

Bryan W. Shaw, Ph.D., P.E., *Chairman*  
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Jon Niermann, *Commissioner*  
Richard A. Hyde, P.E., *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

November 17, 2016

Ms. Gwyn Goodson McNeal, Manager  
Extra Space Properties  
2795 East Cottonwood  
Salt Lake City, Utah 84121

Re: Municipal Setting Designation (MSD) Certificate for Assured Self Storage, 503 S Haskell Ave, Dallas, Dallas County, TX; Voluntary Cleanup Program (VCP) No. 2739; Municipal Setting Designation (MSD) No. 332; Customer No. CN 604806752; Regulated Entity No. RN 108305970

Dear Ms. McNeal:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on June 30, 2016 and additional information supporting this MSD application on August 10, 2016 and October 20, 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 Certificate for your site. If you have any questions, please do not hesitate to contact me at (512) 239-3170 or via e-mail ([Estefani.jimenez@tceq.texas.gov](mailto:Estefani.jimenez@tceq.texas.gov)).

Sincerely,

A handwritten signature in black ink, appearing to read "Estefani D. Jimenez".

Estefani D. Jimenez  
VCP-CA Section  
Remediation Division

EDJ/jdm

cc: Mr. Sam Barrett, Waste Section Manager, Ft. Worth/Dallas Regional Office, R-4  
Mr. Scott Furman, Sive Paget & Riesel, PC, 460 Park Avenue, 10th Floor, New York, NY 10022  
Mr. Alycia Wieland Mills, PG, The Vertex Companies, Inc., 6012 W. Campus Circle Drive, Suite 220, Irving, TX 75063

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. 332, 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.

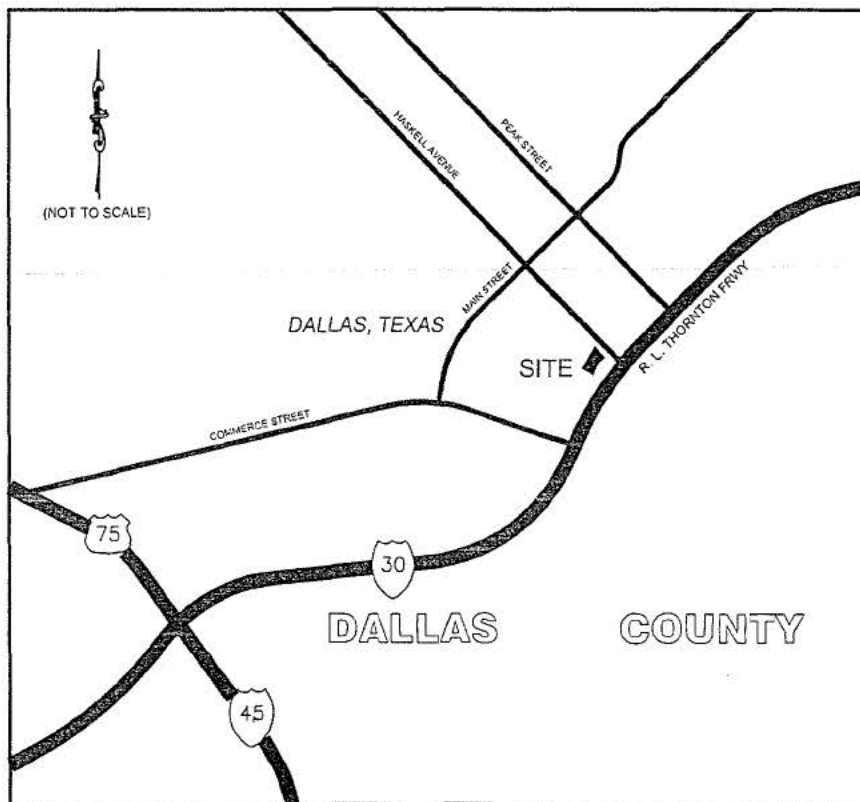
Any person addressing environmental impacts for a property located in the certified municipal setting designation shall complete any necessary investigation and response action requirements in accordance with Texas Health and Safety Code §361.808, in conjunction with the applicable Texas Commission on Environmental Quality environmental remediation regulation, as modified by Texas Health and Safety Code §361.808.

EXECUTED this the 14<sup>th</sup> day of November, 2016

Beth Seaton

Beth Seaton, Director  
Remediation Division  
Texas Commission on Environmental Quality

BOUNDARY SURVEY  
FOR  
MUNICIPAL SETTING DESIGNATION  
AT  
503 S. HASKELL AVENUE  
DALLAS, TX 75223-2669



LOCATION MAP

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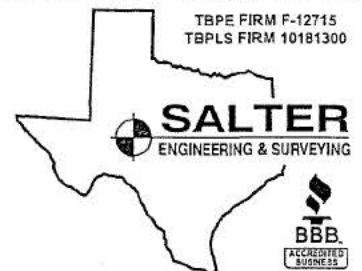
BOUNDARY SURVEY FOR  
MUNICIPAL SETTING DESIGNATION

503 S. HASKELL AVENUE  
DALLAS, TX 75223-2669

DWG FILE 150370.dwg

DWG SCALE 1=60

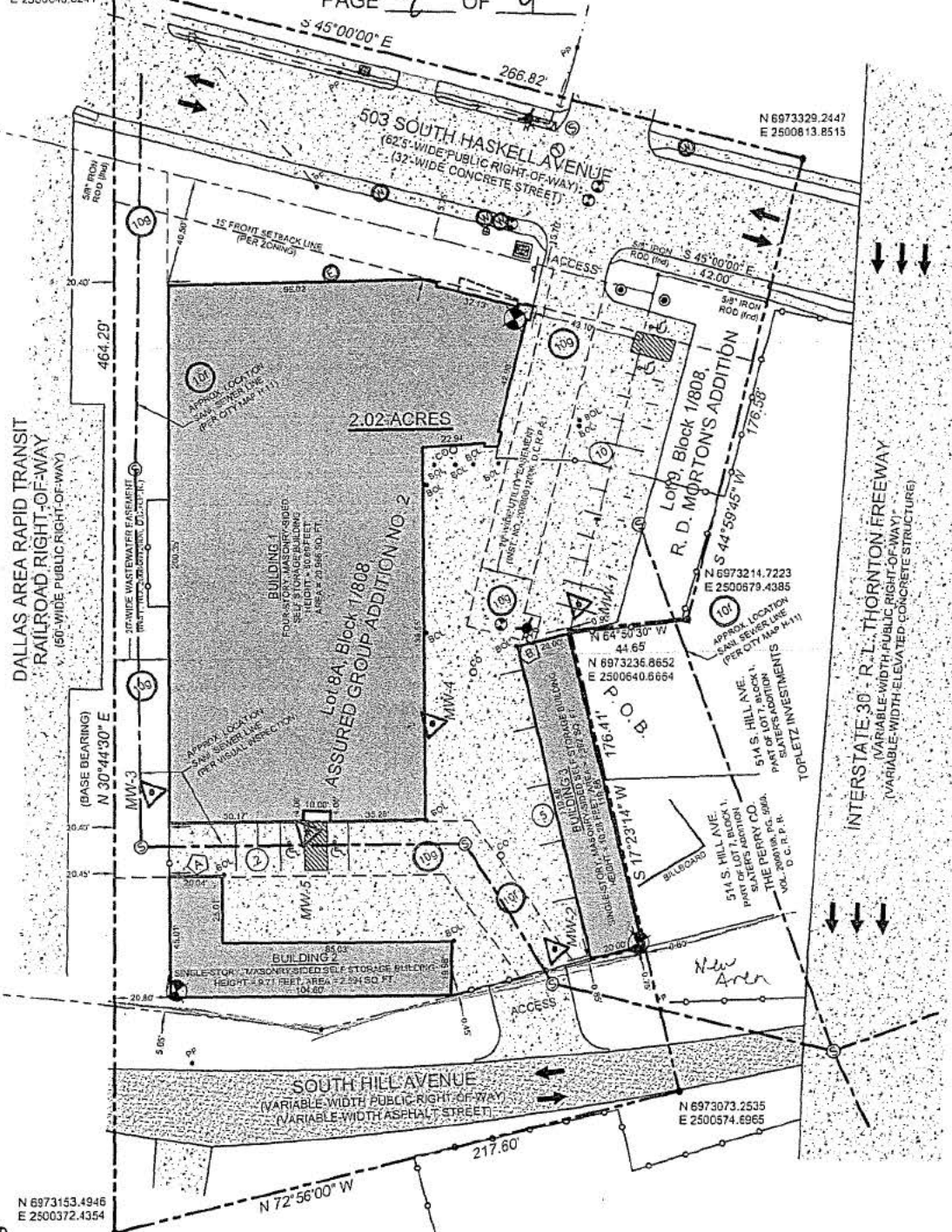
SHEET 1 OF 4



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N 6973532.3540  
E 2500640.8241

N 6973329.2447  
E 2500613.8515



N 6973153.4946  
E 2500372.4354

N 6973073.2535  
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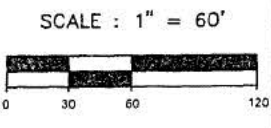
BOUNDARY SURVEY FOR  
MUNICIPAL SETTING DESIGNATION

503 S. HASKELL AVENUE  
DALLAS, TX 75223-2669  
*503 S. Haskell Ave.*

TBPE FIRM F-12715  
TBPLS FIRM 10181300

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DWG SCALE 1=60

SHEET 2 OF 4

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LEGAL DESCRIPTION

A 2.02-acre tract out of the John Grigsby Survey, Abstract No. 495, Dallas County, Texas, being all of Lot 8A, Block 1, Dallas City Block 808, Assured Group Addition No. 2, an addition to the City of Dallas, Texas, as shown on that certain map or plat thereof recorded in Document No. 20080012006, Dallas County Official Public Records, together with all of Lot 9, Block 1, Dallas City Block 808, R. D. Morton's Addition, an addition to the City of Dallas, Texas, as shown on that certain map or plat thereof recorded in Volume 112, Page 291, Dallas County Map Records, and together with portions of adjacent public rights-of-way known as Haskell Avenue and Hill Avenue, said 2.02-acre tract being more specifically described by metes and bounds as follows:

BEGINNING at a chiseled "X" on concrete found at the west corner of said Lot 9 and the north corner of Lot 7, Block 1, Slater's Addition, an addition to the City of Dallas, Texas, same being an angle point in the east line of said Lot 8A for an angle point in the east line of this tract;

THENCE SOUTH 17°23'14" WEST along the east line of said Lot 8A and the northwest line of said Lot 7, at 121.41 feet pass a 1/2-inch iron rod found on the northeast right-of-way line of said Hill Avenue being the southeast corner of said Lot 8A and the west corner of said Lot 7, and continuing along the same bearing for a total distance of 176.41 feet to a point on the southwest right-of-way line of said Hill Avenue for the southeast corner of this tract;

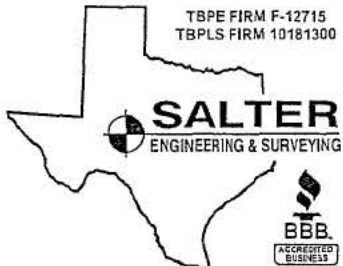
THENCE NORTH 72°56'00" WEST 217.60 feet along the southwest right-of-way line of said Hill Avenue to a point being the point of intersection of said southwest right-of-way line with the extended west line of said Lot 8A for the southwest corner of this tract;

THENCE leaving the west right-of-way line of said Hill Avenue, NORTH 30°44'30" EAST, at 84.54 feet pass a 1/2-inch iron rod found at the southwest corner of said Lot 8A, and continuing along the same bearing, along the west line of said Lot 8A, and along the east right-of-way line of a Dallas Area Rapid Transit railroad, at 399.81 feet pass a 5/8-inch iron rod found on the southwest right-of-way line of said Haskell Avenue being the northwest corner of said Lot 8A, and continuing for a total distance of 464.29 feet to a point on the northeast right-of-way line of said Haskell Avenue for the northwest corner of this tract;

THENCE SOUTH 45°00'00" EAST 266.82 feet along the northeast right-of-way line of said Haskell Avenue to a point being the point of intersection of said northeast right-of-way line with the extended southeast line of said Lot 9 for the northeast corner of this tract;

THENCE leaving the northeast right-of-way line of said Haskell Avenue, SOUTH 44°59'45" WEST, at 55.00 feet pass a 5/8-inch iron rod found on the southwest right-of-way line of said Haskell Avenue being the east corner of said Lot 9 and an angle point on the north right-of-way line of Interstate Highway No. 30, a dedicated state highway right-of-way commonly known as the R. L. Thornton Freeway, and continuing along the same bearing, along the southeast line of said Lot 9, and along the north right-of-way line of said Thornton Freeway a total distance of 176.58 feet to a 1/2-inch iron rod found at the south corner of said Lot 9 and the east corner of said Lot 7 also being an angle point in the north right-of-way line of said Thornton Freeway and an angle point in the east line of this tract;

THENCE leaving the north right-of-way line of said Thornton Freeway, NORTH 64°50'30" WEST 44.65 feet along the northeast line of said Lot 7 and the southwest line of said Lot 9 to the POINT OF BEGINNING, and containing 2.02 acres, more or less.

<b>BOUNDARY SURVEY FOR          MUNICIPAL SETTING DESIGNATION</b>		 <p>TBPE FIRM F-12715          TBPLS FIRM 10181300</p> <p><b>SALTER</b>          ENGINEERING &amp; SURVEYING</p> <p>BBB          ACCREDITED          BUSINESS</p>
<b>503 S. HASKELL AVENUE          DALLAS, TX 75223-2669</b>		
DWG FILE <u>150370.dwg</u> DWG SCALE <u>1=60</u>	SHEET <u>3</u> OF <u>4</u>	11401 PHEASANT CREEK DRIVE FORT WORTH, TX 76244-7796 (866) 723-9009 Tel (866) 723-9003 Fax <a href="http://www.SalterEngineering.com">www.SalterEngineering.com</a>



LEGEND

BLDG. HEIGHT MEASUREMENT	FLAG POLE	PROPERTY LINE
M.S. MONUMENT SIGN	LIGHT POLE	PRIVACY FENCE
TRAFFIC FLOW	PIPE BOLLARD	OTHER FENCE
UNDERGROUND UTILITY BOX	UTILITY POLE	OVERHEAD UTILITY
CABLE PEDESTAL	UTIL. POLE W/ GUY ANCHOR	UNDERGROUND UTILITY
TELEPHONE PEDESTAL	ELECTRICITY METER	CONC. CURB & GUTTER
WATER VALVE	WATER METER	BUILDING
FIRE HYDRANT	MONITORING WELL	COVERED AREA
IRRIGATION CONTROL VALVE	SIGN	CONCRETE SURFACE
STORM SEWER MANHOLE	HANDICAP PARKING SPACE	ASPHALT SURFACE
SANITARY SEWER MANHOLE	REGULAR PARKING SPACES	GRAVEL SURFACE
TEL-COM MANHOLE	REAL PROPERTY RECORDS	STONE SURFACE
SANITARY SEWER CLEAN-OUT	COUNTY MAP RECORDS	WOODEN SURFACE
POWER TRANSFORMER	COUNTY DEED RECORDS	WATER SURFACE

Monitoring Well Coordinates:

MW-1  
Northing: 6973258.068  
Easting: 250058.999  
Elevation: 460.372

MW-2  
Northing: 6973150.810  
Easting: 2500589.049  
Elevation: 459.521

MW-3  
Northing: 6973316.096  
Easting: 2500503.200  
Elevation: 460.530

Horizontal Coordinates are North American Datum of 1983, North Central Texas Projection. Elevations are NAVD 1985.

BASIS OF BEARINGS

N 30°44'30" E FOR THE NORTHWEST LINE OF SUBJECT PROPERTY PER PLAT OF RECORD...

SURVEYOR'S CERTIFICATION

To: THE VERTEX COMPANIES, INC.

I, Brian Salter, Registered Professional Land Surveyor, hereby certify that this survey of the property located at: 503 S. HASKELL AVENUE DALLAS, TX 75223 and legally

described hereon was made on the ground on this, the 17<sup>TH</sup> day of SEPTEMBER 2015, by me or under my supervision and correctly shows the boundary lines,

dimensions, and area of the land, and all alleys, streets, rights-of-way, easements, and other matters of record which, to my knowledge, affect the property. The undersigned further certifies that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, protrusions, overlapping of improvements, easements, or rights-of-way except as shown hereon.

BRIAN SALTER, PROFESSIONAL LAND SURVEYOR NO. 5597

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BOUNDARY SURVEY FOR MUNICIPAL SETTING DESIGNATION	
503 S. HASKELL AVENUE DALLAS, TX 75223-2669	
DWG FILE <u>150370.dwg</u>	SHEET <u>4</u> OF <u>4</u>
DWG SCALE <u>1=60</u>	

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### Exhibit B

## Municipal Setting Designation

### Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared  
Gwyn Goodson McNeal, as an authorized representative of  
Extra Space Properties Two 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.

*Gwyn Goodson McNeal*  
Signature

Date: 8/2/16

Gwyn Goodson McNeal  
Printed Name  
Manager  
Title

STATE OF UTAH  
COUNTY OF SALT LAKE

SUBSCRIBED AND SWORN before me on this the 2 day of  
August 2016, to which witness my hand and seal of office.

*Brett Nelson*  
Notary Public in and for the State of UTAH

