

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

March 22, 2018

Mr. Scott Hudson, Environmental Services Director
City of Carrollton
1945 East Jackson
Carrollton, Texas 75006

Re: Municipal Setting Designation (MSD) Certificate for Downtown 220-acre Property, Crosby, Upfield, Drainage Channel Hutton Branch, Erie St., Carrol Ave, DART RR Track, Carrollton, Dallas County, Texas; Municipal Setting Designation (MSD) No. 366; Customer No. CN600346613; Regulated Entity No. RN106206998

Dear Mr. Hudson:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on July 21, 2017 and additional information supporting this MSD application on December 4, 2017 and March 7, 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) 239-0053 or via e-mail (krista.brandt@tceq.texas.gov).

Sincerely,



Krista Brandt
VCP-CA Section
Remediation Division

KB/jdm

cc: Mr. Chris Whittington, Cirrus Associates LLC, 600 S. Sherman Street, Suite 102, Richardson, TX 75081
Ms. Erin Gorman, Waste Section Manager, TCEQ Ft. Worth/Dallas Regional Office, R-4

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. 366, in the City of Carrollton, 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 21st day of March, 2018

Beth Seaton

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality

EXHIBIT "A"
LEGAL DESCRIPTION
CARROLLTON MUNICIPAL SETTING DESIGNATION AREA

BEING approximately 220 acres of land located in the JOHN NIX SURVEY, ABSTRACT No. 1089, JOSHUA B. LEE SURVEY, ABSTRACT No. 798, MARTHA P. GREEN SURVEY, ABSTRACT No. 519, and WILLIAM LARNER SURVEY, ABSTRACT No. 799, City of Carrollton, Dallas County, Texas, incorporating all of or portions of the right-of-way areas of College Avenue, Elks Drive, Highway No. 35E, Broadway Street, Denton Road, Main Street, Jackson Street, Perry Avenue, Rosemon Avenue, Walnut Street, Oak Street, Belt Line Road, Myers Drive, Carroll Avenue, 2nd Avenue, 3rd Avenue, 4th Avenue, 5th Avenue, Vandergriff Drive, Upfield Drive, Tappan Circle, The Union Pacific Railroad, The Dallas Area Rapid Transit (D.A.R.T.) Railroad, The Burlington Northern Railroad, a 170 foot wide City of Carrollton Drainage Easement, the 100 foot wide Dallas Water Utilities Private right-of-way, **and all of or portions of the following additions and/or subdivisions with their respective recording data, Volume (V.) and Page (P.) or County Clerk's Document Number (DOC#) or Cabinet (C.) and Page or Slide (PG. or SL.):** A W Perry's 2nd Addition, V. 286, P. 1, A W Perry's 1 Replat, V. 907, P. 79, and V. 93245, P. 4074, A W Perry's 3, V. 287, P. 3, A W Perry's 1ST, V. 99179, P. 65, Carrollton Annex, V. 3, P. 235, Carrollton Crossing, DOC# 20080077005, Carrollton Heights, V. 1, P. 193, Carrollton Heights 2, DOC# 201200174335, Carrollton Industrial Park, V. 501, P. 2252, Carrollton Industrial Park Replat, V. 91242, P. 2309, College Avenue West Business Park, DOC# 201500012700, College Park Phase II Inc., V. 92171, P. 4668, Corrected Map of Carrollton, V. 2005136, P. 118, D C Perry, V. 85051, P. 3182, D C Perry's, V. 274, P. 75, Downtown Carrollton Station, DOC# 200900135942, DRM, V. 97074, P. 3531, Edgemon Addition, V. 97031, P. 2185, Gravley Center, V. 87236, P. 4872, and V. 2002167, P. 45, J B Lesley, V. 5, P. 377, Jarmon Phase 1, V. 92068, P. 2750, Lincoln Place Addition, V. 90126, P. 1507, Neighborhood Service Center, V. 86054, P. 1060, Nicholas D Ricco Phase 3, V. 92157, P. 2092, Oldfield, V. 93119, P. 3111, Oldfield 2, V. 2000007, P. 123, Original Town of Carrollton, V. 1, P. 454, Original Town of Carrollton Replat, V. 87236, P. 4872, DOC# 200900165819 and DOC# 201500149076, Original Town of Carrollton Part 2, V. 250, P. 248, and DOC# 201000314422, Racetrac, V. 94108, P. 2731, Ricco Addition, V. 88013, P. 3848, Schwan's Addition, V. 93155, P. 1783, Lot 1R, Thomas Park Phase 2, DOC# 201400253441, Valwood F C U, V. 98029, P. 100, **and all of the tracts of land located in the MARTHA P. GREEN SURVEY, ABSTRACT No. 519, conveyed to the following land owners with their respective recording data, Volume (V.) and Page (P.) or County Clerk's Document Number (DOC#):** Mountain Prize, Inc., DOC# 200600024396, Arefi Gino, DOC# 200600228090, Dallas Area Rapid Transit, DOC# 20080103599, City of Dallas, V. 86057, P. 342, Dallas Area Rapid Transit, DOC# 20080180407, City of Carrollton, DOC# 201300123298, Amy Carrington, V. 88035, P. 4482, City of Carrollton, DOC# 201300122527, Cedar Supply, Inc., V. 89005, P. 5108, Ricco Family Partners, Ltd., V. 2004155, P. 12233, Word Of Life Restoration Ministries, Inc., DOC# 201100110786, College Park JV, V. 2000075, P. 4999; **all of the tracts of land located in the JOSHUA B. LEE SURVEY, ABSTRACT No. 798, conveyed to the following land owners with their respective recording data, Volume (V.) and Page (P.) or County Clerk's Document Number (DOC#):** Cedar Supply, Inc., V. 89005, P. 5108, Disciple Baptist Church, DOC# 200201929080, Vance, Harold & Sharon, V. 88160, P. 1310, Moreno, Emigdio, V. 97124, P. 105, Lee, Jimmy Y., V. 2001129, P. 160, Rodriguez, Ruben, DOC# 201300331319, Lee, Jimmy Y., V. 2001129, P. 148, Lee, Jimmy Y., V. 2001129, P. 160, Lee, Jimmy Y., V. 2001129, P. 138, Dart, V. 91008, P. 1341, Wong, Chuck & Michel, V. 98243, P. 4943; **all of the tracts of land located in the WILLIAM LARNER SURVEY, ABSTRACT No. 799, conveyed to the following land owners with their respective recording data, Volume (V.) and Page (P.) or County Clerk's Document Number (DOC#):** Van Chevrolet Co., Inc., V 99002, P. 535, Pack

Properties V, LLC., V. 2004244, P. 10400, Nunez, Servando, V. 95008, P. 1205, Sluder, Wrenn D. & Patricia, V. 82222, P. 4435, VT Real Estate Acquisition Sub., Inc., DOC# 201500060807, City of Carrollton, V. 97030, P. 2923, Hor & Lay, LLC., DOC# 201400093843, Rodriguez, Antonio M., V. 95040, P. 3147; all of the tracts of land located in the **JOHN NIX SURVEY, ABSTRACT No. 1089**, conveyed to the following land owners with their respective recording data, Volume (V.) and Page (P.) or County Clerk's Document Number (DOC#): College Park, Phase II, Inc., V. 92171, P. 4668, Hennessey, Peter, V. 82219, P. 4350, Hennessey, Peter Francis, V. 90145, P. 10116, Hennessey, Peter F., V. 85195, P. 4683, Friend, Stanford Taylor, V. 2003132, P. 20469, City of Carrollton, V. 78079, P. 792, Friend, Stanford Taylor, V. 97030, P. 2929, Texas Utilities Elec. Co., V. 75234, P. 1045, City of Dallas, V. 86057, P. 342, Holden Holdings, Ltd., DOC# 201300218474, Taurean East, LLC, DOC# 201200156304, Hennessey, Peter, V. 84061, P. 3963;

Said approximately 220 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North right-of-way line of Crosby Road (a variable width public right-of-way), and said **POINT OF BEGINNING** also lying at the South corner of Tract "A" Crosby 35, an addition to the City of Carrollton, Dallas County, Texas, according to the plat recorded in Volume 83031, Page 2133, of the Deed Records of Dallas County, Texas, and said **POINT OF BEGINNING** also lying in the Northeast right-of-way line of the 30 foot wide Dallas Area Rapid Transit System Railroad right-of-way;

THENCE along the North right-of-way line of said Crosby Road, with the following approximate bearing and distances:

1. a.) S 65° 55' 27" W 30.28 feet, to a point;
2. b.) S 58° 09' 51" W 136.00 feet, to a point;
3. c.) S 52° 56' 02" W 254.44 feet, to a point;
4. d.) S 57° 58' 55" W 9.91 feet, to a point;
5. e.) N 31° 06' 05" W 1.70 feet, to a point;
6. f.) S 58° 53' 54" W 146.32 feet, to a point;
7. g.) S 58° 34' 09" W 377.77 feet, to a point;
8. h.) S 59° 04' 33" W 139.62 feet, to a point;
9. i.) **SOUTHWESTERLY** 131.55 feet, along said curve to the right, having a radius of 261.97 feet, a central angle of 28° 46' 13", and a chord bearing S 73° 22' 51" W 130.17 feet, to a point at the end of said curve;
10. j.) S 89° 50' 39" W 111.03 feet, to a point;
11. k.) S 89° 50' 39" W 1133.22 feet, along the South boundary line of Lots 1 and 2, Block A, DRM Addition, to the City of Carrollton, Dallas County, Texas, according to the plat recorded in Volume 97074, Page 3531, of the Deed Records of Dallas County, Texas, to a point at the most Southerly Southwest corner of said Lot 1, being the intersection of the East right-of-way line of Upfield Drive (a 60 foot wide public right-of-way);

THENCE along the East right-of-way line of said Upfield Drive, as follows:

12. a.) Approximately N 45° 09' 21" W 21.21 feet, to a point;
13. b.) Approximately N 00° 09' 21" W 590.00 feet, to a point;
14. c.) Approximately N 00° 09' 21" W 680.09 feet, to a point;
15. d.) Approximately N 00° 09' 21" W 144.37 feet, to a point at the North corner of a tract of land conveyed to Stanford Taylor Friend, by the deed recorded in Volume 97030, Page 2929, of the Deed Records of Dallas County, Texas, lying in the South right-of-way line of 3rd Avenue;

16. THENCE Approximately N 33° 39' 12" W 76.04 feet, crossing said 3rd Avenue, to a point at the South corner of Lincoln Place Addition, to the City of Carrollton, Dallas County, Texas, according to the plat recorded in Volume 90126, Page 1507, of the Deed Records of Dallas County, Texas;

17. THENCE Approximately N 30° 44' 00" W 767.52 feet, along the Southwest boundary line of said Lincoln Place Addition, to a point at the West corner of said Lincoln Place Addition, lying in the South right-of-way line of Belt Line Road (a variable width public right-of-way);

18. THENCE Approximately SOUTHWESTERLY 400.55 feet, along the South right-of-way line of said Belt Line Road and the North boundary line of Lot 1, Block A, Freightways Addition, to the City of Carrollton, Dallas County, Texas, according to the plat recorded in Volume 97124, Page 3496, of the Deed Records of Dallas County, Texas, with a curve to the right, having a radius of 1697.02 feet, a central angle of 13° 31' 25", and a chord bearing S 78° 55' 36" W 399.62 feet, to a point at the end of said curve;

19. THENCE Approximately N 37° 33' 25" W 235.37 feet, crossing said West Belt Line Road, to a point in the North right-of-way line of the Dallas Area Rapid Transit Railroad and the South boundary line of Lot 1, Block 1, College Avenue West Business Park, an addition to the City of Carrollton, Dallas County, Texas, according to the plat recorded in County Clerk's File No. 201500012700, of the Deed Records of Dallas County, Texas, said point also lying in the Northeast boundary line of the most Northeasterly 15 foot wide utility easement dedicated on the plat of said College Avenue West Business Park Addition, and said point being approximately 303.32 feet Westerly along the South boundary line of said Lot 1 from its Southeast corner;

20. THENCE N 30° 29' 08" W 448.62 feet, running along the Northeast boundary line of said 15 foot wide utility easement and extending on the same line crossing College Avenue, to a point in the North boundary line of Lot 1, Block 1, Ricco Addition, to the City of Carrollton, Dallas County, Texas, according to the plat recorded in Volume 88013, Page 3848, of the Deed Records of Dallas County, Texas;

21. THENCE N 30° 30' 45" W 170.03 feet, crossing a 170 foot wide drainage easement for Hutton Branch, to a point in the South boundary line of Lot 1R, Block B, Belt Line 35 Business Park, an addition to the City of Carrollton, Dallas County, Texas, according to the plat recorded in Volume 95133, Page 3924, of the Deed Records of Tarrant County, Texas;

22. THENCE Approximately N 58° 24' 23" E 874.50 feet, along the South boundary line of said Lot 1R1 and also Lot 1R-2, to a point in the West right-of-way line of Interstate Highway No. 35E;

23. THENCE Approximately N 54° 49' 15" E 451.71 feet, crossing said Interstate Highway No. 35E, to a point at the Southwest corner of Plaza 35, an addition to the City of Carrollton, Dallas County, Texas, according to the plat recorded in Volume 79234, Page 409, of the Deed Records of Dallas County, Texas, said point also lying in the Northwest boundary line of the aforesaid Hutton Branch Channel (drainage easement);

24. THENCE Approximately N 55° 56' 58" E 477.40 feet, along the Southeast boundary line of said Plaza 35 and the Northwest boundary line of said Hutton Branch, to a point at the Southeast corner of said Plaza 35 Addition, lying in the Southwest right-of-way line of Broadway Street;

25. THENCE Approximately N 66° 01' 05" E 142.38 feet, crossing said Broadway Street and also the Dallas Area Rapid Transit System Railroad right-of-way, to a point at the Southwest corner of the Save and Except portion of Tract I, in the deed to Boral Bricks, Inc. recorded in County Clerk's File No. 201200195106, of the Deed Records of Dallas County, Texas;

26. THENCE Approximately N 86° 00' 57" E 799.13 feet, along the North boundary line of said Hutton Branch Channel and the South boundary line of the tracts of land designated as Tract I, Tract II and Tract III, in the aforesaid deed to Boral Bricks, Inc., to a point at the Southeast corner of said Tract III, lying in the West right-of-way line of Denton Drive;

27. THENCE Approximately S 56° 37' 07" E 69.36 feet, crossing said Denton Drive right-of-way, to a point at the Southwest corner of Lot 15, Block 1, A. W. Perry Addition, to the City of Carrollton, Dallas County, Texas, according to the plat recorded in Volume 250, Page 248, of the Deed Records of Dallas County, Texas, said point also being in the North boundary line of the tract of land designated as Tract 3C (3.4055 acres), in the deed to the City of Dallas, recorded in Volume 86057, Page 342, of the Deed Records of Dallas County, Texas;

THENCE along the North boundary line of said Tract 3C, as follows:

28. a.) Approximately N 88° 52' 35" E 102.93 feet, to a point;
29. b.) Approximately N 01° 08' 36" W 25.00 feet, to a point in the Southwest corner of Lot 10 of said Block 1, A. W. Perry Addition;
30. c.) Approximately N 88° 52' 35" E 125.00 feet, along the South boundary line of said Lot 10, to a point in the Centerline of the extension of North Main Street;
31. d.) Approximately N 01° 08' 36" W 75.00 feet, along the Centerline extension of said North Main Street, to a point at the intersection of the existing South right-of-way line of Palm Street;
32. THENCE Approximately N 54° 50' 06" E 340.36 feet, along line 60 feet Northwest of and parallel to the Centerline of a drainage channel, to a point in the East right-of-way line of Jackson Street and the West boundary line of Lot 1R, Block 1, Thomas Park, Phase 2, an addition to the City of Carrollton, Dallas County, Texas, according to the plat recorded in County Clerk's File No. 201400253441, of the Deed Records of Dallas County, Texas, and said point being located approximately 151.57 feet, from the most Southerly corner of said Lot 1R;
33. THENCE Approximately N 00° 50' 04" W 96.86 feet, along the East right-of-way line of said Jackson Street and the West boundary line of said Lot 1R, to a point;
34. THENCE Approximately S 75° 43' 48" E 244.92 feet, crossing said Lot 1R, Block 1, Thomas Park, Phase 2 Addition, to a point at the most Easterly Northeast corner of the aforesaid Tract 3C, to the City of Dallas, recorded in Volume 86057, Page 342, of the Deed Records of Dallas County, Texas, also being a re-entrant corner of said Lot 1R, Block 1, Thomas Park, Phase 2;
35. THENCE Approximately S 38° 41' 40" E 50.00 feet, along the Southwest boundary line of said Lot 1R, to a point in the North right-of-way line of the Burlington Northern Santa Fe Railroad;

36. THENCE Approximately S 38° 41' 40" E 109.43 feet, crossing said railroad, to a point in the South right-of-way line of said Burlington Northern Santa Fe Railroad and the North right-of-way of the Union Pacific Railroad;
37. THENCE Approximately NORTHEASTERLY 474.34 feet, along the Southeast right-of-way line of said Burlington Northern Union Pacific Railroad, with a curve to the left, having a radius of 3523.73 feet, a central angle of 7° 42' 46", and a chord bearing N 53° 47' 13" E 473.98 feet, to a point at the intersection of the North right-of-way line of the Union Pacific Railroad, and being located at the West corner of Lot 19, Block A, Woodcrest Estates, an addition to the City of Carrollton, Dallas County, Texas, according to the plat recorded in Volume 71004, Page 1725, of the Deed Records of Dallas County, Texas;
38. THENCE Approximately N 65° 30' 54" E 53.68 feet, along the Southeast boundary line of said Lot 19 and the Northwest right-of-way line of the Union Pacific Railroad, to a point;
39. THENCE Approximately S 24° 42' 53" E 169.88 feet, crossing said Union Pacific Railroad, to a point at the intersection of the South right-of-way of said Railroad with the East right-of-way line of Erie Street;
40. THENCE Approximately S 60° 55' 40" W 57.06 feet, along the South right-of-way line of said Union Pacific Railroad, to a point in the West right-of-way line of said Erie Street, being located at the Northeast corner of Lot 1, Block 2, Carrollton Heights, an addition to the City of Carrollton, Dallas County, Texas, according to the plat recorded in Volume 1, Page 193, of the Deed Records of Dallas County, Texas, said point also being the Northeast corner of the 2.69 acre tract of land conveyed to Chuck H. Wong and wife, Michel Hua Wong, by the deed recorded in Volume 98243, Page 4943, of the Deed Records of Dallas County, Texas;

THENCE along the East and South boundary line of said Wong Tract, as follows:

41. a.) Approximately S 00° 22' 28" W 273.61 feet, along the West right-of-way line of said Erie Street, to a point;
42. b.) Approximately S 89° 37' 16" W 121.36 feet, to a point;
43. c.) Approximately S 00° 12' 34" W 168.30 feet, to a point;
44. d.) Approximately N 89° 51' 46" W 324.23 feet, to a point in the West boundary line of Lot 12, Block 3, of aforesaid Carrollton Heights Addition;
45. THENCE Approximately S 00° 15' 41" E 140.12 feet, along the West boundary line of said Lot 12, to a point at the Southwest corner of said Lot 12, located in the North right-of-way line of Rosemon Avenue;

46. THENCE Approximately S 13° 34' 17" W 49.85 feet, crossing said Rosemon Avenue, to a point at the Northeast corner of the 0.55 acre tract of land conveyed to Emidgio Moreno, by the deed recorded in Volume 97124, Page 105, of the Deed Records of Dallas County, Texas;
47. THENCE Approximately S 00° 25' 54" W 192.64 feet, along the East boundary line of said Moreno Tract, to a point at the Southeast corner of said Moreno Tract, being located in the North boundary line of a 20 foot wide public alley;
48. THENCE Approximately S 49° 55' 34" E 29.19 feet, crossing said public alley, to a point in the Northeast corner of a tract of land conveyed to Jimmy Young Lee, by the deed recorded in County Clerk's File No. 2001014412979, of the Deed Records of Dallas County, Texas;
49. THENCE Approximately S 00° 15' 41" E 165.76 feet, along the East boundary line of said Lee Tract crossing Walnut Street, to a point in the South right-of-way of said Walnut Street;

THENCE along the South right-of-way line of said Walnut Street, as follows:

50. a.) Approximately S 88° 43' 30" E 48.67 feet, to a point at the beginning of a curve to the right;
51. b.) Approximately SOUTHEASTERLY 73.63 feet, along said curve to the right, having a radius of 167.26 feet, a central angle of 25° 13' 18", and a chord bearing S 78° 05' 48" E 73.03 feet, to a point at the end of said curve;
52. c.) Approximately S 64° 59' 10" E 45.21 feet, to a point at the beginning of a curve to the left;
53. d.) Approximately SOUTHEASTERLY 102.09 feet, along said curve to the left, having a radius of 223.57 feet, a central angle of 26° 09' 46", and a chord bearing S 76° 02' 10" E 101.21 feet, to a point at the end of said curve;
54. e.) Approximately S 89° 08' 54" E 183.01 feet, to a point in the West right-of-way line of aforesaid Erie Street;
55. THENCE Approximately S 00° 13' 34" E 434.91 feet, along the West right-of-way line of said Erie Street, to a point at the most Easterly Southeast corner of the tract of land conveyed to Disciple Baptist Church, by the deed recorded in County Clerk's File No. 200201929080, of the Deed Records of Dallas County, Texas;
56. THENCE Approximately S 00° 13' 34" E 120.14 feet, crossing Belt Line Road, to a point in the South right-of-way line of said Belt Line Road;

57. THENCE Approximately N 89° 32' 27" E 215.17 feet, along the South right-of-way line of said Belt Line Road, to a point at the Intersection of the West right-of-way line of Carroll Avenue, said point being the Northeast corner of Lot 7, of J. B. Lesley's Addition, to the City of Carrollton, Dallas County, Texas, according to the plat recorded in Volume 5, Page 377, of the Deed Records of Dallas County, Texas;

58. THENCE Approximately S 00° 04' 09" E 282.47 feet, along the West right-of-way of said Carroll Avenue, to a point at the Southeast corner of Lot 14, of said J. B. Lesley's Addition, lying in the North right-of-way line of said Carroll Avenue;

THENCE along the North right-of-way line of said Carroll Avenue, as follows:

59. a.) Approximately N 89° 46' 01" W 700.00 feet, to a point in the West right-of-way line of Myers Drive and the East boundary line of Lot 11, D.C. Perry's Addition, to the City of Carrollton, Dallas County, Texas, according to the plat recorded in Volume 274, Page 75, of the Deed Records of Dallas County, Texas;

60. b.) Approximately S 00° 04' 09" E 10.00 feet, along the West right-of-way line of said Myers Drive, to a point at the Southeast corner of Lot 11, of said D.C. Perry's Addition;

61. c.) Approximately N 89° 46' 01" W 574.07 feet, to a point at the intersection of the East line of Main Street;

62. d.) Approximately S 05° 54' 48" W 197.47 feet, along the East right-of-way line of said Main Street, to a point in the Northeast right-of-way line of the Dallas Area Rapid Transit System and lying at the West corner of Lot 1, Block A, Foxworth-Galbraith Addition, Phase Four, an addition to the City of Carrollton, Dallas County, Texas, according to the plat recorded in Instrument No. 201300311207, of the Official Public Records of Tarrant County, Texas;

THENCE along the Northeast right-of-way line of said Dallas Area Rapid Transit System and the Southwest boundary line of Lot 1, Block A, and Lot 2, Block B, of said Foxworth-Galbraith Addition, as follows:

- 63. a.) Approximately S 28° 24' 23" E 59.81 feet, to a point;
- 64. b.) Approximately S 29° 22' 53" E 191.25 feet, to a point;
- 65. c.) Approximately S 30° 26' 18" E 203.20 feet, to a point;
- 66. d.) Approximately S 30° 29' 18" E 65.02 feet, to a point;
- 67. e.) Approximately S 30° 26' 16" E 42.55 feet, to a point;
- 68. f.) Approximately S 30° 41' 00" E 62.73 feet, to a point;
- 69. g.) Approximately S 31° 49' 25" E 576.73 feet, to a point at the South corner of said Lot 2, Block B, of said Foxworth-Galbraith Addition;

THENCE continuing along the Northeast boundary line of said Dallas Area Rapid Transit System, as follows:

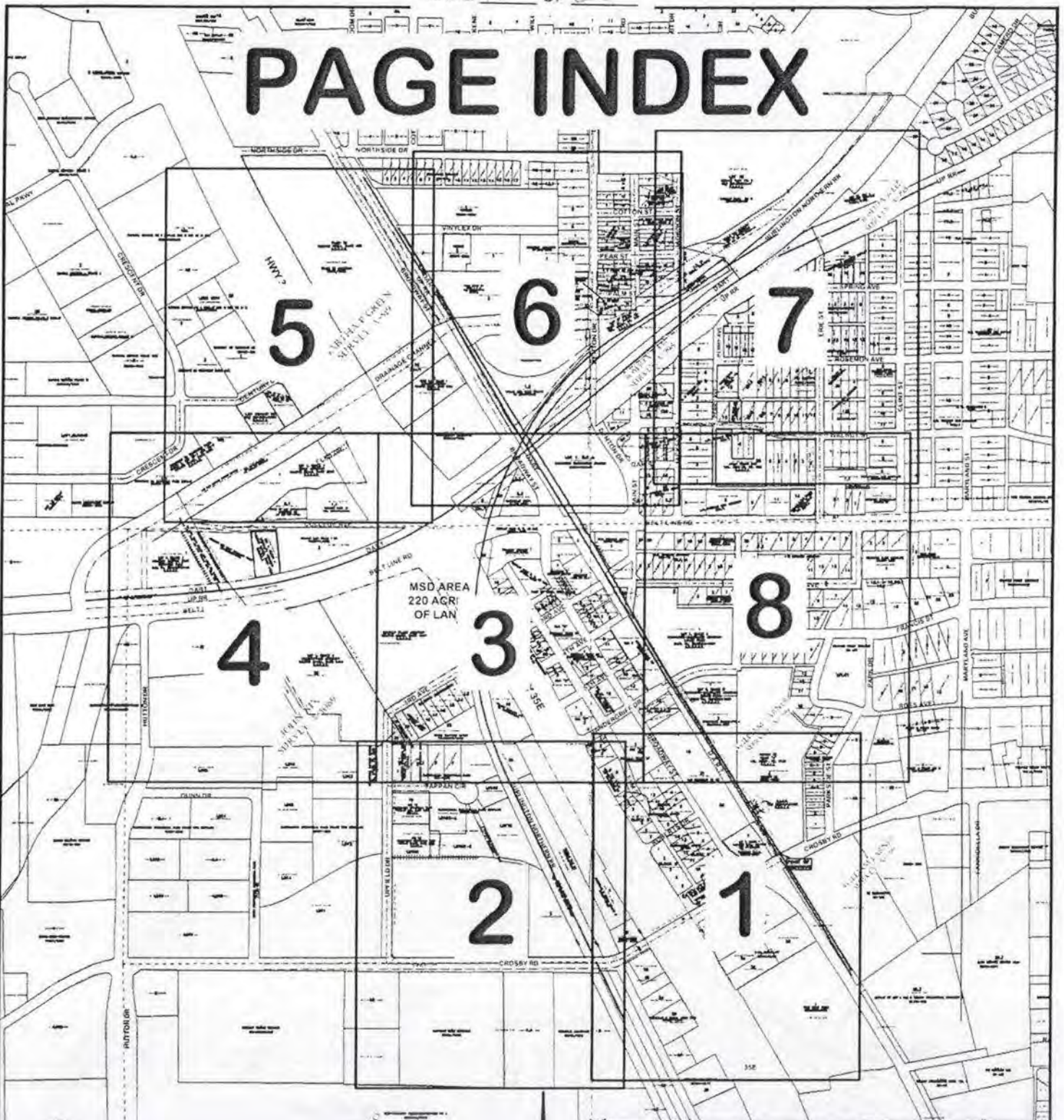
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| 70. a.) | Approximately S 31° 50' 09" E | 134.20 feet, to a point; |
| 71. b.) | Approximately N 58° 15' 31" E | 13.75 feet, to a point; |
| 72. c.) | Approximately S 32° 39' 22" E | 37.07 feet, to a point; |
| 73. d.) | Approximately N 58° 42' 39" E | 20.00 feet, to a point; |
| 74. e.) | Approximately S 32° 40' 28" E | 17.75 feet, to a point; |
| 75. f.) | Approximately S 57° 20' 50" W | 20.00 feet, to a point; |
| 76. g.) | Approximately S 32° 39' 22" E | 28.71 feet, to a point; |
| 77. h.) | Approximately S 58° 15' 31" W | 14.95 feet, to a point; |
| 78. i.) | Approximately S 31° 50' 09" E | 281.54 feet, to the POINT OF BEGINNING, |
| | containing approximately 220 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.



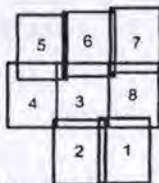
December 9, 2015

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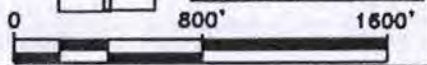


BRITTAIN & CRAWFORD
 LAND SURVEYING &
 TOPOGRAPHIC MAPPING
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DRAWN BY: KG CHECKED BY: JLB
 DIR: G:KRYSTIANPROJECTS\ CARROLLTON
 MSD\CRC CARROLL-MSD.DWG



SCALE 1" = 800'

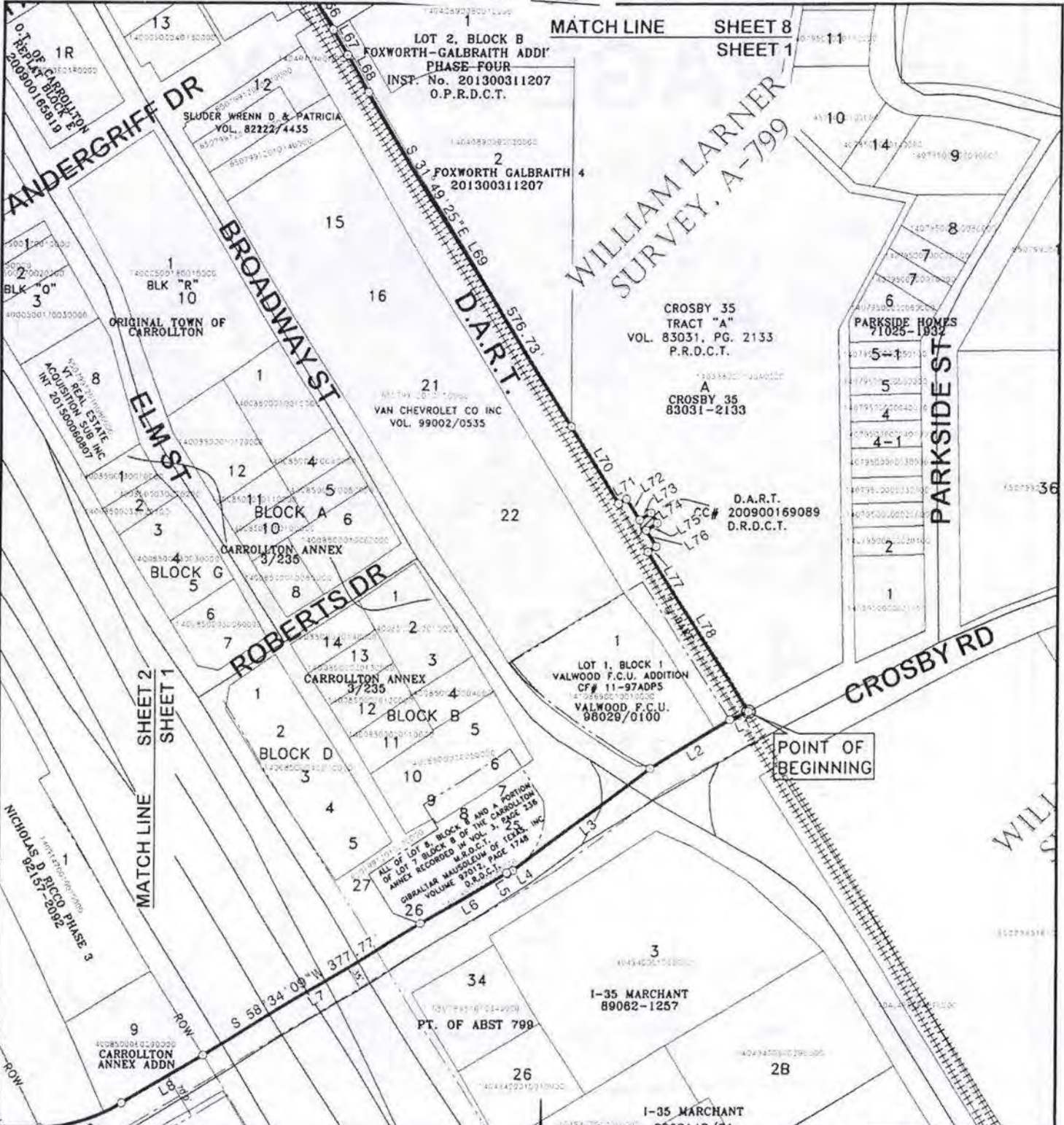


SHEET INDEX

EXHIBIT MAP OF:
220 ACRES OF LAND
MUNICIPAL SETTING
DESIGNATION AREA
 LOCATED IN THE CITY OF
CARROLLTON
DALLAS COUNTY, TX
 PREPARED: DECEMBER 2, 2015
 REVISED: December 9, 2015

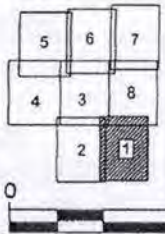
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MATCH LINE SHEET 8 SHEET 1



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 DIR: G:KRYSTIAN/PROJECTS: CARROLLTON
 MSDI CRC CARROLL-MSD.DWG

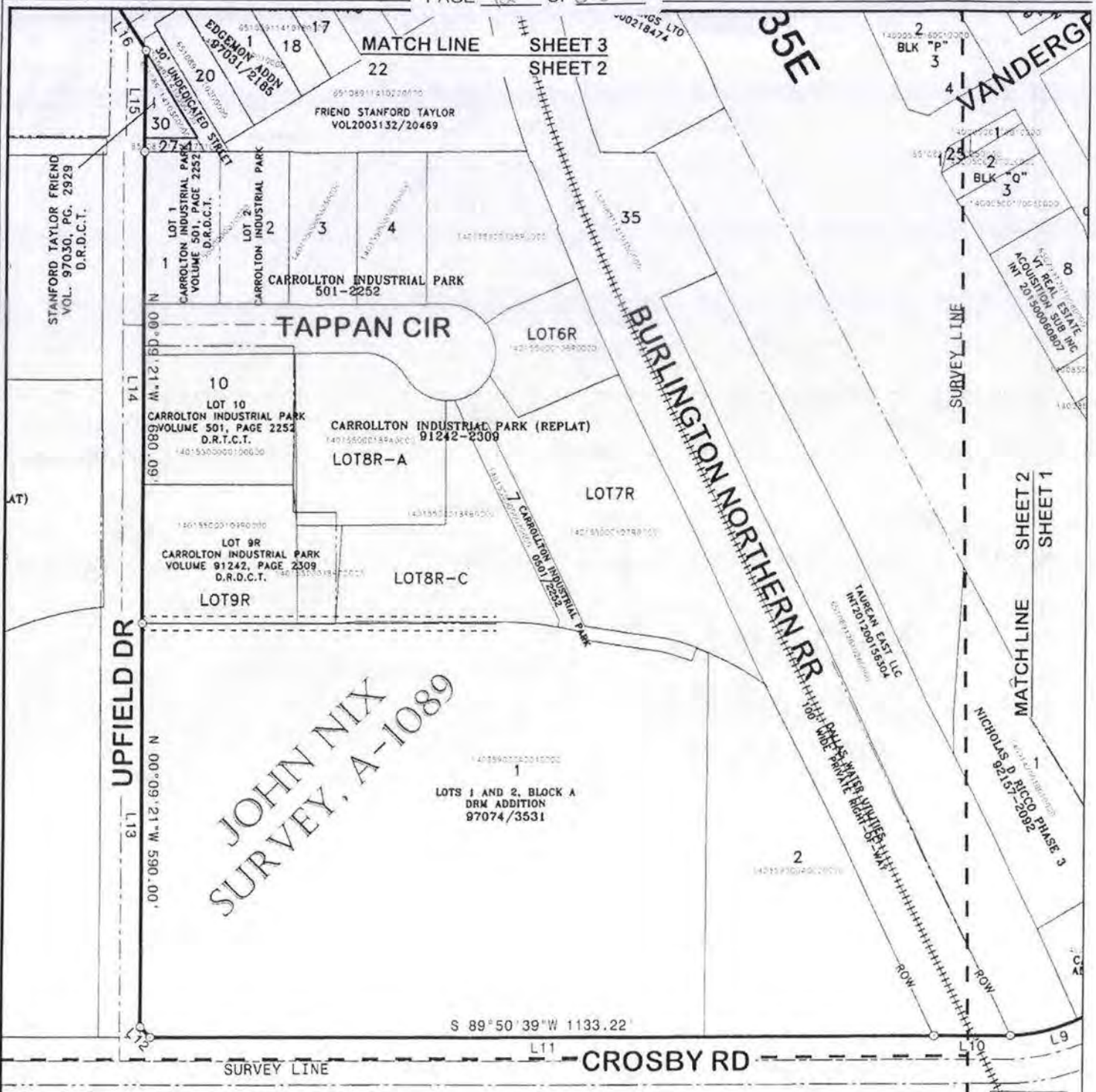


SCALE 1" = 200'

0 200' 400'

SHEET 1 OF 8

**EXHIBIT MAP OF:
 220 ACRES OF LAND
 MUNICIPAL SETTING
 DESIGNATION AREA
 LOCATED IN THE CITY OF
 CARROLLTON
 DALLAS COUNTY, TX
 PREPARED: DECEMBER 2, 2015
 REVISED: December 9, 2015**

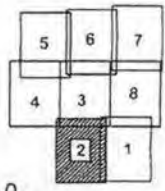


JOHN NIX
SURVEY, A-1089

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SCALE 1" = 200'
 0 200' 400'



SHEET 2 OF 8

PAGE 12 OF 19

CARROLLTON CROSSING
20080077005

MATCH LINE
SHEET 4
SHEET 3

MATCH LINE
SHEET 6
SHEET 3

LOT 1, BLK JA
DOWNTOWN CARROLLTON STATION
200900135942

BROADWAY ST
DART

ENTON DR
BLK B
MAIN ST

5.2
RACETRAC ADDN.
94108/2731

6
ABST 519
1434/1

SURVEY LINE

REPLAT LOTS 8, 9, 10 O.T.
87236-4872

GRAVLEY CENTER 1
2002187/0045

D.C. PERRYS ADDN.
85051-3182

LT LINE RD

MSD AREA 220 ACRES OF LAND

LINCOLN PLACE ADDITION
VOLUME 90128, PAGE 1507
D.R.D.C.T.

JOHN NIX
SURVEY, A-1089

INTERSTATE HWY 35E

3RD AVE

4TH AVE

5TH AVE

3RD AVE

MATCH LINE

SHEET 3
SHEET 2

SHEET 3 OF 8

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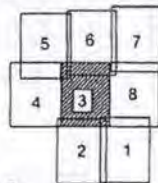
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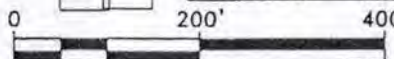
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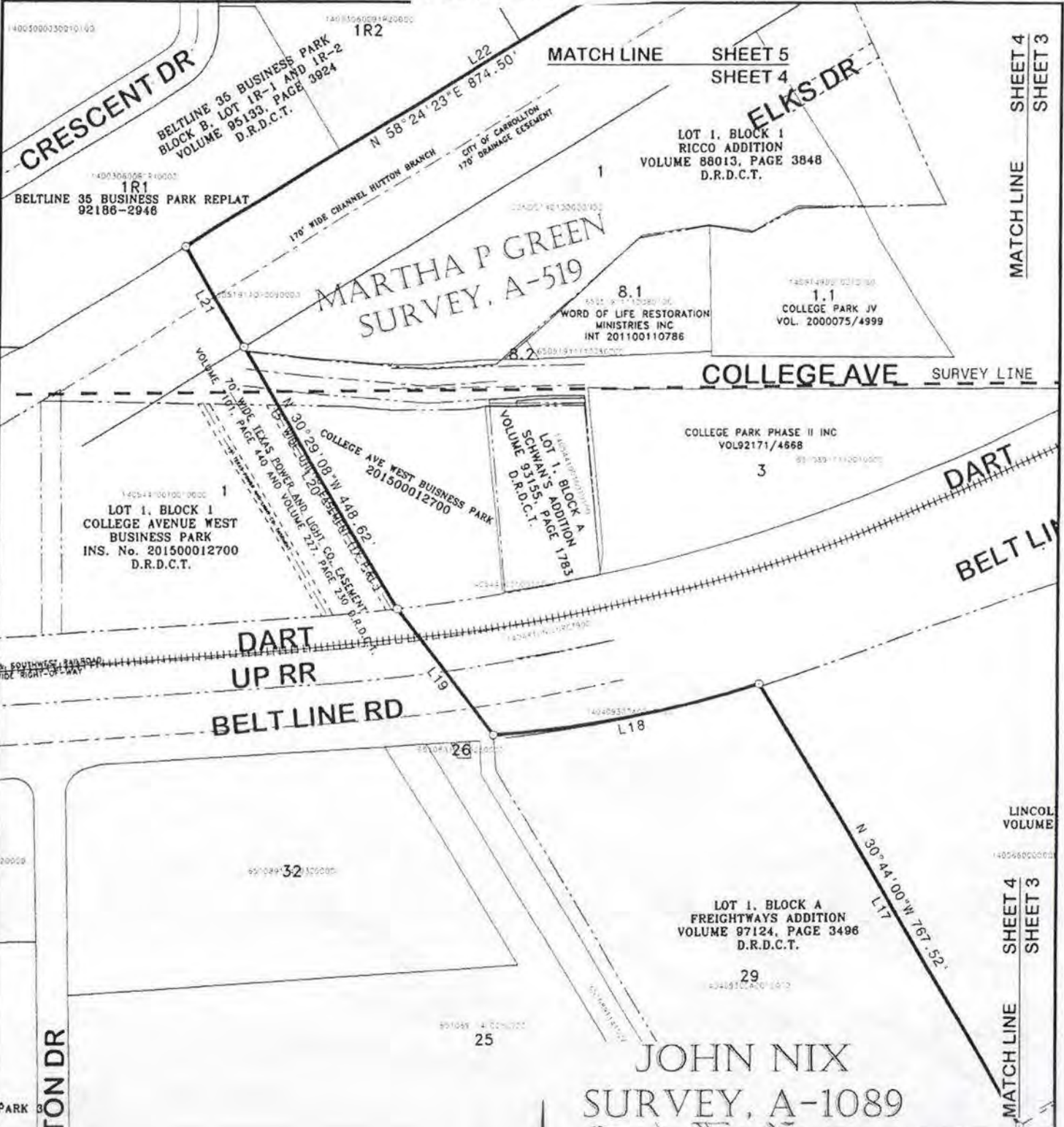
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SCALE 1" = 200'





SHEET 4
SHEET 3

MATCH LINE

LINCOLN
VOLUME

SHEET 4
SHEET 3

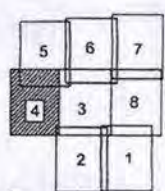
MATCH LINE

PAGE 14 OF 19

JOHN NIX SURVEY, A-1089

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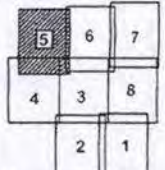
SCALE 1" = 200'



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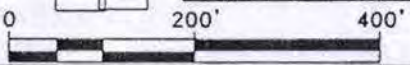


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MATCH LINE SHEET 5 SHEET 6

MATCH LINE SHEET 5 SHEET 4

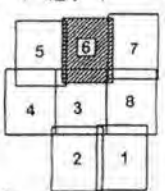
SHEET 5 OF 8

PAGE 15 OF 19



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SCALE 1" = 200'
 0 200' 400'

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LOT 1R
THOMAS PARK PH. 2
CC# 201400253441
P.R.D.C.T.

THOMAS PARK PH 2
201400253441

LOT 19 BLK A
WOODCREST ESTATES
71004/1725

JOSHUA B LEE
SURVEY, A-798

PUBLIC USE EASEMENT
CITY OF CARROLLTON
COUSE No. CC-12-00565-A

JACKSON ST

BURLINGTON NORTHERN RR

DART
UP RR

SPRING AVE

CARROLLTON HEIGHTS
97175/4880

ROSEMON AVE

PHASE 3
201500028711

FIRST KOREAN
PRESBYTERIAN CHURCH
80021/1850

WALNUT ST

JACKSON ST

ERIE ST

CLINT ST

PERRY AVE

PERRY AVE

CHUCK HI WONG & WIFE
MICHEL HUA WONG
2.99 ACRES
VOL. 88243, PG. 4943
D.R.O.C.T.

CARROLLTON HEIGHTS
2012001743B5

CARROLLTON HEIGHTS
VOL. 1193, PG. 193

F.S. HANKINS
84031/1329

CARROLLTON HEIGHTS
17193

2002186/57

JIMMY YOUNG LEE
VOL. 2001129, PG. 138



SCALE 1" = 200'

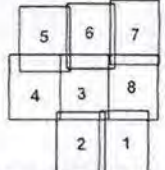
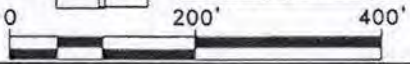


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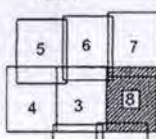
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DIR: G. KRYSIAN (PROJECTS) CARROLLTON
MSD: CRC CARROLL-MSD.DWG

9
A.W. PERRY'S
FIRST ADDITION
06214/3929
ROLLTON O.T.
9/248
CROSSING 14
5/747
ADDITION REPLAT
8/2906 B
5
13.2 13.7
1.41 9R
L32 0.06 E 340.36 95
L33 96.86 151.57
C/L OF DRNG. CHANNEL
SOUTH CORNER
THOMAS PARKS
L34 L35 L36 L37 L38 L39 L40 L41
L42 L43 L44 L45 L46 L47 L48 L49 L50 L51 L52 L53 L54
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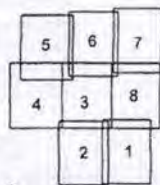
CALL TABLE

Course	Bearing	Distance
L1	S 65°55'27" W	30.28'
L2	S 58°09'51" W	136.00'
L3	S 52°56'02" W	254.44'
L4	S 57°58'55" W	9.91'
L5	N 31°06'05" W	1.70'
L6	S 58°53'54" W	146.32'
L7	S 58°34'09" W	377.77'
L8	S 59°04'33" W	139.62'
L9	Rad: 261.97' Tan: 67.19' Chd: S 73°22'51" W	Arc: 131.55' CA: 28°46'13" 130.17'
L10	S 89°50'39" W	111.03'
L11	S 89°50'39" W	1133.22'
L12	N 45°09'21" W	21.21'
L13	N 00°09'21" W	590.00'
L14	N 00°09'21" W	680.09'
L15	N 00°09'21" W	144.37'
L16	N 33°39'12" W	76.04'
L17	N 30°44'00" W	767.52'
L18	Rad: 1697.02' Tan: 201.21' Chd: S 78°55'36" W	Arc: 400.55' CA: 13°31'25" 399.62'
L19	N 37°33'25" W	235.37'
L20	N 30°29'08" W	448.62'
L21	N 30°30'45" W	170.03'
L22	N 58°24'23" E	874.50'
L23	N 54°49'15" E	451.71'
L24	N 55°56'58" E	477.40'
L25	N 66°01'05" E	142.38'
L26	N 86°00'57" E	799.13'
L27	S 56°37'07" E	69.36'
L28	N 88°52'35" E	102.93'
L29	N 01°08'36" W	25.00'
L30	N 88°52'35" E	125.00'
L31	N 01°08'36" W	75.00'
L32	N 54°50'06" E	340.36'
L33	N 00°50'04" W	96.86'
L34	S 75°43'48" E	244.92'
L35	S 38°41'40" E	50.00'
L36	S 38°41'40" E	109.43'

L37	Rad: 3523.73' Tan: 237.53' Chd: N 53°47'13" E	Arc: 474.34' CA: 7°42'46" 473.98'
L38	N 65°30'54" E	53.68'
L39	S 24°42'53" E	169.88'
L40	S 60°55'40" W	57.06'
L41	S 00°22'28" W	273.61'
L42	S 89°37'16" W	121.36'
L43	S 00°12'34" W	168.30'
L44	N 89°51'46" W	324.23'
L45	S 00°15'41" E	140.12'
L46	S 13°34'17" W	49.85'
L47	S 00°25'54" W	192.64'
L48	S 49°55'34" E	29.19'
L49	S 00°15'41" E	165.76'
L50	S 88°43'30" E	48.67'
L51	Rad: 167.26' Tan: 37.42' Chd: S 78°05'48" E	Arc: 73.63' CA: 25°13'18" 73.03'
L52	S 64°59'10" E	45.21'
L53	Rad: 223.57' Tan: 51.95' Chd: S 76°02'10" E	Arc: 102.09' CA: 26°09'46" 101.21'
L54	S 89°08'44" E	183.01'
L55	S 00°13'34" E	434.91'
L56	S 00°13'34" E	120.14'
L57	N 89°32'27" E	215.17'
L58	S 00°04'09" E	282.47'
L59	N 89°46'01" W	700.00'
L60	S 00°04'09" E	10.00'
L61	N 89°46'01" W	574.07'
L62	S 05°54'48" W	197.47'
L63	S 28°24'23" E	59.81'
L64	S 29°22'53" E	191.25'
L65	S 30°26'18" E	203.20'
L66	S 30°29'18" E	65.02'
L67	S 30°26'16" E	42.55'
L68	S 30°41'00" E	62.73'
L69	S 31°49'25" E	576.73'
L70	S 31°50'09" E	134.20'
L71	N 58°15'31" E	13.75'
L72	S 32°39'22" E	37.07'
L73	N 58°42'39" E	20.00'
L74	S 32°40'28" E	17.75'
L75	S 57°20'50" W	20.00'
L76	S 32°39'22" E	28.71'
L77	S 58°15'31" W	14.95'
L78	S 31°50'09" E	281.54'

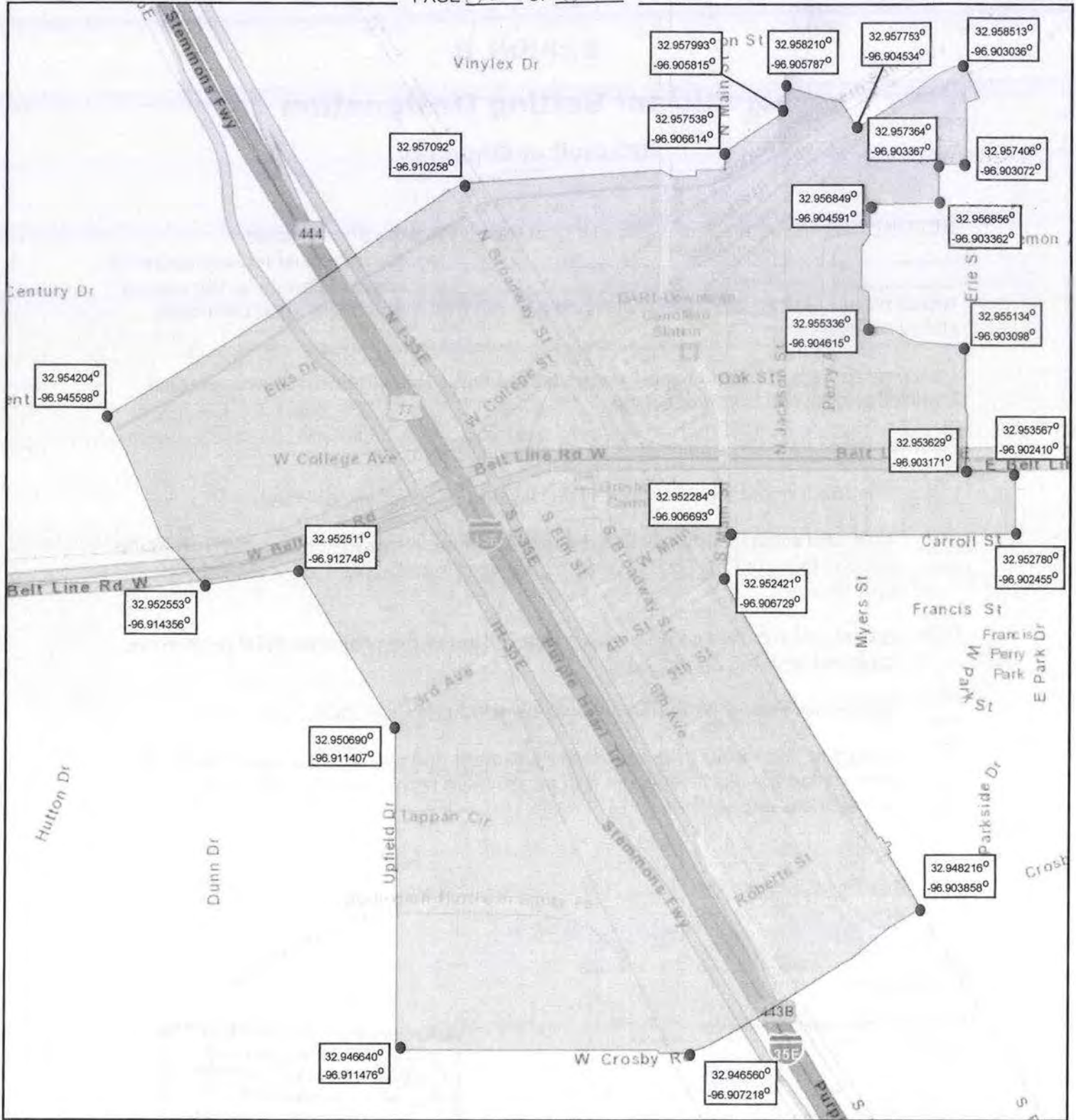
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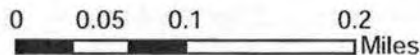
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World Street Map Layer from ESRI

Legend

 MSD Boundary



City of Carrollton MSD Downtown Carrollton Area Carrollton, Texas 75006	
Project No. 02-129000	March 2017
GPS Coordinates MSD Boundary	
	
Cirrus Associates, LLC 600 S. Sherman Street, Suite 102 Richardson, Texas 75081	

Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Scott Hudson, as an authorized representative of City of Carrollton, 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.

Scott Hudson
Signature

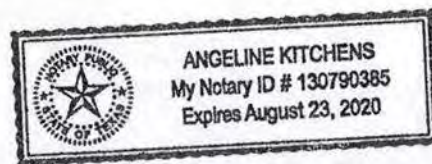
Date: 6 July 2017

Scott Hudson
Printed Name

Environmental Services Director
Title

STATE OF Texas

COUNTY OF Dallas



SUBSCRIBED AND SWORN before me on this the 6th day of July 2017, to which witness my hand and seal of office.

Angeline Kitchens
Notary Public in and for the State of Texas