

Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
Zak Covar, *Commissioner*  
Richard A. Hyde, P.E., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

April 13, 2015

Mr. Michael W. Orick, Manager  
Rentokil Initial Environmental Services, LLC  
3019 Knoll Manor Drive  
Kingwood, Texas 77345

RE: Municipal Setting Designation (MSD) Certificate for Rentokil Initial  
Environmental Services, LLC, Red Ball Shop, 3151 Halifax Street, Dallas, Dallas  
County, Texas; MSD No. 274; Voluntary Cleanup Program (VCP) No. 2484;  
Customer No. CN601262777; Regulated Entity No. RN101572931

Dear Mr. Orick:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on January 16, 2015, and additional information supporting this MSD application on March 23, 2015. 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) 239-2205 or via e-mail [Rodney.Bryant@tceq.texas.gov](mailto:Rodney.Bryant@tceq.texas.gov).

Sincerely,

A handwritten signature in black ink that reads "Rodney Bryant".

Rodney Bryant, Project Manager  
VCP-CA Section  
Remediation Division

RB/del

Enclosure: MSD Certificate No. 274

cc: Mr. Greg Seifert, Brown and Caldwell, One Westchase Center, 10777 Westheimer  
Road, Suite 925, Houston, Texas 77042

Mr. Sam Barrett, Waste Section Manager, TCEQ Dallas/Fort Worth Region  
Office, R-4

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## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

April 13, 2015

Ms. Lori Frauli Trulson, P.G., REM  
City of Dallas Office of Environmental Quality  
1500 Marilla Street, 7AN  
Dallas, Texas 75201

Re: Municipal Setting Designation (MSD) Certificate for Rentokil Initial  
Environmental Services, LLC, Red Ball Shop, 3151 Halifax Street, Dallas, Dallas  
County, Texas; MSD No. 274; Customer No. CN601262777; Regulated Entity No.  
RN101572931

Dear Ms. Trulson:

As required by Texas Health & Safety Code §361.807(a)(2), enclosed is a copy of the MSD certificate dated April 10, 2015. The City of Dallas passed an ordinance/resolution (Ordinance/Resolution No. 29592) in support of this MSD application. For this reason, the Texas Commission on Environmental Quality is required to provide you a copy of the MSD Certificate.

If you have any questions, please contact me at (512) 239-2205 or via e-mail [rodney.bryant@tceq.texas.gov](mailto:rodney.bryant@tceq.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Rodney Bryant".

Rodney Bryant, Project Manager  
VCP-CA Section  
Remediation Division

RB/del

Enclosure: Copy of MSD Certificate No. 274

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. 274, 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 10<sup>th</sup> day of April, 2015

Beth Seaton  
Beth Seaton, Director  
Texas Commission on Environmental Quality

# MSD SURVEY

SHEET 1 OF 2

SITUATED IN THE  
JAMES MCLAUGHLIN SURVEY,  
ABSTRACT NO. 845,  
LOT 6, PORTIONS OF LOT 7 AND 8  
CITY OF DALLAS BLOCK 4/7697,  
FIRST INSTALLMENT INWOOD  
INDUSTRIAL DISTRICT  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

EXHIBIT "A"  
PAGE 1 OF 2



Being all of Lot 6 and parts of Lots 7 and 8, Block 4/7697, in the First Installment of Inwood Industrial District, an addition to the City of Dallas, as recorded in Volume 24, Page 211, Plat Records, Dallas County, Texas, and being all that certain tract of land to Rentokil Initial Environmental Services, LLC by deed recorded under Instrument Number 20080208508, Official Public Records, Dallas County, Texas, and being a portion of Halifax Street (60 foot right-of-way) and described by metes and bounds as follows;

BEGINNING at a 1/2 inch iron rod found in the North right-of-way line of Halifax Street (60 foot right-of-way), said point being the most Southwesterly corner of said Lot 6, and being the most southeasterly corner of Lot 5, in said Block 4/7697 of the First Installment of Inwood Industrial District;

THENCE North 00 degrees 27 minutes 58 seconds East, along the common line of said Lot 6 and said Lot 5, 40.00 feet to a point for corner;

THENCE South 89 degrees 32 minutes 02 seconds East, continuing along the common line of said Lot 6 and said Lot 5, 13.54 feet to a 3/8 inch iron rod found for corner in the beginning of a non-tangent curve to the right with a radius of 286.75 feet and a delta angle of 87 degrees 15 minutes 31 seconds;

THENCE Northeasterly with said curve to the right, an arc distance of 436.71 feet to a point at the end of said curve in the South line of Lot 9, Block 4/7697 of said First Installment of Inwood Industrial District;

THENCE South 88 degrees 45 minutes 45 seconds East, with the South line of said Lot 9, and with the North lines of Lot 6 and Lot 7, Block 4, of said First Installment of Inwood Industrial District, 535.38 feet to a point for corner, said point being North 88 degrees 45 minutes 45 seconds West 120.4 feet from the northeast corner of said Lot 7;

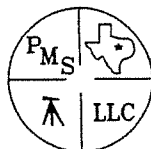
THENCE South 00 degrees 27 minutes 58 seconds West, along the West line of Lot 8A, Block 4/7697, of the Second Installment of Inwood Industrial District, the plat of said Lot 8A being recorded in Volume 45, Page 211, Plat Records of Dallas County, Texas, passing the Southeast corner of said Lot 8, same being the Southwest corner of said Lot 8A, same being in the North right-of-way line of aforesaid Halifax Street, and continuing through said Halifax Street, a total distance of 361.95 feet, to a point in the South right-of-way line of said Halifax Street, same being in the North line of Lot 1A, Block 3/7697, of Con-Way Addition, according to the plat thereof recorded in Volume 2001166, Page 109, aforesaid Official Public Record;

THENCE North 89 degrees 32 minutes 02 seconds West with the South line of said Halifax Street and the North line of said Lot 1A, passing the Northwest corner of said Lot 1A, same being in the East right-of-way line of Calvert Street (58 foot right-of-way), continuing through said Calvert Street passing the West right-of-way line of said Calvert Street, same being the Northeast corner of Lot 13, Block 2, aforesaid First Installment Inwood Industrial District and continuing along the South right-of-way line of said Halifax Street and the North line of said Lot 13, a total distance of 838.94 feet to a point in the South right-of-way line of said Halifax Street, same being in the North line of Lot 13, Block 2, aforesaid First Installment Inwood Industrial District;

THENCE North 00 deg. 27 min. 58 sec. East, through the interior of said Halifax Street, a distance of 60.00 feet to the POINT OF BEGINNING and containing 286,637 square feet of land or 6.580 acres of land.

JOB NO.:	P-1921MSD
DATE:	12/27/2013
REV:	9/26/2014
SCALE:	1" = 150'
DRAWN BY:	J.B.W.
CHECKED BY:	T.R.M.

**PEISER & MANKIN SURVEYING, LLC**  
[www.peisersurveying.com](http://www.peisersurveying.com)



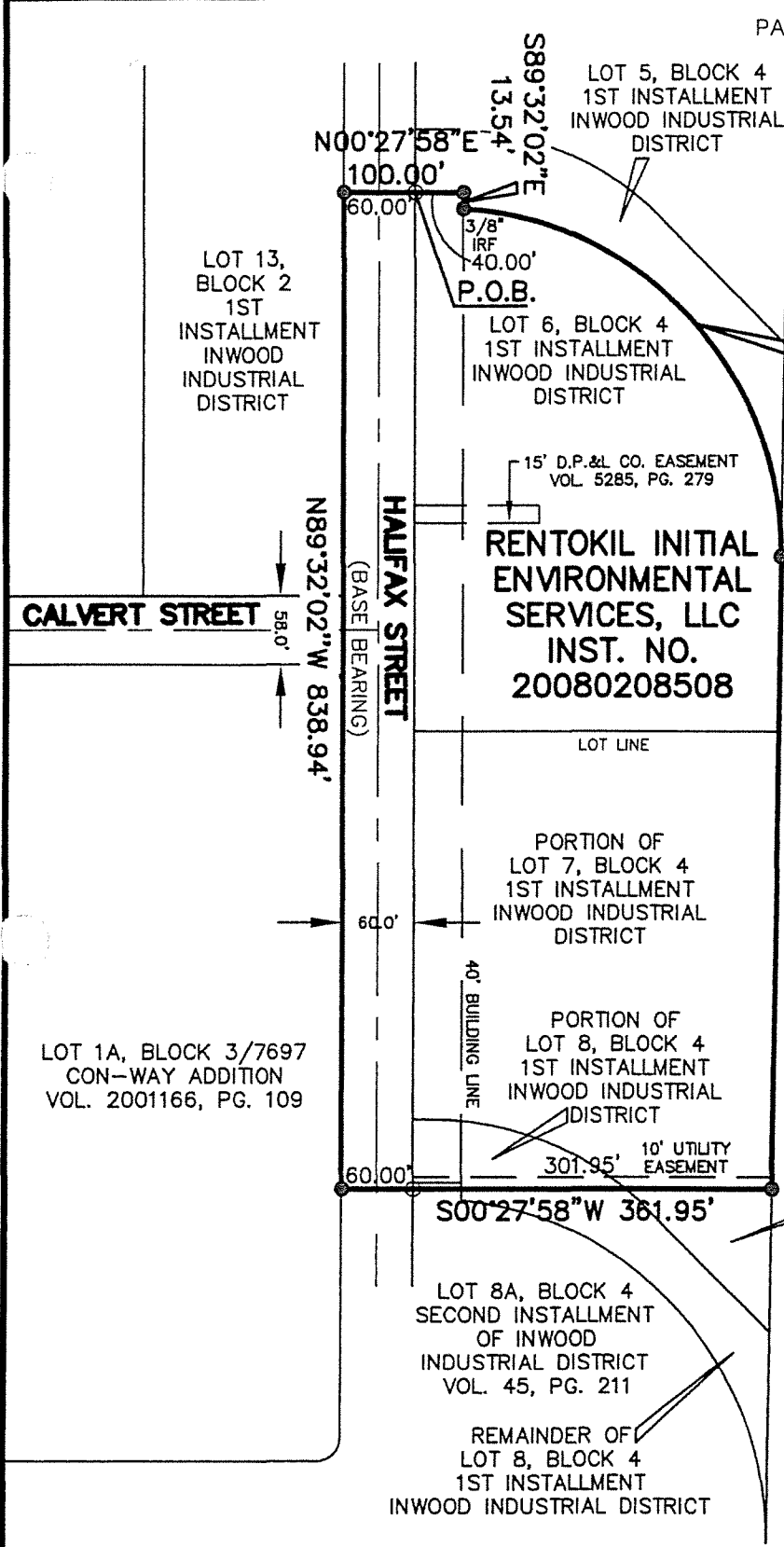
623 E. DALLAS ROAD  
GRAPEVINE, TX 76051  
TEL: 817-481-1806  
FAX: 817-481-1809



Member Since 1977

# MSD SURVEY

SITUATED IN THE  
JAMES MCLAUGHLIN SURVEY,  
ABSTRACT NO. 845,  
LOT 6, PORTIONS OF LOT 7 AND 8  
CITY OF DALLAS BLOCK 4/7697  
FIRST INSTALLMENT INWOOD  
INDUSTRIAL DISTRICT  
CITY OF DALLAS, DALLAS COUNTY, TEXAS



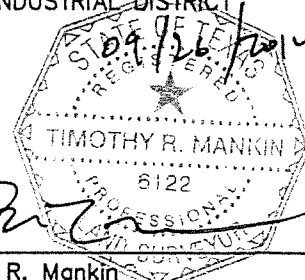
D=87°15'31"  
R=286.75'  
L=436.71'  
CB=N47°36'27"E  
CD=395.71'



**NOTES:**

1. O - 1/2 Inch Iron Rod Found
2. Basis of Bearing - Subject Plat
3. Easements shown hereon dedicated by subject plat recorded under Volume 24, Page 211, Map Records, Dallas County, Texas.

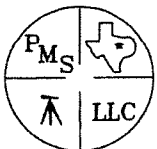
REMAINDER OF  
LOT 7, BLOCK 4  
1ST INSTALLMENT  
INWOOD INDUSTRIAL DISTRICT



Timothy R. Mankin  
Registered Professional Land Surveyor No. 6122

JOB NO.:	P-1921MSD
DATE:	12/27/2013
REV:	9/26/2014
SCALE:	1" = 150'
DRAWN BY:	J.B.W.
CHECKED BY:	T.R.M.

**PEISER & MANKIN SURVEYING, LLC**  
www.peisersurveying.com



623 E. DALLAS ROAD  
GRAPEVINE, TX 76051  
TEL: 817-481-1806  
FAX: 817-481-1809



**Exhibit B**  
**Municipal Setting Designation**  
**Affidavit of Eligibility**

BEFORE ME, the undersigned authority, on this day personally appeared STEPHEN JOHN PEACE *who stated to me, and he is* <sup>SD.</sup> as an authorized representative of RENTAKIL INITIAL ENVIRONMENTAL SERVICES 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.

*[Signature]*  
Signature

Date: 12/16/2014

STEPHEN JOHN PEACE  
Printed Name

MANAGER  
Title

STATE OF ENGLAND  
COUNTY OF HERTS

SUBSCRIBED AND SWORN before me on this the 16<sup>th</sup> day of December 2014, to which witness my hand and seal of office.

*[Signature]*  
Notary Public in and for the State of England & Wales  
My Commission Expires upon my Death.

