

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Kelly Keel, *Interim Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

September 7, 2023

Mr. Shane Jordan, Managing Member  
Grand Braniff, LLC  
16475 Dallas Parkway, Suite 540  
Addison, TX 75001

Re: Municipal Setting Designation (MSD) Certificate for Grand Braniff LLC, 3100 Tom Braniff Drive Property Site, located at 3100 Tom Braniff Drive, Irving, Dallas County, TX; MSD No. 500; TCEQ Facility ID No. T3654; Customer No. CN605804616; Regulated Entity No. RN111214532

Dear Mr. Jordan:

The Texas Commission on Environmental Quality (TCEQ) received the above-referenced MSD application on December 23, 2022, and additional information supporting this MSD application on June 01, 2023, and August 03, 2023. 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) 239-3737 or via email at [andrew.horton@tceq.texas.gov](mailto:andrew.horton@tceq.texas.gov).

Sincerely,

A handwritten signature in blue ink that reads "Andrew James Horton".

Andrew James Horton, Project Manager  
VCP-CA Section  
Remediation Division

Enclosure: MSD Certificate No. 500

cc: Ms. Xiaohong Wang, Reed Engineering (via email)  
Ms. Erin Gorman, Waste Section Manager, TCEQ Region 4 office, DFW

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, Monica I. Harris, Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 500, in the City of Irving, 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 7<sup>th</sup> day of September, 2023

A handwritten signature in blue ink that reads "Monica I. Harris".

Monica I. Harris, P.G., Deputy Director  
Remediation Division  
Texas Commission on Environmental Quality

**EXHIBIT "A"**  
**BOUNDARY EXHIBIT**  
Charles Baker Survey, Abstract Number 107  
City of Irving, Dallas County, Texas

**TRACT 1**

**BEING** a 100,912 square-foot tract of land out of the Charles Baker Survey, Abstract Number 107, and being all of Lots B-1X, 31, 32, 33 and 34, Block B of Grand Braniff Park, an addition to the City of Irving, Dallas County, Texas according to the plat thereof as recorded in Instrument Number 202100085942 of the Plat Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a TXDOT Monument found on the east right-of-way line of Tom Braniff Drive (a variable width right-of-way), same point being on the north side of a corner clip at the intersection of the north right-of-way line of State Highway 183 (a variable width right-of-way) and the east right-of-way line of said Tom Braniff Drive;

**THENCE** with the east right-of-way line of said Tom Braniff Drive the following five (5) calls:

S 87°54'52" W, a distance of 6.37 feet to a 5/8-inch capped iron rod found with yellow cap stamped "ADAMS SURVEYING COMPANY LLC" (CIRF);

N 16°29'18" W, a distance of 280.36 feet to a CIRF, same point being the beginning of a non-tangent curve to the right;

Northwesterly, with said non-tangent curve to the right, having a radius of 651.50 feet, a central angle of 14°46'27", a chord which bears N 09°06'05" W – 167.52 feet, and an arc length of 167.99 feet to a CIRF;

N 08°57'45" E, a distance of 80.21 feet to a CIRF, same point being the beginning of a non-tangent curve to the right;

Northeasterly, with said non-tangent curve to the right, having a radius of 641.50 feet, a central angle of 09°52'07", a chord which bears N 10°16'41" E – 110.35 feet, and an arc length of 110.49 feet to a CIRF, same point being the southern corner of a corner clip at the intersection of the east right-of-way line of said Tom Braniff Drive and the south right-of-way line of Grand Park Avenue (a 58-foot-wide right-of-way);

**THENCE** N 62°30'01" E, with said corner clip, a distance of 20.60 feet to a CIRF;

**THENCE** S 70°51'25" E, with the south right-of-way line of said Grand Park Avenue, a distance of 17.04 feet to a CIRF, same point being the northwest corner of Lot 40 of said Block B and being the beginning of a non-tangent curve to the left;

**THENCE** Southeasterly, departing the south right-of-way line of said Grand Park Avenue and with the west line of Lots 35 through 40 of said Block B and with said non-tangent curve to the

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left, having a radius of 609.50 feet, a central angle of  $32^{\circ}51'25''$ , a chord which bears S  $00^{\circ}00'45''$  E – 344.76 feet, and an arc length of 349.53 feet to a CIRF on the west line of said Lot 35;

**THENCE** S  $16^{\circ}29'19''$  E, continuing with the west line of said Lot 35, a distance of 16.86 feet to a CIRF, same point being the common westerly corner of said Lots 34 and 35;

**THENCE** N  $73^{\circ}30'41''$  E, with the common line of said Lots 34 and 35, a distance of 110.50 feet to a CIRF in the west right-of-way line of Bussey Drive (a 52-foot-wide right-of-way);

**THENCE** S  $16^{\circ}29'19''$  E, with the west right-of-way line of said Bussey Drive, a distance of 143.13 feet to a CIRF, same point being the beginning of a non-tangent curve to the left;

**THENCE** Southeasterly, continuing with the west right-of-way line of said Bussey Drive and with said non-tangent curve to the left, having a radius of 60.00 feet, a central angle of  $59^{\circ}07'52''$ , a chord which bears S  $46^{\circ}03'14''$  E – 59.21 feet, and an arc length of 61.92 feet to a CIRF, same point being the common northerly corner of Lots 30 and 31 of said Block B;

**THENCE** S  $14^{\circ}22'50''$  W, departing the west right-of-way line of said Bussey Drive and with the common line of said Lots 30 and 31, a distance of 116.60 feet to a CIRF, same point being the southwest corner of said Lot 30;

**THENCE** N  $88^{\circ}40'20''$  E, with the south line of Lots 21 through 30 of said Block B, a distance of 600.42 feet to a CIRF; same point being the most southerly southeast corner of said Lot 21;

**THENCE** N  $01^{\circ}19'40''$  W, with the east line of said Lot 21, a distance of 18.28 feet to a CIRF;

**THENCE** N  $41^{\circ}58'26''$  W, continuing with the east line of said Lot 21, a distance of 139.96 feet to a CIRF in the east right-of-way line of Perdue Avenue (a 52-foot-wide right-of-way), same point being the northeast corner of said Lot 21 and the beginning of a non-tangent curve to the left;

**THENCE** Northeasterly, with the east right-of-way line of said Perdue Avenue and with said non-tangent curve to the left, having a radius of 60.00 feet, a central angle of  $21^{\circ}38'58''$ , a chord which bears N  $37^{\circ}12'05''$  E – 22.54 feet, and an arc length of 22.67 feet to a CIRF, same point being the southwest corner of Lot 20 of said Block B;

**THENCE** S  $63^{\circ}37'24''$  E, departing the east right-of-way line of said Perdue Avenue and with the south line of said Lot 20, a distance of 129.21 feet to a CIRF in the east line of said Grand Braniff Park and the west line of Jefferson Texas Plaza South, an addition to the City of Irving, Dallas County, Texas according to the plat thereof as recorded in Instrument Number 202000281145 of the Plat Records of Dallas County, Texas;

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**THENCE** S 00°20'03" W, with common line of said Grand Braniff Park and said Jefferson Texas Plaza South, a distance of 97.14 feet to a CIRF on the north right-of-way line of said State Highway 183;

**THENCE** with the north right-of-way line of said State Highway 183 the following seven (7) calls:

S 88°42'10" W, a distance of 22.54 feet to a CIRF;

S 01°17'53" E, a distance of 32.30 feet to a CIRF;

S 88°42'04" W, a distance of 130.03 feet to a TXDOT Monument found;

S 01°17'56" E, a distance of 2.00 feet to a TXDOT Monument found;

S 88°42'04" W, a distance of 563.38 feet to a TXDOT Monument found;

N 53°29'51" W, a distance of 40.95 feet to a 5/8-inch capped iron rod found stamped "HALF ASSOC";

N 16°27'05" W, a distance of 22.51 feet to the **POINT OF BEGINNING** and **CONTAINING** 100,912 square feet (or 2.317 acres) of land, more or less.

**EXHIBIT "A"**  
**BOUNDARY EXHIBIT**  
Charles Baker Survey, Abstract Number 107  
City of Irving, Dallas County, Texas

**TRACT 2**

**BEING** all of Lot C-1X, Block C of Grand Braniff Park, an addition to the City of Irving, Dallas County, Texas according to the plat thereof as recorded in Instrument Number 202100085942 of the Plat Records of Dallas County, Texas and being more particularly described as follows:

**BEGINNING** at a 5/8-inch capped iron rod found with yellow cap stamped "ADAMS SURVEYING COMPANY LLC" (CIRF) on the north right-of-way line of Eddie Drive (a 52-foot-wide right-of-way), same point being the common southerly corner of said Lot C-1X and Lot 17 of said Block C and the beginning of a non-tangent curve to the right;

**THENCE** Northwesterly, with the transition from the north right-of-way line of said Eddie Drive to the east right-of-way line of Bussey Drive (a 52-foot-wide right-of-way) and with said non-tangent curve to the right, having a radius of 40.00 feet, a central angle of  $54^{\circ}20'35''$ , a chord which bears  $N 43^{\circ}29'36'' W - 36.53$  feet, and an arc length of 37.94 feet to a CIRF;

**THENCE**  $N 16^{\circ}29'19'' W$ , continuing with the east right-of-way line of said Bussey Drive, a distance of 83.36 feet to a CIRF, same point being the common corner of said Lot C-1X and Lot 1 of said Block C;

**THENCE**  $N 88^{\circ}40'20'' E$ , departing the east right-of-way line of said Bussey Drive and with the common line of said Lot C-1X and said Lot 1, a distance of 46.40 feet to a CIRF, same point being the common northerly corner of said Lot C-1X and said Lot 17;

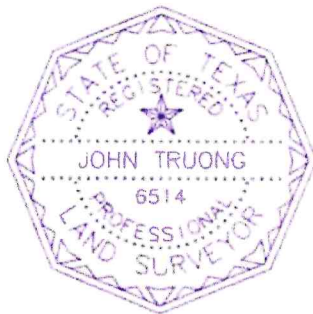
**THENCE**  $S 01^{\circ}19'40'' E$ , with the common line of said Lots C-1X and 17, a distance of 107.47 feet to the **POINT OF BEGINNING** and **CONTAINING** 3,298 square feet (or 0.076 acres) of land, more or less.

**EXHIBIT "A"**  
**BOUNDARY EXHIBIT**  
Charles Baker Survey, Abstract Number 107  
City of Irving, Dallas County, Texas

This description is accompanied by a survey plat of even date.

All bearings are based on the recorded plat of Grand Braniff Park, an addition to the City of Irving, Dallas County, Texas according to the plat thereof as recorded in Instrument Number 202100085942 of the Plat Records of Dallas County, Texas. All distances shown are surface values.

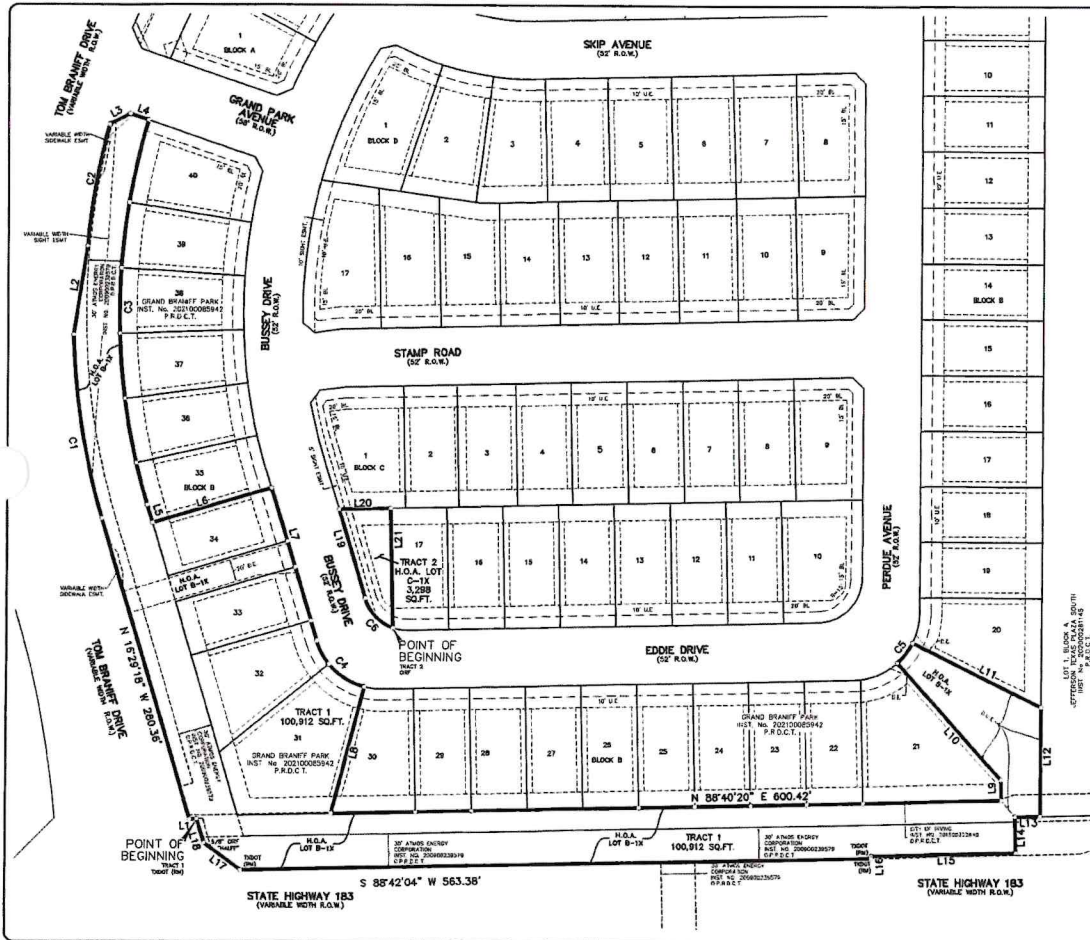
I, John Truong, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this legal description and plat represent an actual survey made on the ground under my supervision.



  
\_\_\_\_\_  
John Truong  
Registered Professional Land Surveyor  
Texas Registration No. 6514

02/27/2023  
Date

Adams Surveying Company, LLC  
TBPELS Firm Registration No. 10177500  
P.O. Box 833059  
Richardson, Texas 75080  
469.317.0250



ABBREVIATIONS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS  
 P.R.D.C.T. = PLAT RECORDS OF DALLAS COUNTY, TEXAS  
 INST. No. = INSTRUMENT NUMBER  
 RM = RECORD MONUMENT  
 CIRF = 5/8" CAPPED IRON ROD FOUND WITH YELLOW CAP STAMPED "ADAMS SURVEYING COMPANY LLC"  
 ESMT. = EASEMENT  
 U.E. = UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 D.U.E. = DRAINAGE & UTILITY EASEMENT  
 R.O.W. = RIGHT-OF-WAY  
 SQ. FT. = SQUARE FEET



**Adams**  
 Surveying  
 Company,  
 LLC

P.O. Box 813059  
 Richardson, TX 75083  
 Ph: (469) 317-0250  
 Fax: (214) 250-9644  
 TSPCLS No 10177500

Exhibit "B"  
 BOUNDARY EXHIBIT  
 Charles Baker Survey, Abstract No. 107  
 City of Irving, Dallas County, Texas

DRAWN BY: J.M.  
 CHECKED BY: J.M.  
 DATE: 10/27/23  
 SHEET 5 OF 7

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**Adams**  
Surveying  
Company,  
LLC

P.O. Box 83369  
Richardson, TX 75083  
Ph: (469) 317-6255  
Fax: (214) 293-8844  
TWP/ELS No. 10177500

Exhibit "B"  
BOUNDARY EXHIBIT  
Charles Baker Survey, Abstract No. 107  
City of Irving, Dallas County, Texas

ISSUED BY: JTT  
CHECKED BY: JTT  
DATE: 10/27/23  
SHEET 7 OF 7

**GENERAL NOTES**

- All bearings are based on the recorded plat of Grand Braniff Park, an addition to the City of Irving, Dallas County, Texas according to the plat thereof recorded in Instrument Number 202100085942 of the Plat Records of Dallas County, Texas. All distances shown are surface values, US Survey Feet.
- All easements shown are per the recorded plat of Grand Braniff Park, an addition to the City of Irving, Dallas County, Texas according to the plat thereof recorded in Instrument Number 202100085942 of the Plat Records of Dallas County, Texas unless otherwise noted.
- This survey plat is accompanied by a separate property description of even date.
- All corners are 5/8-inch capped iron rods found with yellow caps stamped "ADAMS SURVEYING COMPANY LLC" unless otherwise noted.

**RECORD MONUMENTS**

- Reference Monuments shown hereon are according to the Special Warranty Deed to The State of Texas as recorded in Instrument Number 201000210334, Official Public Records of Dallas County, Texas and the Deed to The State of Texas as recorded in Instrument: Number 201500311773, Official Public Records of Dallas County, Texas

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	651.50	14°46'27"	N 09°06'05" W	167.52	167.99
C2	641.50	09°52'07"	N 10°16'41" E	110.35	110.49
C3	609.50	32°51'25"	S 00°00'45" E	344.76	349.53
C4	60.00	59°07'52"	S 46°03'14" E	59.21	61.62
C5	60.00	21°38'58"	N 37°12'05" E	22.54	22.67
C6	140.00	15°20'35"	N 43°39'56" W	36.53	37.94

LINE	BEARING	DISTANCE
L1	S 87°54'52" W	6.37
L2	N 08°57'45" E	80.21
L3	N 62°30'01" E	20.60
L4	S 70°51'25" E	17.04
L5	S 16°29'19" E	16.86
L6	N 73°30'41" E	110.50
L7	S 16°29'19" E	143.13
L8	S 14°22'50" W	116.60
L9	N 01°19'40" W	18.28
L10	N 41°58'26" W	139.96

LINE	BEARING	DISTANCE
L11	S 63°37'24" E	129.21
L12	S 00°20'03" W	97.14
L13	S 88°42'10" W	22.54
L14	S 01°17'53" E	32.30
L15	S 88°42'04" W	130.03
L16	S 01°17'56" E	2.00
L17	N 53°29'51" W	40.95
L18	N 16°27'05" W	22.51
L19	S 16°29'19" W	83.36
L20	N 88°40'20" E	46.40
L21	S 01°19'40" E	110.47



*John Truong*

02/27/2023

John Truong  
Registered Professional Land Surveyor  
No. 6514

Date

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# Exhibit B

## Municipal Setting Designation

### Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Shane Jordan, as an authorized representative of Grand Braniff, 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.

*Shane Jordan*  
Signature

Date: 5/9/23

Shane Jordan  
Printed Name

Managing Member  
Title

STATE OF TEXAS  
COUNTY OF DALLAS

SUBSCRIBED AND SWORN before me on this the 9<sup>th</sup> day of MAY 2023, to which witness my hand and seal of office.

*Kimberly A Foster*  
Notary Public in and for the State of Texas

