

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

April 5, 2016

Mr. Donald A. Shepherd
~~GuideStone Financial Resources of the Southern Baptist Convention~~
2401 Cedar Spring Road
Dallas, TX 75201-1407

Re: Municipal Setting Designation (MSD) Certificate for Property located at 2913 Fairmount Street, Dallas, Dallas County, Texas; Voluntary Cleanup Program (VCP) No 2711; Customer No. CN602667420; Regulated Entity No. RN107907560

Dear Mr. Shepherd:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on December 11, 2015 and additional information supporting this MSD application on March 8, 2016. 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) 239-1107 or via e-mail (kirk.coulter@tceq.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk Coulter".

Kirk Coulter, P.G., Project Manager
VCP-CA Section
Remediation Division

KEC/jdm

cc: Mr. Kevin Akmaguer, PG, EnviroPhase, Inc., 703 McKinney Ave., Suite 332, Dallas, TX 75202
Ms. Cynthia Bishop, 521 Wales Ct, Coppell, TX 75109
Mr. Sam Barrett, Waste Section Manager, TCEQ Dallas/Fort Worth Region Office, R-4

Enclosure: MSD Certificate

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



MUNICIPAL SETTINGS 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. 311, 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 1st day of April, 2016

Beth Seaton

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality

LEGAL DESCRIPTION
DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION BOUNDARY
4.200 Acre Tract Being All of Lot 4A, Block 6/943 of Thomas Maple Addition,
Lot 1A, Block 5/944 of North Dallas Improvement Company Replat and
Lot 2A, Block 7/944 of Pillsbury Peters Fine Art Addition and Portions of
Cedar Springs Road, Maple Avenue, Fairmount Street and an Alley Right of Way
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 4A, Block 6/943 of Thomas Maple Addition,~~ an addition to the City of Dallas, Texas according to the map thereof recorded in Volume 96199, Page 1460, Deed Records of Dallas County, Texas, all of Lot 1A, Block 5/944 of Replat of Part of Lots 1 – 4 and all of Lots 5 - 7, Block 5/944 of North Dallas Improvement Company Addition according to the map recorded in Volume 88143, Page 2123, Deed Records of Dallas County, Texas, all of Lot 2A, Block 7/944 of Pillsbury Peters Fine Art Addition according to the map thereof recorded in Volume 2000180, Page 1705, Deed Records of Dallas County, Texas and portions of Cedar Springs Road, Maple Avenue, Fairmount Street, a portion of 20 foot Alley right of way between Block 6/943 and Block 1/942 and a portion of a 16 foot Alley right of way all created by the map of North Dallas Improvement Company Addition as recorded in Volume 106, Page 258, Deed Records of Dallas County, Texas; said Lot 4A conveyed to Guidestone Financial Resources of The Southern Baptist Convention by Special Warranty Deed recorded in Instrument Number 201400088631, Official Public Records of Dallas County, Texas, said Lot 1A conveyed to Annuity Board of The Southern Baptist Convention by Special Warranty Deed recorded in Volume 91251, Page 4252, Deed Records of Dallas County, Texas, and said Lot 2A conveyed to Guidestone Financial Resources of The Southern Baptist Convention by Special Warranty Deed recorded in Instrument Number 201300350313, Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod for a corner in the southwest line of Maple Avenue (a 70 foot right of way), said point being the north corner of said Lot 4A and the west corner of Lot 1D, Block 2/933 of Cedar/Maple 2nd Revision as recorded in Volume 2000005, Page 76, deed Records of Dallas county, Texas;

THENCE, S 44°20'00" W, departing the southwest line of Maple Avenue and with the common line of said Lots 4A and 1D, passing at a distance of 190.20 feet the north corner of Lot 1C, Block 2/933 of the said Cedar/Maple 2nd Revision, passing at a distance of 256.00 feet the south corner of said Lot 4A, continuing in all a distance of 276.00 feet to a point for a corner in the northeast line of the above said 20 foot Alley right of way;

THENCE, N 45°40'00" W, crossing the said Alley right of way, passing at a distance of 20 feet the east corner of Lot 1A, Block 1/942 of Crescent West Addition as recorded in Volume 2004118, Page 42, Deed Records of Dallas County, Texas, continuing in all a distance of 120.00 feet to a point for a corner;

LEGAL DESCRIPTION (continued)
DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION BOUNDARY
4.200 Acre Tract Being All of Lot 4A, Block 6/943 of Thomas Maple Addition,
Lot 1A, Block 5/944 of North Dallas Improvement Company Replat and
Lot 2A, Block 7/944 of Pillsbury Peters Fine Art Addition and Portions of
Cedar Springs Road, Maple Avenue, Fairmount Street and an Alley Right of Way
City of Dallas, Callas County, Texas

THENCE, N 44°20'00" E, crossing the said Alley right of way, passing at a distance of 20 feet the west corner of said Lot 4A, said point being the south corner of Lot 7, Block 6/943 of North Dallas Improvement Company Addition as recorded in Volume 106, Page 258, Deed Records of Dallas County, Texas, continuing in all a distance of 276.00 feet to a found 3 inch monument for a corner in the southwest line of Maple Avenue, said point being the north corner of said Lot 4A and the east corner of said Lot 7;

THENCE, N 45°40'00" W, with the southwest line of Maple Avenue, passing at a distance of 90.0 feet a found 3 inch monument at the east corner of a right of way corner clip at the intersection of the southwest line of Maple Avenue with the southeast line of Randall Street (a 40 foot right of way), continuing with the projection of the southwest line of Maple Avenue, in all a distance of 126.51 feet to a point for a corner;

THENCE, N 44°20'00" E, crossing Maple Avenue, passing at a distance of 70.00 feet the northeast line of Maple Avenue and the west corner of said Lot 1A, Block 5/944, continuing in all a distance of 224.40 feet to a point for a corner in the southwest line of a 16 foot Alley right of way, said point being the north corner of said Lot 1A;

THENCE, N 45°40'00" W, with the southwest line of the said Alley right of way, a distance of 175.38 feet to a point for a corner, said point being the east corner of Lot 9, Block 7/944 of the said North Dallas Improvement Company Addition;

THENCE, N 44°20'00" E, crossing the said Alley right of way, passing at a distance of 16 feet the northeast line of the said Alley right of way, said point being the west corner of said Lot 2A, passing at a distance of 170.40 feet a found 1 inch iron pipe in the southwest line of Fairmount Street (a 50 foot right of way), said point being the west corner of said Lot 2A, continuing across the right of way of Fairmount Street in all a distance of 220.40 feet to a point for a corner in the northeast line of Fairmount Street, said point being in the southwest line of Block 11/946;

THENCE, S 45°40'00" E, with the northeast line of Fairmount Street, passing the west line of Cedar Springs Road (an 80 foot right of way) and continuing with the projection of Fairmount into the right of way Cedar Springs Road, a distance of 200.00 feet to a point for a corner;

LEGAL DESCRIPTION (continued)

DESIGNATED PROPERTY

MUNICIPAL SETTING DESIGNATION BOUNDARY

4.200 Acre Tract Being All of Lot 4A, Block 6/943 of Thomas Maple Addition,
Lot 1A, Block 5/944 of North Dallas Improvement Company Replat and
Lot 2A, Block 7/944 of Pillsbury Peters Fine Art Addition and Portions of
Cedar Springs Road, Maple Avenue, Fairmount Street and an Alley Right of Way
City of Dallas, Callas County, Texas

THENCE, S 44°20'00" W, passing at a distance of 73.3 feet a found 3/4 inch iron pipe in the west line of Cedar Springs Road, said point being the most southerly east corner of said Lot 2A, continuing in all a distance 204.40 feet to a found 5/8 inch iron rod for a corner in the northeast line of the said 16 foot Alley right of way, said point being the south corner of said Lot 2A and the west corner of Lot 10, Block 7/944 of the said North Dallas Improvement Company Addition;

THENCE, S 45°40'00" E, with the northeast line of the said Alley right of way, passing at a distance of 152.88 feet the intersection of the northeast line of the Alley right of way with the southwest line of Cedar Springs Road, continuing across the right of way of Cedar Springs Road in all a distance of 275.81 feet to a point for a corner in the northeast line of Cedar Springs Road, said point being in the southwest line of Block 981 of the said North Dallas Improvement Company Addition;

THENCE, S 05°03'55" E, with the northeast line of Cedar Springs Road, a distance of 369.40 feet to a point for a corner at the intersection of the northeast line of Cedar Springs Road with the projected southwest line of Maple Avenue;

THENCE, N 45°40'00" W, with the projected southwest line Maple Avenue and crossing the right of way of Cedar Springs Road, passing at a distance of 135.73 feet the intersection of the southwest line of Maple Avenue with the southwest line of Cedar Springs Road, said point being the east corner of said Lot 1D, continuing in all a distance of 334.39 feet to the Point of Beginning and Containing 182,742 square feet or 4.200 acre of land.

Date: February 13, 2015



L. Lynn Kadleck
Registered Professional
Land Surveyor No. 3952



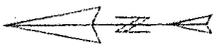
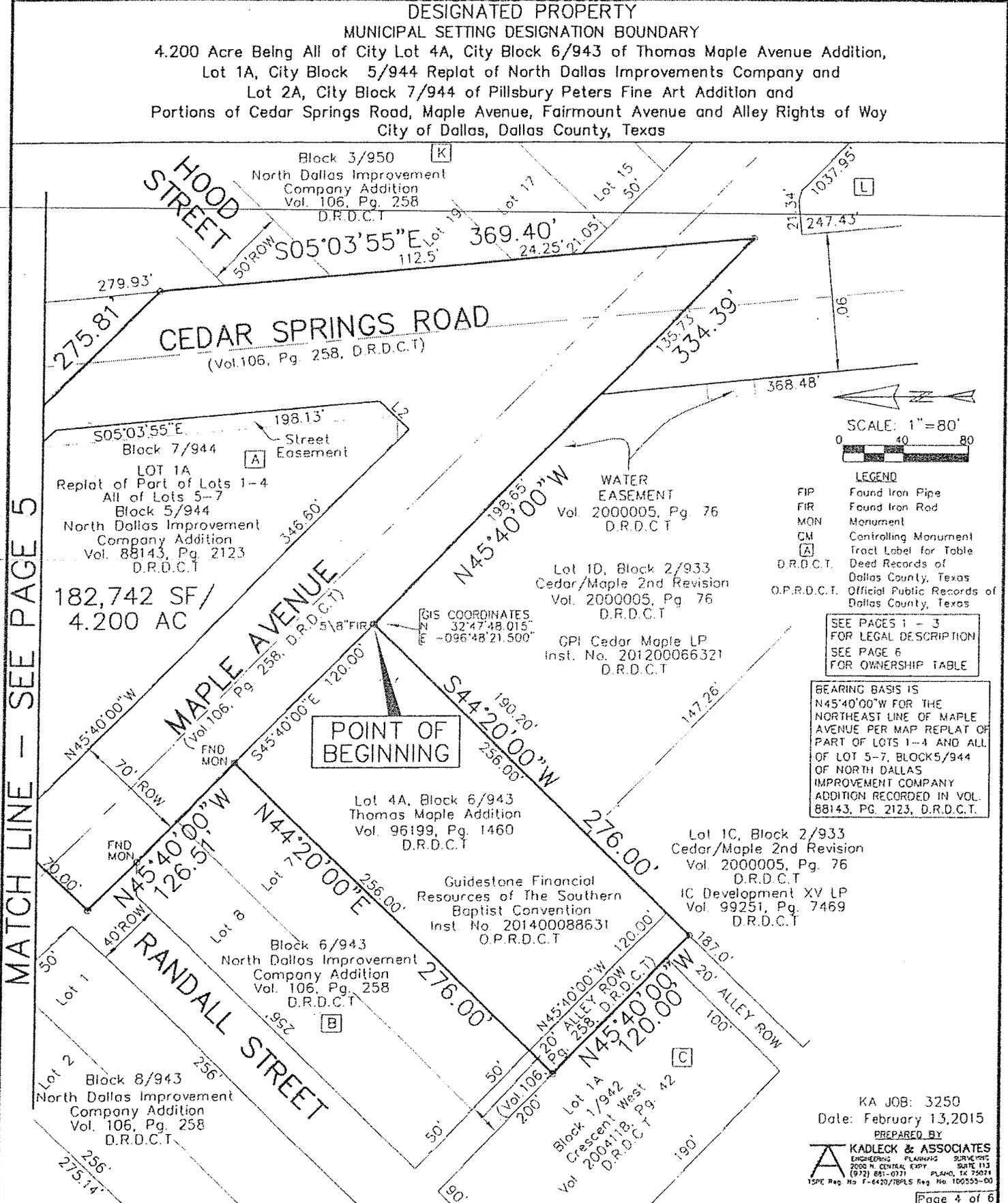
Basis of Bearing:

The bearing basis for this description is a bearing of N 45°40'00" W for the northeast line of Maple Avenue as shown on the map of Replat of Part of Lots 1 – 4 and all of Lots 5 – 7, Block 5/944 of North Dallas Improvement Company Addition recorded in Volume 88143, Page 2123, Deed Records of Dallas County, Texas.

**DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION BOUNDARY**

4.200 Acre Being All of City Lot 4A, City Block 6/943 of Thomas Maple Avenue Addition,
Lot 1A, City Block 5/944 Replat of North Dallas Improvements Company and
Lot 2A, City Block 7/944 of Pillsbury Peters Fine Art Addition and
Portions of Cedar Springs Road, Maple Avenue, Fairmount Avenue and Alley Rights of Way
City of Dallas, Dallas County, Texas

MATCH LINE - SEE PAGE 5



SCALE: 1" = 80'
0 40 80

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

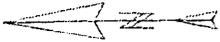
SEE PAGES 1 - 3
FOR LEGAL DESCRIPTION
SEE PAGE 6
FOR OWNERSHIP TABLE

BEARING BASIS IS
N45°40'00"W FOR THE
NORTHEAST LINE OF MAPLE
AVENUE PER MAP REPLAT OF
PART OF LOTS 1-4 AND ALL
OF LOT 5-7, BLOCK 5/944
OF NORTH DALLAS
IMPROVEMENT COMPANY
ADDITION RECORDED IN VOL.
88143, PG. 2123, D.R.D.C.T.

KA JOB: 3250
Date: February 13, 2015
PREPARED BY
KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
2000 W. CENTRAL EXPY. SUITE 113
(972) 851-0771 PLANO, TX 75074
TSP# Reg No F-6420/TBPLS Reg No 100553-00

**DESIGNATED PROPERTY
MUNICIPAL SETTING DESIGNATION BOUNDARY**

4.200 Acre Being All of City Lot 4A, City Block 6/943 of Thomas Maple Avenue Addition,
Lot 1A, City Block 5/944 Replat of North Dallas Improvements Company and
Lot 2A, City Block 7/944 of Pillsbury Peters Fine Art Addition and
Portions of Cedar Springs Road, Maple Avenue, Fairmount Avenue and Alley Rights of Way
City of Dallas, Dallas County, Texas



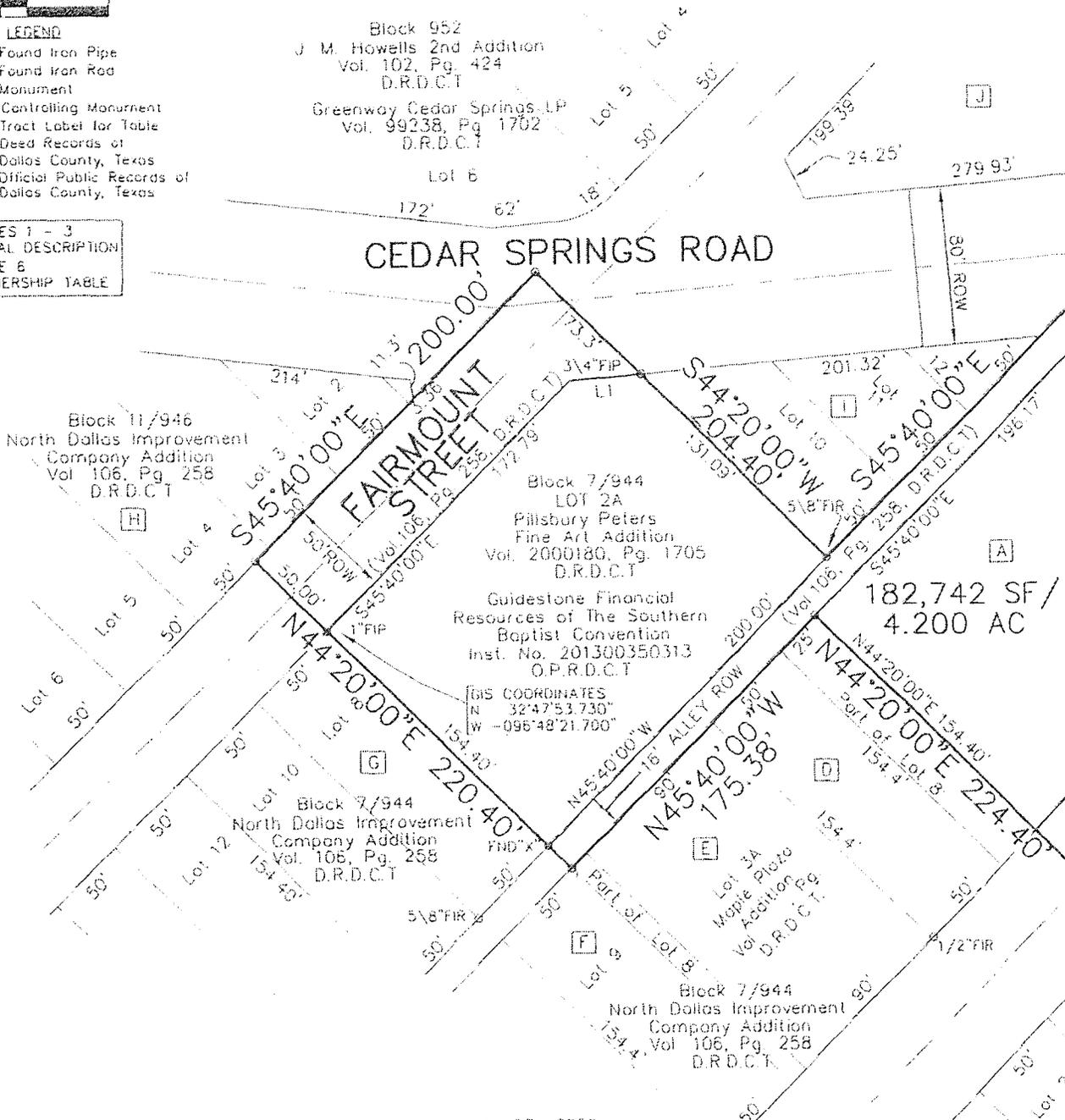
SCALE: 1"=80'



LEGEND

- FIP Found Iron Pipe
- FIR Found Iron Rod
- MON Monument
- CM Controlling Monument
- [A] Tract Label for Table
- D.R.D.C.T. Deed Records of Dallas County, Texas
- O.P.R.D.C.T. Official Public Records of Dallas County, Texas

SEE PAGES 1 - 3
FOR LEGAL DESCRIPTION
SEE PAGE 6
FOR OWNERSHIP TABLE



MATCH LINE - SEE PAGE 4

BEARING BASIS IS N45°40'00"W FOR THE
NORTHEAST LINE OF MAPLE AVENUE PER MAP
REPLAT OF PART OF LOTS 1-4 AND ALL OF
LOT 5-7, BLOCK 5/944 OF NORTH DALLAS
IMPROVEMENT COMPANY ADDITION RECORDED IN
VOL. 88143, PG. 2123, D.R.D.C.T.

KA JOB: 3250
Date: February 13, 2015
PREPARED BY

KADLECK & ASSOCIATES
ENGINEERING PLANNING SURVEYING
2000 N. CENTRAL EXPY. SUITE 113
DALLAS, TX 75204
PHONE: 972-441-5271 FAX: 972-441-5274
SPE. REG. NO. 7-6420/18PLS REG. NO. 105555-06

DESIGNATED PROPERTY

MUNICIPAL SETTING DESIGNATION BOUNDARY

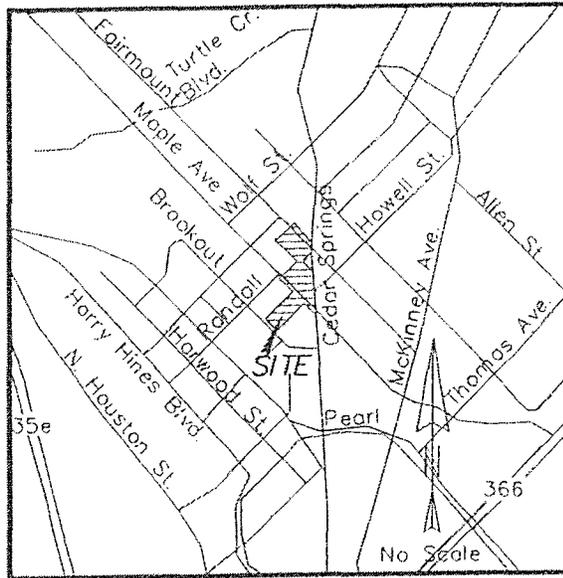
4.200 Acre Being All of City Lot 4A, City Block 6/943 of Thomas Maple Avenue Addition,
 Lot 1A, City Block 5/944 Replat of North Dallas Improvements Company and
 Lot 2A, City Block 7/944 of Pillsbury Peters Fine Art Addition and
 Portions of Cedar Springs Road, Maple Avenue, Fairmount Avenue and Alley Rights of Way
 City of Dallas, Dallas County, Texas

ADDITION/OWNERSHIP TABLE

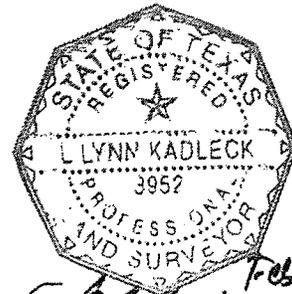
- [A] LOT 1A
 Replat of Part of Lots 1-4
 All of Lots 5-7
 Block 5/944
 North Dallas Improvement
 Company Addition
 Vol. 88143, Pg. 2123
 D.R.D.C.T
 Annuity Board of
 The Southern
 Baptist Convention
 Vol. 91251, Pg. 4252
 D.R.D.C.T
- [B] Highland Capital Management LP
 Inst. No. 200600024964
 O.P.R.D.C.T
- [C] Windsor At Trainon LP
 Inst. No. 20070234775
 O.P.R.D.C.T
- [D] 2902 Maple LP
 Inst. No. 20080016375
 O.P.R.D.C.T
- [E] 2906 Maple Ave LLC
 Inst. No. 201200169887
 O.P.R.D.C.T
- [F] 2912 Maple LLC
 Inst. No. 201300220623
 O.P.R.D.C.T
- [G] Calbaza Holding, Inc
 Inst. No. 201000038139
 O.P.R.D.C.T
- [H] GH Cedar Springs, Inc.
 Inst. No. 201300327892
 O.P.R.D.C.T
- [I] North Dallas Improvement
 Company Addition
 Vol. 106, Pg. 258
 D.R.D.C.T
 MDB Capital Group LLC
 Inst. No. 201200337705
 O.P.R.D.C.T
- [J] Block 951
 North Dallas Improvement
 Company Addition
 Vol. 106, Pg. 258
 D.R.D.C.T
 Greenway Maple LP
 Vol. 2001052, Pg. 6686
 D.R.D.C.T
- [K] Greenway Maple LP
 Vol. 2001052, Pg. 6686
 D.R.D.C.T
- [L] Lot 1A, Block 2/948
 The Crescent Addition
 Vol. 83134, Pg. 5645
 D.R.D.C.T
 Crescent TC Investments LP
 Vol. 2004220, Pg. 2008
 D.R.D.C.T

LINE TABLE

NUM	BEARING	DISTANCE
L1	S5°04'40"E	35.83'
L2	N44°20'10"E	25.46'



VICINITY MAP
 NO SCALE



KA JOB: 3250
 Date: February 13, 2015
 PREPARED BY

A KADLECK & ASSOCIATES
 ENGINEERING PLANNING SURVEYING
 2000 N. CENTRAL EXPY. SUITE 113
 (972) 861-0371 PLANO, TX 75074
 ISPE Reg. No. F-6420/TEPLS Reg. No. 100255-00

Exhibit B
Municipal Setting Designation
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Donald A. Shepherd, as an authorized representative of GuideStone Financial Resources of the Southern Baptist Convention, 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.

Donald A. Shepherd
Signature

Date: December 8, 2015

Donald A. Shepherd
Printed Name

Vice-President, Chief Administrative Officer
Title

STATE OF Texas
COUNTY OF Dallas

SUBSCRIBED AND SWORN before me on this the 8th day of December 2015, to which witness my hand and seal of office.

Lisa K. Patrick
Notary Public in and for the State of Texas

