
and Part of Lot 9, 13-16 and All of Lot 17, Block 41/163 of Rail Road Addition
and Portions of Commerce street and Canton Street,
City of Dallas, Callas County, Texas**

BEING a tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, said tract being all of Lot 1A, Block 41/163 of Morris and Hazel Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 92213, Page 294, Deed Records of Dallas County, Texas and part of Lots 9, 13 through 16 and all of Lot 17, Block 41/163 of Rail Road Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume 40, Page 109, Map Records of Dallas County, Texas, and part of a 20 foot Alley right of way adjoining said lots abandoned by City Ordinance No. 21092 as recorded in Volume 91249, Page 4100, Deed Records of Dallas County, Texas, part of a 25 foot Alley right of way abandoned by City Ordinance No. 21329 as recorded in Volume 92148, Page 2012, Deed Records of Dallas County, Texas, and a remnant tract being the result of the abandonment of Commerce Street, Young Street and Julius Schepps Freeway by City Ordinance No. 21329 as recorded in Volume 92148, Page 2012, Deed Records of Dallas County, Texas, said remnant tract abandoned by City Ordinance Number _____, and being more particularly described as follows:

BEGINNING at a set 5/8 inch iron rod with a plastic cap at the intersection of the southeast line of Commerce Street (a variable width right of way with the southwest line of Julius Schepps Freeway (Interstate Highway 45, a variable width right of way) and said point being in the most northerly northeast corner of said Lot 1A;

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

- S 72°34'15" E, a distance of 75.67 feet to set 5/8 inch iron rod with a yellow plastic cap for a corner;
- S 72°34'42" E, a distance of 41.80 feet to a set 5/8 inch iron rod with a yellow plastic cap for a corner;
- S 72°34'22" E, passing at a distance of 179.28 feet the northeast line of Canton Street (an 80 foot right of way), continuing in all a distance of 229.18 feet to a point in the center line of Canton Street;

THENCE, S 35°51'00" E, a distance of 40.00 feet to a point for a corner in the projected southeast line of Canton Street;

LEGAL DESCRIPTION (continued)
DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION BOUNDARY
1.650 Acre Tract Being All of Lot 1A, Block 41/163 of Morris and Hazel Addition
and Part of Lot 9, 13-16 and All of Lot 17, Block 41/163 of Rail Road Addition
and Portions of Commerce street and Canton Street,
City of Dallas, Callas County, Texas


THENCE, S 54°09'00" W, with the projected southeast line of Canton Street, passing at a distance of 82.47 feet the intersection of the southeast line of Canton Street with the southwest line of Julius Schepps Freeway and the northeast corner of Lot 2A, Block 40/164 of Farmers Market, Phase 1A, an addition to the City of Dallas as recorded in Volume 2000005, Page 68, Deed Records of Dallas County, Texas, continuing in all a distance of 287.04 feet to a point for a corner;

THENCE, N 35°51'00" W, departing the southeast line of Canton Street and crossing Canton Street, passing at a distance of 80.00 feet a found 1/2 inch iron rod in the northwest line of Canton Street and being the southwest corner of said Lot 1A and the southeast corner of Farmers Market Townhomes Condos by Declaration recorded in Volume 2001148, Page 4530 and a tract of land conveyed to Camden Connection Inc. by deed recorded in Instrument Number 201400194124, Official Public Records of Dallas County, Texas, passing at a distance of 281.77 feet a set Mag nail at the northwest corner of said Lot 1A, passing at a distance the 349.85 feet a found PK nail in the southeast line of Commerce Street, continuing into Commerce Street, in all a distance of 436.04 feet to a point for a corner;

THENCE, N 76°00'18" E, a distance of 118.02 feet a point for a corner;

THENCE, S 13°49'42" E, a distance of 80.00 feet to the Point of Beginning and Containing 71,874 square feet or a 1.650 acre of land.

Date: January 19, 2016



Lynn Kadleck
Registered Professional
Land Surveyor No. 3952

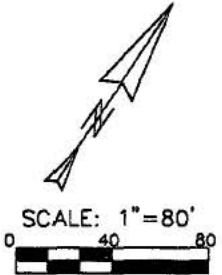


Basis of Bearing:
The bearing basis for this survey is a bearing of S 54°09'00" W for the northwest line of Canton Street as indicated on the map of Morris & Hazel Addition as recorded in Volume 92213, Page 294, Deed Records of Dallas County, Texas.

**DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION BOUNDARY**
1.650 Acre Being All of City LOT 1A, BLOCK 41/163, MORRIS & HAZEL ADDITION
& Part of LOT 9, 13-16 & All of LOT 17, BLOCK 41/163, RAIL ROAD ADDITION
and Portions of Commerce Street and Canton Street,
City of Dallas, Dallas County, Texas

The bearing basis for this survey is a bearing of S 54°09'00" W for the northwest line of Canton Street as indicated on the map of Morris & Hazel Addition as recorded in Volume 92213, Page 294, Deed Records of Dallas County, Texas.

- LEGEND**
- FIP Found Iron Pipe
 - FIR Found Iron Rod
 - MON Monument
 - CM Controlling Monument
 - D.R.D.C.T. Deed Records of Dallas County, Texas
 - O.P.R.D.C.T. Official Public Records of Dallas County, Texas

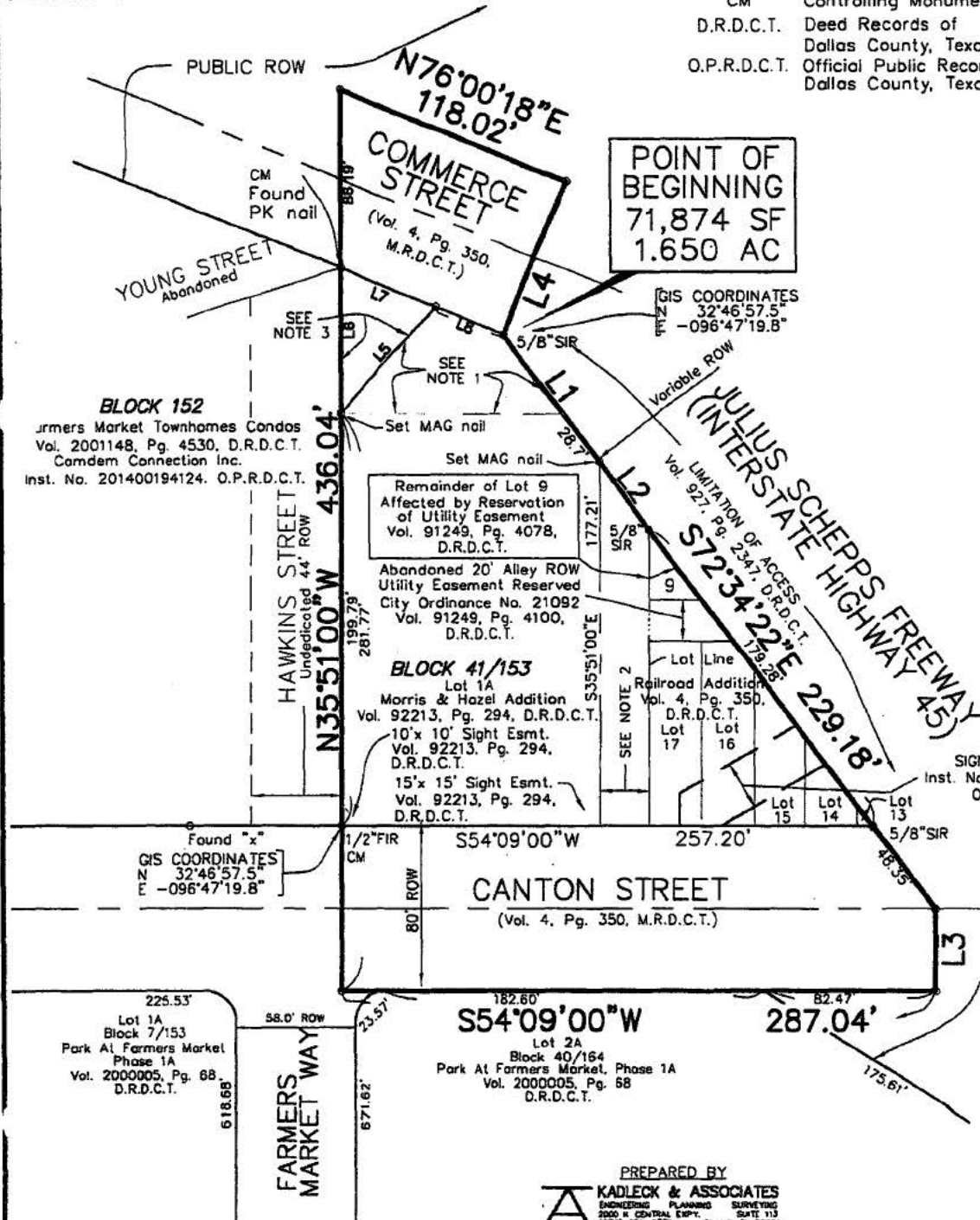


LINE	BEARING	DISTANCE
L1	S72°34'15"E	75.96'
L2	S72°34'42"E	41.80'
L3	S35°51'00"E	40.00'
L4	S13°49'42"E	80.00'
L5	S06°17'56"W	69.12'
L6	N35°51'00"W	69.85'
L7	N76°00'18"E	49.98'
L8	S76°00'18"W	35.96'

NOTE 1
Area Subject to Easement for Existing Utilities Per City Ordinance No. 21329 Vol. 92148, Pg. 2012, D.R.D.C.T. and as shown on the map Vol. 92213, Pg. 294, D.R.D.C.T.

NOTE 2
Abandoned 25' Alley ROW Utility Easement Reserved City Ordinance No. 21567 Vol. 93059, Pg. 879, D.R.D.C.T.

NOTE 3
Apparent Public ROW Remnant from Abandonment of Commerce St., Young St. & Julius Schepps Freeway Per City Ordinance No. 21329 Vol. 91248, Pg. 2012, D.R.D.C.T.



POINT OF BEGINNING
71,874 SF
1.650 AC

GIS COORDINATES
N 32°46'57.5"
E -096°47'19.8"

Remainder of Lot 9 Affected by Reservation of Utility Easement Vol. 91249, Pg. 4078, D.R.D.C.T.

Abandoned 20' Alley ROW Utility Easement Reserved City Ordinance No. 21092 Vol. 91249, Pg. 4100, D.R.D.C.T.

BLOCK 41/153
Lot 1A Morris & Hazel Addition Vol. 92213, Pg. 294, D.R.D.C.T.
10'x 10' Sight Esmt. Vol. 92213, Pg. 294, D.R.D.C.T.
15'x 15' Sight Esmt. Vol. 92213, Pg. 294, D.R.D.C.T.

JULIUS SCHEPPS FREeway (INTERSTATE HIGHWAY 45)
LIMITATION OF ACCESS Vol. 921, Pg. 2347, D.R.D.C.T. 179.26'

SIGN EASEMENT
Inst. No. 20080313633
O.P.R.D.C.T.



PREPARED BY
KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
2000 W. CENTRAL EXPY. SUITE 113
(972) 881-0771 PLANO, TX 75074
TSP&E Reg. No. F-9420/TBPLS Reg. No. 100555-00

Exhibit B
Municipal Setting Designation
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Paul Glover, as an authorized representative of Storage Choice - Farmers Market, Ltd., 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.



Date: 12/21/16

Signature

Paul Glover

Printed Name

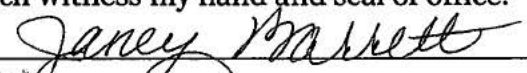
Manager

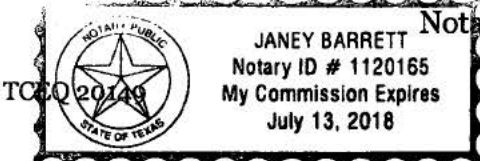
Title

STATE OF TEXAS

COUNTY OF DALLAS

SUBSCRIBED AND SWORN before me on this the 21ST day of December 2016, to which witness my hand and seal of office.


Notary Public in and for the State of _____



August 2011