

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*

March 4, 2022

Mr. Matthew Kerns  
Texas Instruments, Inc.  
PO Box 84  
Mail Station 876  
Sherman, TX 75091-0084

Via email

Re: Municipal Setting Designation (MSD) Certificate for Texas Instruments, Inc.,  
Texas Instruments Site, located at 6412 South U.S. Highway 75, Sherman,  
Grayson County, TX; MSD No. 460; TCEQ SWR Nos. 30427 and 38853; Customer  
No. CN600261416; Regulated Entity No. RN111306262

Dear Mr. Kerns:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on July 14, 2021, and additional information supporting this MSD application on January 27, 2022. 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) 239-6542 or via email [Eleanor.Wehner@tceq.texas.gov](mailto:Eleanor.Wehner@tceq.texas.gov).

Sincerely,

A handwritten signature in blue ink that reads "Eleanor T. Wehner".

Eleanor Wehner, P.G., Project Manager  
VCP-CA Section  
Remediation Division

cc: Mr. Christopher B. Kennedy, P.G., Environmental Scientist, Half Associates, Inc.  
(via email)

Ms. Erin Gorman, Waste Section Manager, TCEQ Region 4 Office, Dallas/Fort  
Worth

Enclosure: MSD Certificate No. 460

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, Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 460, in the City of Sherman, 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 2<sup>nd</sup> day of March, 2022

Beth Seaton  
Beth Seaton, Deputy Director  
Remediation Division  
Texas Commission on Environmental Quality

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2292.00'	14°07'55"	565.32'	N 05°12'37" E	563.89'
C2	2166.14'	23°07'10"	874.06'	N 00°42'59" E	868.15'
C3	5529.58'	11°19'25"	1092.83'	S 04°34'05" W	1091.05'

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 85°04'33" W	810.80'
L2	S 04°55'14" W	274.70'
L3	S 76°12'26" W	856.34'
L4	N 01°51'13" W	95.70'
L5	N 10°50'22" W	364.85'
L6	N 78°51'48" E	124.33'
L7	N 36°12'09" E	71.81'
L8	N 04°48'13" W	136.66'
L9	N 13°20'12" E	65.70'
L10	N 26°04'57" W	113.79'
L11	N 32°53'38" E	148.33'
L12	N 64°22'54" E	99.64'
L13	S 66°40'08" E	164.37'
L14	N 76°03'41" E	174.19'
L15	N 63°01'43" E	123.40'
L16	S 48°11'20" E	61.20'
L17	S 00°07'58" E	123.37'
L18	S 16°00'31" E	100.28'
L19	S 66°49'55" E	143.71'
L20	N 79°36'56" E	95.84'
L21	N 10°55'06" W	97.70'
L22	N 16°11'47" E	120.11'
L23	N 82°33'43" E	151.46'
L24	N 16°06'35" W	46.01'
L25	N 67°26'14" E	67.60'
L26	N 35°12'36" E	177.55'
L27	N 66°05'55" E	76.50'
L28	S 51°47'35" E	119.72'
L29	S 58°54'31" E	75.25'
L30	N 57°10'55" E	143.66'
L31	N 27°07'41" E	74.40'
L32	N 41°18'39" E	245.64'
L33	N 37°37'13" E	134.41'
L34	N 84°41'55" E	132.97'
L35	N 65°15'19" E	69.31'
L36	N 84°58'04" E	34.55'
L37	S 74°50'25" E	94.21'
L38	S 64°53'16" E	89.81'
L39	S 46°49'23" E	71.47'
L40	S 84°10'37" E	173.17'
L41	N 53°21'32" E	279.39'
L42	N 78°02'48" E	242.38'
L43	N 28°48'50" E	60.92'
L44	N 07°31'00" E	447.48'
L45	N 82°02'55" E	199.24'
L46	S 76°32'41" E	305.86'
L47	N 43°40'40" E	143.38'
L48	S 65°28'50" E	213.45'
L49	N 61°52'37" E	129.18'
L50	S 89°05'36" E	69.52'
L51	S 15°25'15" E	59.11'
L52	N 86°46'05" E	135.74'
L53	N 28°42'36" E	222.97'
L54	N 50°51'41" E	115.36'
L55	S 79°35'04" E	190.86'
L56	N 81°06'41" E	161.16'



SCALE: 1" = 600'

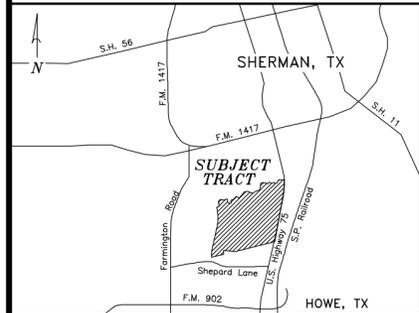
**GENERAL NOTES:**

1. The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
2. The bearings shown hereon are Geodetic and referenced to the Texas State Plane Coordinate System, NAD-83, Texas North Central Zone (4202).

**LEGEND**

BOUNDARY LINE  
 ADJOINER BOUNDARY LINE  
 SURVEY ABSTRACT LINE  
 FENCE LINE  
 RAILROAD TRACK  
 RAILROAD RIGHT-OF-WAY

**VICINITY MAP**



**ABBREVIATIONS**

- P.O.B. = Point of Beginning  
 Vol. = Volume  
 Pg. = Page  
 Doc. No. = Document Number  
 D.R.G.C.T. = Deed Records, Grayson County, Texas  
 P.R.G.C.T. = Plat Records, Grayson County, Texas  
 IRF = Iron Rod Found  
 JCI = January Consultants Inc.  
 CM = Controlling Monument



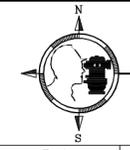
I, Lawrence H. Ringley, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that this document was prepared under 22 TAC 683.21, does not necessarily reflect all the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared this 21st Day of August, 2020.

L.H. Ringley  
 LAWRENCE H. RINGLEY, R.P.L.S. No. 4701

**EXHIBIT A**  
**MUNICIPAL SETTING DESIGNATION**

TEXAS INSTRUMENTS INCORPORATED  
 417.81 Acres

CITY OF SHERMAN  
 William Martin Survey, Abstract No. 765  
 Heirs of Sherrod Dunman Survey, Abstract No. 329  
 John Chronister Survey, Abstract No. 248  
 Grayson County, Texas



**RINGLEY & ASSOCIATES, INC.**

SURVEYING • MAPPING • PLANNING  
 Texas Firm Registration No. 10061300  
 701 S. Tennessee - McKinney, Texas 75069  
 (972) 542-1266

Drawn by	Date	Scale	Job	Title	Sheet
Mark Hood	08/21/2020	1" = 20'	2020-047	2020-047-MSD.DWG	1 of 2

LEGAL DESCRIPTION

(CONTINUED)

SITUATED in the City of Sherman, Texas, in the William Martin Survey, Abstract No. 765, the Heirs of Sherrod Dunman Survey, Abstract No. 329 and the John Chronister Survey, Abstract No. 248 of Grayson County, Texas and being: all of that certain called 136.869 acre tract of land described in a deed to Texas Instruments Incorporated, dated June 29, 2011, recorded in Volume 4981, Page 253, Deed Records, Grayson County, Texas (D.R.G.C.T.); part of that certain called 470.340 acre tract of land described in a deed to Texas Instruments Incorporated, dated September 1, 1965 and recorded in Volume 1036, Page 247, D.R.G.C.T.; all of that certain called 71.578 acre tract of land described in a deed to Texas Instruments Incorporated, dated September 1, 1965 and recorded in Volume 1036, Page 239, D.R.G.C.T.; all of that certain called 3.250 acre tract of land described in a deed to Texas Instruments Incorporated, dated September 1, 1965 and recorded in Volume 1038, Page 40, D.R.G.C.T. and all of that certain called 5.450 acre tract of land described in a deed to Texas Instruments Incorporated (hereinafter referred to as "TI"), dated September 1, 1965 and recorded in Volume 1038, Page 49, D.R.G.C.T. and being more particularly described by metes & bounds as follows:

BEGINNING at 1/2 inch iron rod, topped with a yellow plastic cap, stamped "January Consultants", found on the west right-of-way line of U.S. Highway No. 75 (variable width right-of-way) and the east line of the above described 470.340 acre TI tract and same being the southeast corner of the above described 136.869 acre TI tract;

THENCE: South 10 deg. 13 min. 44 sec. West, along the east line of said 470.340 acre TI tract and the west right-of-way line of said U.S. Highway No. 75, a distance of 615.10 feet to a point for the southeast corner of this tract, on the south line of the above mentioned William Martin Survey and same being the north line of the James A. Foster Survey, Abstract No. 418;

THENCE: South 76 deg. 12 min. 26 sec. West, departing from U.S. Highway No. 75, across said 470.340 acre TI tract and along the south line of said Martin Survey and same being the north lines of said Foster Survey and M.G. Felers Survey, Abstract No. 427, at a distance of 2,184.3 feet, passing an inside ell corner of said 470.340 acre TI tract and the southeast corner of the above described 71.578 acre TI tract and continuing along the common line of said 470.340 acre and 71.578 acre TI tracts for a total distance of 2,893.01 feet to a 1/2 inch iron rod found for corner near a barbed wire fence corner post;

THENCE: North 85 deg. 04 min. 33 sec. West, departing from said common line, over & across said 71.578 acre TI tract and along said barbed wire fence, a distance of 810.80 feet to a 1/2 inch iron rod found for corner near a barbed wire fence corner post;

THENCE: South 04 deg. 55 min. 14 sec. West, continuing across said 71.578 acre TI tract and along said barbed wire fence, a distance of 274.70 feet to a point for corner on the common line of said 71.578 acre and 470.340 acre TI tracts and the afore mentioned common line of the Martin and Felers Survey Abstracts;

THENCE: South 76 deg. 12 min. 26 sec. West, departing from said barbed wire fence, continuing along said common line, at a distance of 836.55 feet, passing a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "J.E. Smith RPLS 3700", found for the southwesterly outside ell corner of said 470.340 acre TI tract, on the easterly line of that certain called 117.20 acre tract described in a deed to Sherman 179 Shepard Partnership, recorded in Volume 3933, Page 844, D.R.G.C.T. and same being the easterly right-of-way line of the old Texas Traction Company's Interurban Railway and continuing along the common line of said 71.578 acre TI tract and said 117.20 acre Sherman 179 tract for a total distance of 856.34 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "J.E. Smith RPLS 3700", found for the southwest corner of said 71.578 acre TI tract and an inside ell corner of said Sherman 179 tract;

THENCE: North 01 deg. 51 min. 13 sec. West, along the common line of the old Interurban Railway, the 71.578 acre TI tract and said Sherman 179 tract, a distance of 95.70 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "J.E. Smith RPLS 3700", found for the beginning of a curve to the right, having a radius of 2,292.00 feet, a central angle of 14 deg. 07 min. 55 sec. and a chord that bears North 05 deg. 12 min. 37 sec. East - 563.89 feet;

THENCE: Continuing along said common line and along said curve to the right, an arc distance of 565.32 feet to a 5/8 inch iron rod found at the end of said curve;

THENCE: North 12 deg. 16 min. 34 sec. East, continuing along said common line, at a distance of 920.86 feet, passing a 1/2 inch iron rod found for the northwest corner of said 71.578 acre TI tract and the northwesterly outside ell corner of said 470.340 acre TI tract and continuing along the common line of the old Interurban Railway, the 470.340 acre TI tract and said Sherman 179 tract for a total distance of 1,720.86 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "J.E. Smith RPLS 3700", found for corner at the beginning of a curve to the left, having a radius of 2,166.14 feet, a central angle of 23 deg. 07 min. 10 sec. and a chord that bears North 00 deg. 42 min. 59 sec. East - 868.15 feet;

THENCE: Continuing along said common line and said curve to the left, at an arc distance of 702.50 feet, passing a 5/8 inch iron rod found for the northeast corner of said Sherman 179 tract and the most westerly northwest corner of said 470.340 acre TI tract and said point also being the southwest corner of the above described 3.250 acre TI tract and the southeast corner of that certain called 27.928 acre tract of land described as "Tract 2" in a deed to Janet Anderson, recorded in Document No. 2015-22641, D.R.G.C.T. and continuing along the common line of said 3.250 acre TI tract, said Anderson tract and said Interurban Railway and along said curve to the left for a total arc distance of 874.06 feet to a point for corner at the end of said curve;

THENCE: North 10 deg. 50 min. 22 sec. West, continuing along the common line of said 3.250 acre TI tract, said Anderson tract and said Interurban railway, a distance of 364.85 feet to a point in the centerline of Choctaw Creek for the northwest corner of said 3.250 acre TI tract and this tract;

THENCE: Departing from said Interurban Railway and continuing along the common line of said 3.250 acre TI tract and Anderson tract and the centerline of said Choctaw Creek as follows:

- North 78 deg. 51 min. 48 sec. East, a distance of 124.33 feet to a point for corner;
- North 36 deg. 12 min. 09 sec. East, a distance of 71.81 feet to a point for corner;
- North 04 deg. 48 min. 13 sec. West, a distance of 136.66 feet to a point for corner;
- North 13 deg. 20 min. 12 sec. East, a distance of 65.70 feet to a point for corner;
- North 26 deg. 04 min. 57 sec. West, a distance of 113.79 feet to a point for corner;
- North 32 deg. 53 min. 38 sec. East, at a distance of 62.36 feet, passing the northeast

corner of said 3.250 acre TI tract, the most easterly southeast corner of said Anderson tract, the most northerly northwest corner of said 470.340 acre TI tract and the southwest corner of that certain called 14.270 acre tract of land described as "Tract 2" in a deed to Judy Moore, recorded in Volume 2669, Page 747 and Volume 2438, Page 278, D.R.G.C.T., and continuing along said creek for a total distance of 148.33 feet to a point for corner;

THENCE: Continuing along the centerline of said Choctaw Creek, with the common line of said 470.340 acre TI tract and said Moore tract as follows:

- North 64 deg. 22 min. 54 sec. East, a distance of 99.64 feet to a point for corner;
- South 66 deg. 40 min. 08 sec. East, a distance of 164.37 feet to a point for corner;
- North 76 deg. 03 min. 41 sec. East, a distance of 174.19 feet to a point for corner;
- North 63 deg. 01 min. 43 sec. East, a distance of 123.40 feet to a point for corner;
- South 48 deg. 11 min. 20 sec. East, a distance of 61.20 feet to a point for corner;
- South 00 deg. 07 min. 58 sec. East, a distance of 123.37 feet to a point for corner;
- South 16 deg. 00 min. 31 sec. East, a distance of 100.28 feet to a point for corner;
- South 66 deg. 49 min. 55 sec. East, a distance of 143.71 feet to a point for corner;
- North 79 deg. 36 min. 56 sec. East, a distance of 95.84 feet to a point for corner;
- North 10 deg. 55 min. 06 sec. West, a distance of 97.70 feet to a point for corner;
- North 18 deg. 11 min. 47 sec. East, a distance of 120.11 feet to a point for corner;
- North 82 deg. 33 min. 43 sec. East, a distance of 151.46 feet to a point for the southeast corner of said Moore tract and an inside ell corner of said 470.340 acre TI tract;

THENCE: North 16 deg. 06 min. 35 sec. West, departing from the centerline of said creek, along the common line of said TI and Moore tracts, a distance of 46.01 feet to a point on the north bank of said Choctaw Creek for the southwest corner of that certain called 60.85 acre tract of land described as "Tract II" in a deed to Panda Sherman Power, LLC, recorded in Volume 5132, Page 123, D.R.G.C.T.;

THENCE: Along the north bank of Choctaw Creek and the common line of said 470.340 acre TI tract and Panda Sherman tract as follows:

- North 67 deg. 26 min. 14 sec. East, a distance of 67.60 feet to a point for corner;
- North 35 deg. 12 min. 36 sec. East, a distance of 177.55 feet to a point for corner;
- North 66 deg. 05 min. 55 sec. East, a distance of 76.50 feet to a point for corner;
- South 51 deg. 47 min. 35 sec. East, a distance of 119.72 feet to a point for corner;
- South 58 deg. 54 min. 31 sec. East, a distance of 75.25 feet to a point for corner;
- North 57 deg. 10 min. 55 sec. East, a distance of 143.66 feet to a point for corner;
- North 27 deg. 07 min. 41 sec. East, a distance of 74.40 feet to a point for corner;
- North 41 deg. 18 min. 39 sec. East, a distance of 245.64 feet to a point for corner;
- North 37 deg. 37 min. 13 sec. East, a distance of 134.41 feet to a point for corner;
- North 84 deg. 41 min. 55 sec. East, a distance of 132.97 feet to a point for corner;
- North 65 deg. 15 min. 19 sec. East, a distance of 69.31 feet to a point for corner;
- North 84 deg. 58 min. 04 sec. East, a distance of 34.55 feet to a point for corner;
- South 74 deg. 50 min. 25 sec. East, a distance of 94.21 feet to a point for corner;
- South 64 deg. 53 min. 16 sec. East, a distance of 89.81 feet to a point for corner;
- South 46 deg. 49 min. 23 sec. East, a distance of 71.47 feet to a point for corner;
- South 84 deg. 10 min. 37 sec. East, a distance of 173.17 feet to a point for corner;
- North 53 deg. 21 min. 32 sec. East, a distance of 279.39 feet to a point for corner;
- North 78 deg. 02 min. 48 sec. East, a distance of 242.38 feet to a point for corner;
- North 28 deg. 48 min. 50 sec. East, a distance of 60.92 feet to a point for corner;
- North 07 deg. 31 min. 00 sec. East, a distance of 447.48 feet to a point for corner;
- North 82 deg. 02 min. 55 sec. East, a distance of 199.24 feet to a point for corner;
- South 76 deg. 32 min. 41 sec. East, a distance of 305.86 feet to a point for corner;
- North 43 deg. 40 min. 40 sec. East, a distance of 143.38 feet to a point for corner;
- South 65 deg. 28 min. 50 sec. East, a distance of 213.45 feet to a point for corner;
- North 61 deg. 52 min. 37 sec. East, a distance of 129.18 feet to a point for corner;
- South 89 deg. 05 min. 36 sec. East, a distance of 69.52 feet to a point for the southeast

corner of said 60.85 acre Panda Sherman tract and the most northerly northeast corner of said 470.340 acre TI tract, on the west line of that certain called 21.006 acre tract of land described in a deed to Texas Instruments Incorporated, recorded in Volume 3317, Page 177, D.R.G.C.T.;

THENCE: South 15 deg. 25 min. 15 sec. East, along the west line of said 21.006 acre TI tract and the most northeasterly line of said 470.340 TI tract, a distance of 59.11 feet to a point in the centerline of Choctaw Creek for the southwest corner of said 21.006 acre TI tract and same being the northwest corner of the above described 5.450 acre TI tract;

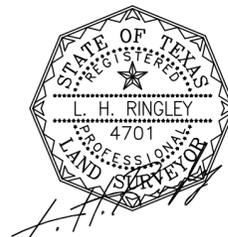
THENCE: Departing from the northeasterly line of said 470.340 acre TI tract, along the common line of said 21.006 acre and 5.450 acre TI tracts and along the centerline of Choctaw Creek as follows:

- North 86 deg. 46 min. 05 sec. East, a distance of 135.74 feet to a point for corner;
- North 28 deg. 42 min. 36 sec. East, a distance of 222.97 feet to a point for corner;
- North 50 deg. 51 min. 41 sec. East, a distance of 115.36 feet to a point for corner;
- South 79 deg. 35 min. 04 sec. East, a distance of 190.86 feet to a point for corner;
- North 81 deg. 06 min. 41 sec. East, a distance of 161.16 feet to a point for the southeast

corner of said 21.006 acre TI tract and the northeast corner of said 5.450 acre TI tract, on the west right-of-way line of the above mentioned U.S. Highway 75 and said point being in a non-tangent curve to the right, having a radius of 5,529.58 feet, a central angle of 11 deg. 19 min. 25 sec. and a chord that bears South 04 deg. 34 min. 05 sec. West - 1,091.05 feet;

THENCE: Along the west right-of-way line of said U.S. Highway 75 and with said curve to the right, at an arc distance of 307.48 feet, passing a 1/2 inch iron rod, topped with a yellow plastic cap, stamped "January Consultants", found for the northeast corner of the above described 136.869 acre TI tract and continuing for a total arc distance of 1,092.83 feet to a 1/2 inch iron rod, found for corner at the end of said curve;

THENCE: South 10 deg. 13 min. 44 sec. West, continuing along the west right-of-way line of said U.S. Highway 75, a distance of 2,772.22 feet to the POINT OF BEGINNING and containing 417.81 acres of land, more or less.



I, Lawrence H. Ringley, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that this document was prepared under 22 TAC 663.21, does not necessarily reflect all the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared this 21st Day of August, 2020.

*L. H. Ringley*  
LAWRENCE H. RINGLEY, R.P.L.S. No. 4701

EXHIBIT A

MUNICIPAL SETTING DESIGNATION

TEXAS INSTRUMENTS INCORPORATED

417.81 Acres

CITY OF SHERMAN

William Martin Survey, Abstract No. 765  
Heirs of Sherrod Dunman Survey, Abstract No. 329  
John Chronister Survey, Abstract No. 248  
Grayson County, Texas

GENERAL NOTES:

1. The area (acres) shown hereon is based on the mathematical closure of the courses and distances reflected on this Survey. It does not include the tolerances that may be present due to positional accuracy of the boundary monuments in place.
2. The bearings shown hereon are Geodetic and referenced to the Texas State Plane Coordinate System, NAD-83, Texas North Central Zone (4202).

<p><b>RINGLEY &amp; ASSOCIATES, INC.</b> SURVEYING • MAPPING • PLANNING Texas Firm Registration No. 10061300 701 S. Tennessee - McKinney, Texas 75069 (972) 542-1266</p>					
Drawn by	Date	Scale	Job	Title	Sheet
<i>Mark Hood</i>	08/21/2020	N.T.S.	2020-047	2020-047-MSD.DWG	2 of 2

## LEGAL DESCRIPTION

SITUATED in the City of Sherman, Texas, in the William Martin Survey, Abstract No. 765, the Heirs of Sherrod Dunman Survey, Abstract No. 329 and the John Chronister Survey, Abstract No. 248 of Grayson County, Texas and being: all of that certain called 136.869 acre tract of land described in a deed to Texas Instruments Incorporated, dated June 29, 2011, recorded in Volume 4981, Page 253, Deed Records, Grayson County, Texas (D.R.G.C.T.); part of that certain called 470.340 acre tract of land described in a deed to Texas Instruments Incorporated, dated September 1, 1965 and recorded in Volume 1036, Page 247, D.R.G.C.T.; all of that certain called 71.578 acre tract of land described in a deed to Texas Instruments Incorporated, dated September 1, 1965 and recorded in Volume 1036, Page 239, D.R.G.C.T.; all of that certain called 3.250 acre tract of land described in a deed to Texas Instruments Incorporated, dated September 1, 1965 and recorded in Volume 1038, Page 40, D.R.G.C.T. and all of that certain called 5.450 acre tract of land described in a deed to Texas Instruments Incorporated (hereinafter referred to as "TI"), dated September 1, 1965 and recorded in Volume 1038, Page 49, D.R.G.C.T. and being more particularly described by metes & bounds as follows:

BEGINNING at 1/2 inch iron rod, topped with a yellow plastic cap, stamped "January Consultants", found on the west right-of-way line of U.S. Highway No. 75 (variable width right-of-way) and the east line of the above described 470.340 acre TI tract and same being the southeast corner of the above described 136.869 acre TI tract;

THENCE: South 10 deg. 13 min. 44 sec. West, along the east line of said 470.340 acre TI tract and the west right-of-way line of said U.S. Highway No. 75, a distance of 615.10 feet to a point for the southeast corner of this tract, on the south line of the above mentioned William Martin Survey and same being the north line of the James A. Foster Survey, Abstract No. 418;

THENCE: South 76 deg. 12 min. 26 sec. West, departing from U.S. Highway No. 75, across said 470.340 acre TI tract and along the south line of said Martin Survey and same being the north lines of said Foster Survey and M.G. Felers Survey, Abstract No. 427, at a distance of 2,184.3 feet, passing an inside ell corner of said 470.340 acre TI tract and the southeast corner of the above described 71.578 acre TI tract and continuing along the common line of said 470.340 acre and 71.578 acre TI tracts for a total distance of 2,893.01 feet to a 1/2 inch iron rod found for corner near a barbed wire fence corner post;

THENCE: North 85 deg. 04 min. 33 sec. West, departing from said common line, over & across said 71.578 acre TI tract and along said barbed wire fence, a distance of 810.80 feet to a 1/2 inch iron rod found for corner near a barbed wire fence corner post;

THENCE: South 04 deg. 55 min. 14 sec. West, continuing across said 71.578 acre TI tract and along said barbed wire fence, a distance of 274.70 feet to a point for corner on the common line of said 71.578 acre and 470.340 acre TI tracts and the afore mentioned common line of the Martin and Felers Survey Abstracts;

THENCE: South 76 deg. 12 min. 26 sec. West, departing from said barbed wire fence, continuing along said common line, at a distance of 836.55 feet, passing a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "J.E. Smith RPLS 3700", found for the southwesterly outside ell corner of said 470.340 acre TI tract, on the easterly line of that certain called 117.20 acre tract described in a deed to Sherman 179 Shepard Partnership, recorded in Volume 3933, Page 844, D.R.G.C.T. and same being the easterly right-of-way line of the old Texas Traction Company's Interurban Railway and continuing along the common line of said 71.578 acre TI tract and said 117.20 acre Sherman 179 tract for a total distance of 856.34 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "J.E. Smith RPLS 3700", found for the southwest corner of said 71.578 acre TI tract and an inside ell corner of said Sherman 179 tract;

THENCE: North 01 deg. 51 min. 13 sec. West, along the common line of the old Interurban Railway, the 71.578 acre TI tract and said Sherman 179 tract, a distance of 95.70 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "J.E. Smith RPLS 3700", found for the beginning of a curve to the right, having a radius of 2,292.00 feet, a central angle of 14 deg. 07 min. 55 sec. and a chord that bears North 05 deg. 12 min. 37 sec. East - 563.89 feet;

THENCE: Continuing along said common line and along said curve to the right, an arc distance of 565.32 feet to a 5/8 inch iron rod found at the end of said curve;

THENCE: North 12 deg. 16 min. 34 sec. East, continuing along said common line, at a distance of 920.86 feet, passing a 1/2 inch iron rod found for the northwest corner of said 71.578 acre TI tract and the northwesterly outside ell corner of said 470.340 acre TI tract and continuing along the common line of the old Interurban Railway, the 470.340 acre TI tract and said Sherman 179 tract for a total distance of 1,720.86 feet to a 5/8 inch iron rod, topped with a yellow plastic cap, stamped "J.E. Smith RPLS 3700", found for corner at the beginning of a curve to the left, having a radius of 2,166.14 feet, a central angle of 23 deg. 07 min. 10 sec. and a chord that bears North 00 deg. 42 min. 59 sec. East - 868.15 feet;

THENCE: Continuing along said common line and said curve to the left, at an arc distance of 702.50 feet, passing a 5/8 inch iron rod found for the northeast corner of said Sherman 179 tract and the most westerly northwest corner of said 470.340 acre TI tract and said point also being the southwest corner of the above described 3.250 acre TI tract and the southeast corner of that certain called 27.928 acre tract of land described as "Tract 2" in a deed to Janet Anderson, recorded in Document No. 2015-22641, D.R.G.C.T. and continuing along the common line of said 3.250 acre TI tract, said Anderson tract and said Interurban Railway and along said curve to the left for a total arc distance of 874.06 feet to a point for corner at the end of said curve;

THENCE: North 10 deg. 50 min. 22 sec. West, continuing along the common line of said 3.250 acre TI tract, said Anderson tract and said Interurban railway, a distance of 364.85 feet to a point in the centerline of Choctaw Creek for the northwest corner of said 3.250 acre TI tract and this tract;

THENCE: Departing from said Interurban Railway and continuing along the common line of said 3.250 acre TI tract and Anderson tract and the centerline of said Choctaw Creek as follows:

North 78 deg. 51 min. 48 sec. East, a distance of 124.33 feet to a point for corner;  
North 36 deg. 12 min. 09 sec. East, a distance of 71.81 feet to a point for corner;  
North 04 deg. 48 min. 13 sec. West, a distance of 136.66 feet to a point for corner;  
North 13 deg. 20 min. 12 sec. East, a distance of 65.70 feet to a point for corner;  
North 26 deg. 04 min. 57 sec. West, a distance of 113.79 feet to a point for corner;  
North 32 deg. 53 min. 38 sec. East, at a distance of 62.36 feet, passing the northeast corner of said 3.250 acre TI tract, the most easterly southeast corner of said Anderson tract, the most northerly northwest corner of said 470.340 acre TI tract and the southwest corner of that certain called 14.270 acre tract of land described as "Tract 2" in a deed to Judy Moore, recorded in Volume 2669, Page 747 and Volume 2438, Page 278, D.R.G.C.T., and continuing along said creek for a total distance of 148.33 feet to a point for corner;

THENCE: Continuing along the centerline of said Choctaw Creek, with the common line of said 470.340 acre TI tract and said Moore tract as follows:

North 64 deg. 22 min. 54 sec. East, a distance of 99.64 feet to a point for corner;  
South 66 deg. 40 min. 08 sec. East, a distance of 164.37 feet to a point for corner;  
North 76 deg. 03 min. 41 sec. East, a distance of 174.19 feet to a point for corner;  
North 63 deg. 01 min. 43 sec. East, a distance of 123.40 feet to a point for corner;  
South 48 deg. 11 min. 20 sec. East, a distance of 61.20 feet to a point for corner;  
South 00 deg. 07 min. 58 sec. East, a distance of 123.37 feet to a point for corner;  
South 16 deg. 00 min. 31 sec. East, a distance of 100.28 feet to a point for corner;  
South 66 deg. 49 min. 55 sec. East, a distance of 143.71 feet to a point for corner;  
North 79 deg. 36 min. 56 sec. East, a distance of 95.84 feet to a point for corner;  
North 10 deg. 55 min. 06 sec. West, a distance of 97.70 feet to a point for corner;  
North 16 deg. 11 min. 47 sec. East, a distance of 120.11 feet to a point for corner;  
North 82 deg. 33 min. 43 sec. East, a distance of 151.46 feet to a point for the southeast corner of said Moore tract and an inside ell corner of said 470.340 acre TI tract;

THENCE: North 16 deg. 06 min. 35 sec. West, departing from the centerline of said creek, along the common line of said TI and Moore tracts, a distance of 46.01 feet to a point on the north bank of said Choctaw Creek for the southwest corner of that certain called 60.85 acre tract of land described as "Tract II" in a deed to Panda Sherman Power, LLC, recorded in Volume 5132, Page 123, D.R.G.C.T.;

THENCE: Along the north bank of Choctaw Creek and the common line of said 470.340 acre TI tract and Panda Sherman tract as follows:

North 67 deg. 26 min. 14 sec. East, a distance of 67.60 feet to a point for corner;  
North 35 deg. 12 min. 36 sec. East, a distance of 177.55 feet to a point for corner;  
North 66 deg. 05 min. 55 sec. East, a distance of 76.50 feet to a point for corner;  
South 51 deg. 47 min. 35 sec. East, a distance of 119.72 feet to a point for corner;  
South 58 deg. 54 min. 31 sec. East, a distance of 75.25 feet to a point for corner;  
North 57 deg. 10 min. 55 sec. East, a distance of 143.66 feet to a point for corner;  
North 27 deg. 07 min. 41 sec. East, a distance of 74.40 feet to a point for corner;  
North 41 deg. 18 min. 39 sec. East, a distance of 245.64 feet to a point for corner;

North 37 deg. 37 min. 13 sec. East, a distance of 134.41 feet to a point for corner;  
North 84 deg. 41 min. 55 sec. East, a distance of 132.97 feet to a point for corner;  
North 65 deg. 15 min. 19 sec. East, a distance of 69.31 feet to a point for corner;  
North 84 deg. 58 min. 04 sec. East, a distance of 34.55 feet to a point for corner;  
South 74 deg. 50 min. 25 sec. East, a distance of 94.21 feet to a point for corner;  
South 64 deg. 53 min. 16 sec. East, a distance of 89.81 feet to a point for corner;  
South 46 deg. 49 min. 23 sec. East, a distance of 71.47 feet to a point for corner;  
South 84 deg. 10 min. 37 sec. East, a distance of 173.17 feet to a point for corner;  
North 53 deg. 21 min. 32 sec. East, a distance of 279.39 feet to a point for corner;  
North 78 deg. 02 min. 48 sec. East, a distance of 242.38 feet to a point for corner;  
North 28 deg. 48 min. 50 sec. East, a distance of 60.92 feet to a point for corner;  
North 07 deg. 31 min. 00 sec. East, a distance of 447.48 feet to a point for corner;  
North 82 deg. 02 min. 55 sec. East, a distance of 199.24 feet to a point for corner;  
South 76 deg. 32 min. 41 sec. East, a distance of 305.86 feet to a point for corner;  
North 43 deg. 40 min. 40 sec. East, a distance of 143.38 feet to a point for corner;  
South 65 deg. 28 min. 50 sec. East, a distance of 213.45 feet to a point for corner;  
North 61 deg. 52 min. 37 sec. East, a distance of 129.18 feet to a point for corner;  
South 89 deg. 05 min. 36 sec. East, a distance of 69.52 feet to a point for the southeast corner of said 60.85 acre Panda Sherman tract and the most northerly northeast corner of said 470.340 acre TI tract, on the west line of that certain called 21.006 acre tract of land described in a deed to Texas Instruments Incorporated, recorded in Volume 3317, Page 177, D.R.G.C.T.;

THENCE: South 15 deg. 25 min. 15 sec. East, along the west line of said 21.006 acre TI tract and the most northeasterly line of said 470.340 TI tract, a distance of 59.11 feet to a point in the centerline of Choctaw Creek for the southwest corner of said 21.006 acre TI tract and same being the northwest corner of the above described 5.450 acre TI tract;

THENCE: Departing from the northeasterly line of said 470.340 acre TI tract, along the common line of said 21.006 acre and 5.450 acre TI tracts and along the centerline of Choctaw Creek as follows:

North 86 deg. 46 min. 05 sec. East, a distance of 135.74 feet to a point for corner;  
North 28 deg. 42 min. 36 sec. East, a distance of 222.97 feet to a point for corner;  
North 50 deg. 51 min. 41 sec. East, a distance of 115.36 feet to a point for corner;  
South 79 deg. 35 min. 04 sec. East, a distance of 190.86 feet to a point for corner;  
North 81 deg. 06 min. 41 sec. East, a distance of 161.16 feet to a point for the southeast corner of said 21.006 acre TI tract and the northeast corner of said 5.450 acre TI tract, on the west right-of-way line of the above mentioned U.S. Highway 75 and said point being in a non-tangent curve to the right, having a radius of 5,529.58 feet, a central angle of 11 deg. 19 min. 25 sec. and a chord that bears South 04 deg. 34 min. 05 sec. West – 1,091.05 feet;

THENCE: Along the west right-of-way line of said U.S. Highway 75 and with said curve to the right, at an arc distance of 307.48 feet, passing a 1/2 inch iron rod, topped with a yellow plastic cap, stamped “January Consultants”, found for the northeast corner of the above described 136.869 acre TI tract and continuing for a total arc distance of 1,092.83 feet to a 1/2 inch iron rod, found for corner at the end of said curve;

THENCE: South 10 deg. 13 min. 44 sec. West, continuing along the west right-of-way line of said U.S. Highway 75, a distance of 2,772.22 feet to the POINT OF BEGINNING and containing 417.81 acres of land, more or less.

# Exhibit B

## Municipal Setting Designation

### Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Matthew Kerns, as an authorized representative of Texas Instruments, Incorporated, 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.

Matthew Kerns  
Signature

Date: 7/6/21

Matthew Kerns  
Printed Name

Environmental Specialist  
Title

STATE OF Texas

COUNTY OF Grayson

SUBSCRIBED AND SWORN before me on this the 6 day of July, ~~2021~~ to which witness my hand and seal of office.



Beth S. Harville  
Notary Public in and for the State of Texas