

Jon Niermann, *Chairman*  
Emily Lindley, *Commissioner*  
Bobby Janecka, *Commissioner*  
Erin E. Chancellor, *Interim Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

May 25, 2023

Mr. Darrel Rice, President  
Jubilee Park Clinic Holdings, LLC  
917 Bank Street  
Dallas, Texas 75223

Re: Municipal Setting Designation (MSD) Certificate for Jubilee Park Clinic Holdings, LLC,  
Jubilee Park Clinic Property, 808-820 Ann Avenue & 4323 Parry Avenue, Dallas County,  
TX; MSD No. 499; Customer No. CN605781541; Regulated Entity No. RN111044897

Dear Mr. Rice:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on December 21, 2022, and additional information supporting this MSD application on January 24, 2023 and March 29, 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 Municipal Setting Designation Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-2531 or via e-mail ([andrew.weinrich@tceq.texas.gov](mailto:andrew.weinrich@tceq.texas.gov)).

Sincerely,

A handwritten signature in cursive script that reads "Andrew Weinrich".

Andrew Weinrich, Project Manager  
VCP-CA Section  
Remediation Division

AW/jdm

cc: Mr. Michael Whitehead, Whitehead E.S., LLC, via email  
Ms. Erin Gorman, Waste Section Manager, TCEQ Region 4 Office, Fort Worth

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, Monica I. Harris, Acting Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 499, 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 24<sup>th</sup> day of May, 2023

*Monica I. Harris*

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

**MUNICIPAL SETTING DESIGNATION  
BROWDER'S PROVIDENCE ADDITION  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

Being a 93,043 square foot (2.1360 acre) tract of land situated in the John Grigsby Survey, Abstract No. 495, City of Dallas, Dallas County, Texas, being all of Lots 10-14, Block 13/1080 and Lots 5-7, Block 14/1076 of Browder's Providence Addition, an addition to the City of Dallas recorded in Volume 150, Page 402, Deed Records, Dallas County, Texas, being all of those tracts of land described in two Special Warranty Deed's to Jubilee Park Clinic Holdings, LLC, recorded in Instrument Numbers 202000129341, and 202000129242, Official Public Records, Dallas County, Texas, being a portion of two 16 foot Alleys, a portion of Ann Avenue (a 48.4 foot right-of-way), and a portion of Parry Avenue (a 60 foot right-of-way, formerly known as Armstrong Avenue) of said Browder's Providence Addition, and being more particularly described as follows:

**BEGINNING** at the intersection of the northeast line of said northeasterly 16 foot alley and the southeast right-of-way line of said Parry Avenue, being the west corner of Lot 1B, Block 17/1261 of Jubilee Park Addition, an addition to the City of Dallas recorded in Instrument No. 20080382307, Official Public Records, Dallas County, Texas, for the east corner of said 2.0249 acre tract, from which the east corner of Lot 14, Block 13/1080 bears North 60°14'45" West a distance of 61.95 feet, from which a 1/2" iron rod with yellow plastic cap stamped "RLG INC" found bears South 44°10'01" West, a distance of 5.00 feet, and from said east corner of Lot 14 a 1/2" iron rod with yellow cap stamped "RLG INC" bears North 45°16'29" West, a distance of 5.00 feet;

**THENCE** South 44°10'01" West, along the southeast line of said Parry Avenue, passing the southwest line of said alley at 16.00 feet, passing the intersection of the southeast line of said Parry Avenue and the northeast line of said Ann Avenue at 150.00 feet, passing the intersection of the southeast line of said Parry Avenue and the southwest line of said Ann Avenue at 198.40 feet, passing the northwest line of an alley at 332.40 feet and continuing for a total distance of 348.40 feet to the southeast line of said alley for the north corner of Lot 8, Block 18/1262 of said Browder's Providence Addition, from which a chiseled "X" in concrete found bears North 00°03'37" West, a distance of 86.02;

**THENCE** North 45°14'56" West, over and across said Parry Avenue, a distance of 68.24 feet to a point in the southwest line of said alley for the east corner of Lot 14, Block 14/1076;

**THENCE** North 45°32'27" West, along the common line between the southwest line of said alley and the northeast line of said Lot 14, a distance of 141.76 feet to a point for the east corner of Lot 11, Block 14/1076 and the north corner of Lot 12, Block 14/1076;

**THENCE** North 44°10'01" East, over and across said alley, passing the west corner of Lot 5 and the south corner of Lot 4, Block 14/1076 at 16.00 feet, continuing for a total distance of 150.63 feet to the southwest right-of-way line of Ann Avenue (a 48.4 foot right-of-way) for the north corner of said Lot 5, the east corner of said Lot 4;


**MUNICIPAL SETTING DESIGNATION  
BROWDER'S PROVIDENCE ADDITION  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**THENCE** North 45°16'29" West, along the common line between said Ann Avenue and said Lot 4, a distance of 100.00 feet to the north corner of Lot 3, Block 14/1076 and the east corner of Lot 2, Block 14/1076;

**THENCE** North 44°10'01" East, over and across said Ann Avenue, passing the intersection of the west corner of Lot 10, Block 13/1080, the south corner of Lot 9, Block 13/1080 and the northeast line of said Ann Avenue at 48.40 feet, and continuing for a total distance of 198.40 feet to a point on the northeast right-of-way of said 16 foot alley for the west corner of Lot 3 and the south corner of Lot 2 of said Block 13/1080 from which a 1/2" iron rod with yellow cap stamped "RLG INC" bears South 27°34'40" East, a distance of 52.65 feet for the east corner of said Lot 10 and the north corner of said Lot 11, Block 13/1080;

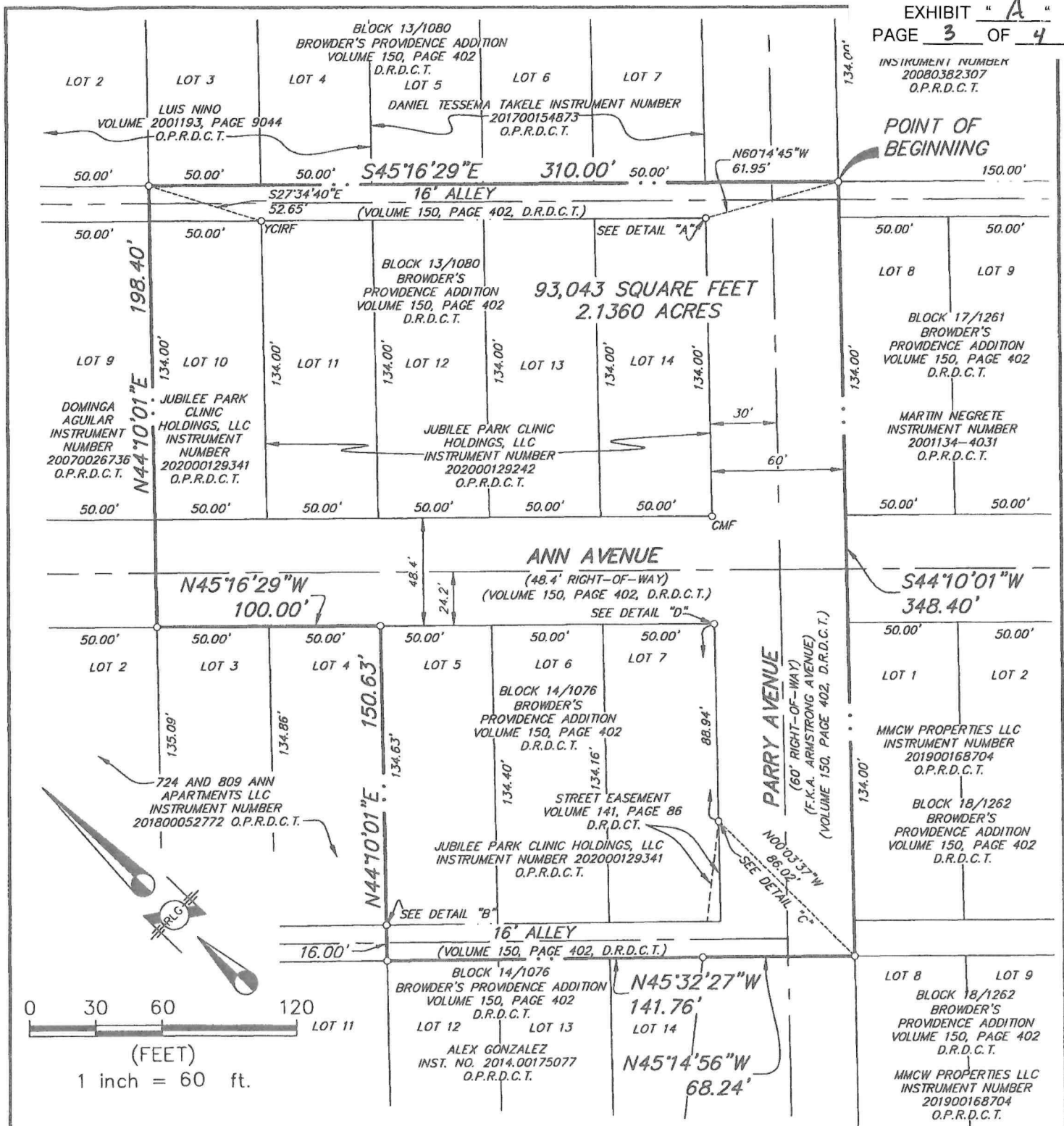
**THENCE** South 45°16'29" East, along the north line of said alley, a distance of 310.00 feet to the **POINT OF BEGINNING** containing 93,043 square feet or 2.1360 acres, more or less.



  
Brian R. Wade      R.P.L.S. No. 6098  
11/17/2021  
REVISED 3/3/2022

INSTRUMENT NUMBER  
20080382307  
O.P.R.D.C.T.

POINT OF BEGINNING



BASIS OF BEARINGS: STATE PLANE  
COORDINATE SYSTEM, TEXAS NORTH CENTRAL  
ZONE 4202, NORTH AMERICAN DATUM OF  
1983. ADJUSTMENT REALIZATION 2011.

CONTROLLING MONUMENTS: AS SHOWN.  
RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPY, STE 300  
DALLAS, TX. 75243  
214-739-8100

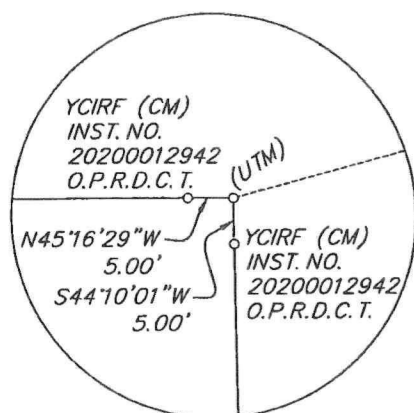
**MUNICIPAL SETTING DESIGNATION  
SURVEY**  
**BROWDER'S PROVIDENCE ADDITION**  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SCALE	1" = 60'	DATE	3/3/2022	SHEET	3 OF 4
JOB NO.	2111.095	E-FILE	2111.095MSD	DWG NO.	27,732X

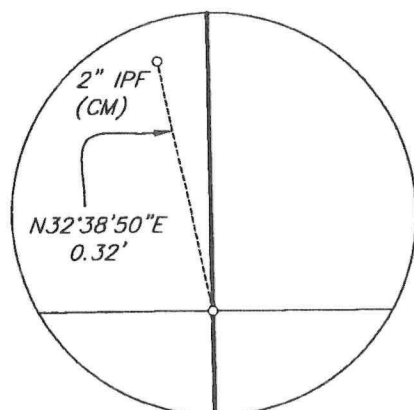
TEXAS PE REG #F-493  
TBPELS REG #100341-00

LEGEND

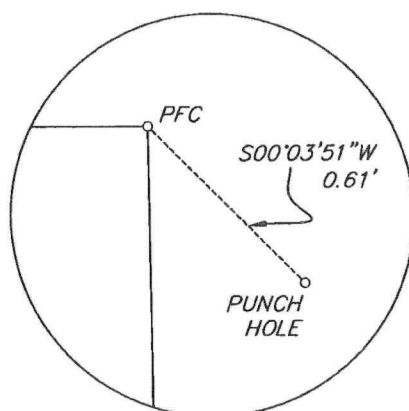
- PROPERTY LINE
- EASEMENT LINE
- YCIRF ..... 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" FOUND
- CMF ..... "X" CUT FOUND IN CONCRETE
- IPF ..... IRON PIPE FOUND
- PFC ..... POINT FOR CORNER
- (CM) ..... CONTROLLING MONUMENT
- (UTM) ..... UNABLE TO MONUMENT
- D.R.D.C.T. .... DEED RECORDS, DALLAS COUNTY, TX
- O.P.R.D.C.T. .... OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TX
- F.K.A. .... FORMERLY KNOWN AS
- INST. NO. .... INSTRUMENT NUMBER



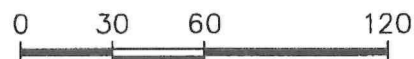
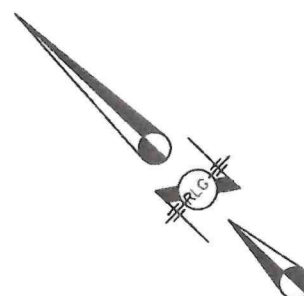
DETAIL "A"



DETAIL "B"

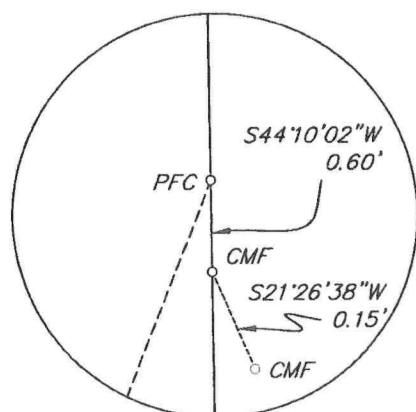


DETAIL "D"



(FEET)

1 inch = 60 ft.



DETAIL "C"



*Brian R. Wade*  
BRIAN R. WADE R.P.L.S. NO. 6098

11/17/2021  
REVISED 3/3/2022

BASIS OF BEARINGS: STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.

CONTROLLING MONUMENTS: AS SHOWN.

RAYMOND L. GOODSON JR., INC.  
12001 N. CENTRAL EXPY, STE 300  
DALLAS, TX. 75243  
214-739-8100

MUNICIPAL SETTING DESIGNATION SURVEY

BROWDER'S PROVIDENCE ADDITION

JOHN GRIGSBY SURVEY, ABSTRACT NO. 495  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SCALE	1" = 60'	DATE	3/3/2022	SHEET	4 OF 4
JOB NO.	2111.095	E-FILE	2111.095MSD	DWG NO.	27,732X

TEXAS PE REG #F-493  
TBPELS REG #100341-00

# Exhibit B

## Municipal Setting Designation

### Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared **Darrel Rice**, as an authorized representative of **Jubilee Park Clinic Holdings, 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.

Darrel Rice  
Signature

Date: January 13, 2023

DARREL RICE  
Printed Name

President  
Title

STATE OF Texas  
COUNTY OF Dallas

SUBSCRIBED AND SWORN before me on this the 13<sup>th</sup> day of January 2023, to which witness my hand and seal of office.

Jeremy Jones  
Notary Public in and for the State of Texas

