

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

October 25, 2107

Mr. Paul Glover, Manager
Storage Choice - Design District, Ltd.
2727 Routh Street
Dallas, Texas 75201

Re: Municipal Setting Designation (MSD) Certificate for Property located at 903 Slocum Street, Dallas, Dallas County, Texas; Voluntary Cleanup Program (VCP) No. 2807; Customer No. CN605119171; Regulated Entity No. RN106204209

Dear Mr. Glover:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on August 16, 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) 239-1107 or via e-mail (kirk.coulter@tceq.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Kirk Coulter", with a long horizontal flourish extending to the right.

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

KEC/mdh

cc: Mr. Kevin Akmaguer, P.G., EnviroPhase, Inc., 703 McKinney Ave., Suite 332,
Dallas, TX 75202

Ms. Erin Gorman, Waste Section Manager, TCEQ Dallas/Ft. Worth Region 4 Office

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. 368, 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 October, 2017

Beth Seaton

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality

**MUNICIPAL SETTING DESIGNATION SURVEY
GARRETT FOX SURVEY, ABSTRACT NO. 1679
CITY OF DALLAS BLOCK NO. 409, DALLAS COUNTY, TEXAS**

Being a 62,898 square foot (1.444 acre) tract of land situated in the Garrett Fox Survey, Abstract No. 1679, in the City of Dallas Block No. 409, Dallas County, Texas, and being all that tract of land conveyed to Storage Choice-Design District, Ltd, a Texas limited partnership by Special Warranty Deed recorded in Instrument No. 201600057868, Official Public Records, Dallas County, Texas and a part of Slocum Street (called 80' right-of-way) and Wichita Street (called 70' right-of-way), and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod found at the West corner of said Storage Choice-Design District, Ltd tract, said point being an ell corner of a tract of land conveyed to Feizy Properties, Inc. by Deed recorded in Volume 2001162, Page 5414, Deed Records, Dallas County, Texas;

Thence North 57 degrees 26 minutes 45 seconds East, along the West line of said Storage Choice-Design District, Ltd tract, passing, at a distance of 226.50 feet, a 1/2 inch iron rod found at the common East corner of a tract of land conveyed to Robert B. Cousins IV and Ralph L. Cousins by Deed recorded in Volume 2003123, Page 6271, Deed Records, Dallas County, Texas, and the North corner of said Storage Choice-Design District, Ltd, and laying on the Southwest right-of-way of said Slocum Street, and continuing across said Slocum Street a total distance of 306.92 feet to a point for corner in the common Northeast right-of-way line of said Slocum Street and the Southwest line of a tract of land conveyed to the County of Dallas, State of Texas by Deed recorded in Volume 85001, Page 2592, Deed Records, Dallas County, Texas;

Thence South 32 degrees 35 minutes 32 seconds East, along the common Southwest line of said County of Dallas, State of Texas tract and the Northeast right-of-way line of said Slocum Street, a distance of 205.10 feet to a point for corner;

Thence South 57 degrees 31 minutes 39 seconds West, leaving the common Northeast right-of-way line of said Slocum Street and the Southwest line of said County of Dallas, State of Texas tract, a distance of 307.06 feet to a point for corner in the common Southeast right-of-way line of said Wichita Street and the Northwest line of a tract of land conveyed to GLI Acquisition Company by Deed recorded in Volume 89001, Page 7233, Deed Records, Dallas County, Texas;

Thence North 32 degrees 33 minutes 15 seconds West, leaving the common Southeast right-of-way line of said Wichita Street and the Northwest line of said GLI Acquisition Company tract, a distance of 204.67 feet to the Point of Beginning and containing 62,898 square feet or 1.444 acres of land.



Gary E. Johnson, R.P.L.S.# 5299



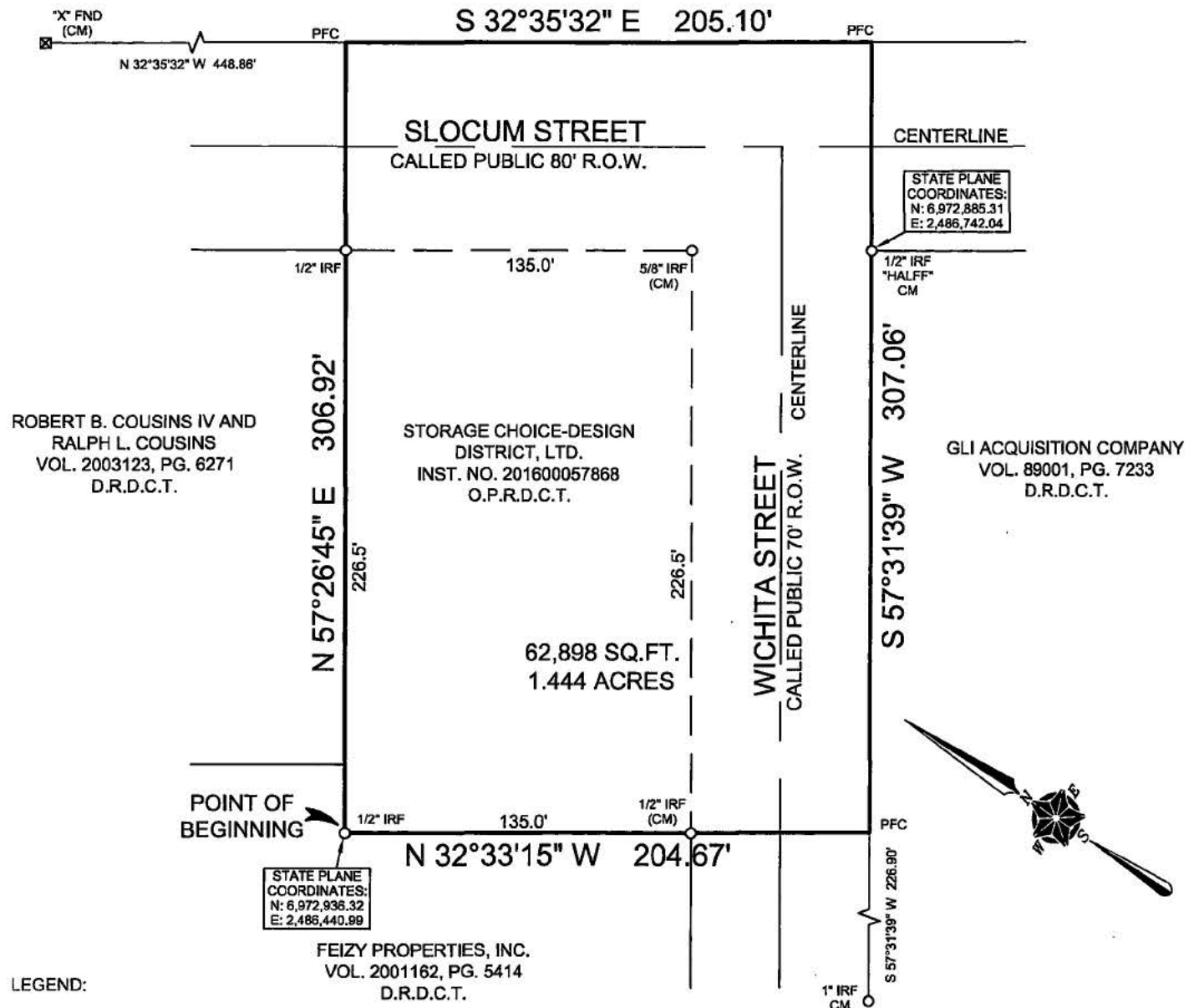
TEXAS HERITAGE SURVEYING, INC.
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm No. 10169300

Bearings are based upon the Texas State
Plane Coordinate System, North Central
Zone, North American Datum of 1983, (2011)

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DATE: 04/27/16
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Drawn by: MC

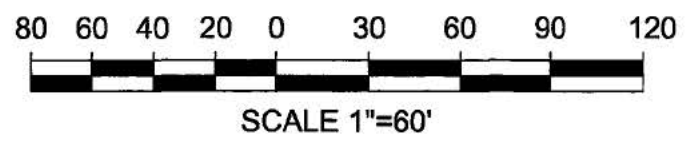
MUNICIPAL SETTING DESIGNATION SURVEY GARRETT FOX SURVEY, ABSTRACT NO. 1679 CITY OF DALLAS BLOCK NO. 409, DALLAS COUNTY, TEXAS

COUNTY OF DALLAS, STATE OF TEXAS
VOL. 85001, PG. 2592
D.R.D.C.T.



LEGEND:

- | | |
|--------------|---|
| CM | CONTROL MONUMENT |
| IRF | IRON ROD FOUND |
| "X" FND. | X FOUND IN CONCRETE |
| PFC | POINT FOR CORNER |
| SQ.FT | SQUARE FEET |
| R.O.W. | RIGHT-OF-WAY |
| D.R.D.C.T | DEED RECORDS, DALLAS COUNTY, TEXAS |
| O.P.R.D.C.T. | OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS |



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Scale: 1" - 60'
Drawn by: MC

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 - Design District, 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]
Signature

Date: 8/9/17

Paul Glover
Printed Name

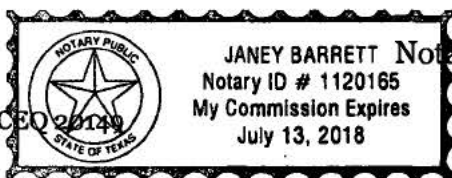
Manager
Title

STATE OF TEXAS

COUNTY OF DALLAS

SUBSCRIBED AND SWORN before me on this the 9th day of AUGUST 2017, to which witness my hand and seal of office.

Janey Barrett
Notary Public in and for the State of TEXAS



August 2011