

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



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

February 1, 2024

Mr. Brent Alfred, Deputy Chief  
Dallas Independent School District Construction Services  
9400 North Central Expressway, 8th Floor  
Dallas, Texas 75231

Re: Municipal Setting Designation (MSD) Certificate for New Pinkston High School Site,  
located at 3719 Greenleaf Street, Dallas, Dallas County, TX; Municipal Setting  
Designation (MSD) No. 503; TCEQ Facility ID No. T3437; Customer No. CN603802604;  
Regulated Entity No. RN110454055

Dear Mr. Alfred:

The Texas Commission on Environmental Quality (TCEQ) received the above-referenced MSD application on February 8, 2023, and additional information supporting this MSD application on July 19, 2023 and October 17, 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) 239-1488 or via email at [rachel.vandernat@tceq.texas.gov](mailto:rachel.vandernat@tceq.texas.gov).

Sincerely,

A handwritten signature in blue ink that reads "Rachel Vander Nat".

Rachel Vander Nat, Project Manager  
VCP-CA Section  
Remediation Division

Enclosure: MSD Certificate No. 503

cc: Ms. Erin Gorman, TCEQ, Waste Section Manager, TCEQ Region 4, Dallas/Fort Worth  
Ms. Julie L. Hill, P.G., Project Geologist, Intertek-PSI (via email)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



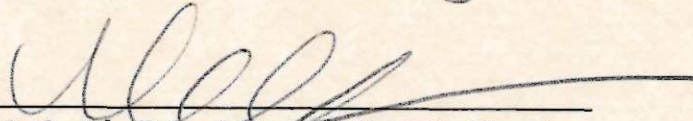
MUNICIPAL SETTING DESIGNATION CERTIFICATE

As provided for in §361.807, Subchapter W, Texas Health and Safety Code (Solid Waste Disposal Act):

I, Merrie Smith, P.G., Assistant Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 503, 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 1st day of February 20 24

  
\_\_\_\_\_  
Merrie Smith, P.G., Assistant Deputy Director  
Remediation Division  
Texas Commission on Environmental Quality



## LEGAL DESCRIPTION

Being a 25.91 acre (1,128,495 square feet) tract of land situated in the E. Horton Survey, Abstract No. 604, and the L.G. Coombs Survey, Abstract No. 289 City of Dallas, Dallas County, Texas, and being all of that certain tract of land as described in a Deed to Dallas Independent School District as recorded in Volume 4669, Page 15, Deed Records, Dallas, County Texas (D.R.D.C.T.), and being part of Bickers Street (60 feet wide right of way) as recorded in in Volume 97114, Page 03786 (D.R.D.C.T.), and being part of Holystone Street right of way (50 feet wide based on "use and occupation") no Deed record found, and being part of Greenleaf Street right of way (56 feet wide based on "use and occupation") no Deed record found, said 25.91 acre (1,128,495 square feet) tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with broken cap found for a point on the Southerly right of way of said Bickers Street, same being a point of tangency of a curve to the East, having a Texas State Plane Coordinate of N: 6,972,597.14, E: 2,470,553.34;

Thence along said Southerly right of way line of Bickers Street North 69 degrees 41 minutes 13 seconds West, passing at a distance of 417.03 feet a 5/8 in iron rod with cap stamped "Dallas" found for the Northeast corner of a 56 feet wide right of way dedication as recorded in Volume 99187 Page 02356 (D.R.D.C.T.), continuing a total a distance of 492.19 feet to a point for corner;

Thence departing said Southerly right of way of Bickers Street , along the extension of the Westerly right-of-way line of said Holystone Street, over and across said Bickers Street, passing at a distance of 60.00 feet the intersection of the Northerly right-of-way line of said Bickers Street with the Westerly right-of-way line of said Holystone Street, continuing along the Westerly right of way line of said Holystone Street North 20 degrees 24 minutes 06 seconds East, a distance of 292.84 feet to a point, same being a point of curvature;

Thence continuing along said Westerly right of way line of Holystone Street and along a curve to the right, having a radius of 2,318.77 feet, a delta angle of 20 degrees 10 minutes 13 seconds, a chord bearing of North 30 degrees 24 minutes 40 seconds East, a chord distance of 812.08 feet, an arc length 816.29 feet, to a point for corner at the end of said curve;

Thence continuing along said Westerly right of way line of Holystone Street North 40 degrees 29 minutes 15 seconds East, a distance of 104.87 feet to a point at the intersection of the westerly right-of-way line of said Hollystone Street with the extension of the Northeasterly right-of-way line of said Greenleaf Street,

Thence departing said Westerly right of way line of Holystone Street, along the extension of the Northeasterly right of way line of aforementioned Greenleaf Street, South 49 degrees 23 minutes 55 seconds East, passing at a distance of 63.32 feet a 1/2 inch iron rod with cap stamped "PACHECO AND KOCH" found for the Southeasterly corner of a corner clip on the Southwesterly line of Greenleaf Village Phase II as recorded in Volume 2002144, Page 1584, (D.R.D.C.T.), continuing a total distance of 641.37 feet to a 5/8 inch iron rod found for

## LEGAL DESCRIPTION

Southeasterly corner of lot 65 block JJ/7135 of said Greenleaf Village Phase 2, same being a point of curvature;

Thence continuing along said Northeasterly right of way line of Greenleaf Street, along a curve to the right, having a radius of 2,322.83 feet a delta angle of 11 degrees 17 minutes 31 seconds, a chord bearing of South 43 degrees 45 minutes 10 seconds East, a chord distance of 457.05 feet and an arc length of 457.79 feet, to a "X" cut in concrete found for corner;

Thence continuing along said Northeasterly right of way line of Greenleaf Street, South 38 degrees 06 minutes 24 seconds East, passing at a distance of 140.56 feet a "X" cut found for a point on the Northerly right of way line of the aforementioned Bickers Street, continuing a total distance of 210.58 feet to calculated point, on the Southerly right of way line of said Bickers Street;

Thence departing said Northeasterly right of way line of Greenleaf Street, along said Southerly right of way line of Bickers Street South 51 degrees 54 minutes 36 seconds West, a distance of 297.09 feet to a point of curvature;

Thence continuing along said Southerly right of way line of Bickers Street, a curve to the right, having a radius of 848.56 feet, a delta angle of 58 degrees 28 minutes 31 seconds, a chord bearing a of South 81 degrees 03 minutes 09 seconds West, a chord distance of 828.93 feet, an arc length of 866.03 feet to the point of beginning and containing 25.91 acre (1,128,495 square feet).



*[Handwritten Signature]*  
10/29/2021



## LEGAL DESCRIPTION

Being a 25.91 acre (1,128,495 square feet) tract of land situated in the E. Horton Survey, Abstract No. 604, and the L.G. Coombs Survey, Abstract No. 289 City of Dallas, Dallas County, Texas, and being all of that certain tract of land as described in a Deed to Dallas Independent School District as recorded in Volume 4669, Page 15, Deed Records, Dallas, County Texas (D.R.D.C.T.), and being part of Bickers Street (60 feet wide right of way) as recorded in in Volume 97114, Page 03786 (D.R.D.C.T.), and being part of Holystone Street right of way (50 feet wide based on "use and occupation") no Deed record found, and being part of Greenleaf Street right of way (56 feet wide based on "use and occupation") no Deed record found, said 25.91 acre (1,128,495 square feet) tract of land being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod with broken cap found for a point on the Southerly right of way of said Bickers Street, same being a point of tangency of a curve to the East, having a Texas State Plane Coordinate of N: 6,972,597.14, E: 2,470,553.34;

Thence along said Southerly right of way line of Bickers Street North 69 degrees 41 minutes 13 seconds West, passing at a distance of 417.03 feet a 5/8 in iron rod with cap stamped "Dallas" found for the Northeast corner of a 56 feet wide right of way dedication as recorded in Volume 99187 Page 02356 (D.R.D.C.T.), continuing a total a distance of 492.19 feet to a point for corner;

Thence departing said Southerly right of way of Bickers Street , along the extension of the Westerly right-of-way line of said Holystone Street, over and across said Bickers Street, passing at a distance of 60.00 feet the intersection of the Northerly right-of-way line of said Bickers Street with the Westerly right-of-way line of said Holystone Street, continuing along the Westerly right of way line of said Holystone Street North 20 degrees 24 minutes 06 seconds East, a distance of 292.84 feet to a point, same being a point of curvature;

Thence continuing along said Westerly right of way line of Holystone Street and along a curve to the right, having a radius of 2,318.77 feet, a delta angle of 20 degrees 10 minutes 13 seconds, a chord bearing of North 30 degrees 24 minutes 40 seconds East, a chord distance of 812.08 feet, an arc length 816.29 feet, to a point for corner at the end of said curve;

Thence continuing along said Westerly right of way line of Holystone Street North 40 degrees 29 minutes 15 seconds East, a distance of 104.87 feet to a point at the intersection of the westerly right-of-way line of said Hollystone Street with the extension of the Northeasterly right-of-way line of said Greenleaf Street,

Thence departing said Westerly right of way line of Holystone Street, along the extension of the Northeasterly right of way line of aforementioned Greenleaf Street, South 49 degrees 23 minutes 55 seconds East, passing at a distance of 63.32 feet a 1/2 inch iron rod with cap stamped "PACHECO AND KOCH" found for the Southeasterly corner of a corner clip on the Southwesterly line of Greenleaf Village Phase II as recorded in Volume 2002144, Page 1584, (D.R.D.C.T.), continuing a total distance of 641.37 feet to a 5/8 inch iron rod found for

## LEGAL DESCRIPTION

Southeasterly corner of lot 65 block JJ/7135 of said Greenleaf Village Phase 2, same being a point of curvature;

Thence continuing along said Northeasterly right of way line of Greenleaf Street, along a curve to the right, having a radius of 2,322.83 feet a delta angle of 11 degrees 17 minutes 31 seconds, a chord bearing of South 43 degrees 45 minutes 10 seconds East, a chord distance of 457.05 feet and an arc length of 457.79 feet, to a "X" cut in concrete found for corner;

Thence continuing along said Northeasterly right of way line of Greenleaf Street, South 38 degrees 06 minutes 24 seconds East, passing at a distance of 140.56 feet a "X" cut found for a point on the Northerly right of way line of the aforementioned Bickers Street, continuing a total distance of 210.58 feet to calculated point, on the Southerly right of way line of said Bickers Street;

Thence departing said Northeasterly right of way line of Greenleaf Street, along said Southerly right of way line of Bickers Street South 51 degrees 54 minutes 36 seconds West, a distance of 297.09 feet to a point of curvature;

Thence continuing along said Southerly right of way line of Bickers Street, a curve to the right, having a radius of 848.56 feet, a delta angle of 58 degrees 28 minutes 31 seconds, a chord bearing of South 81 degrees 03 minutes 09 seconds West, a chord distance of 828.93 feet, an arc length of 866.03 feet to the point of beginning and containing 25.91 acre (1,128,495 square feet).





# Exhibit B

## Municipal Setting Designation

### Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Brent Alfred, as an authorized representative of Dallas ISD, 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.

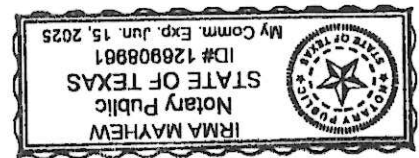
[Signature]  
Signature

Date: 02-17-2023

Brent Alfred  
Printed Name

Chief Construction Officer  
Title

STATE OF Texas  
COUNTY OF Dallas



SUBSCRIBED AND SWORN before me on this the 17th day of February 2023, to which witness my hand and seal of office.

[Signature]  
Notary Public in and for the State of Texas