

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Bobby Janecka, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

June 30, 2020

Mr. Doug Heyerdahl
(Via email)
Blanks Investment Assets, LTD
2343 N. Beckley Avenue
Dallas, Texas 75208

Re: Municipal Setting Designation (MSD) Certificate for Blanks Investment Assets, LTD,
Blanks Printing & Imaging, 2343 N. Beckley Avenue, Dallas, Dallas County, TX; MSD No.
436; Customer No. CN605626449; Regulated Entity No. RN100857713

Dear Mr. Heyerdahl:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on April 21, 2020 and additional information supporting this MSD application on June 16, 2020. Based on our review, the application contains the required information as outlined in Texas Health and Safety Code (THSC) §361.804. Enclosed is the MSD Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-4940 or via e-mail at Robert.anderson@tceq.texas.gov.

Sincerely,

A handwritten signature in blue ink that reads "Robert Anderson".

Robert Anderson, Project Manager
VCP-CA Section
Remediation Division

RA/xxx

Enclosure: MSD Certificate

cc: Mr. Frank W. Clark, P.E., P.G., Associate Principal, W&M Environmental, (via email)
Ms. Erin Gorman, Waste Section Manager, TCEQ Region 4 Office, Dallas/Fort Worth

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. 436, 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 29 day of June, 2020

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality

MUNICIPAL SETTING DESIGNATION SURVEY
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Being a 296,390 square foot or 6.8042 acres tract of land situated in the William P. Overton Survey, Abstract No. 1106 and John S. Beeman Survey, Abstract No. 209, City of Dallas, Dallas County, Texas, and being all of Lot 1A, Block A/6809 of Blanks Subdivision, an Addition to the City of Dallas, according to the Map thereof recorded in Volume 95068, Page 1799, Deed Records, Dallas County, Texas, and being the same tract of land conveyed to Leron Blanks by Quitclaim Deed recorded in Volume 94020, Page 1193, Deed Records, Dallas County, Texas, also including the same tract of land conveyed to Blanks Investments, by General Warranty Deed recorded in Volume 95082, Page 3348, Deed Records, Dallas County, Texas and including a portion of Beatrice Street (variable width right-of-way) and N. Beckley Avenue (variable width right-of-way), and together being more particularly described by metes and bounds as follows:

BEGINNING at a found 3/8 inch iron rod, said point being the southwest corner of the intersection of said Beatrice Street and Wink Street (50.5 feet right-of-way), said point also being the northeast corner of Lot 1, Block 4/6810 of Homestead Addition, an Addition to the City of Dallas, according to the Map thereof recorded in Volume 1, Page 288, Map Records, Dallas County, Texas;

Thence North 90 degrees 00 minutes 00 seconds West, along the southerly right-of-way line of said Wink Street, common with the northerly line of said Lot 1, Block 4/6810 of Homestead Addition, a distance of 3.00 feet to a point for corner, said point being the most westerly northwest corner of the herein described tract;

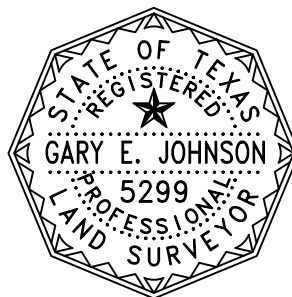
Thence North 00 degrees 06 minutes 27 seconds West, departing the southerly right-of-way line of said Wink Street, along the westerly right-of-way line of said Beatrice Street, common with the westerly line of the herein described tract, passing the most easterly southeast corner of City of Dallas Block 2/6810, said point also being the most easterly southeast corner of the Commerce / Beatrice Addition, an Addition to the City of Dallas, according to the Map thereof recorded in Volume 89204, Page 16, Deed Records, Dallas County, Texas, at a distance of 59.69 feet, continuing along the east line of said Block 2/6810 and said Commerce / Beatrice Addition for a total distance of 398.46 feet to a point for corner, said point being the northwest corner of the herein described tract;

Thence South 89 degrees 24 minutes 15 seconds East, departing the east line of said Block 2/6810, along the north line of the herein described tract, over and across said Beatrice Street and passing a found 1/2 inch iron at a distance of 53.86 feet, said point being the northwest corner of said Lot 1A, Block A/6809 of Blanks Subdivision, said point also lying on the easterly right-of-way line of said Beatrice Street, and being the southwest corner of City of Dallas Street Easement, as recorded in Document Number 201800062061, Official Public Records, Dallas County, Texas, continuing along said line passing a set 1/2 inch iron rod with a yellow cap stamped "TXHS" at a distance of 322.90 feet, said point being the southeast corner of said City of Dallas Street Easement, and being on the west right-of-way line of aforementioned N. Beckley Avenue and continuing along said line and over and across said N. Beckley Avenue and City of Dallas tract as recorded in Volume 74225, Page 1658, Deed Records, Dallas County, Texas, for a total distance of 520.37 feet, said point being the northeast corner of the herein described tract, lying on the easterly right-of-way line of said N. Beckley Avenue, and the westerly line of City Block 3404;

Thence South 13 degrees 00 minutes 01 seconds West, along the east line of the herein described tract, also being the easterly right-of-way line of said N. Beckley Avenue, common with the west line of City Block 3404, a distance of 267.94 feet to a point for corner, said point being an angle point of the herein described tract;



Gary E. Johnson, R.P.L.S.# 5299



TEXAS HERITAGE SURVEYING, INC.
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Firm No. 10169300

BEARINGS ARE BASED ON THE EAST
RIGHT-OF-WAY LINE OF BEATRICE
STREET ACCORDING TO BLANKS
SUBDIVISION RECORDED IN VOLUME
95068, PAGE 1799, D.R.D.C.T.
(N00°01'28"W)

JOB# 1802910-2
DATE: 11/02/2018
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Drawn by: JAM

**MUNICIPAL SETTING DESIGNATION SURVEY
WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Thence South 00 degrees 00 minutes 00 seconds East, continuing along the easterly line of the herein described tract, also being the easterly right-of-way line of said N. Beckley Avenue, common with the west line of City Block 3404, a distance of 346.89 feet to a point for corner, said point being the most easterly southeast corner of the herein described tract;

Thence South 89 degrees 19 minutes 57 seconds West, departing the easterly right-of-way line of N. Beckley Avenue, passing a point for corner at a distance of 121.26 feet, said point being the most easterly southeast corner of said Lot 1A, Block A of Blanks Subdivision, said point also being the northeast corner of that same tract of land conveyed to Shari L. Stout by Special Warranty Deed with Vendor's Lien recorded in Volume 99011, Page 2323, Deed Records, Dallas County, Texas, said point also lying on the west right-of-way of N. Beckley Avenue, continuing along said line a total distance of 245.32 feet to a set 1/2 inch iron rod with yellow plastic cap stamped "TXHS", said point being an interior ell corner, common with the northwest corner of said Stout tract;

Thence South 00 degrees 40 minutes 03 seconds East, along an interior line of the subject tract, common with the west line of said Stout tract, a distance of 44.21 feet to a set 1/2 inch iron rod with yellow plastic cap stamped "TXHS", said point being the most southerly southeast corner of the herein described tract, common with the southwest corner of said Stout tract, also lying on the north line of that same tract of land conveyed to David Massey Holdings LLC by Warranty Deed recorded in Instrument Number 200900253690, Official Public Records, Dallas County, Texas;

Thence South 89 degrees 22 minutes 13 seconds West, along the most southerly line of the herein described tract, common with the northerly line of said Massey tract, a distance 41.55 feet to a found 5/8 inch iron rod, said point being the most southerly southwest corner of the herein described tract, common with the northwest corner of said Massey tract, and lying on the east line of that same tract of land conveyed to Quirl Family First Limited Partnership (Tract II) by Warranty Deed recorded in Volume 2000251, Page 2618, Deed Records, Dallas County, Texas;

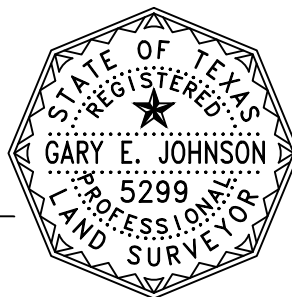
Thence North 00 degrees 00 minutes 00 seconds East, along an interior line of the herein described tract, common with the east line of said Quirl Family Tract II tract, a distance of 12.45 feet to a point for corner, said point being an interior ell corner of the herein described tract, common with the northeast corner of said Quirl Family Tract II tract;

Thence South 89 degrees 22 minutes 13 seconds West, along the southwesterly line of the herein described tract, common with the north line of said Quirl Family Tract II tract, passing at a distance of 116.61 feet a found 5/8 inch iron rod, said point being the most westerly southwest corner of said Lot 1A, Block A/6809 of Blanks Subdivision, said point also lying on the east right-of-way line of said Beatrice Street, continuing along said line and over and across said Beatrice Street for a total distance of 169.53 feet to a point for corner, said point being the most southwesterly corner of the herein described tract, and lying on the east line of said City Block 4/6810;

Thence North 00 degrees 06 minutes 27 seconds West, along the west right-of-way line of said Beatrice Street, common with the east line of said City Block 4/6810, a distance of 251.58 feet to a found 3/8 inch iron rod to the POINT OF BEGINNING and containing 296,390 square feet or 6.8042 acre of land.



Gary E. Johnson, R.P.L.S.# 5299



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BEARINGS ARE BASED ON THE EAST
RIGHT-OF-WAY LINE OF BEATRICE
STREET ACCORDING TO BLANKS
SUBDIVISION RECORDED IN VOLUME
95068, PAGE 1799, D.R.D.C.T.
(N00°01'28"W)

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MUNICIPAL SETTING DESIGNATION SURVEY

WILLIAM P. OVERTON SURVEY, ABSTRACT NO. 1106

CITY OF DALLAS, DALLAS COUNTY, TEXAS



PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	3.00'	N90°00'00"W
L2	44.21'	S0°40'03"E
L3	41.55'	S89°22'13"W
L4	12.45'	N00°00'00"E

LEGEND

- PFC POINT FOR CORNER
- INST. NO. INSTRUMENT NUMBER
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
- M.R.D.C.T. MAP RECORDS DALLAS COUNTY TEXAS
- D.R.D.C.T. DEED RECORDS DALLAS COUNTY TEXAS
- SQ. FT. SQUARE FEET
- IRF IRON ROD FOUND
- IRS IRON ROD SET
- VOL., PG. VOLUME, PAGE

WEST COMMERCE INVESTMENTS LLC, INST. NO. 201600049838 O.P.R.D.C.T.

COMMERCE / BEATRICE ADDITION BLOCK 2/6810 LOTS 1A & 9A VOL. 89204, PG. 16 D.R.D.C.T.

WINK STREET (CALLED 50.5')

LOT 1, BLOCK 4/6810 A.P. LANGSTON HOMESTEAD ADDITION VOL. 1, PG. 288 M.R.D.C.T.

LOT 2, BLOCK 4/6810 A.P. LANGSTON HOMESTEAD ADDITION VOL. 1, PG. 288 M.R.D.C.T.

QUIRL FAMILY FIRST LIMITED PARTNERSHIP VOL. 2000251, PG. 2618 D.R.D.C.T. (TRACT I)

BEATRICE STREET (VARIABLE WIDTH RIGHT-OF-WAY)

BASIS OF BEARINGS (N 00°01'28" W)

296,390 SQ. FT.
6.8042 ACRES

LOT 1A, BLOCK A/6809 BLANKS SUBDIVISION VOL. 95068, PG. 1799 D.R.D.C.T.

BLANKS INVESTMENTS VOL. 75222, PG. 1638; VOL. 80098, PG. 1411; VOL. 87016, PG. 806; VOL. 94020, PG. 1193 & VOL. 95082, PG. 3348 D.R.D.C.T.

QUIRL FAMILY FIRST LIMITED PARTNERSHIP VOL. 2000251, PG. 2618 D.R.D.C.T. (TRACT II)

SHARI L. STOUT VOL. 99011, PG. 2323 D.R.D.C.T.

DAVID MASSEY HOLDINGS LLC INST. NO. 200900253690 O.P.R.D.C.T.

N. BECKLEY AVENUE (VARIABLE WIDTH RIGHT-OF-WAY)

BLOCK 340A

WILLIAM GENE ELLIS INST. NO. 200600439985 O.P.R.D.C.T.

B. DAVID DEARING VOL. 2001021, PG. 373E D.R.D.C.T.

LOT 3 WATKINS ADDITION VOL. 2002013, PG. 31 D.R.D.C.T.

BRIAN AKIN DIMOCK INST. NO. 20120033407: O.P.R.D.C.T.



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BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF BEATRICE STREET ACCORDING TO BLANKS SUBDIVISION RECORDED IN VOLUME 95068, PAGE 1799, D.R.D.C.T. (N00°01'28"W)

JOB# 1802910-2
DATE: 11/02/2018
Page 3 of 3
Scale: 1"=100'
Drawn by: JAM

Exhibit B
Municipal Setting Designation
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Doug Heyerdahl, as an authorized representative of Blanks Investment Assets, Ltd., 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: 4/8/2020

DOUG HEYERDAHL
Printed Name

CHIEF FINANCIAL OFFICER
Title

STATE OF Texas
COUNTY OF Dallas

SUBSCRIBED AND SWORN before me on this the 8 day of April 2020, to which witness my hand and seal of office.

Rhonda Brannan
Notary Public in and for the State of Texas

