

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 11, 2017


Mr. Gary Stephens, General Council
SWC Arkansas & Cooper, Ltd.
3102 Maple Avenue, Suite 500
Dallas, Texas 75201

Re: Municipal Setting Designation (MSD) Certificate for Former Park Avenue Cleaners, 1000 & 1030 West Arkansas Lane, Suite 214, Arlington, Tarrant County; MSD No. 351; Voluntary Cleanup Program (VCP) VCP No. 1880; Customer No. CN600404192; Regulated Entity No. RN100706464

Dear Mr. Stephens:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on February 6, 2017 and additional information supporting this MSD application on April 25, 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) 239-2215 or via e-mail (Elizabeth.mcconnell@tceq.texas.gov).

Sincerely,


Elizabeth McConnell, Project Manager
VCP-CA Section
Remediation Division

EM/jdm

cc: Mr. Chris Whittington, Cirrus Associates, LLC, 600 S. Sherman Street, Suite 102, Richardson, Texas 75081
Mr. Sam Barrett, Waste Section Manager, TCEQ Dallas-Fort Worth Regional Office, R-4

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):

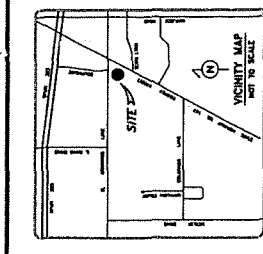
I, Beth Seaton, Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 351, in the City of Arlington, for the tract of land described in Exhibit "A". The eligibility requirements of Texas Health and Safety Code §361.803 are satisfied as attested to by the affidavit 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 10th day of May, 2017

Beth Seaton

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality



SURVEY PLAN
 TO ALL PARTIES INTERESTED IN PROMISED SURVEY:
 THIS IS TO CERTIFY THAT I HAVE THIS DATE MADE A CAREFUL AND
 ACCURATE SURVEY ON THE GROUND OF FOLLOWING DESCRIBED PROPERTY:
 TRACT 1: FEE SIMPLE

BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND SITUATED IN THE
 NORTHWEST QUARTER SECTION 33, T.13N. R.16E. S.17E. CO. 107, TEXAS
 AND BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND SITUATED IN THE
 EAST HALF SECTION 34, T.13N. R.16E. S.17E. CO. 107, TEXAS
 AND BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND SITUATED IN THE
 WEST HALF SECTION 34, T.13N. R.16E. S.17E. CO. 107, TEXAS
 AND BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND SITUATED IN THE
 EAST HALF SECTION 35, T.13N. R.16E. S.17E. CO. 107, TEXAS
 AND BEING ALL THAT CERTAIN LOT TRACT OR PARCEL OF LAND SITUATED IN THE
 WEST HALF SECTION 35, T.13N. R.16E. S.17E. CO. 107, TEXAS

FLOOD NOTE
 ACCORDING TO THE FLOOD DAMAGE PREVENTION ACT (FDMA) -
 NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE
 MAP NO. 13-70000000A, DATED SEPTEMBER 23, 2003, THE PROPERTY
 SHOWN HEREON IS IN FLOOD HAZARD ZONE.

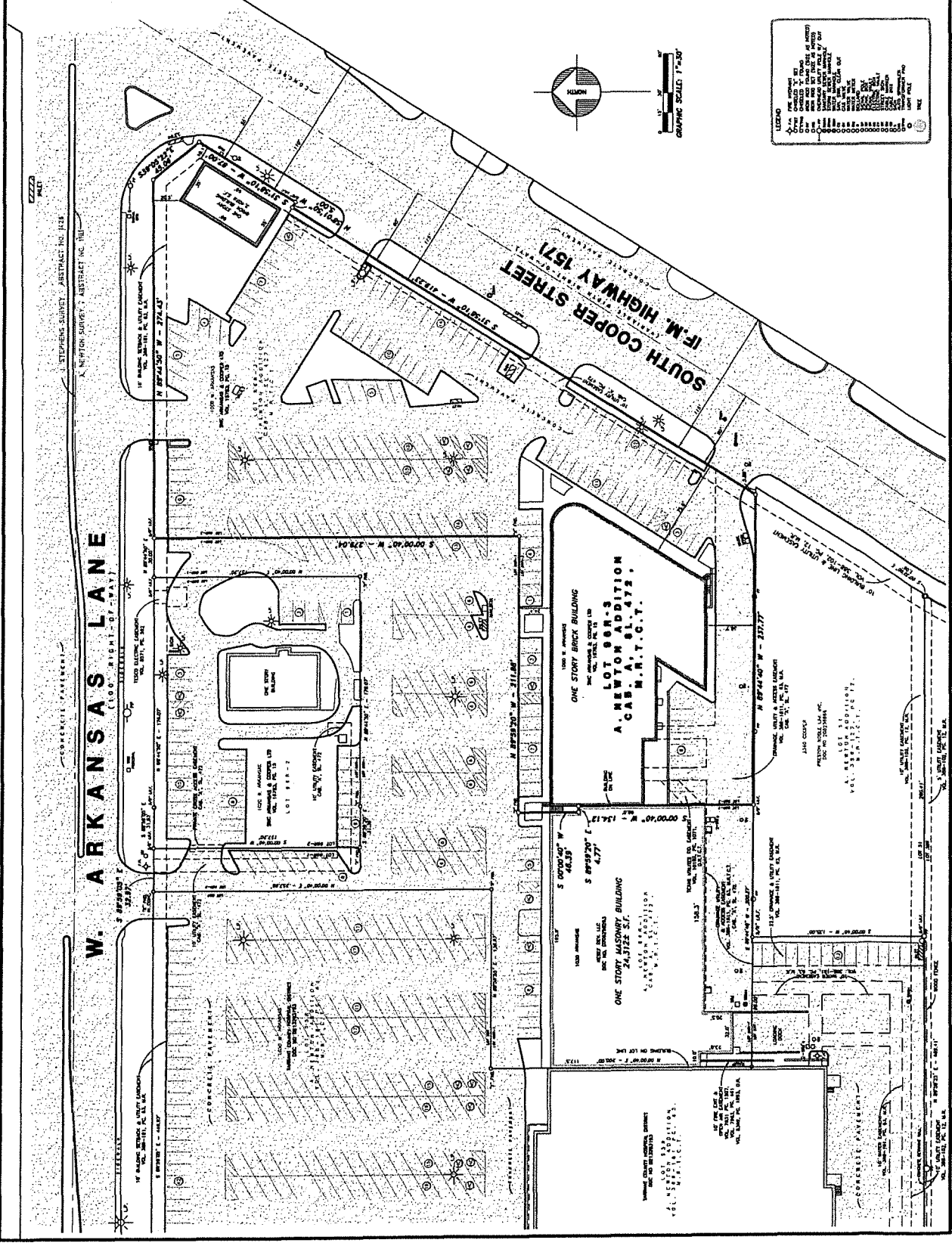
THIS FLOOD INSURANCE RISK DOES NOT MEAN THAT THE PROPERTY AND/OR THE
 STRUCTURE THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE OR
 THAT THE PROPERTY WILL BE UNHARMED BY FLOODING. FLOODING CAN
 OCCUR AT ANY TIME AND WILL BE CAUSED BY MANY CAUSES. THE
 PROPERTY OWNER SHOULD CONTACT LOCAL GOVERNMENT TO
 OBTAIN THE MOST CURRENT FLOOD DAMAGE PREVENTION ACT (FDMA) -
 NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE
 MAP NO. 13-7000000A, DATED SEPTEMBER 23, 2003, THE PROPERTY
 SHOWN HEREON IS IN FLOOD HAZARD ZONE.

CONTRIBUTION
 THE PLOT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF
 THE PLOT HEREON AS SHOWN ON THE PAST SURVEY AND IS SUBJECT TO ALL
 RIGHTS, EASEMENTS, ENCUMBRANCES AND LIENS IN RECORD AND TO ALL
 SMOKE CHIMNEY REGULATION ACT (SCRA) REGULATIONS ON RECORD. THE
 SMOKE CHIMNEY REGULATION ACT (SCRA) REGULATIONS ON RECORD ARE
 THE PROPERTY OF THE CITY OF ARLINGTON, TEXAS. THE PLOT HEREON
 IS SUBJECT TO ALL RIGHTS, EASEMENTS, ENCUMBRANCES AND LIENS IN
 RECORD AND TO ALL SMOKE CHIMNEY REGULATION ACT (SCRA) REGULATIONS
 ON RECORD. THE PLOT HEREON IS A TRUE, CORRECT AND ACCURATE
 REPRESENTATION OF THE PLOT HEREON AS SHOWN ON THE PAST SURVEY
 AND IS SUBJECT TO ALL RIGHTS, EASEMENTS, ENCUMBRANCES AND LIENS
 IN RECORD AND TO ALL SMOKE CHIMNEY REGULATION ACT (SCRA) REGULATIONS
 ON RECORD.

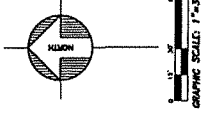
BOUNDARY SURVEY
2.708 ACRE PARCEL
LOT 968-3
A. NEWTON ADDITION
 CITY OF ARLINGTON, TARRANT COUNTY, TEXAS

11/20/2013
 11/17/2013
 11/17/2013
 11/17/2013

BLUESKY
 REAL ESTATE SERVICES
 1105 SOUTH WASHINGTON
 ARLINGTON, TEXAS 76010



LEGEND
 BOUNDARY SURVEY
 EXISTING BOUNDARY SURVEY
 ADJACENT TO THIS SURVEY
 PAST SURVEY
 CORNER EVIDENCE
 EVIDENCE OF A PROPERTY LINE
 EVIDENCE OF AN EASEMENT
 EVIDENCE OF A RIGHT-OF-WAY
 EVIDENCE OF A PUBLIC UTILITY LINE
 EVIDENCE OF A FLOOD HAZARD ZONE



ALL RIGHTS RESERVED
 THIS SURVEY IS THE PROPERTY OF
 BLUESKY REAL ESTATE SERVICES
 NO PART OF THIS SURVEY
 MAY BE REPRODUCED OR
 TRANSMITTED IN ANY FORM
 OR BY ANY MEANS
 WITHOUT THE WRITTEN
 PERMISSION OF BLUESKY
 REAL ESTATE SERVICES

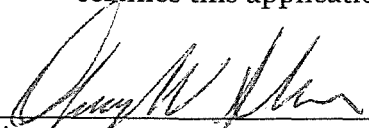
Exhibit B
Municipal Setting Designation
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared
Gary Stephens, Assistant General Counsel to Cencor Realty Services Inc, its authorized representative, as an authorized representative of
SWC Arkansas & Cooper, 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.


Signature

Date: 2/2/2017

Gary Stephens
Printed Name

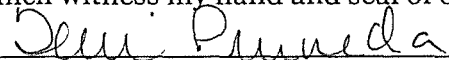
See Note to Right
Title

SWC Arkansas & Cooper, LTD
Assistant General Counsel to Cencor Realty Services Inc, its authorized representative

STATE OF Texas

COUNTY OF Dallas

SUBSCRIBED AND SWORN before me on this the 2 day of
February 2017, to which witness my hand and seal of office.



Notary Public in and for the State of Texas

