

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*

April 29, 2016

Mr. Michael Ball, Treasurer  
Shraman South Asian Museum and Learning Center Foundation  
2 Lincoln Center  
5420 LBJ Freeway, Suite 410  
Dallas, Texas 75240

Re: Municipal Setting Designation (MSD) Certificate for Shraman South Asian Museum and Learning Center Foundation, Graphics Engraving Facility, 1012 McKinney Avenue, Dallas, Dallas County, TX; MSD No. 305; Customer No. CN604705004; Regulated Entity No. RN101475457

Dear Mr. Ball:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on October 30, 2015 and additional information supporting this MSD application on January 28, 2016, March 15, 2016, March 21, 2016 and April 12, 2016. 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 by phone at (512) 239-2243 or via e-mail at [lilith.mercier@tceq.texas.gov](mailto:lilith.mercier@tceq.texas.gov).

Sincerely,

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

L. Joy Mercier, Project Manager  
VCP-CA Section  
Remediation Division

LJM/jdm

Enclosure: MSD Certificate

cc: Mr. Kevin W. Almaguer, P.G., Geologist, EnviroPhase, Inc., Dallas  
Ms. Cynthia J. Bishop, Attorney, C Bishop Law, PC, Dallas  
Mr. Sam Barrett, Waste Section Manager, TCEQ Dallas/Fort Worth Region  
Office, R-4

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. 305, 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 26<sup>th</sup> day of April, 2016

Beth Seaton

Beth Seaton, Director  
Remediation Division  
Texas Commission on Environmental Quality

LEGAL DESCRIPTION  
DESIGNATED PROPERTY  
MUNICIPAL SETTING DESIGNATION BOUNDARY  
City of Dallas Block 14/213, W. Caruth & Bro. Addition with  
Portions of Munger Avenue, Laws Street, McKinney Avenue and Griffin Street,  
City of Dallas, Callas County, Texas

Being 106,465 square feet or 2.444 acres tract of land situated in the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, and being all of City of Dallas Block 14/213 of the W. Caruth & Bro. Addition, an addition to the City of Dallas, Dallas County, Texas according to the map thereof recorded in Volume D, Page 312, Deed Records of Dallas County, Texas, together with portions of Munger Avenue, Laws Street, McKinney Avenue and Griffin Street, and being more particularly described as follows:

BEGINNING at a found PK nail for a corner at the intersection of the southeast line of Munger Avenue (a 36 foot right of way) with the southwest line of Laws Street (a 35.4 foot right of way);


THENCE, N 42°49'00" W, with the southwest line of Laws Street, a distance of 378.27 feet to a point for a corner in the northwest line of McKinney Avenue (a 70 foot right of way), said right of way now being part of the right of way for Woodall Rodgers Freeway (a variable width right of way);

THENCE, N 44°20'00" E, with the northwest line of McKinney Avenue, a distance of 280.59 feet to a point for a corner at the intersection of the northwest line of McKinney Avenue with the northeast line of Griffin Street (a 45 foot right of way);

THENCE, S 42°49'00" E, with the northeast line of Griffin Avenue, a distance of 381.54 feet to a point for a corner at the intersection of the northeast line of Griffin Street with the projected southeast line of Munger Avenue;

THENCE, S 45°00'00" W, with the southeast line of Munger Avenue, a distance of 280.44 feet to the Point of Beginning and Containing 106,465 square feet or 2.444 acres of land.

Date: November 17, 2014

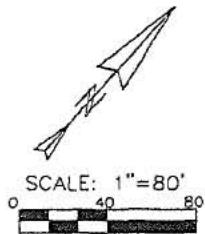
  
L. Lynn Kadleck  
Registered Professional  
Land Surveyor No. 3952



Basis of Bearing:

The bearing basis for this description is a bearing of S 42°49'00" E for the northeast line of Griffin Street as shown on the map of First City Addition recorded in Volume 83211, Page 4718, Deed Records of Dallas County, Texas.

DESIGNATED PROPERTY  
MUNICIPAL SETTING DESIGNATION BOUNDARY  
2.444 Acre Being City of Dallas Block 14/213, W. Caruth & Bro. Addition  
with portions of Munger Street, Laws Avenue, McKinney Avenue & Griffin Street  
City of Dallas, Dallas County, Texas



City of Dallas Fire Station Lot 2, Block A/387 Cedar Grove Addition

Block A/387

City of Dallas Lots 1, 3-5, Block A/387 Cedar Grove Addition

WOODALL RODGERS FREEWAY  
Variable Width Public ROW  
N44°20'00"E 280.59'

GIS COORDINATES  
N 32°47'06.0837"  
W 96°48'23.2152"

GIS COORDINATES  
N 32°47'04.1148"  
W 96°48'25.5329"

MCKINNEY AVENUE  
70' Public ROW  
(Vol. D, Pg. 312, D.R.D.C.T.)

N44°20'00"E 200.10'  
Found "x" Found "x" CM

106,465 SF/2.444 AC

Block 14/213  
W. Caruth & Bro. Addition  
Vol. D, Pg. 312  
D.R.D.C.T.

Shraman South Asian  
Museum and Learning  
Center Foundation  
Inst. No. 201400277589  
D.R.D.C.T.

378.27'  
N42°49'00"W

LAWS STREET  
35.4' Public ROW (Vol. D, Pg. 312, D.R.D.C.T.)  
N42°49'00"W 272.61'

GRIFFIN STREET  
45' Public ROW (Vol. D, Pg. 312, D.R.D.C.T.)  
S42°49'00"E 381.54'

381.54'  
S42°49'00"E

Lot 1, Block 17/219  
First City Addition  
Vol. 83211, Pg. 4718  
D.R.D.C.T.

Shraman South Asian  
Museum and Learning  
Center Foundation  
Inst. No. 201300239729  
D.R.D.C.T.

POINT OF BEGINNING

GIS COORDINATES  
N 32°47'01.3465"  
W 96°48'22.5497"

Found PK Nail

MUNGER AVENUE  
36' Public ROW  
(Vol. D, Pg. 312, D.R.D.C.T.)

S45°00'00"W 280.44'

Block 13/214  
W. Caruth & Bro. Addition  
Vol. D, Pg. 312  
D.R.D.C.T.

Daryl Richardson  
Gourmet Catering Inc.  
Inst. No. 201400072634  
D.R.D.C.T.

GIS COORDINATES  
N 32°47'03.2914"  
W 96°48'20.2061"

Abandoned by  
City Ord. #17761

Lot 3, Block 17/219  
First City Addition  
Vol. 83211, Pg. 4718  
D.R.D.C.T.

Block 13/214  
W. Caruth & Bro. Addition  
Vol. D, Pg. 312  
D.R.D.C.T.

CP Dallas Munger  
& Lomar LP  
Inst. No. 21400218143  
D.R.D.C.T.



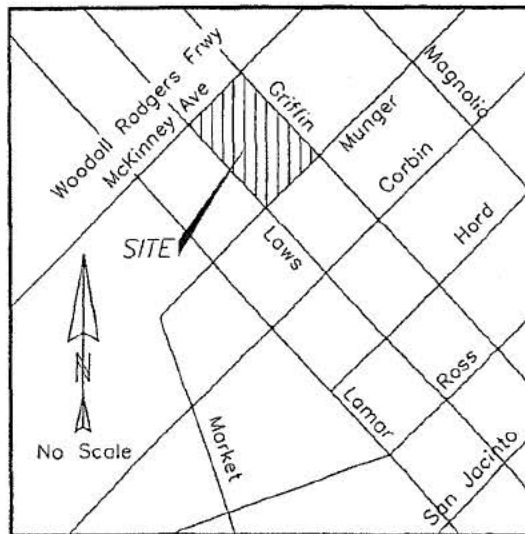
SEE PAGE 1 FOR LEGAL DESCRIPTION

BEARING BASIS IS S42°49'00"E FOR THE NORTHEAST LINE OF GRIFFIN STREET PER MAP OF FIRST CITY ADDITION, VOLUME 83211, PAGE 7418, D.R.D.C.T.

LEGEND  
FIR Found Iron Rod  
CM Contrasting Monument  
D.R.D.C.T. Deed Records of Dallas County, Texas

KA JOB: 3236  
Date: November 17, 2014  
PREPARED BY  
KADLECK & ASSOCIATES  
ENGINEERING PLANNING SURVEYING  
2000 N. CENTRAL EXPY. SUITE 113  
(972) 851-0771 PLANO, TX 75074  
TSP# REG. NO. F-0420/TBPLS REG. NO. 100553-00

DESIGNATED PROPERTY  
MUNICIPAL SETTING DESIGNATION BOUNDARY  
2.444 Acre Being City of Dallas Block 14/213, W. Caruth & Bro. Addition  
with portions of Munger Street, Laws Avenue, McKinney Avenue & Griffin Street  
City of Dallas, Dallas County, Texas



VICINITY MAP  
NO SCALE

KA JOB: 3236  
Date: November 17, 2014

PREPARED BY  
**A** KADLECK & ASSOCIATES  
ENGINEERING PLANNING SURVEYING  
2800 N. CENTRAL EXP. SUITE 113  
(972) 881-0771 PLANO, TX 75074  
TSP# Reg. No. F-6420/TSP#S Reg. No. 100555-00

# Exhibit B

## Municipal Setting Designation

### Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Greg Fisher, as an authorized representative of Shraman South Asian Museum & Learning Center Foundation, 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.

*GF*  
\_\_\_\_\_  
Signature

Date: 10/26/2015

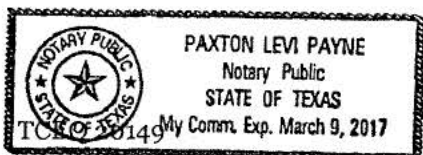
Greg Fisher  
\_\_\_\_\_  
Printed Name

Investment Manager  
\_\_\_\_\_  
Title

STATE OF Texas

COUNTY OF Dallas

SUBSCRIBED AND SWORN before me on this the 26<sup>th</sup> day of October 2015, to which witness my hand and seal of office.



*P. Payne*  
\_\_\_\_\_  
Notary Public in and for the State of Texas