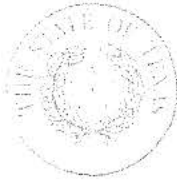


Bryan W. Shaw, Ph.D., P.E., *Chairman*  
Toby Baker, *Commissioner*  
Zak Covar, *Commissioner*  
Richard A. Hyde, P.E., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

September 3, 2015

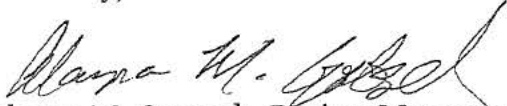
Mr. Geoffrey Osborn, Senior Vice President  
Hunt Reunion Holdings, Inc  
1900 N. Akard Street  
Dallas, Texas 75201

Re: Municipal Setting Designation (MSD) Certificate for Hunt Reunion Holdings, ,  
Former Reunion Area, 777 Sports Street (a.k.a. 701 Sports Street), Dallas, Dallas  
County, TX; MSD No. 280; Customer No. CN604256511; Regulated Entity No.  
RN104917083

Dear Mr. Osborn:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on March 20, 2015 and additional information supporting this MSD application on July 20, 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) 239-2236 or via e-mail ([alayna.goetsch@tceq.texas.gov](mailto:alayna.goetsch@tceq.texas.gov)).

Sincerely,

  
Alayna M. Goetsch, Project Manager  
VCP-CA Section  
Remediation Division

AMG/jdm

cc: Mr. Lance Crabtree, P.G., Terracon Consultants, Inc, 8901 Carpenter Freeway,  
Suite 101, Dallas, TX, 75247  
Mr. Sam Barrett, Waste Section Manager, TCEQ Region 4 Office, Dallas/Ft  
Worth

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. 280, 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 3rd day of September, 2015

Beth Seaton

Beth Seaton, Director  
Remediation Division  
Texas Commission on Environmental Quality

EXHIBIT "A"  
MUNICIPAL SETTING DESIGNATION SURVEY  
JOHN NEELY BRYAN SURVEY, ABSTRACT NO. 149  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEING A 13.051 ACRE (568,500 SQUARE FOOT) TRACT OR PARCEL OF LAND SITUATED IN THE JOHN NEELY BRYAN SURVEY, ABSTRACT NUMBER 149, IN CITY OF DALLAS BLOCK NUMBERS 2/415 AND 1/416, DALLAS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO HUNT-WOODBINE REALTY CORPORATION, A DELAWARE CORPORATION, RECORDED IN INSTRUMENT NUMBER 201200373481, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING THE REMAINDER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS "SOUTH PARK TRACT" ACCORDING TO THE DOCUMENT RECORDED IN VOLUME 81066, PAGE 8063, DEED RECORDS, DALLAS COUNTY, TEXAS, AND IS MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2/416, REUNION ARENA PARKING GARAGE ADDITION, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 87011, PAGE 2133, DEED RECORDS, DALLAS COUNTY, TEXAS, SAME CORNER LYING IN THE SOUTHEAST LINE OF HOUSTON STREET VIADUCT (AN 80 FOOT RIGHT-OF-WAY);

**THENCE** NORTH 56°44'00" WEST, CROSSING SAID HOUSTON STREET VIADUCT, AT A DISTANCE OF 80.00 FEET PASS A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF SAID HOUSTON STREET VIADUCT WITH THE WESTERLY LINE OF SPORTS STREET (A 90 FOOT RIGHT-OF-WAY AT THIS POINT), SAME CORNER BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO HUNT-WOODBINE REALTY CORPORATION, A DELAWARE CORPORATION, RECORDED IN VOLUME 97251, PAGE 6707, DEED RECORDS, DALLAS COUNTY, TEXAS, AND CONTINUING A TOTAL DISTANCE OF 382.00 FEET ALONG THE WESTERLY LINE OF SPORTS STREET TO A POINT OF CURVATURE;

**THENCE** CONTINUE IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID SPORTS STREET (AN 80 FOOT RIGHT-OF-WAY AT THIS POINT), COMMON WITH THE NORTHEASTERLY LINE OF SAID HUNT-WOODBINE REALTY CORPORATION TRACT (VOLUME 97251, PAGE 6707), AND COMMON WITH THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO HUNT-WOODBINE REALTY CORPORATION, A DELAWARE CORPORATION, RECORDED IN VOLUME 97249, PAGE 58, DEED RECORDS, DALLAS COUNTY, TEXAS, THE FOLLOWING FOUR (4) COURSES:

1. NORTHWESTERLY, A DISTANCE OF 335.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SUBTENDED BY A CHORD BEARING NORTH 26°44'01" WEST A DISTANCE OF 320.00 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 60°00'00" AND A RADIUS OF 320.00 FEET, TO AN "X" CUT FOUND AT THE POINT OF TANGENCY OF SAID CURVE;
2. NORTH 03°16'00" EAST, A DISTANCE OF 289.44 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" FOUND AT A POINT OF CURVATURE;
3. NORTHWESTERLY, A DISTANCE OF 230.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SUBTENDED BY A CHORD BEARING NORTH 05°38'30" WEST A DISTANCE OF 229.18 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 17°49'00" AND A RADIUS OF 740.00 FEET, TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" FOUND AT THE POINT OF TANGENCY OF SAID CURVE;

**EXHIBIT "A"**  
**MUNICIPAL SETTING DESIGNATION SURVEY**  
**JOHN NEELY BRYAN SURVEY, ABSTRACT NO. 149**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

4. NORTH 14°33'00" WEST, A DISTANCE OF 104.42 FEET TO A POINT;

**THENCE** NORTH 26°38'19" EAST, CROSSING REUNION BOULEVARD (A 64 FOOT RIGHT-OF-WAY), A DISTANCE OF 90.28 FEET TO A POINT IN THE NORTH LINE OF SAID REUNION BOULEVARD, COMMON WITH THE SOUTH LINE OF LOT 1, BLOCK B/415, TRANSPORTATION CENTER ADDITION NO. 1, AN ADDITION TO THE CITY OF DALLAS, TEXAS, RECORDED IN VOLUME 75093, PAGE 1689, DEED RECORDS, DALLAS COUNTY, TEXAS;

**THENCE** SOUTHEASTERLY, A DISTANCE OF 255.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT IN THE NORTH LINE OF SAID REUNION BOULEVARD AND THE SOUTH LINE OF SAID LOT 1, BLOCK B/415, TRANSPORTATION CENTER ADDITION NO. 1, SUBTENDED BY A CHORD BEARING SOUTH 86°58'54" EAST A DISTANCE OF 248.51 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 47°15'33" AND A RADIUS OF 310.00 FEET, TO THE INTERSECTION OF THE NORTH LINE OF SAID REUNION BOULEVARD WITH THE EAST LINE OF HOTEL STREET (A VARIABLE WIDTH RIGHT-OF-WAY) COMMON WITH THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CITY OF DALLAS, A TEXAS MUNICIPAL CORPORATION, AND CITY OF FORT WORTH, A TEXAS MUNICIPAL CORPORATION, RECORDED IN VOLUME 84017, PAGE 4116, DEED RECORDS OF DALLAS COUNTY, TEXAS;

**THENCE** SOUTHERLY DIRECTION ALONG THE EAST LINE OF SAID HOTEL STREET AND THE WESTERLY LINE OF SAID CITY OF DALLAS AND CITY OF FORT WORTH TRACT, THE FOLLOWING FOUR (4) CALLS:

1. SOUTH 26°50'48" EAST, A DISTANCE OF 101.70 FEET TO A POINT OF CURVATURE;
2. SOUTHEASTERLY, A DISTANCE OF 298.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SUBTENDED BY A CHORD BEARING SOUTH 34°09'19" EAST A DISTANCE OF 297.57 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 14°37'02" AND A RADIUS OF 1169.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE;
3. SOUTH 41°27'50" EAST, A DISTANCE OF 358.79 FEET TO A POINT;
4. SOUTH 66°32'29" EAST, A DISTANCE OF 32.32 FEET TO THE INTERSECTION OF THE EAST LINE OF SAID HOTEL STREET WITH THE NORTHWEST LINE OF AFORESAID HOUSTON STREET VIADUCT;

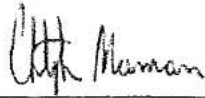
**THENCE** SOUTH 56°44'00" EAST, CROSSING SAID HOUSTON STREET VIADUCT, A DISTANCE OF 80.00 FEET TO A POINT IN THE SOUTHEAST LINE OF SAID HOUSTON STREET VIADUCT, COMMON WITH THE NORTHWEST LINE OF AFORESAID REUNION ARENA PARKING GARAGE ADDITION;

**THENCE** SOUTH 33°16'00" WEST, ALONG THE SOUTHEAST LINE OF SAID HOUSTON STREET VIADUCT AND THE NORTHWEST LINE OF SAID REUNION ARENA PARKING GARAGE ADDITION, A DISTANCE OF 620.07 FEET TO THE POINT OF BEGINNING, CONTAINING 13.051 ACRES OR 568,500 SQUARE FEET OF LAND.

EXHIBIT "A"  
MUNICIPAL SETTING DESIGNATION SURVEY  
JOHN NEELY BRYAN SURVEY, ABSTRACT NO. 149  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

BEARINGS ARE BASED ON THE NORTHWEST LINE OF HOUSTON STREET VIADUCT, HAVING A BEARING OF SOUTH 33°16'00" WEST, ACCORDING TO THE SPECIAL WARRANTY DEED TO HUNT-WOODBINE REALTY CORPORATION RECORDED IN INSTRUMENT NUMBER 201200373481, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS.

COMPANY NAME: EBG ENGINEERING, LLC.



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CHRISTOPHER MAMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS NO. 5532  
MAY 1, 2013





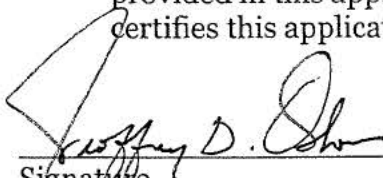
**Exhibit B**  
**Municipal Setting Designation**  
**Affidavit of Eligibility**

BEFORE ME, the undersigned authority, on this day personally appeared Geoffrey D. Osborn, as an authorized representative of Hunt-Reunion Holdings, Inc., 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

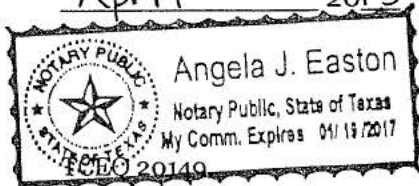
Date: April 8, 2015

Geoffrey D. Osborn  
Printed Name

Senior Managing Director, Senior Vice President & General Counsel  
Title

STATE OF Texas  
COUNTY OF Dallas

SUBSCRIBED AND SWORN before me on this the 8<sup>th</sup> day of April 2015, to which witness my hand and seal of office.



Angela J. Easton  
Notary Public in and for the State of Texas