

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

September 25, 2024

Mr. Matthew Dawson, Asset Manager
MM Fronterra 35, LLC
1800 Valley View Lane, Suite 300
Farmers Branch, Texas 75234

Re: Lakeside Crossing Site, located at the Northeast Quadrant of McGee Lane and Justin Road, Lewisville, Denton County, TX; Municipal Setting Designation (MSD) No. 516; Voluntary Cleanup Program (VCP) No. 3235; Customer No. CN606051571; Regulated Entity No. RN111556874

Dear Mr. Dawson:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on January 26, 2024 and additional information supporting this MSD application on July 18, 2024, and August 20, 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 blue ink that reads "Joshua Baudoin".

Joshua Baudoin, Project Manager
VCP-CA Section
Remediation Division

Enclosure: MSD Certificate No. 516

cc: Mr. Mehrdad Moayedi, MM Fronterra 35, LLC (via email)
Ms. Susan Rainey, Locke Lord LLP (via email)
Mr. Lance Crabtree, Terracon Consultants, Inc. (via email)
Ms. Erin Gorman, Waste Section Manager, TCEQ Region 4 Office, Dallas/Fort Worth

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



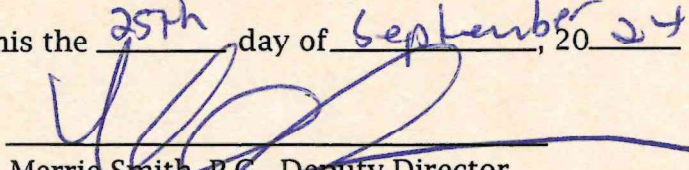
MUNICIPAL SETTING DESIGNATION CERTIFICATE

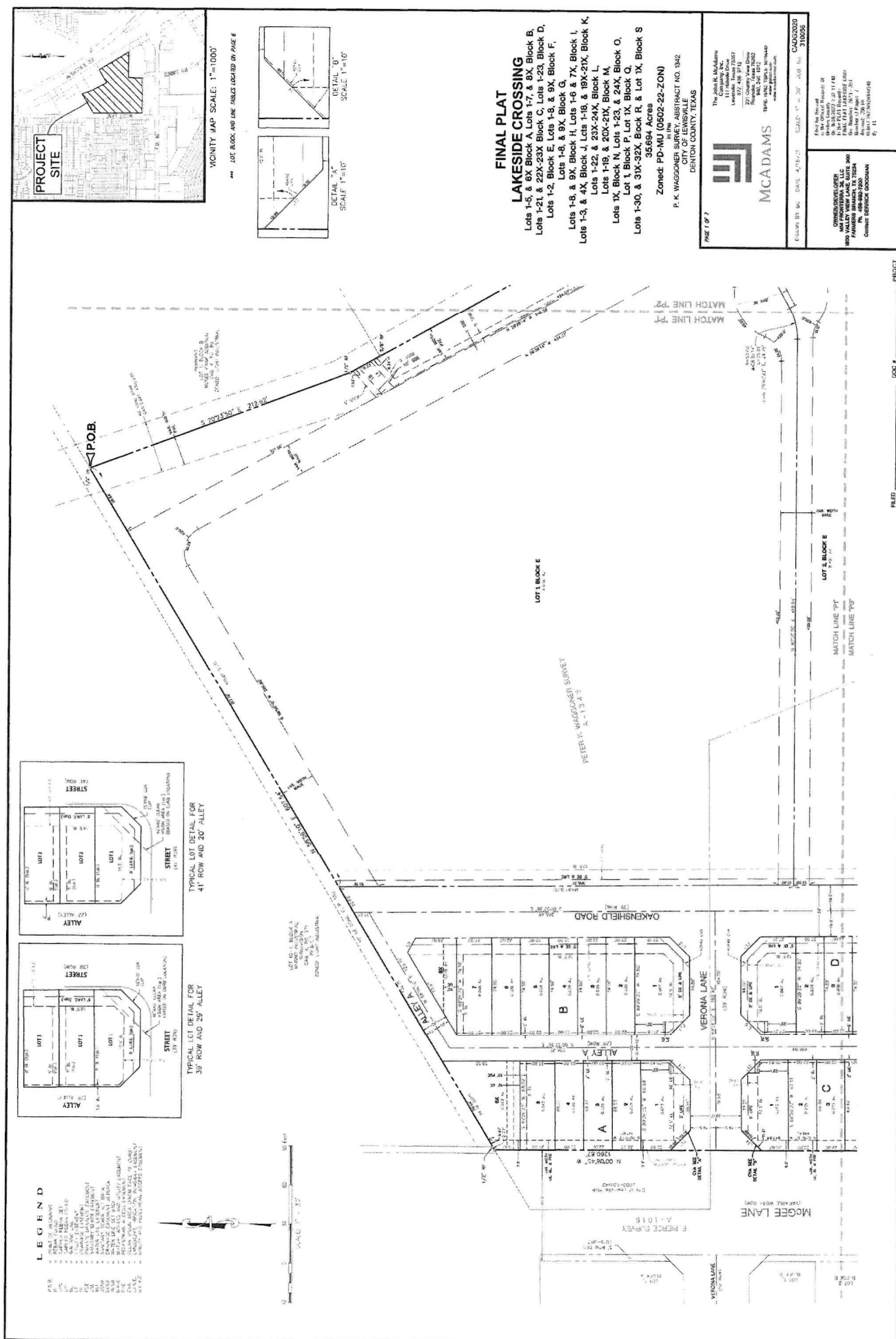
As provided for in §361.807, Subchapter W, Texas Health and Safety Code (Solid Waste Disposal Act):

I, Merrie Smith, P.G., Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 516, in the City of Lewisville, 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 25th day of September, 2024


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





VICINITY MAP SCALE: 1"=1000'

LOT, BLOCK, AND LINE TABLES LOCATED ON PAGE 6



LEGEND

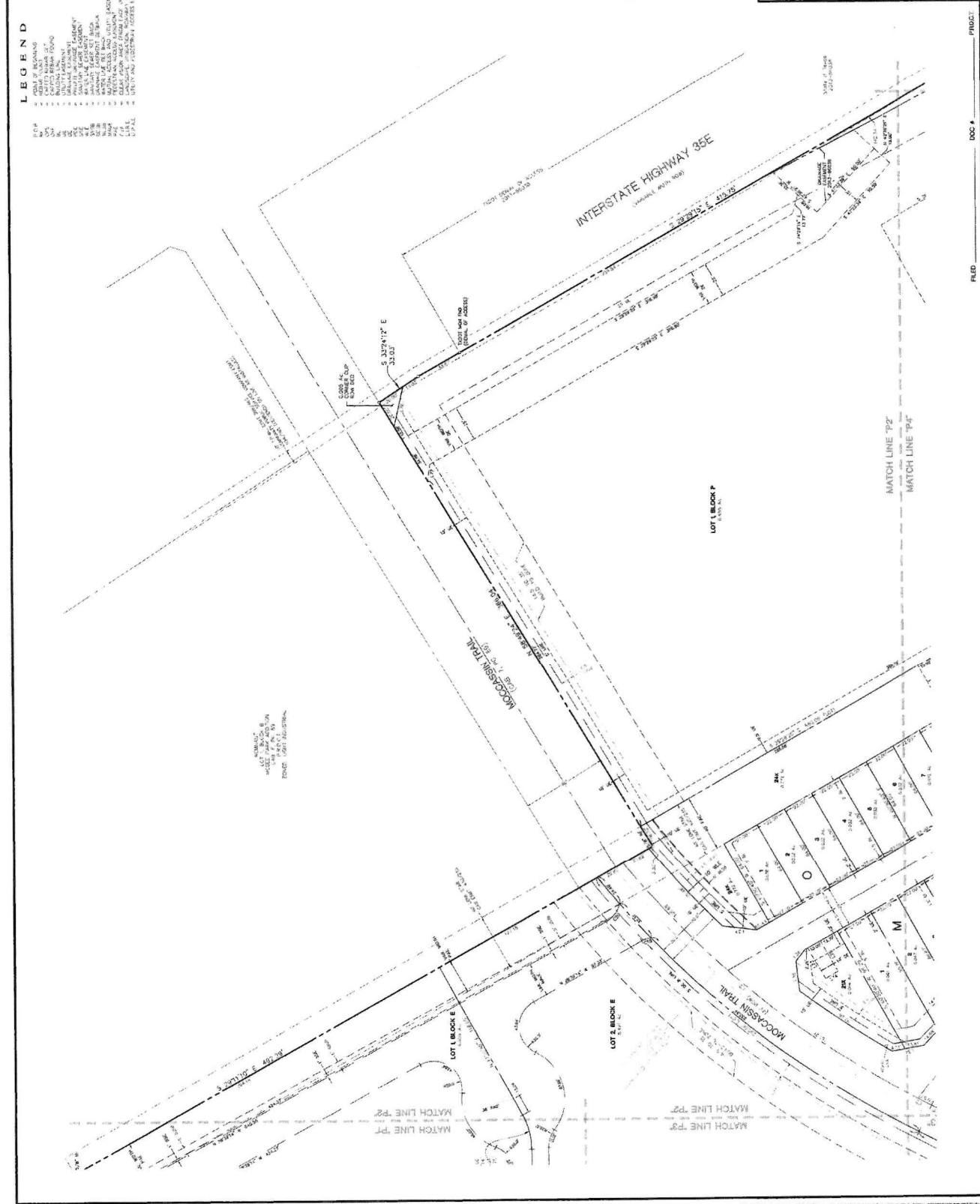
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FINAL PLAT

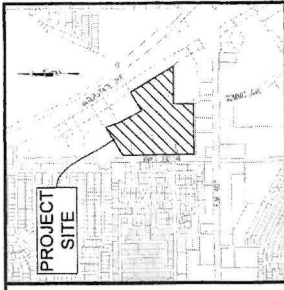
LAKESIDE CROSSING
 Lots 1-5, & 6X Block A Lots 1-7, & 8X, Block B,
 Lots 1-21, & 22X-23X Block C, Lots 1-23, Block D,
 Lots 1-2, Block E, Lots 1-8, & 9X, Block F,
 Lots 1-8, & 9X, Block G,
 Lots 1-8, & 9X, Block H, Lots 1-8 & 7X, Block I,
 Lots 1-3, & 4X, Block J, Lots 1-18, & 19X-21X, Block K,
 Lots 1-22, & 23X-24X, Block L,
 Lots 1-19, & 20X-21X, Block M,
 Lots 1X, Block N, Lots 1-23, & 24X, Block O,
 Lot 1, Block P, Lot 1X, Block Q,
 Lots 1-30, & 31X-32X, Block R, & Lot 1X, Block S
 35.684 Acres
 Zoned: PD-MU (0502-22-ZON)
 P. K. WAGGONER SUBDIVISION, ABSTRACT NO. 1842
 CITY OF LEWISVILLE
 DENTON COUNTY, TEXAS

MCADAMS
 The John R. McAdams
 1111 Main Street
 Lewisville, Texas 76047
 972.338.3112
 301 County View Drive
 Lewisville, Texas 76044
 972.338.3112
 301 County View Drive
 Lewisville, Texas 76044
 972.338.3112
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OWNER/DEVELOPER
 1800 VALLEY VIEW LANE, SUITE 200
 FARMERS BRANCH, TEXAS 75444
 972.338.3112
 COMBINE DEBRICK GOODMAN



FILED _____ PROJECT _____
 DOC # _____



VICINITY MAP SCALE: 1"=1000'

*** LOT BLOCK AND LINE TABLES LOCATED ON PAGE 6

LEGEND

- 1. PLANT OR BUSH
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FINAL PLAT

LAKESIDE CROSSING

- Lots 1-5, & 6X Block A, Lots 1-7, & 8X, Block B,
- Lots 1-21, & 22X-23X Block C, Lots 1-23, Block D,
- Lots 1-2, Block E, Lots 1-8, & 9X, Block F,
- Lots 1-8, & 9X, Block G,
- Lots 1-8, & 9X, Block H, Lots 1-8, & 7X, Block I,
- Lots 1-3, & 4X, Block J, Lots 1-8, & 9X-21X, Block K,
- Lots 1-22, & 23X-24X, Block L,
- Lots 1-19, & 20X-21X, Block M,
- Lots 1X, Block N, Lots 1-23, & 24X, Block O,
- Lot 1, Block P, Lot 1X, Block Q,
- Lots 1-30, & 31X-32X, Block R, & Lot 1X, Block S

35.684 Acres

Zoned: PD-MU (0502-22-ZON)

P. K. WAGGONER SURVEY ABSTRACT NO. 1942

DENTON COUNTY, TEXAS

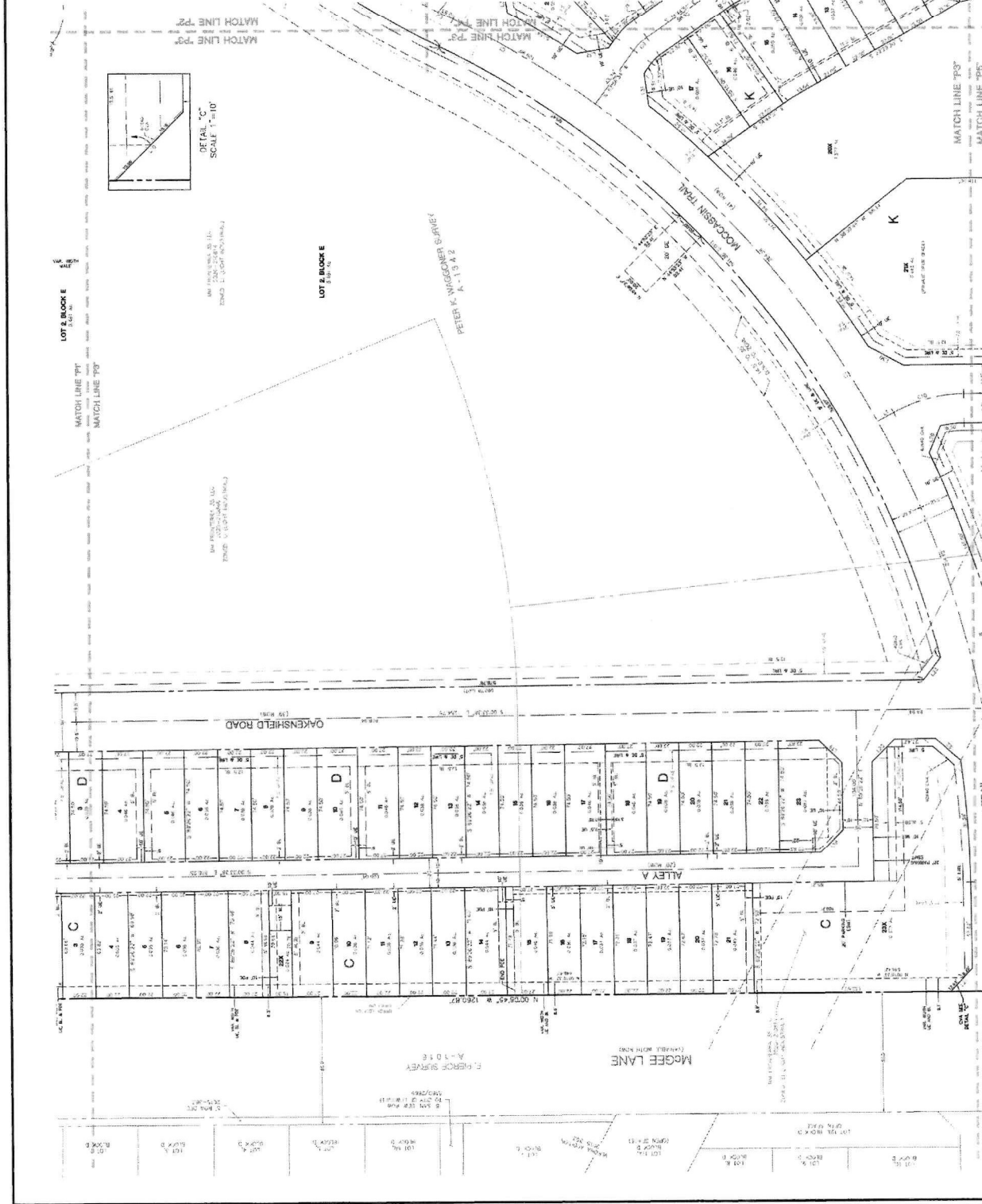


MCADAMS

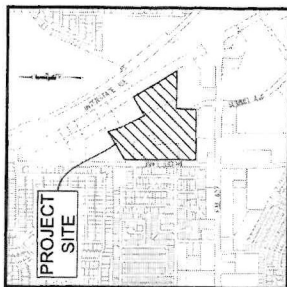
The John R. McAdams
Surveying & Mapping, Inc.
11111 Highway 100
Suite 100
Dallas, Texas 75243
972.498.9172
www.mcadams.com

DATE: 07/10/2010 BY: JRM
CADD: 000000
110506

OWNER/DEVELOPER:
WOOD VALLEY TRAIL, LLC
1000 VALLEY VIEW, SUITE 300
FARMERS BRANCH, TX 75440
Contact: DERRICK GOODMAN
409.471.1111



FILED 000 # _____ PROJECT _____



VICINITY MAP SCALE: 1"=1000'
LOT, BLOCK, AND LINE TABS LOCATED ON PAGE 6

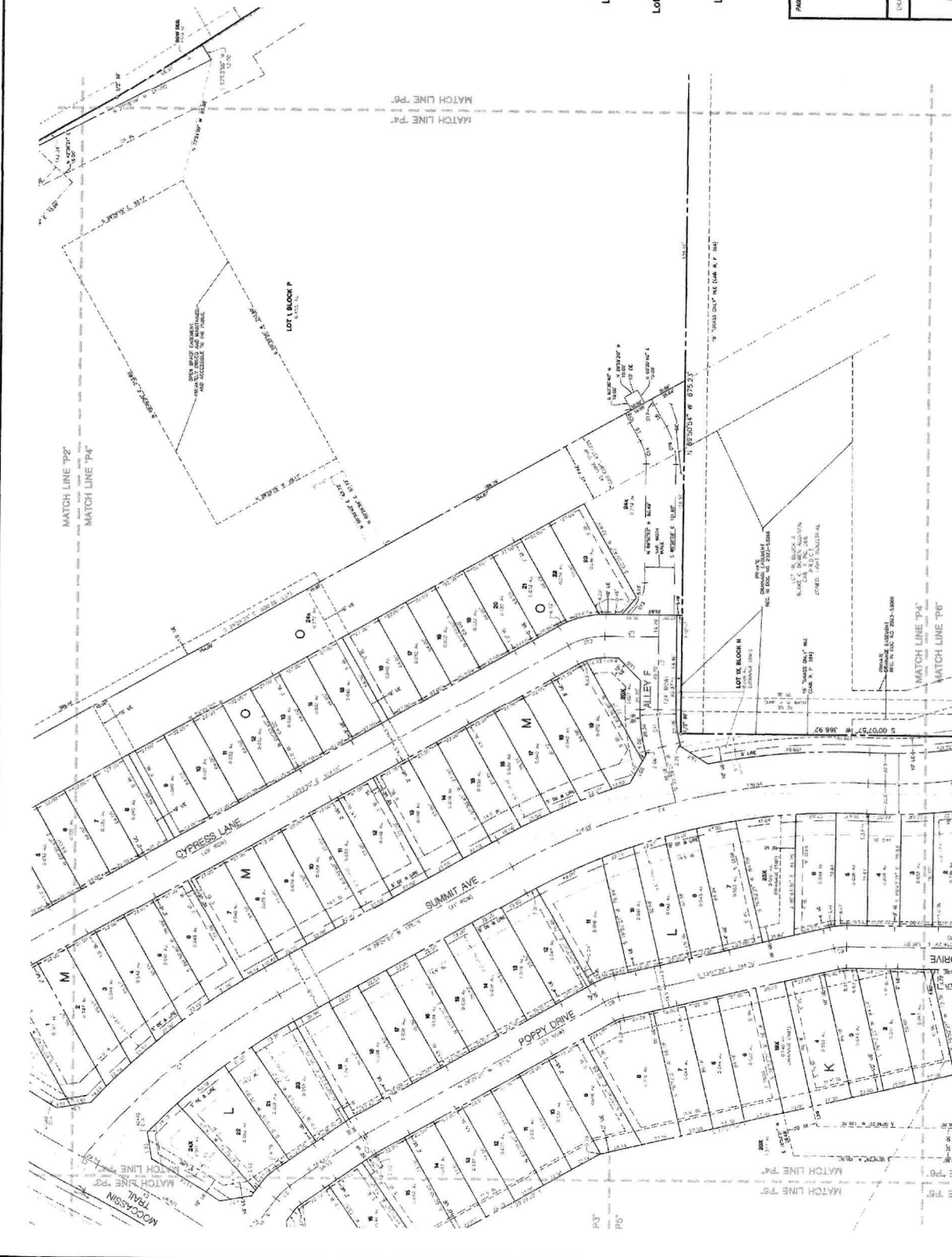
- LEGEND**
- 1. LOT
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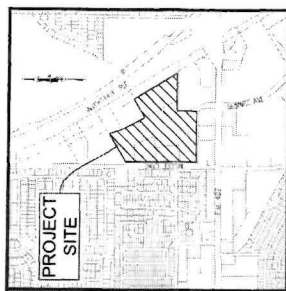


FINAL PLAT
LAKESIDE CROSSING
Lots 1-5, & 6X Block A, Lots 1-7, & 8X, Block B,
Lots 1-21, & 22X-23X Block C, Lots 1-23, Block D,
Lots 1-2, Block E, Lots 1-8, & 9X, Block F,
Lots 1-8, & 3X, Block G,
Lots 1-8, & 9X, Block H, Lots 1-8 & 7X, Block I,
Lots 1-19, & 4X, Block J, Lots 1-18, & 19X-21X, Block K,
Lots 1-22, & 23X-24X, Block L,
Lots 1-19, & 20X-21X, Block M,
Lots 1X, Block N, Lots 1-23, & 24X, Block O,
Lot 1, Block P, Lot 1X, Block Q,
Lots 1-30, & 31X-32X, Block R, & Lot 1X, Block S
35.684 Acres
Zoned: PD-MU (0502-22-ZON)
P. K. WAGGONER SUPERVISOR, DISTRICT NO. 1042
CITY OF LENOIR, TEXAS
DENTON COUNTY, TEXAS

MCADAMS
The John H. McAdams
Company, Inc.
1111 Main Street
Denton, Texas 76201
Phone: (817) 392-1111
Fax: (817) 392-1112
Email: info@mcadams.com
www.mcadams.com

OWNER/DEVELOPER
LAKESIDE CROSSING
3500 VALLEY VIEW LANE, SUITE 300
DENTON, TEXAS 76201
Phone: (817) 392-1111
Fax: (817) 392-1112
Email: info@mcadams.com
www.mcadams.com





VICINITY MAP SCALE: 1"=1000'



FINAL PLAT

LAKESIDE CROSSING

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Lots 1-2, Block E, Lots 1-8 & 9X, Block F,
Lots 1-4, 9 & 10X, Block G
Lots 1-18, & 9X, Block G
Lots 1-9 & 9X, Block H, Lots 1-9 & 7X, Block I,
Lots 1-3, & 4X, Block J, Lots 1-18, & 19X-21X, Block K,
Lots 1-22, & 23X-24X, Block L,
Lots 1-19, & 20X-21X, Block M,
Lots 1-19, Block N, Lots -23, & 24X, Block O,
Lot 1, Block F, Lot 1X, Block K,
Lots 1-30, & 31X-32X, Block R, & Lot 1X, Block S
35.694 Acres

D-MU (0502-22-ZON)

in the
P K WAGGONER SURVEY ABSTRACT NO. 1242

CITY OF LEWISVILLE

ENTON COUNTY, TEXAS

The Job

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Journal of Management Education

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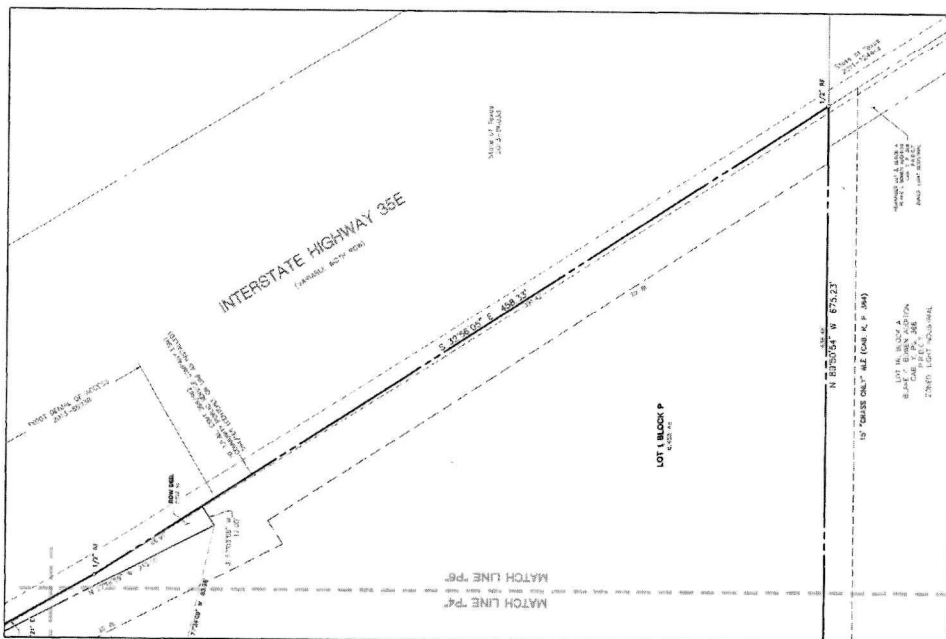
Device Country
On: 5/75/2002 3:32 PM

300
in the Flat Ponds
Field Play Lake
Flat Ponds 2027

2. **State of the art** - a review of the current state of the art in the field of research.

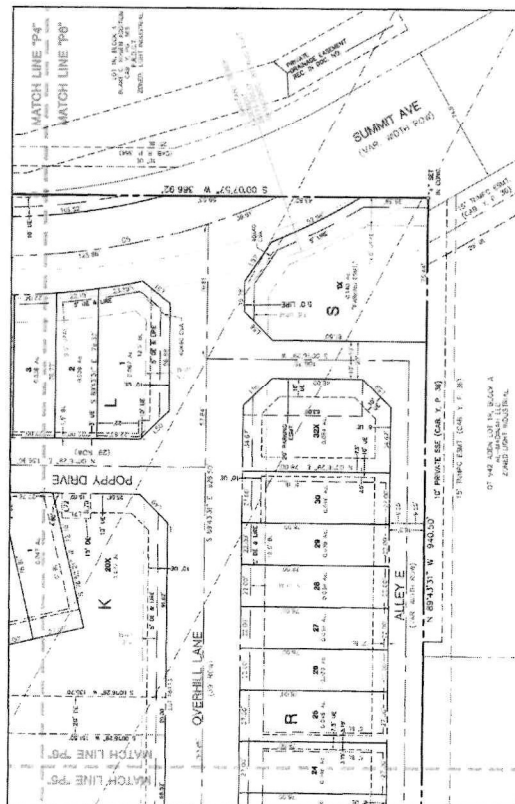
11-15
57-11

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[illegible][illegible]

COWIE TANK			
DATE	WATER	SEAL, INCHES	NO. DAYS
17	630.00	4.71147	275.000
18	630.00	4.71147	275.000
19	630.00	4.71147	275.000
20	630.00	4.71147	275.000
21	630.00	4.71147	275.000
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40	630.00	4.71147	275.000
41	630.00	4.71147	275.000
42	630.00	4.71147	275.000
43	630.00	4.71147	275.000
44	630.00	4.71147	275.000
45	630.00	4.71147	275.000
46	630.00	4.71147	275.000
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89	630.00	4.71147	275.000
90	630.00	4.71147	275.000
91	630.00	4.71147	275.000
92	630.00	4.71147	275

DST - RACE ANALYSIS				
Area	Female HT	Female Weight	Female Waist	Female Results
A	11,269	6,422	185.11	411.11
B	14,147	5,517	101.11	333.11
C	26,248	3,779	86.11	385.11
D	42,552	40.11	2.11	138.11
E	44,265	150.11	2,642.11	1,386.11
F	17,141	5,984	233.11	383.11
G	17,779	3,388	242.11	397.11
H	26,982	1,541	842.11	842.11
I	4,323	3,354	387.11	434.11
J	2,641	4,048	102.11	241.11
K	12,760	2,793	493.11	1,482.11
L	9,778	7,762	632.11	1,277.11
M	46,276	3,714	486.11	3,445.11
N	2,680	3,846	230.11	919.11
O	88,242	1,828	2,761.11	1,544.11
P	29,103	6,655	272.11	2,337.11
Q	4,403	1,071	1,071.11	211.11
R	46,143	1,562	727.11	1,679.11
S	6,943	6,766	346.11	307.11
T	27,147	6,745	6,745.11	
U	1,854	76,811		



REACT 7

REAGING Ltr 12, Box 4, Bldg C, Bldg Addition, on notice to the City of Louisville, according to the data
General recorded in Exhibit A, Page 508, Put Records, Division Court, France.

More complete notes on 1901 Survey Area.

1381-2

[illegible]

1. Research based on Texas Governor's System, *Nat'l Geogr. Zool.* 44(20) 1942: 243.
2. Oculinids can be very misapplied to the new genus and few other genera apply. *Parasitica* can contain several described species. *Myriophila* is a monotypic genus and a new species is described in the office of the author and may contain additional or unrelated taxa without the knowledge or approval of the nomenclator.

[illegible][illegible]

109- Expenditures on a building less the amount in cost recorded in Volume 438, Page 248. P.A.C.T. requires subject property to show net.

109- Expenditures to build Home and Light Company, recorded in Volume 248, Page 462. P.A.C.T. does not release the subject property.

109- Expenditures to build The Cox Company, recorded in Volume 438, Page 248, D.B.C.T. requires subject property, at time interest.

[illegible]

10. a- Term, conditions and amounts of Borrowers' Savings, Culture, Education, Agreement, recorded in Document Number 366-8245. N.J.C.I. evaluates subject property.

The John R. McDanna
Company, Inc.
111 Main Street
Lawrence, Texas 75057
972.438.9772

CT NO. 1342

MCADAMS

MEMO BY: H. D. M. 6/23/2002 5:40 PM 1740

940 245 1012
940 245 1012
FPO BOX 1012
Rockdale, Texas 76082

TELE: 902 1965 016440
www.pacom.com
www.prodnet.com

001100000000
001100000000



The John R. McDaniels
Company, Inc.
111 Hillside Drive
Lawsville, Texas 75057
972.436.9712

201 Country View Drive
Rosenberg, Texas 76062
940.240.1012

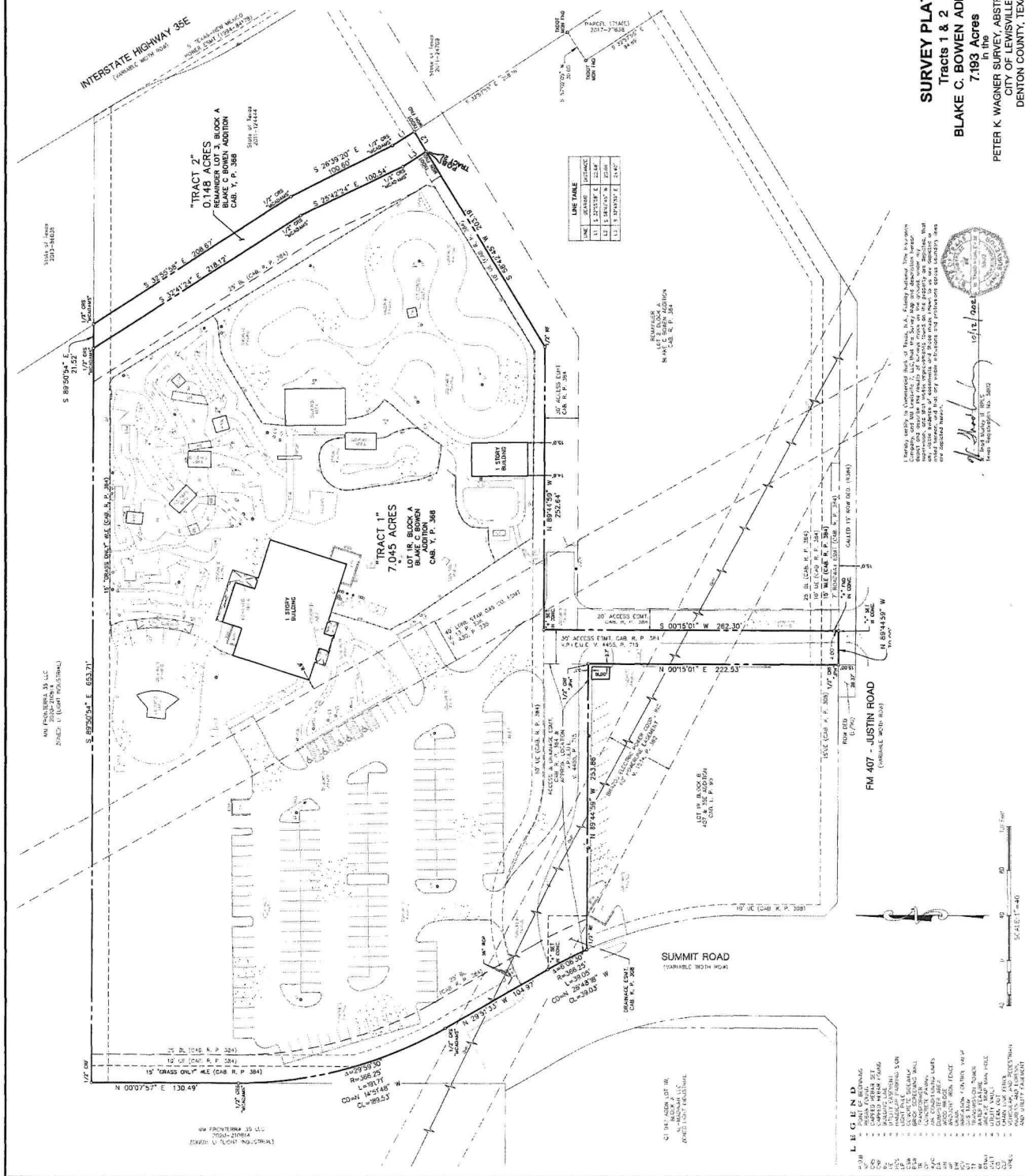
PE: 19702 T8PLS: 101644
www.jrco.com



DATE: 6/23/2022 SCALE: 1"=40' JOB: 43
DRAWN BY: PC CENTURIONCADS 2023012624

SURVEY PLAT
Tracts 1 & 2
BLAKE C. BOWEN ADDITION
7.193 Acres

PETER K. WAGNER SURVEY, ABSTRACT NO. 1342
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

[illegible]

[Signature]
Teresa M. Kelly
Texas Registration No. 58012

LEGEND

1	POINT OF BEGINNING
2	CHURCH
3	CAPITAL LETTER SET
4	CAPITAL MINOR FRAME
5	CHURCH
6	CHURCH
7	CHURCH
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100	CHURCH

Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Mehrdad Moayedi, as an authorized representative of M.M. Fronterra 35, 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.

Mehrdad Moayedi
Signature

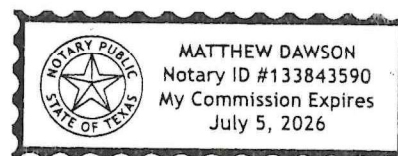
Date: 1/22/2024

Mehrdad Moayedi
Printed Name

Authorized Representative
Title

STATE OF Texas

COUNTY OF Dallas



SUBSCRIBED AND SWORN before me on this the 22nd day of January 2024, to which witness my hand and seal of office.

Matthew Dawson
Notary Public in and for the State of Texas