

Brooke T. Paup, *Chairwoman*  
Bobby Janecka, *Commissioner*  
Catarina R. Gonzales, *Commissioner*  
Kelly Keel, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

January 29, 2025

Mr. Sean Wood, Managing Director  
LCG21 1205 Avenue H East, LLC  
3500 Maple Avenue, Suite No. 1600  
Dallas, Texas 75219

Re: Municipal Setting Designation (MSD) Certificate for LCG21 1205 Avenue H East, LLC,  
located at 1201 and 1205 E. Avenue H and 1152 Great Southwest Parkway, Grand  
Prairie, Tarrant County, TX; MSD No. 525; Voluntary Cleanup Program (VCP) Nos. 3212  
and 3083; Customer No. CN605990126; Regulated Entity No. RN112023288

Dear Mr. Wood:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on August 1, 2024 and additional information supporting this MSD application on January 15, 2025. 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) 239-1425 or via email at [reid.ransom@tceq.texas.gov](mailto:reid.ransom@tceq.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Reid Ransom".

Reid Ransom, Project Manager  
VCP-CA Section  
Remediation Division

Enclosure: MSD Certificate No. 525

cc: Kenneth S. Tramm, PhD, PE, PG, CHMM, Modern Geosciences (via email)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



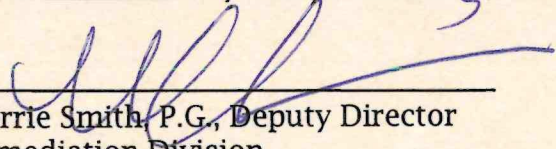
MUNICIPAL SETTING DESIGNATION CERTIFICATE

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

I, Merrie Smith, P.G., Deputy Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 525, in the City of Grand Prairie, 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 January, 2025

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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**(MSD) MUNICIPAL DESIGNATION SETTINGS AREA**

BEING approximately 7.313 acres of land located in the G.W. HANKS SURVEY, Abstract No. 820, and the MADISON GOODEN SURVEY, Abstract No. 594, and more specifically being all of Sites 1, 2, 7, and 8, Block 7, Great Southwest Industrial District, Community No. 1, City of Grand Prairie, Tarrant County, Texas, recorded in Volume 388-16, Page 91, Volume 388-31, Page 63, Volume 388-28, Page 423, and Volume 388-47, Page 75, of the Plat Records of Tarrant County, Texas. Said 7.313 acres also incorporating the adjoining full right-of-way width of a portion of Great Southwest Parkway (a 120 foot wide public right-of-way), and the full 60 foot width of the adjoining right-of-way of a portion of 113<sup>th</sup> Street. Said 7.313 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point at the intersection of the East right-of-way line of aforesaid Great Southwest Parkway and the South right-of-way line of aforesaid East Avenue H;

THENCE N 00° 35' 20" W 114.00 feet, along the East boundary line of said Great Southwest Parkway, to a point at the intersection with the extension of the North right-of-way line of said East Avenue H;

THENCE S 89° 24' 40" W 120.00 feet, along the North right-of-way line of said East Avenue H, to a point at the intersection with the West right-of-way line of said Great Southwest Parkway;

THENCE N 00° 35' 20" W 392.35 feet, along the West right-of-way line of said Great Southwest Parkway, to a point;

THENCE N 89° 24' 40" E 320.00 feet, crossing the East right-of-way line of said Great Southwest Parkway, to a point at the Northeast corner of aforesaid Site 2, Block 7, same lying in the West right-of-way line of Union Pacific RR Spur;

THENCE S 00° 35' 20" E 392.35 feet, along the East boundary line of said Site 1 and 2, to a point at the Southeast corner of Site 1;

THENCE S 45° 03' 13" E 75.66 feet, to a point at the Southwest corner of aforesaid Site 7, Block 7, lying in the East right-of-way line of said Union Pacific RR Spur;

THENCE N 00° 35' 20" W 400.00 feet, along the West boundary line of said Site 7, and Site 8, and along the East right-of-way line of said Union Pacific RR Spur, to a point at the Northwest corner of said Site 8;

THENCE N 89° 24' 40" E 360.00 feet, along the North boundary line of said Site 8, to a point in the East right-of-way line of aforesaid 113<sup>th</sup> Street;

THENCE S 00° 35' 20" E 460.00 feet, along the East right-of-way line of said 113th Street, to a point in the South right-of-way line of aforesaid East Avenue H;

THENCE S 89° 24' 40" W 613.00 feet, along the South right-of-way line of said East Avenue H, to the **POINT OF BEGINNING** containing 7.313 acres of land.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interest implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



JUNE 29<sup>th</sup>, 2023



MADISON GOODEN  
SURVEY, A-594

GSID COMM #1  
Block 16 SITE 1



*Krystian Golebiewski*  
JUNE 29th, 2023

PAGE 1 OF 2

S 00°35'20"E 460.00'

113th STREET

60' RIGHT-OF-WAY

N 89°24'40"E 360.00'

MUNICIPAL SETTING  
DESIGNATION AREA  
7.313 ACRES  
OF LAND

SITE 8, BLOCK 7  
GREAT SOUTHWEST  
INDUSTRIAL DISTRICT  
VOL. 388-47, PG. 75  
P.R.T.C.T.

S 89°24'40"W 300.00'

SITE 7, BLOCK 7  
GREAT SOUTHWEST  
INDUSTRIAL DISTRICT  
VOL. 388-28, PG. 423  
P.R.T.C.T.

S 45°03'13"E  
75.66'

E AVENUE H

VARIABLE WIDTH RIGHT-OF-WAY

S 89°24'40"W 613.00'

200.00' N 00°35'20"W 200.00'

UNION PACIFIC RR

53' RAILROAD RIGHT-OF-WAY S 00°35'20"E 392.35'

SITE 2, BLOCK 7  
GREAT SOUTHWEST  
INDUSTRIAL DISTRICT  
VOL. 388-16, PG. 91  
P.R.T.C.T.

SITE 1, BLOCK 7  
GREAT SOUTHWEST  
INDUSTRIAL DISTRICT  
VOL. 388-31, PG. 63  
P.R.T.C.T.

SITE 1, BLK 11  
GSID COMM #1  
BOUNDARY SPLIT  
V. 388-109, PG. 83  
P.R.T.C.T.

POINT OF  
BEGINNING

GREAT SW PK'WY

120' WIDE RIGHT-OF-WAY

C/L SURVEY LINE

GSID COMM #1 Block 6 SITE 2

NORTH



SCALE 1" = 100'



EXHIBIT MAP OF:

7.313 ACRES OF LAND  
BEING SITE 1, 7, and 8, BLOCK 7  
GREAT SOUTHWEST INDUSTRIAL  
DISTRICT, COMMUNITY No. 1

CITY OF GRAND PRAIRIE,  
TARRANT COUNTY, TEXAS

ORIGINAL

**Exhibit B**  
**Municipal Setting Designation**  
**Affidavit of Eligibility**

BEFORE ME, the undersigned authority, on this day personally appeared Sean Wood, as an authorized representative of LCG 21 1205 Avenue H East, 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)

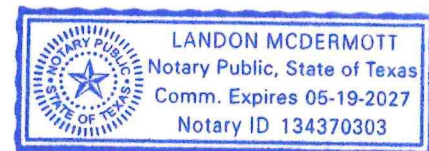
- ☒ The MSD eligibility criteria of THSC Section 361.803 are satisfied.
- ☒ True and accurate copies of all documents demonstrating that the MSD eligibility criteria provided by THSC 361.803 have been satisfied and are included with the application.
- ☒ A true and accurate copy of a legal description 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.

[Signature]  
Signature

Date: 7/11/2024

Sean Wood  
Printed Name

Authorized Signatory  
Title



STATE OF Texas  
COUNTY OF Dallas

SUBSCRIBED AND SWORN before me on this the 11<sup>th</sup> day of July 2024, to which witness my hand and seal of office.

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