

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 24, 2016

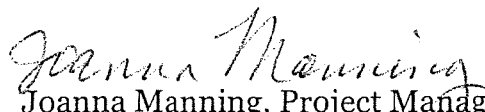
Mr. Troy Broussard, Senior Vice President/COO
Dallas Housing Authority
3939 North Hampton Road
Dallas, Texas 75212

Re: Municipal Setting Designation (MSD) Certificate for Dallas Housing Authority
Central Maintenance Facility, 2055 and 2075 West Commerce Street, Dallas,
Dallas County, Texas; Voluntary Cleanup Program (VCP) No. 879; Municipal
Settings Designation (MSD) No. 317; Regulated Entity No. RN101052777;
Customer No. CN600612451

Dear Mr. Broussard:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on January 22, 2016 and additional information supporting this MSD application on April 29, 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) 239-3737 or via e-mail (Joanna.Manning@tceq.texas.gov).

Sincerely,


Joanna Manning, Project Manager
VCP-CA Section
Remediation Division

JAM/mdh

cc: Mr. Frank Clark, P.G., P.E., W&M Environmental Group, LLC (via email)
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. 317, 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 20th day of May, 2016

Beth Seaton

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality

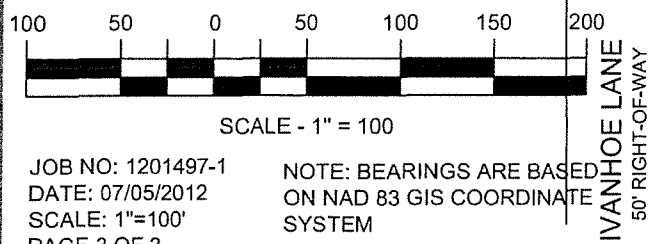
MUNICIPAL SETTING DESIGNATION SURVEY
DAVID HUNTER SURVEY, ABSTRACT NO. 606
CITY OF DALLAS BLOCK NO. 7240, DALLAS COUNTY, TEXAS

1880 LONESTAR LTD.
VOLUME 2004212, PAGE 16000
M.R.D.C.T.
471.55'
N 00°45'15" W
LOT 2, BLOCK 58
LONE STAR PARK, PHASE I
VOLUME 84215, PAGE 269
M.R.D.C.T.

167.07'
POINT FOR CORNER
NORTH HAMPTON ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
G.C. & S.F. RAILROAD
RAILROAD TRACKS
(105' RAILROAD RIGHT-OF-WAY)
(233' TO CENTERLINE OF RAILROAD TRACKS)
S 81°43'35" E 648.81'
233.0'

PART OF LOTS 1-9,
BLOCK F7240
IVANHOE AVENUE ABANDONED
BY ORDINANCE NO. 10118
15' ALLEY ABANDONED BY
ORDINANCE NO. 10118
DALLAS HOUSING AUTHORITY
VOLUME 86027, PAGE 1082
D.R.D.C.T.
334,832 SQ.FT.
7.67 ACRES
LOTS 11-21, BLOCK A7240
LOTS 1-10, BLOCK A7240
BRUNDRETTE AVENUE ABANDONED
BY ORDINANCE NO. 10118
BLOCK 7240
S 00°45'15" E 469.74'
PHILLIP ALLEN HUFFINES
VOLUME 70131, PAGE 1938
D.R.D.C.T.

93.0'
POINT FOR CORNER
S 89°14'45" W 235.02'
N 00°45'15" W 160.00'
PK NAIL FOUND
X FOUND
60.0'
DAVID RIVERA
VOLUME 97167, PAGE 1786
D.R.D.C.T.
WEST COMMERCE STREET
60' PUBLIC RIGHT-OF-WAY
S 00°01'03" W 71.27'
POINT FOR CORNER
POINT OF BEGINNING
S 89°14'45" W 334.62'
N 81°38'10" W 71.08'
1/2" IRF

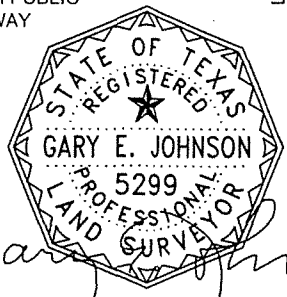


JOB NO: 1201497-1
DATE: 07/05/2012
SCALE: 1"=100'
PAGE 3 OF 3

TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com



BLOCK B/7240
HILLSIDE ADDITION
VOLUME 1, PAGE 354
M.R.D.C.T.
BRUNDRETTE STREET
VARIABLE WIDTH PUBLIC
RIGHT-OF-WAY



Gary E. Johnson

MUNICIPAL SETTING DESIGNATION SURVEY
DAVID HUNTER SURVEY, ABSTRACT NO. 606
CITY OF DALLAS BLOCK NO. 7240, DALLAS COUNTY, TEXAS

Being a tract of land situated in the David Hunter Survey, Abstract No. 606 and in Block 7240, in the City of Dallas, Dallas County, Texas, being part of Block 7240 and a part of Lots 1 through 9 in Block F/7240 and all of Lots 1 through 21 in Block A/7240 of Hillside Addition as recorded in Volume 1, Page 324 of the Map Records of Dallas County, Texas, a part of Brundrett Avenue (abandoned by Ordinance No. 10118), a part of Ivanhoe Avenue, (abandoned by Ordinance No. 10118) and a 15 foot alley from the North line of Commerce Street to the South right-of-way line of the Texas and Pacific Railroad, (abandoned by Ordinance No. 16161) and being conveyed to Dallas Housing Authority by deed recorded in Volume 86027, Page 1082 of the Deed Records of Dallas County, Texas, also including the abutting right-of-ways of North Hampton Road and West Commerce Street, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found for corner at the intersection of the South right-of-way line of West Commerce Street and the East right-of-way line of Brundrette Street (variable width public right-of-way), said point being the Northwest corner of Lot 1A, Block A/7242 of the EMJ Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 2000104, Page 895 of the Map Records of Dallas County, Texas, and being the Southeast corner of herein described tract;

Thence North 81 Degrees 38 Minutes 10 Seconds West, along the South right-of-way line of said West Commerce Street, and departing the Northwest corner of said Lot 1A, a distance of 71.08 feet to a point for corner at the intersection of the South right-of-way line of said West Commerce Street and the West right-of-way line of said Brundrette Street, said point being the Northeast corner of Block B/7240 of the Hillside Addition, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 1, Page 354 of the Map Records of Dallas County, Texas;

Thence South 89 Degrees 14 Minutes 45 Seconds West, continuing along the South right-of-way line of said West Commerce Street, and along the North line of said Block B/7240, a distance of 334.62 feet to a point for corner, said point being the most southerly Southwest corner of herein described tract;

Thence North 00 Degrees 45 Minutes 15 Seconds West, passing the Southeast corner of a tract of land conveyed to David Rivera by deed recorded in Volume 97167, Page 1786 of the Deed Records of Dallas County, Texas, at a distance of 60.00 feet and continuing along the East line of said Rivera tract for a total distance of 160.00 feet to a PK nail found for corner, said point being the Northeast corner of said Rivera tract, same being an interior ell corner of herein described tract;



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JOB NO: 1201497-1
DATE: 07/05/2012
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MUNICIPAL SETTING DESIGNATION SURVEY
DAVID HUNTER SURVEY, ABSTRACT NO. 606
CITY OF DALLAS BLOCK NO. 7240, DALLAS COUNTY, TEXAS

Thence South 89 Degrees 14 Minutes 45 Seconds West, along the North line of said Rivera tract, passing the Northwest corner, same being the East right-of-way line of said North Hampton Road at a distance of 93.00 feet and continuing for a total distance of 235.02 feet to a point for corner in the West right-of-way line of said North Hampton Road, and in the East line of Lot 2, Block 6158 of Lone Star Park, an addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 84215, Page 269 of the Map Records of Dallas County, Texas, said point being the most northerly Southwest corner of herein described tract;

Thence North 00 Degrees 45 Minutes 15 Seconds West, along the East line of said Lot 2, passing the Southeast corner of a tract of land conveyed to 1880 Lonestar Ltd. by deed recorded in Volume 2004212, Page 16000 of the Deed Records of Dallas County, Texas, and continuing along the East line of said 1880 Lonestar Ltd. tract, for a total distance of 471.55 feet to a point for corner, said point being the Northwest corner of herein described tract;

Thence South 81 Degrees 43 Minutes 35 Seconds East, departing the East line of said 1880 Lonestar Ltd. tract, and the West right-of-way line of said North Hampton Road, passing the Southwest corner of the G.C. & S.F. Railroad (105 foot railroad right-of-way), at a distance of 167.07 feet and continuing along the South right-of-way line of said railroad, for a total distance of 648.81 feet to a point for corner, said point being the Northwest corner of a tract of land conveyed to Phillip Allen Huffines by deed recorded in Volume 70131, Page 1938 of the Deed Records of Dallas County, Texas, same being the Northeast corner of herein described tract;

Thence South 00 Degrees 45 Minutes 15 Seconds East, along the West line of said Huffines tract, a distance of 469.74 feet to a point for corner in the North right-of-way line of said West Commerce Street;

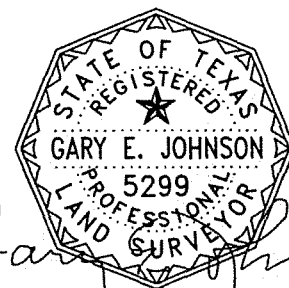
Thence South 00 Degrees 01 Minute 03 Seconds West, departing the North right-of-way line of said West Commerce Street, a distance of 71.27 feet to the POINT OF BEGINNING and containing 334,832 square feet or 7.67 acres of land.



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PAGE 1 OF 3



Gary E. Johnson

Exhibit B

Municipal Setting Designation

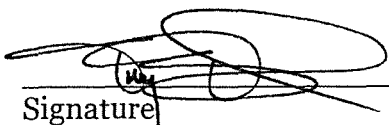
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared
Mr. Troy Broussard, as an authorized representative of
Dallas Housing Authority, 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: 01/19/2016

Mr. Troy Broussard

Printed Name

Senior Vice President/COO

Title

STATE OF Texas
COUNTY OF Dallas



SUBSCRIBED AND SWORN before me on this the 19 day of
January 2016, to which witness my hand and seal of office.

Delbra K. Henderson

Notary Public in and for the State of Texas