

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*

February 6, 2018

Mr. Robert Williams  
Radical 1530 Inspiration, L.P.  
2931 Elm Street  
Dallas, Texas 75226

Re: Municipal Setting Designation (MSD) Certificate for 1300/1500 Inspiration Drive, Dallas, Dallas County, Texas; MSD No. 372; Voluntary Cleanup Program (VCP) No. 2809; Customer No. CN605166891; Regulated Entity No. RN109164467

Dear Mr. Williams:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on October 19, 2017 and additional information supporting this MSD application on January 18, 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 Municipal Setting Designation Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-3156.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Formby".

Jim Formby  
VCP-CA Section  
Remediation Division  
Texas Commission on Environmental Quality

JF/jdm

cc: Mr. Kenneth Tramm, Modern Geosciences, 5100 Thompson Terrace, Collyville, Texas 76034  
Mr. Sam Barrett, Waste Section Manager, TCEQ Dallas/Ft. 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. 372, 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 5<sup>th</sup> day of February, 2018

Beth Seaton

Beth Seaton, Director  
Remediation Division  
Texas Commission on Environmental Quality

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**MUNICIPAL SETTING DESIGNATION AREA**

BEING approximately 14.77 acres of land located in the JOHN GRIGSBY SURVEY, Abstract No. 495, the MCKINNEY & WILLIAMS SURVEY, Abstract No. 1052, the CALVIN G. COLE SURVEY, Abstract No. 271, the CITY OF DALLAS SURVEY, Abstract No. 1774, and the INDUSTRIAL PROPERTIES CORPORATION SURVEY, Abstract No. 1773, City of Dallas, Dallas County, Texas, and containing portions of Lot 4, Block 16/6846, of Installment No. 5 Trinity Industrial District, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 13, Page 119, of the Map Records of Dallas County, Texas, and portions of Dallas City Block 48/1003, and all of Lot 1, Block 1274 and Lot 2, Block 1275, Inspiration Addition, to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 67047, Page 210, of the Deed Records of Dallas County, Texas, and all of Lot 2, Block 1274, Stemmons Showroom, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 84187, Page 4534, of the Deed Records of Dallas County, Texas, and all of the tracts of land contained in City of Dallas Blocks 2/402, and Block 1226, conveyed to Grossman & Frank, by the deeds recorded in Volume 88113, Page 4123, and 88113, Page 4129, of the Deed Records of Dallas County, Texas, and portions of Inspiration Drive (a 70 foot wide public right-of-way), and the former CR.I.&P. Railroad right-of-way and all or the tract of land conveyed to Metroplex Design District LLC, by the deed recorded in County Clerk's File No. 201400048048, of the Deed Records of Dallas County, Texas, and also containing all of the tracts of land conveyed to Howard L. Lawson, Trustee, by the deed recorded in Volume 82197, Page 3665, and Volume 2002232, Page 1215, of the Deed Records of Dallas County, Texas, and a portion of Slocum Street (an 80 foot wide public right-of-way). Said 14.77 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the West right-of-way line of Stemmons Freeway (Interstate Highway No.35E - a variable width public right-of-way), at the intersection of the Northwest right-of-way line of Inspiration Drive, said POINT OF BEGINNING also being the East corner of Lot 1, Block A/1226, Alta Design District, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in County Clerk's File No. 200900038759, of the Deed Records of Dallas County, Texas;

THENCE S 25° 10' 30" E 74.02 feet, along the West right-of-way line of said Stemmons Freeway, crossing said Inspiration Drive, to a point at the North corner of aforesaid Lot 1, Block 1274, Inspiration Addition;

THENCE along the West right-of-way line of said Stemmons Freeway and the East boundary line of said Lot 1, Block 1274, Inspiration Addition and the East boundary line of aforesaid Lot 2, Block 1275, Inspiration Addition and the East boundary line of aforesaid Stemmons Showroom, as follows:

1. S 24° 58' 22" E 39.07 feet, to a point at the beginning of a curve to the right;
2. SOUTHEASTERLY 227.59 feet, along said curve to the right, having a radius of 1456.27 feet, a central angle of 08° 57' 15", and a chord bearing S 20° 29' 45" E 227.35 feet, to a point at the end of said curve;
3. S 16° 01' 07" E 377.18 feet, to a point at the beginning of a curve to the right;

4. SOUTHEASTERLY 252.59 feet, along said curve to the right, having a radius of 1894.86 feet, a central angle of  $07^{\circ} 38' 16''$ , and a chord bearing  $S 12^{\circ} 11' 59'' E$  252.41 feet, to a point at the end of said curve;
5.  $S 08^{\circ} 22' 51'' E$  275.09 feet, to a point at the South corner of aforesaid Stemmons Showroom Addition;

THENCE  $N 54^{\circ} 05' 27'' W$  33.60 feet, along the Southwest boundary line of said Stemmons Showroom Addition, to a point;

THENCE  $S 12^{\circ} 56' 08'' E$  154.68 feet, along the West right-of-way line of said Stemmons Freeway, to a point at the Northeast corner of Dallas Design Center Addition, to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 81246, Page 70, of the Deed Records of Dallas County, Texas;

THENCE  $N 54^{\circ} 04' 39'' W$  622.65 feet, along the Northeast boundary line of said Dallas Design Center Addition, to a point at the most Northerly Northwest corner of said Dallas Design Center Addition, lying in the North boundary line of Lot 4A, Block 16/6846, DDCII Addition (also known as Lot 4A, Block 16/6846, Trinity Industrial Park Addition), to the City of Dallas, Dallas County, Texas, according to the plat recorded in Volume 99197, Page 29, of the Deed Records of Dallas County, Texas;

THENCE along the North boundary line of said Lot 4A, as follows;

1.  $N 43^{\circ} 50' 55'' W$  45.08 feet, to a point;
2.  $N 78^{\circ} 34' 22'' W$  159.10 feet, to a point;
3.  $S 84^{\circ} 03' 08'' W$  138.32 feet, to a point in the East boundary line of the tract of land conveyed to Howard L. Lawson Trust, by the deed recorded in Volume 200232, Page 1215, of the Deed Records of Dallas County, Texas;

THENCE  $S 04^{\circ} 29' 18'' W$  35.87 feet, along the East boundary line of said Howard L. Lawson Trust Tract, to a point at the Northeast corner of the tract of land conveyed to The Zueger First Family L.P., by the deed recorded in Volume 98140, Page 3344, of the Deed Records of Dallas County, Texas;

THENCE  $S 57^{\circ} 34' 38'' W$  150.59 feet, running along the Northwest boundary line of said Zeuger First Family Tract, crossing aforesaid Slocum Street (an 80 foot wide public right-of-way), to a point in the Southwest boundary line of said Slocum Street right-of-way and the Northeast boundary line of the tract of land conveyed to Bayswater 1313, LLC, by the deed recorded in County Clerk's File No. 201200368651, of the Deed Records of Dallas County, Texas;

THENCE along the Southwest right-of-way line of said Slocum Street and the Northeast boundary line of said Bayswater 1313 Tract, as follows:

1.  $N 32^{\circ} 30' 39'' W$  85.10 feet, to a point at the beginning of a curve to the right;

2. NORTHWESTERLY 108.96 feet, along said curve to the right, having a radius of 1990.08 feet, a central angle of  $03^{\circ} 08' 14''$ , and a chord bearing  $N 30^{\circ} 56' 33'' W$  108.95 feet, to a point at the Northeast corner of said Bayswater 1313 Tract;

THENCE  $N 62^{\circ} 16' 37'' E$  80.00 feet, crossing said Slocum Street right-of-way, to a point in the Northeast boundary line of said Slocum Street right-of-way, lying at the Southwest corner of the tract of land conveyed to Thomas B. S. Chang & Yinwah Tong Chang, by the deed recorded in Volume 94052, Page 583, of the Deed Records of Dallas County, Texas;

THENCE  $S 85^{\circ} 33' 04'' E$  210.58 feet, along the South boundary line of said Chang Tract, to a point at the Southeast corner of said Chang Tract;

THENCE along the Northeast boundary line of said Chang Tract, being the Southwest boundary line of aforesaid City of Dallas Block 48/1003 (former CR.I.&P. Railroad right-of-way), as follows:

1. NORTHWESTERLY 212.09 feet, along a curve to the right, having a radius of 319.44 feet, a central angle of  $38^{\circ} 02' 31''$ , and a chord bearing  $N 43^{\circ} 10' 49'' W$  208.22 feet, to a point at the end of said curve;
2.  $N 24^{\circ} 39' 03'' W$  at 34.11 feet, passing the Northeast corner of said Chang Tract, and in all 104.11 feet, to a point in the North right-of-way line of Inspiration Drive;

THENCE along the North right-of-way line of said Inspiration Drive, as follows:

1.  $N 68^{\circ} 11' 01'' E$  33.83 feet, to a point;
2.  $N 45^{\circ} 51' 16'' E$  6.57 feet, to a point at the Southwest corner of aforesaid Lot 1, Block A/1226, ALTA Design District, an addition to the City of Dallas, Dallas County, Texas, according to the plat recorded in County Clerk's File No. 200900038759, of the Deed Records of Dallas County, Texas;
3.  $N 45^{\circ} 51' 16'' E$  832.20 feet, along the Southeast boundary line of said Lot 1, to the POINT OF BEGINNING, containing approximately 14.77 acres of land.

**This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.**

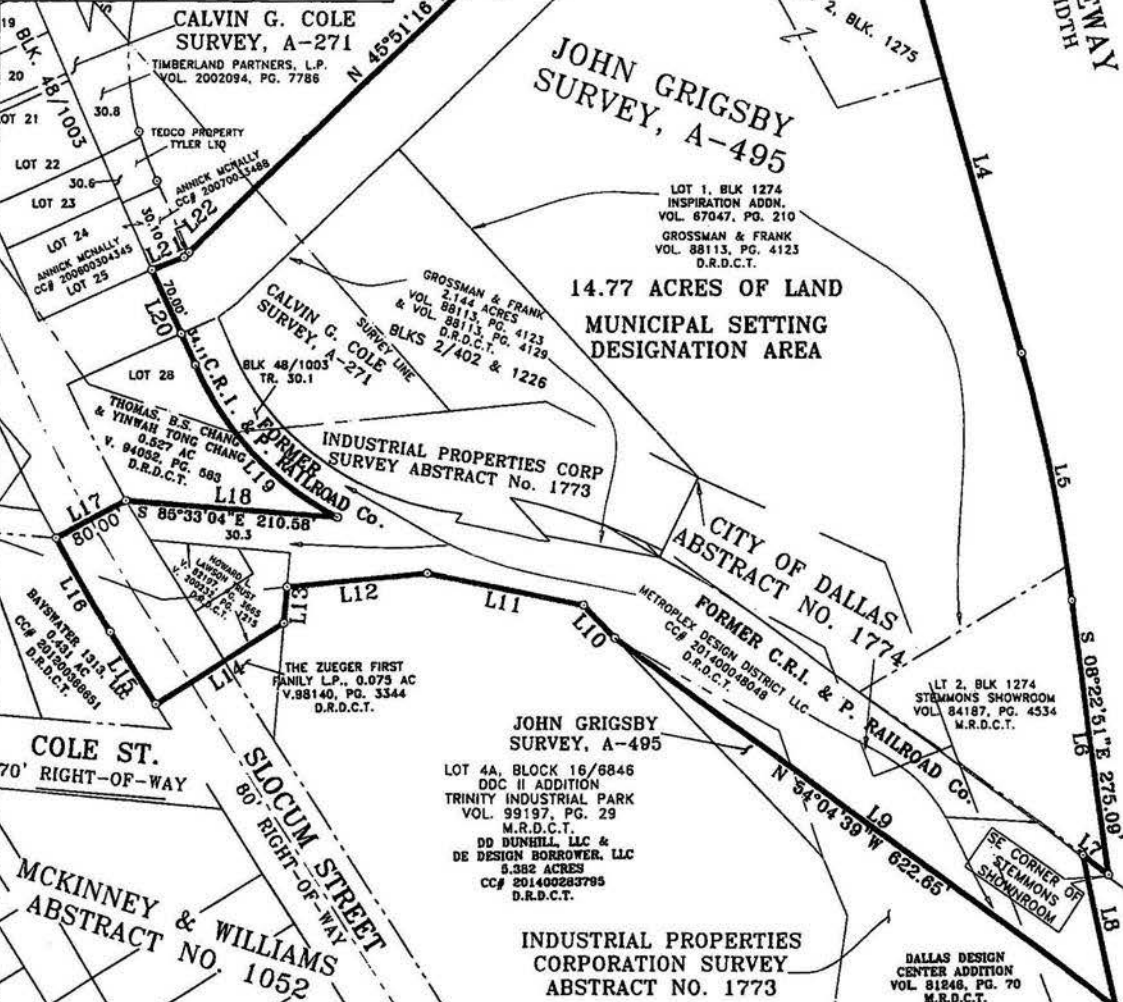
AUGUST 17, 2016

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Course	Bearing	Distance
L1	S 25°10'30" E	74.02'
L2	S 24°56'22" E	39.07'
L3	Rad: 1456.27' Tan: 114.02' Chd: S 20°29'45" E	Arc: 227.59' CA: 8°57'15" 227.35'
L4	S 16°01'07" E	377.18'
L5	Rad: 1894.86' Tan: 126.48' Chd: S 12°11'59" E	Arc: 252.59' CA: 7°38'16" 252.41'
L6	S 08°22'51" E	275.09'
L7	N 84°05'27" W	33.80'
L8	S 12°56'08" E	134.68'
L9	N 54°04'39" W	622.65'
L10	N 43°50'55" W	45.08'
L11	N 78°34'22" W	159.10'
L12	S 84°03'08" W	138.32'
L13	S 04°29'18" W	35.87'
L14	S 67°34'36" W	150.59'
L15	N 32°30'39" W	85.10'
L16	Rad: 1990.08' Tan: 54.50' Chd: N 30°56'33" W	Arc: 108.96' CA: 3°08'14" 108.95'
L17	N 62°16'37" E	80.00'
L18	S 85°33'04" E	210.58'
L19	Rad: 319.44' Tan: 110.12' Chd: N 43°10'49" W	Arc: 212.09' CA: 38°02'31" 208.22'
L20	N 24°39'03" W	104.11'
L21	N 66°11'01" E	33.83'
L22	N 45°51'16" E	6.57'
L23	N 45°51'16" E	832.20'

BEARING BASE:  
NAD 83: TX83-NCF

**BRITAIN & CRAWFORD**  
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 TOPOGRAPHIC MAPPING  
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**EXHIBIT MAP OF:  
 14.77 ACRES  
 MUNICIPAL SETTING  
 DESIGNATION AREA**  
 LOCATED IN THE  
 GRISBY SURVEY A-495, MCKINNEY &  
 WILLIAMS SURVEY A-1052,  
 C.G. COLE SURVEY, A-271, JOHN,  
 CITY OF DALLAS SURVEY A-1774, AND  
 INDUSTRIAL PROPERTIES  
 CORPORATION SURVEY A-1773, CITY  
 OF DALLAS, DALLAS COUNTY, TEXAS

NORTH

*Krystian Golebiewski*  
 AUGUST 17, 2016

SCALE 1" = 120'

MAP PREPARED: JULY 27, 2016  
 LAST REVISED: AUGUST 17, 2016  
**MUNICIPAL SETTING DESIGNATION AREA**

# Exhibit B

## Municipal Setting Designation

### Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Robert Williams, as an authorized representative of Radical 1530 Inspiration, 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.

[Signature]

Date: 10/19/17

Signature

Robert Williams

Printed Name

Property Manager

Title

STATE OF TX

COUNTY OF Dallas

SUBSCRIBED AND SWORN before me on this the 19<sup>th</sup> day of October 2017, to which witness my hand and seal of office.

[Signature]  
Notary Public in and for the State of TX

