

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

August 23, 2022

Mr. George Crow, Manager
Crow Lang West Dallas, LLC
6115 Owens Street, Suite 113
Dallas, Texas 75235

Via email

Re: Municipal Setting Designation (MSD) Certificate for CLWD Chalk Hill Property Site,
located at 2600, 2616, 2632, 2700, 2703, 2803, and 2828 Chalk Hill Road and 5000
Singleton Boulevard, Dallas, Dallas County, TX; MSD No. 470; Customer No.
CN605843507; Regulated Entity No. RN111385720

Dear Mr. Crow:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on November 18, 2021, and additional information supporting this MSD application. 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) 239-2032 or via e-mail (Alexandra.Hughes@tceq.texas.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Alex Hughes".

Alexandra Hughes
VCP-CA Section
Remediation Division

Enclosure: MSD Certificate No. 470

cc: Mr. Gary Barnum, Senior Project Manager, NewFields (via email)
Ms. Erin Gorman, Waste Section Manager, TCEQ Region 4 Office, Dallas/Fort Worth (via email)

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. 470, 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 23rd day of August, 2022

Beth Seaton

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

M.S.D. Survey

PROPERTY DESCRIPTION

BEING a 744,286 square foot (17.086 acre) tract of land situated in the B.B.B. & C.R.R. SURVEY, Abstract Number 207 and the H. BURNHAM SURVEY, Abstract Number 106, Dallas County, Texas, same being all of Lot 1-B, Block 4/7181 of Lot 12, City Block 8/5581, A REVISION OF LOTS 1-A AND 9, WESTWOOD ADDITION No. 2, an addition to the City of Dallas as recorded in Volume 93211, Page 868, Deed Records, Dallas County, Texas (D.R.D.C.T.), and all of Lot 1, Block 1/7193, of PIONEER PARK, an addition to the City of Dallas as recorded in Volume 99247, Page 33, D.R.D.C.T., together with portions of City of Dallas Block 7193, Singleton Boulevard (Called 100' R.O.W.), Chalk Hill Road (Variable R.O.W.), and Butternut Street (Variable R.O.W.), further being comprised of those certain tracts of land conveyed to Alecom Properties, LLC by deed recorded in Instrument Number 200900347543, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), CHALK HILL PROPERTIES, LLC by deeds recorded in Instrument Number 201300317735 and 201200044974, O.P.R.D.C.T. and Volume 95227, Page 264, D.R.D.C.T., Crow Lang West Dallas LLC by deed recorded in Instrument Number 202000353461, O.P.R.D.C.T., and City of Dallas (unknown recording information), and further being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 1-B, same being in the westerly line of said Chalk Hill Road;

THENCE North 14°33'16" West, along said westerly line, passing the south line of Singleton Boulevard and continuing along the prolongation of said westerly line, over and across said Singleton Boulevard, for a distance of 403.01 feet to the north line of said Singleton Boulevard, same being the south line of that certain tract of land conveyed to DALLAS AREA RAPID TRANSIT by deed recorded in Volume 97074, Page 811, D.R.D.C.T., same also being the beginning of a curve to the right, having a radius of 2630.74 feet and a chord which bears North 87°31'19" East, for 237.06 feet;

THENCE Northeasterly, along said north and south lines and said curve to the right, passing an aluminum monument found at the southeast corner of said DALLAS AREA RAPID TRANSIT tract, same being the southwest corner of that certain tract of land conveyed to BRUCE HEYDARIAN and ASADOLLAH HEIDRIAN by deed recorded in Instrument Number 201600231612, O.P.R.D.C.T., through a central angle of 05°09'53", for an arc distance of 237.14 feet;

THENCE South 89°37'34" East, continuing along said north line of Singleton Boulevard and along the south line of said BRUCE HEYDARIAN and ASADOLLAH HEIDRIAN tract of land, for a distance of 194.30 feet to the prolongation of the westerly line of that certain tract of land conveyed to Texas and Pacific Railroad by deed recorded in Volume 1669, Page 219, D.R.D.C.T., at its intersection with said north line of Singleton Boulevard;

THENCE South 15°28'17" East, over and across said Singleton Boulevard and along said prolongation, passing the northeast corner of aforementioned Lot 1, Block 1/7193, continuing along said westerly line of said Texas and Pacific Railroad tract and the easterly line of said Lot 1, eventually along the easterly line of aforementioned Crow Lang West Dallas LLC tract and aforementioned City of Dallas Tract of land, for a total distance of 1503.14 feet to the southeast corner of said City of Dallas tract of land, same being in the northerly line of Earnest Street as shown on plat of the Original Town of Eagle Ford as recorded in Volume "Y", Page 229, D.R.D.C.T. and in Volume 3, Page 525, Map Records, Dallas County, Texas (M.R.D.C.T.);

THENCE South 74°34'15" West, along said north line and the south line of said City of Dallas tract of land, passing the northeast corner of that certain tract of land conveyed to Four L Capital, Ltd. by deed recorded in Instrument Number 20070002004, O.P.R.D.C.T., eventually passing an aluminum monument found for the southwest corner of said City of Dallas tract, same being the northwest corner of said Four L Capital, Ltd. tract, further being in the easterly line of aforementioned Chalk Hill Road, continuing along the prolongation, over and across said Chalk Hill Road, for a total distance of 439.06 feet to the aforementioned westerly line of Chalk Hill Road;

THENCE North 14°55'49" West, along the westerly line of said Chalk Hill Road, along the easterly line of Block 3/7181 of WESTWOOD NO. 2 ADDITION, an addition to the City of Dallas as recorded in Volume 8, Page 130, M.R.D.C.T., for a distance of 718.28 feet to the northeast corner of Lot 10 of said addition, same being in the south line of aforementioned Butternut Street;

THENCE South 75°04'11" West, along the south line of said Butternut Street, for a distance of 149.90 feet to the northwest corner of said Lot 10;

THENCE North 14°33'16" West, over and across said Butternut Street, passing a 3/8 inch iron rod found in the north line of said Butternut Street, same being the southwest corner of aforementioned Lot 1-B, continuing along the west line of said Lot 1-B, for a total distance of 489.01 feet to the northwest corner of said Lot 1-B;

THENCE North 75°26'44" East, along the north line of said Lot 1-B, for a distance of 150.00 feet to the POINT OF BEGINNING and containing 744,286 square feet or 17.086 Acres of land, more or less.



Date: 6/1/2021
Job No. 21-058

Sheet 1 of 5

DUENES LAND SURVEYING, LLC



2112 Blackfoot Trail
Mesquite, Texas 75149
Ph: (214) 317-0685
Surveying Firm #10194446

M.S.D. Survey

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5°09'53"	2630.74'	237.14'	237.06'	N 87°31'19" E

DALLAS AREA RAPID TRANSIT
Vol. 97074, Pg. 811
D.R.D.C.T.

BRUCE HEYDARIAN and
ASADOLLAH HEIDRIAN
Instr. No. 201600231612
O.P.R.D.C.T.

Edwin Reed Survey, Abstract No. 1212
B.B.B. & C.R.R. Survey, Abstract No. 207

Block 7165

Jose Angel Gonzalez and
Maricela Dolores Gonzalez
Revocable Living Trust
Instr. No. 201400172232
O.P.R.D.C.T.

Block 7165

N:6969969.21
E:2458425.05

SINGLETON BOULEVARD
(Called 100' ROW)

N:6969979.46
E:2458661.86

S 89°37'34" E
194.30'

N:6969978.19
E:2458856.13

(Controlling Monument)
Aluminum Monument Found
"M C SURVEYING"

(Controlling Monument)
Capped Iron Rod Found

(Tract I)
RGD Investments, LLC
Instr. No. 201100181177
O.P.R.D.C.T.

Lot 11, Block 4/7181

B & B SHAVINGS ADDITION
Vol. 2000084, Pg. 2808
D.R.D.C.T.

(Tract II)
RGD Investments, LLC
Instr. No. 201100181177
O.P.R.D.C.T.

Chalk Hill Properties, LLC
Instr. No. 201300317735
O.P.R.D.C.T.

Block 7193

744,286 Square Feet
17.086 Acres

Basis of Bearings: STATE
PLANE COORDINATE SYSTEM,
NORTH TEXAS CENTRAL ZONE
4202, NORTH AMERICAN DATUM
OF 1983. ADJUSTMENT
REALIZATION 2011.

Texas and Pacific Railroad

J&T PROPERTY HOLDINGS, LLC
Instr. No. 201100215575
O.P.R.D.C.T.

Block 7193

Vol. 1669, Pg. 219

S 15°28'17" E

Lot 1, Block 1/7193
PIONEER PARK
Vol. 99247, Pg. 33
D.R.D.C.T.

CHALK HILL PROPERTIES, LLC
Vol. 95227, Pg. 264
D.R.D.C.T.

Matchline Sheet 2

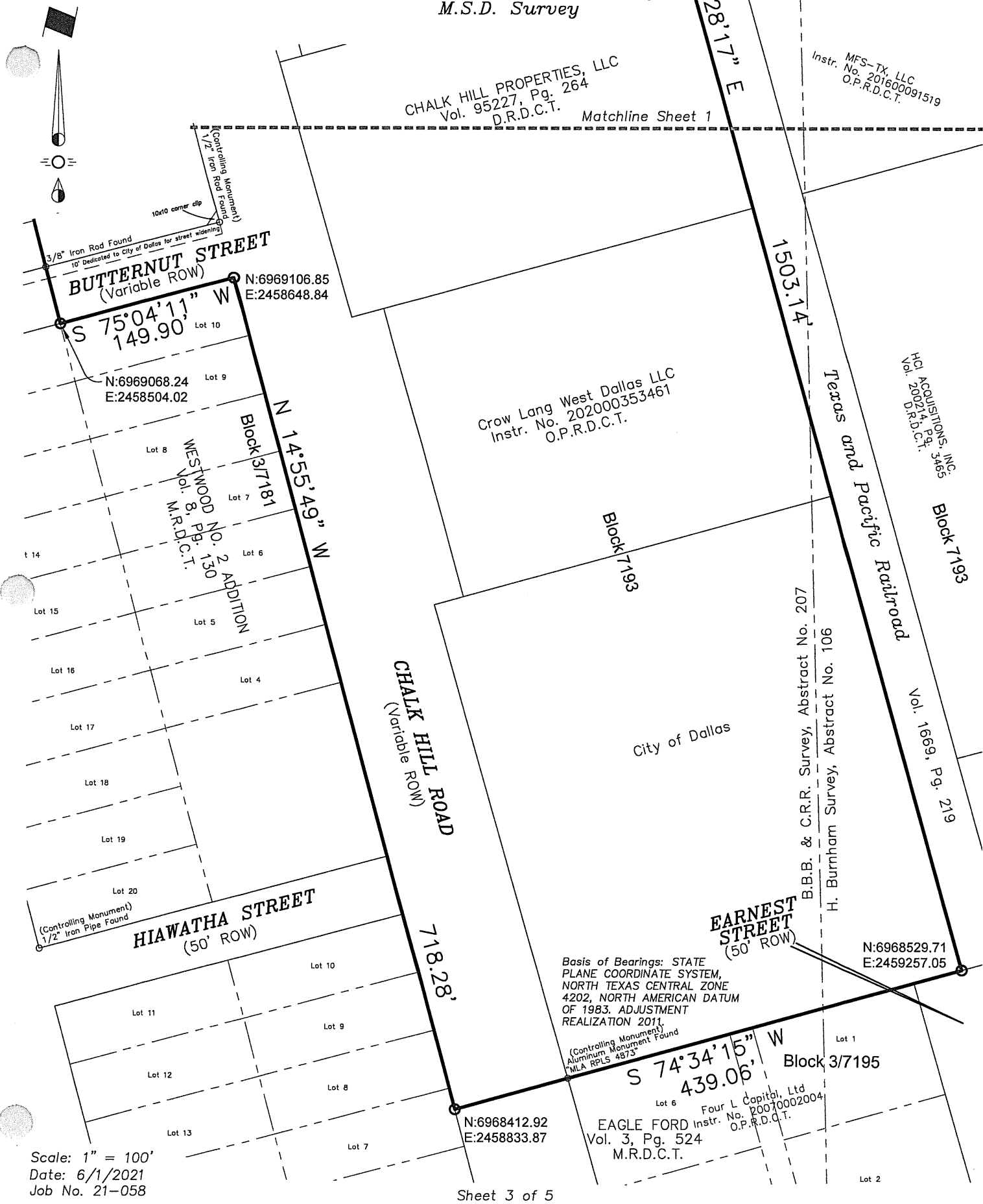
DUENES LAND SURVEYING, LLC

2112 Blackfoot Trail
Mesquite, Texas 75149
Ph: (214) 317-0685
Surveying Firm #10194446

Scale: 1" = 100'
Date: 6/1/2021
Job No. 21-058

Sheet 2 of 5

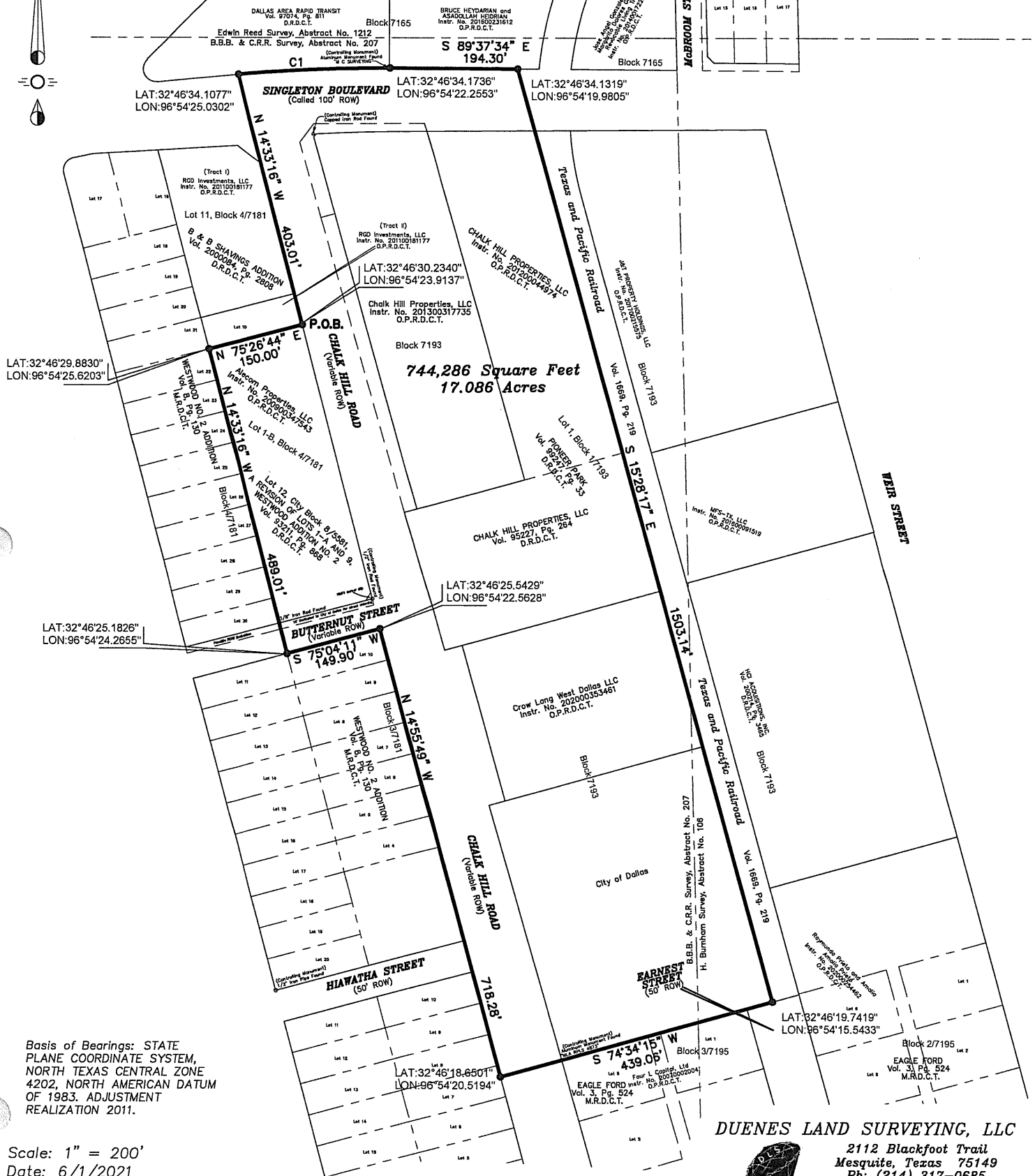
M.S.D. Survey



Scale: 1" = 100'
Date: 6/1/2021
Job No. 21-058

M.S.D. Survey

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5°09'53"	2630.74'	237.14'	237.06'	N 87°31'19" E



Basis of Bearings: STATE
PLANE COORDINATE SYSTEM,
NORTH TEXAS CENTRAL ZONE
4202, NORTH AMERICAN DATUM
OF 1983, ADJUSTMENT
REALIZATION 2011.

Scale: 1" = 200'
Date: 6/1/2021
Job No. 21-058

M.S.D. Survey

SURVEYOR'S CERTIFICATION

THAT I, Dustin D. Davison, do hereby certify that this survey was made on the ground and based on an office survey by me or under my personal supervision and the plat hereon is a true, correct, and accurate representation of the property as determined by survey. The lines, dimensions and corners of said property being as indicated by the plat.



M.S.D. Survey

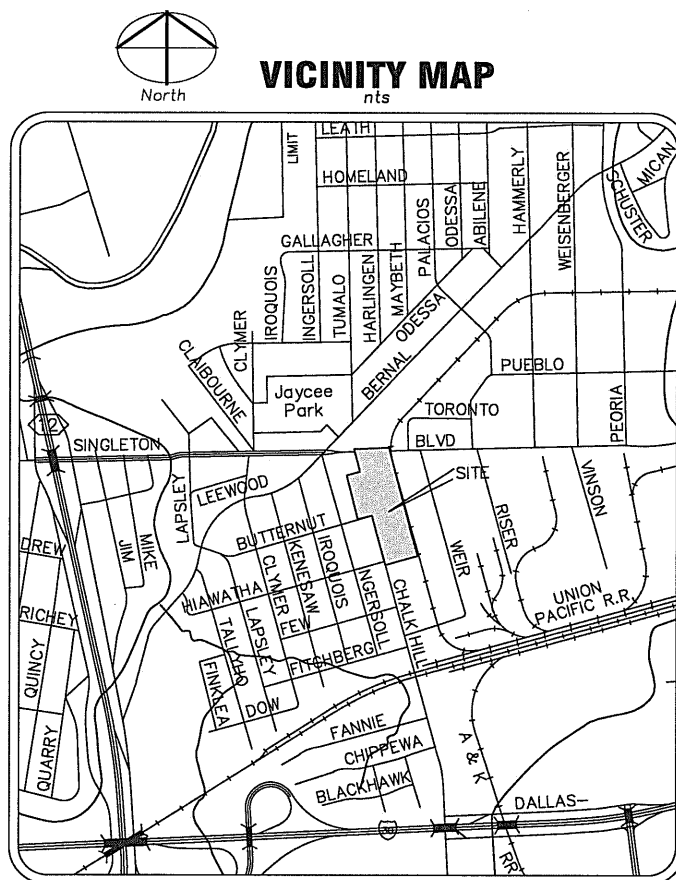


Exhibit B
Municipal Setting Designation
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared
George Crow, as an authorized representative of
Crow Lang West Dallas 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.


Signature

George Crow

Printed Name

Manager

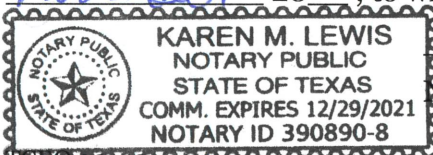
Title

Date: 11/16/21

STATE OF Texas

COUNTY OF Dallas

SUBSCRIBED AND SWORN before me on this the 16 day of
November 2021, to which witness my hand and seal of office.




Notary Public in and for the State of Texas

PCBQ-20149

August 2011