

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 25, 2024

Mr. Shane Davis, Deputy Director of Public Works
City of Farmers Branch
13000 Wm. Dodson Parkway
Farmers Branch, Texas 75234

Re: Valwood Site, located at 2710, 2783, 2784, 2807 Valwood Parkway and 14055, 14065, 14067 Dennis Lane, Farmers Branch, Dallas County, TX; Municipal Setting Designation (MSD) No. 518; Voluntary Cleanup Program (VCP) No. 3162; Customer No. CN600131676; Regulated Entity No. RN111904876

Dear Mr. Davis:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on February 5, 2024 and additional information supporting this MSD application on March 18, 2024 and June 26, 2024. 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 email at joshua.baudoin@tceq.texas.gov.

Sincerely,

A handwritten signature in cursive script, reading "Joshua Baudoin".

Joshua Baudoin, Project Manager
VCP-CA Section
Remediation Division

Enclosure: MSD Certificate No. 518

cc: Mr. Charles S. Cox, City Manager, City of Farmers Branch (via email)
Mr. Frank Clark, Principal Engineer, Braun Intertec Corporation (via email)
Ms. Erin Gorman, Waste Section Manager, TCEQ Region 4 Office, Dallas

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



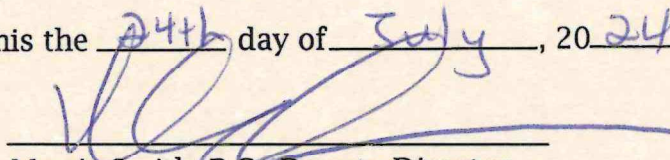
MUNICIPAL SETTING DESIGNATION CERTIFICATE

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

I, Merrie Smith, P.G., Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 518, in the City of Farmers Branch, 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 24th day of July, 2024

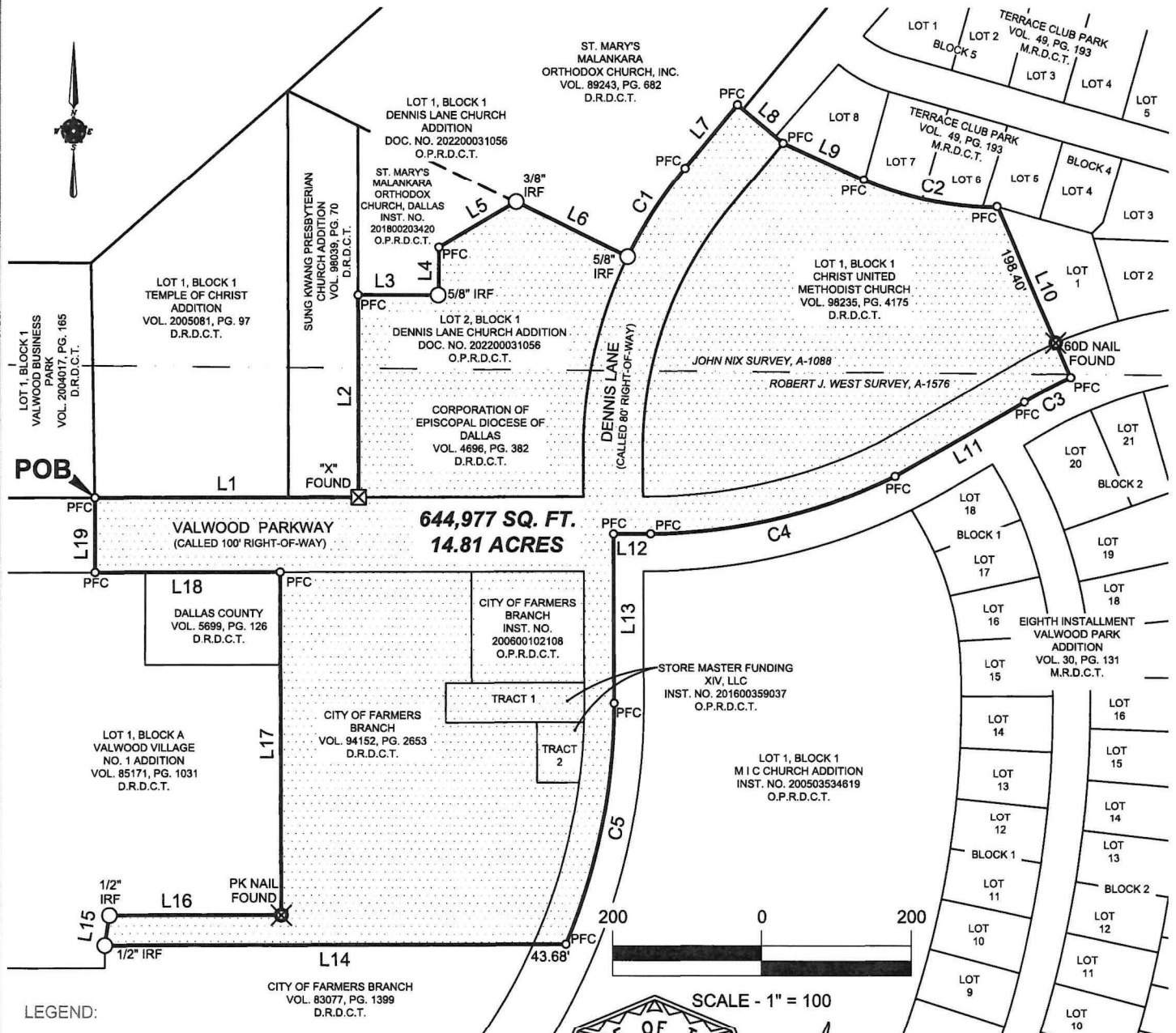


Merrie Smith, P.G., Deputy Director
Remediation Division
Texas Commission on Environmental Quality

MUNICIPAL SETTING DESIGNATION SURVEY

JOHN NIX SURVEY, ABSTRACT NO. 1088 & ROBERT J. WEST SURVEY, ABSTRACT NO. 1576

CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS



Gary E. Johnson
Gary E. Johnson, R.P.L.S.# 5299

**MUNICIPAL SETTING DESIGNATION SURVEY
JOHN NIX SURVEY, ABSTRACT NO. 1088 &
ROBERT J. WEST SURVEY, ABSTRACT NO. 1576
CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS**

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	353.20'	N89°46'14"E
L2	270.82'	N0°13'46"W
L3	108.00'	N89°54'25"E
L4	63.98'	N0°05'35"W
L5	119.82'	N59°27'52"E
L6	166.70'	S63°55'46"E
L7	110.28'	N39°47'48"E
L8	80.00'	S50°12'34"E
L9	119.42'	S65°16'30"E
L10	249.27'	S23°49'48"E
L11	201.62'	S60°14'37"W
L12	49.95'	S89°46'14"W
L13	227.28'	S0°13'46"E
L14	616.49'	S89°44'42"W
L15	40.55'	N8°52'48"E
L16	230.12'	N89°44'42"E
L17	460.08'	N0°15'18"W
L18	247.94'	S89°46'14"W
L19	100.00'	N0°11'42"W

PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	142.03'	589.45'	13°48'21"	N32° 52' 43"E 141.69'
C2	183.86'	453.46'	23°13'52"	S78° 38' 37"E 182.60'
C3	71.65'	634.45'	6°28'15"	S62° 58' 17"W 71.62'
C4	339.19'	746.41'	26°02'13"	S76° 45' 22"W 336.28'
C5	331.53'	824.24'	23°02'44"	S11° 17' 31"W 329.30'



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**TEXAS HERITAGE
SURVEYING, LLC**

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txheritage.com Firm No. 10169300

BEARINGS ARE BASED ON PLANE STATE
COORDINATE SYSTEM, NORTH TEXAS
CENTRAL ZONE 4202, NORTH AMERICAN
DATUM OF 1983, ADJUSTMENT
REALIZATION 2011.

Job# 2300473-1
Date: 05/26/2023
Drawn: JAM
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Being a 644,977 square feet or 14.81 acre tract of land situated in the John Nix Survey, Abstract No. 1088 and Robert J. West Survey, Abstract No. 1576, in the City of Farmers Branch, Dallas County, Texas, being all of Lot 2, Block 1 of Dennis Lane Church Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Document Number 202200031056, Official Public Records, Dallas County, Texas, also being all of Lot 1, Block 1 Christ United Methodist Church, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 98235, Page 4175, Deed Records, Dallas County, Texas, also being all of that certain tract of land described in Warranty Deed to Corporation of Episcopal Diocese of Dallas recorded in Volume 4696, Page 382, Deed Records, Dallas County, Texas, also being all of that certain tract of land described in Warranty Deed to City of Farmers Branch recorded in Instrument Number 200600102108, Official Public Records, Dallas County, Texas, also being all of that certain tract of land described in Special Warranty Deed to City of Farmers Branch recorded in Volume 94152, Page 2653, Deed Records, Dallas County, Texas, also being a tract of land known as Tract 1 and Tract 2, described in Special Warranty Deed to Store Master Funding XIV, LLC recorded in Instrument Number 201600359037, Official Public Records, Dallas County, Texas, and also being a portion of Valwood Parkway (called 100' right-of-way) and a portion of Dennis Lane (called 80' right-of-way), and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said point being the southeast corner of Lot 1, Block 1, of Valwood Business Park, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat recorded in Volume 2004017, Page 165, Deed Records, Dallas County, Texas, also being the southwest corner of Lot 1, Block 1 of Temple of Christ Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 2005081, Page 97, Deed Records, Dallas County, Texas, lying on the north right-of-way line of said Valwood Parkway;

THENCE North 89 degrees 46 minutes 14 seconds East, along the said north right-of-way line of Valwood Parkway, a distance of 353.20 feet to an "X" in concrete found, being the southwest corner of said Lot 2, Block 1 of Dennis Lane Church Addition, same being the southeast corner of Sung Kwang Presbyterian Church Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 98039, Page 70, Deed Records, Dallas County, Texas;

THENCE North 01 degrees 13 minutes 46 seconds West, departing the said north right-of-way line of Valwood Parkway, along the west line of said Lot 2, Block 1 of Denise Lane Church addition, also being the east line of said Sung Kwang Presbyterian Church Addition, a distance of 270.82 feet to a point for corner, said point being the southwest corner of Lot 1, Block 1 of said Denise Lane Church addition;

THENCE departing the east line of said Sung Kwang Presbyterian Church Addition in a northeasterly direction along the common lot line of said Lot 2, Block 1 of Dennis Lane Church Addition, and said Lot 1, Block 1 of Dennis Lane Church Addition the following courses and distances:

North 89 degrees 54 minutes 25 seconds East, a distance of 108.00 feet to a 5/8 inch iron rod found for corner;

North 00 degrees 05 minutes 35 seconds West, a distance of 63.98 feet to a point for corner;

North 59 degrees 27 minutes 52 seconds West, a distance of 119.82 feet to a 3/8 inch iron rod found for corner;



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THENCE South 63 degrees 55 minutes 46 seconds East, a distance of 166.70 feet to a 5/8 inch iron rod found for corner, said point being the northeast corner of said Lot 2, Block 1 of Denise Lane Church addition, also being the most easterly southerly corner of said Lot 1, Block 1 of Dennis Lane Church Addition, lying on the westerly right-of-way line of said Dennis Lane, said point also being the beginning of a non-tangent curve to the right having a radius of 589.45 feet;

THENCE along said non-tangent curve to the right having a delta angle of 13 degrees 48 minutes 21 seconds, a chord that bears North 32 degrees 52 minutes 43 seconds East, a distance 141.69 feet, and an arc length of 142.03 feet to a point for corner at the end of said curve;

THENCE North 39 degrees 47 minutes 48 seconds East, along the westerly right-of-way line of said Dennis Lane, a distance of 110.28 feet to a point for corner;

THENCE South 50 degrees 12 minutes 34 seconds East, departing the easterly line of said Lot 1, Block 1 of Dennis Lane Church Addition, traversing said Dennis Lane, a distance of 80.00 feet to a point for corner, said point being the north corner of said Lot 1, Block 1 of Christ United Methodist Church, lying on the easterly right-of-way line of said Dennis Lane;

THENCE departing the said easterly right-of-way line of Dennis Lane, along the common lot lines of said Lot 1, Block 1 of Christ United Methodist Church, and Block 4 of Terrace Club Park, an addition to the City of Farmers Branch, Dallas County, Texas, according to the map recorded in Volume 49, Page 193, Map Records, Dallas County, Texas, the following courses and distances:


South 65 degrees 16 minutes 30 seconds East, a distance of 119.42 feet to a point for corner, said point also being the beginning of a tangent curve to the left having a radius of 453.46 feet, along said tangent curve to the left a delta 23 degrees 13 minutes 52 seconds, a chord that bears South 78 degrees 38 minutes 37 seconds East, a chord distance 182.60 feet, and an arc length of 183.86 feet to a point for corner, said point being the end of said curve, said point also being the northeast corner of Lot 1, Block 1 of Christ United Methodist Church;

THENCE South 23 degrees 49 minutes 48 seconds East, passing at a distance of 198.40 feet to a 60d nail found for the southeast corner of corner of said Lot 1, Block 1 of Christ United Methodist Church, continuing along said line for a total distance of 249.27 feet to a point for corner, said point lying in the centerline of said Valwood Parkway, said point also being the beginning of a non-tangent curve to the left having a radius of 634.45 feet;

THENCE along said non-tangent curve to the left having a delta angle of 06 degrees 28 minutes 15 seconds, a chord that bears South 62 degrees 58 minutes 17 seconds West, a chord distance of 71.62 feet, and an arc length of 71.65 feet to a point for corner, said point being the end of said curve;

THENCE South 60 degrees 14 minutes 37 seconds West, continuing along the centerline of said Valwood Parkway, a distance of 201.62 feet to a point for corner, said point being the beginning of a tangent curve to the right having a radius of 746.41 feet;




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THENCE along said tangent curve to the right having a delta angle of 26 degrees 02 minutes 13 seconds, a chord that bears South 76 degrees 45 minutes 22 seconds West, a chord distance of 336.28 feet, and an arc length of 339.19 feet to a point for corner, said point being the end of said curve;

THENCE South 89 degrees 46 minutes 14 seconds West, a distance of 49.95 feet to a point for corner, said point being the intersection of said Valwood Parkway and said Dennis Lane;

THENCE South 00 degrees 13 minutes 46 seconds East, departing the centerline of said Valwood Parkway, along the centerline of said Dennis Lane, a distance of 227.28 feet to a point for corner, said point being the beginning of a tangent curve to the right having a radius of 824.24 feet;

THENCE along said tangent curve to the right having a delta angle of 23 degrees 02 minutes 44 seconds, a chord that bears South 11 degrees 17 minutes 31 seconds West, a chord distance of 329.30 feet, and an arc length of 331.53 feet to a point for corner, said point being the end of said curve;

THENCE South 89 degrees 44 minutes 42 seconds West, departing the centerline of said Dennis Lane, passing at a distance of 43.68 feet the southeast corner of said City of Farmers Branch tract (94152/2653), same point being the northeast corner of that certain tract of land described in Warranty Deed to City of Farmers Branch recorded in Volume 83077, Page 1399, Deed Records, Dallas County, Texas, continuing along the south line of said City of Farmers Branch tract (94152/2653), a total distance of 616.49 feet to a 1/2 inch iron rod found, said point being the most southwesterly corner of said City of Farmers Branch tract (94152/2653), said point also lying on the easterly line of Lot 1, Block A of Valwood Village No. 1 Addition, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 85171, Page 1031, Deed Records, Dallas County, Texas;

THENCE along the common lot lines of said City of Farmers Branch tract (94152/2653), and said Lot 1, Block A of Valwood Village No. 1 Addition the following courses and distances:

North 08 degrees 52 minutes 48 seconds East, a distance of 40.55 feet to a 1/2 inch iron rod found for corner;

North 89 degrees 44 minutes 42 seconds East, a distance of 230.12 feet to a pk nail found for corner;

THENCE North 00 degrees 15 minutes 18 seconds West, a distance of 460.08 feet to a point for corner, said point being the northwest corner of said City of Farmers Branch tract (94152/2653), said point also being the northeast corner of that certain tract of land described in Warranty Deed to Dallas County recorded in Volume 5699, Page 126, Deed Records, Dallas County, Texas, lying on the south right-of-way line of said Valwood Parkway;

THENCE South 89 degrees 46 minutes 14 seconds West, along the south right-of-way line of said Valwood Parkway, a distance of 247.94 feet to a point for corner;

THENCE North 00 degrees 11 minutes 42 seconds West, departing the south right-of-way line of said Valwood Parkway, traversing through said Valwood Parkway, a distance of 100.00 feet to the POINT OF BEGINNING and containing 644,977 square feet or 14.81 acres of land.



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Exhibit B
Municipal Setting Designation
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared
Wm. Shane Davis, as an authorized representative of
City of Farmers Branch, 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.

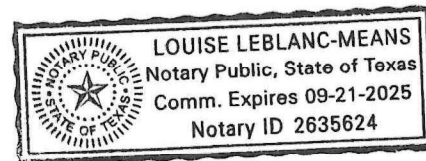
Wm. Shane Davis
Signature

Date: 1/24/2024

Wm. Shane Davis
Printed Name

Deputy Director Public Works
Title

STATE OF Texas
COUNTY OF Dallas



SUBSCRIBED AND SWORN before me on this the 24th day of
January 2024, to which witness my hand and seal of office.

Louise LeBlanc-Means
Notary Public in and for the State of Texas