

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



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 25, 2019

Mr. Scot Florsheim, Manager
JP-Banner, LP and JP-North Central Plaza, LLC
12770 Coit Road, Suite 1050
Dallas, Texas 75251

Re: Municipal Setting Designation (MSD) Certificate for JP-Banner, LP and JP-North Central Plaza, LLC, Banner Place and North Central Plaza Site, located at 12660 and 12270 Coit Road and 12801 North Central Expressway, Dallas, Dallas County, Texas; MSD No. 397; Customer No. CN605335173 and CN605574813; Regulated Entity No. RN110503588

Dear Mr. Florsheim:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on September 7, 2018 and additional information supporting this MSD application on December 3, 2018. 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) 239-1747 or via e-mail (Anthony.McGlown@tceq.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Anthony McGlown".

Anthony McGlown, Project Manager
VCP-CA Section
Remediation Division

ABM/jdm

Enclosure: MSD Certificate

cc: Ms. Samantha Shannon, Targus Environmental (PDF via e-mail)
Ms. Elizabeth Mack, Locke Lord LLP (PDF via e-mail)
Mr. Bart Cobb, GBTWC3 Investments, LLC, c/o ICI Construction, Inc., 5057 Keller Springs Road, Suite 200, Addison, Texas 75001
Ms. Erin Gorman, Waste Section Manager, TCEQ Dallas/Fort Worth Region Office, R-4

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):

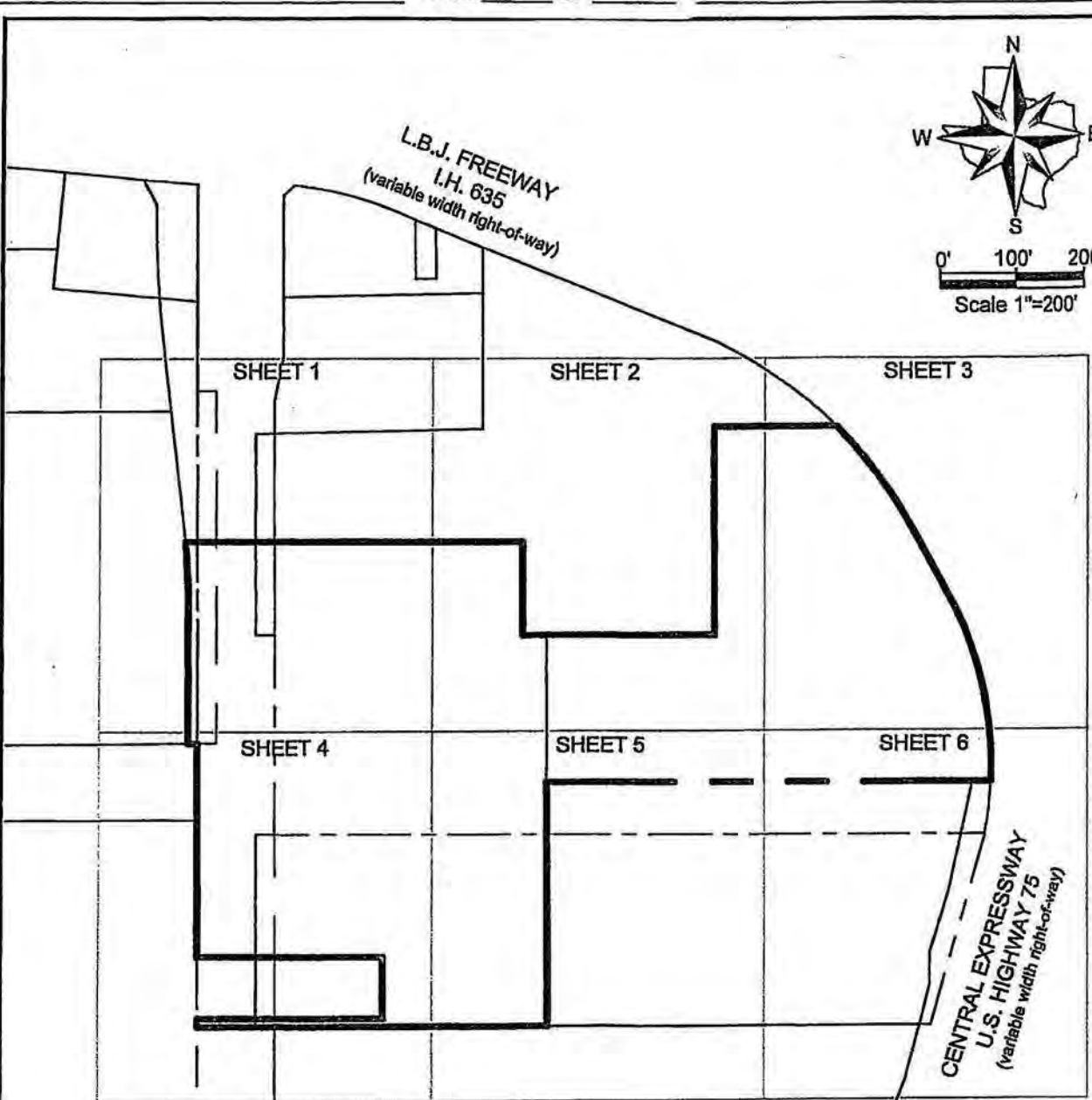
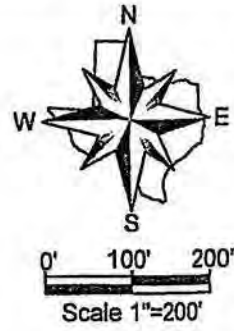
I, Beth Seaton, Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 397, in the City of Dallas, for the tract of land described in Exhibit "A". The eligibility requirements of Texas Health and Safety Code §361.803 are satisfied as attested to by the affidavits in Exhibits "B-1" and "B-2", 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 January 2019

Beth Seaton

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality



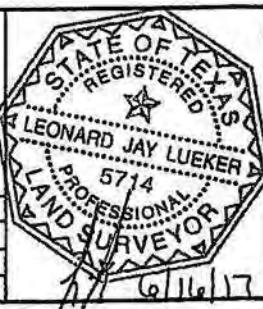
COIT ROAD
(variable width right-of-way)

ABBREVIATION LEGEND

ABBR.	DEFINITION
CCF	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED "W"
CM	CONTROLLING MONUMENT
MAG	MAG NAIL SET WITH SHINER
PKF	PK NAIL FOUND
PKS	PK NAIL SET
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 MILLCREST PLAZA DRIVE, SUITE 323 (972) 490-7020
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 10086000 Expires 12-31-17
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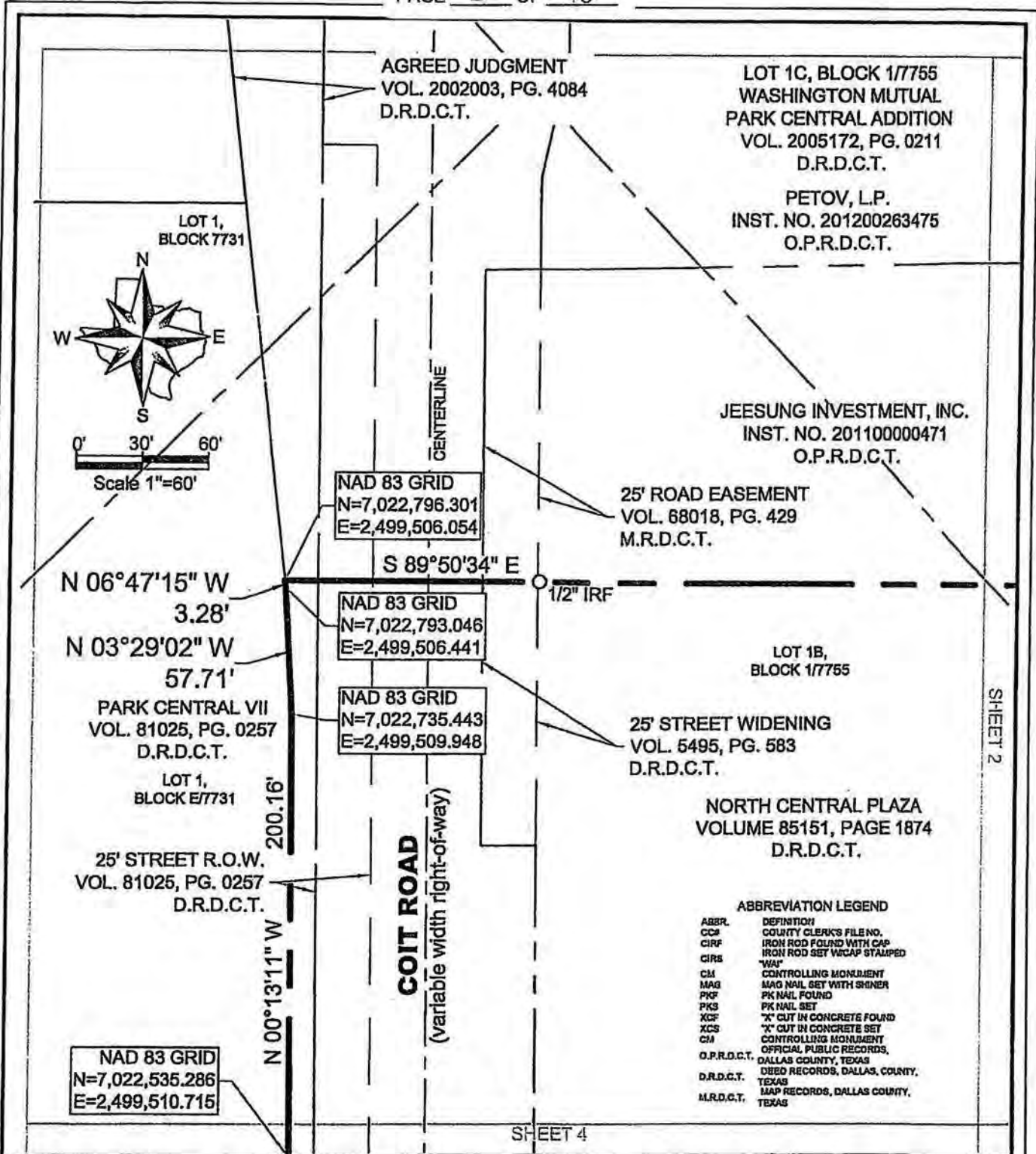
Scale : 1" = 200'
Date : 07.18.14
Dwg. File : 58241-MSD
Project No. : 58241.00



KEY MAP

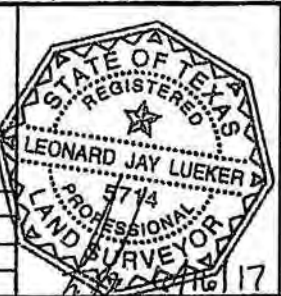
JP-BANNER, L.P.
12770 COIT ROAD, SUITE 200
DALLAS, TEXAS 75243

KEY MAP



W Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75250
Texas Engineers Registration No. 83
Texas Surveyors No. 10626500 Expires 12-31-17
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Scale: 1" = 60'
Date: 07.18.14
Dwg. File: 58241-MSD
Project No.: 58241.00



MSD EXHIBIT
10.265 ACRES
(447,150 SQ. FT.)

JP-BANNER, L.P.
12770 COIT ROAD, SUITE 200
DALLAS, TEXAS 75243

SHEET
1
OF
9

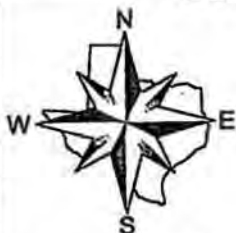
ABBREVIATION LEGEND

ABBR.	DEFINITION
CCF	COUNTY CLERK'S FILE NO.
CIRP	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED
CM	"W"
CM	CONTROLLING MONUMENT
MAG	MAG NAIL SET WITH SHINER
PKP	PK NAIL FOUND
PKS	PK NAIL SET
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET
CM	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS

S 89°49'49" E
162.24'

NAD 83 GRID
N=7,022,944.075
E=2,500,195.254

○ BMON swb/propcor



0' 30' 60'
Scale 1"=60'

JEE SUNG INVESTMENT, INC.
INST. NO. 20110000471
O.P.R.D.C.T.

NAD 83 GRID
N=7,022,795.094
E=2,499,946.073

440.02'

1/2" IRF

S 00°13'11" E
120.25'

269.91'

N 00°10'23" W

249.54'

S 89°50'34" E

1/2" IRF

1/2" IRF

30.81'

NAD 83 GRID
N=7,022,674.849
E=2,499,946.535

NAD 83 GRID
N=7,022,674.165
E=2,500,196.070

LOT 1B,
BLOCK 1/7755

NORTH CENTRAL PLAZA
VOLUME 85151, PAGE 1874
D.R.D.C.T.

LOT 1A,
BLOCK 1/7755

JP-NCP III, L.P.
INST. NO. 201200188497
O.P.R.D.C.T.

SHEET 5



Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
8750 HILLCREST PLAZA DRIVE, SUITE 325
DALLAS, TEXAS 75238 (817) 400-7090
(817) 400-7099 FAX

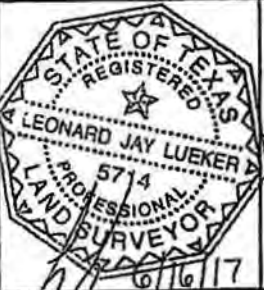
Texas Engineers Registration No. 83
Texas Surveyors No. 1003550 Expires 12-31-17
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Scale : 1" = 80'

Date : 07.18.14

Dwg. File : 58241-MSD

Project No. : 58241.00



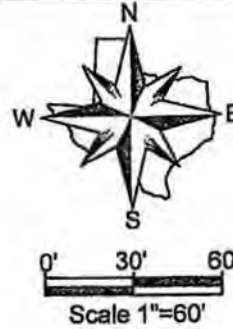
MSD EXHIBIT
10.265 ACRES
(447,150 SQ. FT.)

JP-BANNER, L.P.
12770 COIT ROAD, SUITE 200
DALLAS, TEXAS 75243

SHEET
2
OF
9

ABBREVIATION LEGEND

ABBR.	DEFINITION
CCF	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED
"VM"	CONTROLLING MONUMENT
CM	MAG NAIL SET WITH SHRIER
PKF	PK NAIL FOUND
PKS	PK NAIL SET
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET
CM	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS



NAD 83 GRID
N=7,022,943.595
E=2,500,357.496

S 89°49'49" E
162.24'

1/2" CIRF
"1st amer"

Ch B=537°09'21"E
Ch L=163.95'
Ch L=163.36'
R=557.96'
Δ=016°50'10"

TXDOT Alum.
Cap Mon.

NAD 83 GRID
N=7,022,813.394
E=2,500,456.166

NAD 83 GRID
N=7,022,726.009
E=2,500,504.083

LOT 1A,
BLOCK 17755
NORTH CENTRAL PLAZA
VOLUME 85151, PAGE 1874
D.R.D.C.T.

JP-NCP III, L.P.
INST. NO. 201200188497
O.P.R.D.C.T.

L.B.J. FREEWAY
INTERSTATE HIGHWAY 635
(variable width right-of-way)

SHEET 6

SHEET 2

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS
8750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 480-7000
DALLAS, TEXAS 75230 (972) 480-7081

Texas Engineers Registration No. 89
Texas Surveyors No. 10080600 Expires 12-31-17
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Scale: 1" = 60'

Date: 07.18.14

Dwg. File: 56241-MSD

Project No.: 56241.00



MSD EXHIBIT
10.265 ACRES
(447,150 SQ. FT.)

JP-BANNER, L.P.
12770 COIT ROAD, SUITE 200
DALLAS, TEXAS 75243

SHEET
3
OF
9

SHEET 1

S 89°40'36" W
11.24'

NAD 83 GRID
N=7,022,535.350
E=2,499,521.955

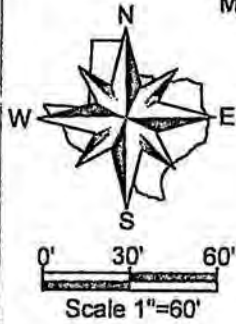
JP-BANNER, L.P.
INST. NO. 201700065110
O.P.R.D.C.T.

LOT 1B,
BLOCK 17755

NORTH CENTRAL PLAZA
VOLUME 85151, PAGE 1874
D.R.D.C.T.

BANNER DRIVE
VOLUME 77044, PAGE 785
D.R.D.C.T.
(100' right-of-way)

Alum. Cap
Mon. "5199"



N 00°13'11" W

COIT ROAD

(variable width right-of-way)

BLOCK LINE

25' EASEMENT TO
THE CITY OF DALLAS
FOR STREET WIDENING
VOLUME 74013, PAGE 512
D.R.D.C.T.

NAD 83 GRID
N=7,022,256.303
E=2,499,523.026

"Y" CUT FND. BEARS
S 89°50'34" E - 0.27'

25' THE CITY OF DALLAS
FOR STREET WIDENING
VOLUME 74013, PAGE 512
D.R.D.C.T.

N 89°50'34" W
239.69'

JAMES SEEHORN II
INST. NO. 201000262323
O.P.R.D.C.T.
239.69'

NAD 83 GRID
N=7,022,176.202
E=2,499,523.333
N 00°13'11" W
10.32'

NAD 83 GRID
N=7,022,165.885
E=2,499,523.373

XCF S 89°50'34" E
CMON Alum. Cap Mon. (BASIS OF BEARINGS)
CM

COSTCO WHOLESALE CORP.
INST. NO. 201600218830
O.P.R.D.C.T.

ABBREVIATION LEGEND

ABBR.	DEFINITION
CCF	COUNTY CLERK'S FILE NO.
CIRF	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED
CM	"W" CONTROLLING MONUMENT
MAG	MAG NAIL, SBT WITH SHINER
PKF	PK NAIL FOUND
PKS	PK NAIL SET
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET
CM	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS

SHEET 5



Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS
6730 HILLCREST PLAZA DRIV., SUITE 323
DALLAS, TEXAS 75236 (972) 480-7080 (972) 480-7089 FAX

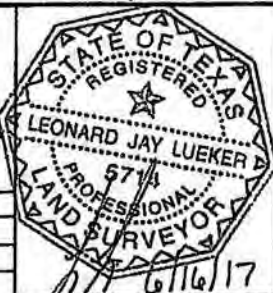
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Texas Surveyors No. 1009600 Expires 12-31-17
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Scale: 1" = 60'

Date: 07.18.14

Dwg. File: 58241-MSD

Project No.: 58241.00



MSD EXHIBIT
10.265 ACRES
(447,150 SQ. FT.)

JP-BANNER, L.P.
12770 COIT ROAD, SUITE 200
DALLAS, TEXAS 75243

SHEET
4
OF
9

SHEET 2

NAD 83 GRID
N=7,022,483.739
E=2,499,978.275

582.27'

LOT 1B,
BLOCK 1/7755

BLOCK LINE

NORTH CENTRAL PLAZA
VOLUME 85151, PAGE 1874
D.R.D.C.T.
JP-BANNER, L.P.
INST. NO. 201700065110
O.P.R.D.C.T.

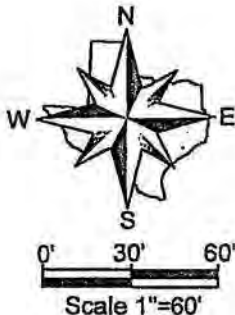
S 00°16'42" E

SHEET 8

REGENCY CENTRAL
PLAZA ADDITION
VOLUME 83036, PAGE 2546

LOT 1,
BLOCK 1/7754

HOUSTON R.E. INCOME
PROPERTIES XVII, LTD.
VOLUME 2004074, PAGE 15215



POINT OF
BEGINNING

319.11'

(BASIS OF BEARINGS)

N 89°50'34" W 3/4" IRF

S 89°50'34" E 486.69'
TO ALUMINUM
CAP MONUMENT (CM)

ABBREVIATION LEGEND

ABBR.	DEFINITION
CC#	COUNTY CLERK'S FILE NO.
CIR#	IRON ROD FOUND WITH CAP
CIRS	IRON ROD SET W/CAP STAMPED
CM	CONTROLLING MONUMENT
MAG	MAG NAIL SET WITH SHINER
PK#	PK NAIL FOUND
PKS	PK NAIL SET
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET
CM	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS

NAD 83 GRID
N=7,022,164.632
E=2,499,979.826

COSTCO WHOLESALE CORP.
INST. NO. 201600218830
O.P.R.D.C.T.



**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS & SURVEYORS
8750 HILLCREST PLAZA DRIVE, SUITE 320 (972) 485-7020
DALLAS, TEXAS 75230 (972) 490-7099 FAX

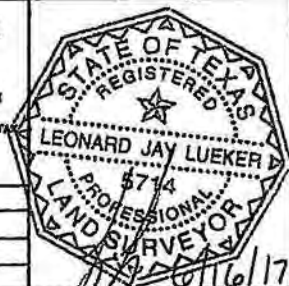
Texas Engineers Registration No. 89
Texas Surveyors No. 1008600 Expires 12-31-17
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Scale: 1" = 60'

Date: 07.18.14

Dwg. File: 58241-MSD

Project No.: 58241.00



MSD EXHIBIT
10.265 ACRES
(447,150 SQ. FT.)

JP-BANNER, L.P.
12770 COIT ROAD, SUITE 200
DALLAS, TEXAS 75243

SHEET
5
OF
9

SHEET 3

NAD 83 GRID
N=7,022,482.142
E=2,500,560.544

N 89°50'34" W

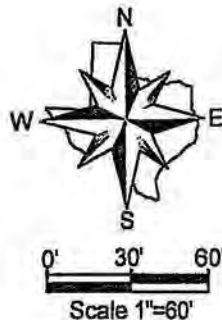
XCF

BLOCK LINE

CONDEMNATION PARCEL 26
CASE NO. CC-00-114403-C

REGENCY CENTRAL
PLAZA ADDITION
VOLUME 83036, PAGE 2546
D.R.D.C.T.
LOT 1,
BLOCK 17754
HOUSTON R.E. INCOME
PROPERTIES XVII, LTD.
VOLUME 2004074, PAGE 15215
D.R.D.C.T.

CENTRAL EXPRESSWAY
U.S. HIGHWAY 75
(variable width right-of-way)



S 89°50'34" E 486.69'

Alum. Cap
Mon. CM

COSTCO WHOLESALE CORP.
INST. NO. 201600218830
O.P.R.D.C.T.

ABBREVIATION LEGEND

ABBR.	DEFINITION
CCR	COUNTY CLERK'S FILE NO.
GIRP	IRON ROD FOUND WITH CAP
GIRS	IRON ROD SET W/CAP STAMPED
"W"	"W"
CM	CONTROLLING MONUMENT
MAG	MAG NAIL SET WITH SHNER
PKF	PK NAIL FOUND
PKS	PK NAIL SET
XCF	"X" CUT IN CONCRETE FOUND
XCS	"X" CUT IN CONCRETE SET
CM	CONTROLLING MONUMENT
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T.	MAP RECORDS, DALLAS COUNTY, TEXAS

Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 328
DALLAS, TEXAS 75230

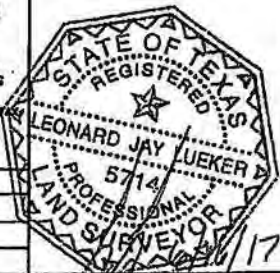
Texas Engineers Registration No. 89
Texas Surveyors No. 19936500 Expires 12-31-17
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Scale: 1" = 80'

Date: 07.18.14

Dwg. File: 58241-MSD

Project No.: 58241.00



MSD EXHIBIT
10.265 ACRES
(447,150 SQ. FT.)

JP-BANNER, L.P.
12770 COIT ROAD, SUITE 200
DALLAS, TEXAS 75243

SHEET
6
OF
9

MSD DESCRIPTION

STATE OF TEXAS §
COUNTY OF DALLAS §

BEING a tract of land situated in the A.A. THOMAS SURVEY, ABSTRACT NO. 1486 and the M.J. SANCHEZ SURVEY, ABSTRACT NO. 1272, City of Dallas, Dallas County, Texas and being all of Lot 1A and Lot 1B, Block I/7755, North Central Plaza, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 85151, Page 1874, Deed Records, Dallas County, Texas (D.R.D.C.T.), a portion of a 25 foot easement, to the City of Dallas for street widening, recorded in Volume 74013, Page 0512, D.R.D.C.T., all of a 25 foot easement, to the City of Dallas for street widening, recorded in Volume 5495, Page 583, D.R.D.C.T. and a portion of Coit Road right-of-way (variable width right-of-way), and being more particularly described as follows:

BEGINNING at a 3/4 inch iron rod found (NAD 83, grid - N=7,022,164.632, E=2,499,979.826) for the southeast corner of said Lot 1B, Block I/7755, the southwest corner of Lot 1, Block I/7754, Regency Central Plaza Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 83036, Page 2546, D.R.D.C.T. and being situated in the north line of a tract of land as described in deed to Costco Wholesale Corp., recorded in Instrument No. 201600218830, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.);

THENCE North 89 deg 50 min 34 sec West, departing the west line of said Lot 1, Block I/7754 and along the north line of said Costco tract and the south line of said Lot 1B, Block I/7754 and over and across said Coit Road right-of-way, a distance of 456.45 feet to a point for corner (NAD 83, grid - N=7,022,165.885, E=2,499,523.373), said point being situated in the west right-of-way line of said Coit Road;

THENCE North 00 deg 13 min 11 sec West, along said west right-of-way line, a distance of 10.32 feet to a point for corner (NAD 83, grid - N=7,022,176.202, E=2,499,523.333);

THENCE South 89 deg 50 min 34 sec East, departing the west right-of-way line of said Coit Road and over and across said Coit Road right-of-way, a distance of 239.69 feet to a 5/8 inch iron rod with plastic cap stamped "landpoint" found (NAD 83, grid - N=7,022,175.544, E=2,499,763.019) for the southeast corner of a tract of land as described in deed to James Seehorn II, recorded in Instrument No. 201000262323, O.P.R.D.C.T.;

THENCE North 00 deg 13 min 11 sec West, departing the south line and along the east line of said James Seehorn tract, a distance of 80.06 feet to a point for corner (NAD 83, grid - N=7,022,255.600, E=2,499,762.712) from which a "Y" cut in concrete found bears South 89 deg 50 min 34 sec East, a distance of 0.27 feet;

THENCE North 89 deg 50 min 34 sec West, departing the east line and along the north line of said James Seehorn tract and over and across said Coit Road right-of-way, a distance of 239.69 feet to a point for corner (NAD 83, grid - N=7,022,256.303, E=2,499,523.026) situated in the west right-of-way line of said Coit Road;

THENCE North 00 deg 13 min 11 sec West, along said west right-of-way line and over and across the right-of-way of Banner Drive (100' right-of-way), a distance of 279.09 feet to a point for corner (NAD 83, grid - N=7,022,535.350, E=2,499,521.955) situated in the north right-of-way line of said Banner Drive;

THENCE South 89 deg 40 min 36 sec West, along said north right-of-way line, a distance of 11.24 feet to a point for corner (NAD 83, grid - N=7,022,535.286, E=2,499,510.715) situated in the west right-of-way line of said Coit Road;

THENCE North 00 deg 13 min 11 sec West, departing the north right-of-way line of said Banner Drive and along said west right-of-way line, a distance of 200.16 feet to a point for corner (NAD 83, grid - N=7,022,735.443, E=2,499,509.948);

(Continued on Sheet 8)

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325 DALLAS, TEXAS 75230
(972) 480-7090 (972) 480-7099 FAX
Texas Engineers Registration No. 89
Texas Surveyors No. 10085000 Expires 12-31-17
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Scale: N/A
Date: 07.18.14
Dwg. File: 58241-MSD
Project No.: 58241.00



MSD EXHIBIT
10.265 ACRES
(447,150 SQ. FT.)

JP-BANNER, L.P.
12770 COIT ROAD, SUITE 200
DALLAS, TEXAS 75243

SHEET
7
OF
9

MSD DESCRIPTION
(Continued from Sheet 7)

STATE OF TEXAS §
COUNTY OF DALLAS §

THENCE North 03 deg 29 min 02 sec West, continuing along said west right-of-way line, a distance of 57.71 feet to a point for corner (NAD 83, grid - N=7,022,793.046, E=2,499,506.441);

THENCE North 06 deg 47 min 15 sec West, continuing along said west right-of-way line, a distance of 3.28 feet to a point for corner (NAD 83, grid - N=7,022,796.301, E=2,499,506.054);

THENCE South 89 deg 50 min 34 sec East, departing the west right-of-way line of said Coit Road and over and across said Coit Road right-of-way and along a north line of said Lot 1B, Block I/7755, a distance of 440.02 feet to a 1/2 inch iron rod found for corner (NAD 83, grid - N=7,022,795.094, E=2,499,946.073), said iron rod being an inner ell corner of a tract of land as described in deed to Jeesung Investment, Inc., recorded in Instrument No. 201100000471, O.P.R.D.C.T.;

THENCE South 00 deg 13 min 11 sec East, along a west line of said Jeesung tract, a distance of 120.25 feet to a 1/2 inch iron rod found for corner (NAD 83, grid - N=7,022,674.849, E=2,499,946.535), said iron rod being a southwest corner of said Jeesung tract;

THENCE South 89 deg 50 min 34 sec East, departing said west line and along a south line of said Jeesung tract, at a distance of 30.81 feet passing a 1/2-inch iron rod found for a northeast corner of said Lot 1B, Block I/7755 and a northwest corner of said Lot 1A, Block I/7755, in all a total distance of 249.54 feet to a point for corner (NAD 83, grid - N=7,022,674.165, E=2,500,196.070), said point being a southeast corner of said Jeesung tract;

THENCE North 00 deg 10 min 23 sec West, departing said south line and along an east line of said Jeesung tract, a distance of 269.91 feet to a point for corner (NAD 83, grid - N=7,022,944.075, E=2,500,195.254), said point being an inner ell corner of said Jeesung tract;



THENCE South 89 deg 49 min 49 sec East, departing said east line and along a south line of said Jeesung tract, a distance of 162.24 feet to a 1/2 inch iron rod with plastic cap stamped "1st amer" found for corner (NAD 83, grid - N=7,022,943.595, E=2,500,357.496), said iron rod being situated in the southwesterly right-of-way line of I.H. Highway 635, L.B.J. Freeway (variable width right-of-way) and being the beginning of a non-tangent curve to the right having a radius of 557.96 feet, a central angle of 16 deg 50 min 10 sec, a chord bearing of South 37 deg 09 min 21 sec East and a chord length of 163.36 feet;

THENCE along said southwesterly right-of-way line and said non-tangent curve to the right, an arc distance of 163.95 feet to a TXDOT (Texas Department of Transportation) Aluminum Monument found for corner (NAD 83, grid - N=7,022,813.394, E=2,500,456.166);

THENCE South 28 deg 44 min 16 sec East, continuing along said southwesterly right-of-way line, a distance of 99.66 feet to a point for corner (NAD 83, grid - N=7,022,726.009, E=2,500,504.083), said point being the beginning of a curve to the right having a radius of 462.46 feet, a central angle of 31 deg 24 min 16 sec, a chord bearing of South 13 deg 02 min 08 sec East and a chord length of 250.32 feet;

THENCE continuing along said southwesterly right-of-way line and said curve to the right, an arc distance of 253.48 feet to a point for corner (NAD 83, grid - N=7,022,482.142, E=2,500,560.544), said point being the southeast corner of said Lot 1A, Block I/7755;

(Continued on Sheet 9)

 <p>Winkelmann & Associates, Inc. CONSULTING CIVIL ENGINEERS & SURVEYORS 6750 HILLCREST PLAZA DRIVE, SUITE 335 DALLAS, TEXAS 75230 Texas Engineers Registration No. 89 Texas Surveyors No. 10086903 Expires 12-31-17 COPYRIGHT © 2017, Winkelmann & Associates, Inc.</p> <p>Scale : N/A Date : 07.18.14 Dwg. File : 58241-MSD Project No. : 58241.00</p>		<p>MSD EXHIBIT 10.265 ACRES (447,150 SQ. FT.)</p> <p>JP-BANNER, L.P. 12770 COIT ROAD, SUITE 200 DALLAS, TEXAS 75243</p>	<p>SHEET 8 OF 9</p>
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MSD DESCRIPTION
 (Continued from Sheet 8)

STATE OF TEXAS §
 COUNTY OF DALLAS §

THENCE North 89 deg 50 min 34 sec West, departing the southwesterly right-of-way line of said I.H. 635 and along the south line of said Lot 1A, Block I/7755, a distance of 582.27 feet to a point for corner (NAD 83, grid - N=7,022,483.739, E=2,499,978.275), said point being the southwest corner of said Lot 1A, Block I/7755 and the northwest corner of Lot 1, Block I/7754, Regency Central Plaza Addition, an addition to the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 83036, Page 2546, D.R.D.C.T.;

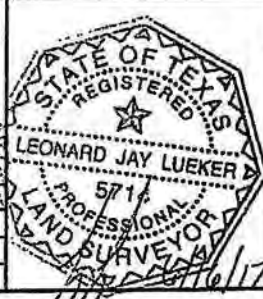
THENCE South 00 deg 16 min 42 sec East, departing the south line of said Lot 1A, Block I/7755 and along the east line of said Lot 1B, Block I/7755 and the west line of said Lot 1, Block I/7754, a distance of 319.11 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 10.265 acres or 447,150 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 5th day of June, 2017, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values of North 89 deg 50 min 34 sec West, along the North line of a tract of land as described in deed to Costco Wholesale Corp., recorded in Instrument No. 201600218830, O.P.R.D.C.T.

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 6750 BELLCREST PLAZA DRIVE, SUITE 335 (972) 480-7080
 DALLAS, TEXAS 75230 (972) 480-7088 FAX
 Texas Engineers Registration No. 89
 Texas Surveyors No. 10080000 Expires 12-31-17
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Scale: N/A
 Date: 07.18.14
 Dwg. File: 58241-MSD
 Project No.: 58241.00



MSD EXHIBIT
 10.265 ACRES
 (447,150 SQ. FT.)

JP-BANNER, L.P.
 12770 COIT ROAD, SUITE 200
 DALLAS, TEXAS 75243

SHEET
9
OF
9

Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared
Scot Florsheim, as an authorized representative of
JP-Banner, LP, 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.

Scot Florsheim
Signature

Date: 08/1/2018

Scot Florsheim
Printed Name

CFO
Title

STATE OF Texas

COUNTY OF Dallas

SUBSCRIBED AND SWORN before me on this the 1st day of
August 2018, to which witness my hand and seal of office.

Danielle Clowers
Notary Public in and for the State of Texas

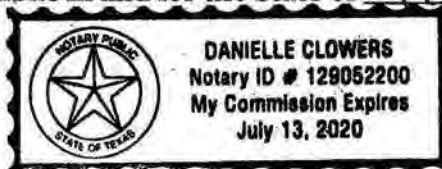


Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared
Scot Florsheim, as an authorized representative of
JP-North Central Plaza, LLC, 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.

Scot Florsheim
Signature

Date: 08/1/2018

Scot Florsheim
Printed Name

CFO
Title

STATE OF Texas
COUNTY OF Dallas

SUBSCRIBED AND SWORN before me on this the 1st day of
August 2018, to which witness my hand and seal of office.

Danielle Clowers
Notary Public in and for the State of Texas

