

Brooke T. Paup, *Chairwoman*  
Catarina R. Gonzales, *Commissioner*  
Tonya R. Miller, *Commissioner*  
Kelly Keel, *Executive Director*



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

January 6, 2026

Ms. Lori Frauli Trulson, P.G., REM, Senior Environmental Coordinator  
City of Dallas, Office of Environmental Quality and Sustainability  
1500 Marilla Street #7AN  
Dallas, Texas 75201-6318

Re: Municipal Setting Designation (MSD) Certificate for City of Dallas, Trinity Portland Tract  
TP-100 Site, located at 5051 Mexicana Road, Dallas, Dallas County, TX; MSD No. 533;  
Voluntary Cleanup Program (VCP) No. 3160; Customer No. CN600331730; Regulated  
Entity No. RN111307971

Dear Ms. Trulson:

The Texas Commission on Environmental Quality (TCEQ) received the above-referenced MSD application on June 24, 2025 and additional information supporting this MSD application on October 14, 2025 and November 12, 2025. Based on our review, the application contains the required information as outlined in Texas Health and Safety Code Section 361.804. Enclosed is the MSD Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-0217 or via email at [vitalie.bondue@tceq.texas.gov](mailto:vitalie.bondue@tceq.texas.gov).

Sincerely,

A handwritten signature in black ink that reads "V. Bondue".

Vitalie Bondue, P.G., Project Manager  
VCP-CA Section  
Remediation Division

Enclosure: MSD Certificate No. 533

cc: Ms. Carol May, P.G., Environmental Team Leader, Halff Associates, Inc. (via email)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



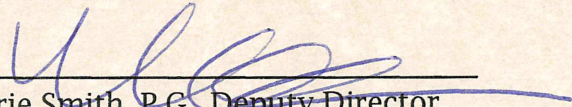
MUNICIPAL SETTING DESIGNATION CERTIFICATE

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. 533, 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 6th day of January, 2026

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

**DALLAS FLOODWAY**  
**TRACT NO. TP-100**  
**Field Notes Describing a 192,105 Square Foot (4.410 Acre)**  
**Tract of Land in Block 7157 To Be Acquired**

Being a 192,105 Square Foot (4.410 Acre) tract of unplatted land lying in the Radcliff Platt Survey, Abstract No. 1141, City of Dallas, Dallas County, Texas, in Block 7157 (Official City of Dallas Block Numbers), and being all of the land conveyed to Tony Garcia Rogers by Deed recorded in Volume 98226, Page 2666 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a ½-inch diameter Iron Rod (Controlling Monument) found at the Southwest corner of Lot 91, Block 6/7157 of the Colonia Weisenberger #3 Addition, an addition to the City of Dallas recorded in Volume 72064, Page 2185 of the Deed Records of Dallas County, Texas, and being also the Northwest corner of Mexicana Road, a variable width Right-of-Way created by said Colonia Weisenberger Addition:

**THENCE** South 22°53'40" West with the common line between said Colonia Weisenberger Addition, Mexicana Road and the herein described tract of land a distance of 106.64 feet to the Northwest corner of Lot 10, block 5/7157 of said Colonia Weisenberger Addition, being also the Southwest corner of said Mexicana road, *from which* a ½-inch diameter iron rod found bears North 85°22'22" East a distance of 0.20 feet:

**THENCE** Southerly, departing the said South line of Mexicana Road and with the said common line between Lot and the herein described tract of land the following courses and distances:

South 24°44'26" West a distance of 31.45 feet, *from which* a 1/2-inch diameter iron rod found bears North 23°18'14" East a distance of 2.27 feet:

South 21°12'30" East a distance of 40.92 feet, *from which* a ½-inch diameter iron rod found bears North 26°03'22" East a distance of 1.60 feet:

South 39°21'36" East a distance of 40.92 feet (not monumented):

South 04°08'38" East a distance of 116.13 feet, *from which* a ½-inch diameter iron rod found bears North 39°13'44" East a distance of 1.66 feet:

**DALLAS FLOODWAY  
TRACT NO. TP-100**

**Field Notes Describing a 192,105 Square Foot (4.410 Acre)  
Tract of Land in Block 7157 To Be Acquired**

South 67°25'46" East a distance of 13.56 feet to the intersection with the Northwest bank of the Old Trinity River Channel (not otherwise monumented):

**THENCE** South 36°06'50" West, departing the last said common line with Lot 10 and along the said Northwest bank of the Old Trinity River Channel a distance of 119.78 feet to an inside corner of the herein described tract of land (not otherwise monumented):

**THENCE** South 17°20'28 West, continuing along the said Northwest bank of the Old Trinity River Channel a distance of 53.46 feet to the intersection with the South line of the above said Radcliff Platt survey, Abstract No. 1141, being also the North line of the Edwin Reid Survey, Abstract No. 1212 (not otherwise monumented):

**THENCE** North 90°00'00" West, departing the last said Northwest bank of the Old Trinity River Channel and with the common line between said Platt and Reid Surveys a distance of 488.03 feet to the intersection with the toe of the Trinity River Levee at a Non-Tangent point on a Curve to the Right (not monumented):

**THENCE** Northeasterly along said Curve, having a Radius of 1,010.83 feet, a Central Angle of 45°48'57", an Arc Length of 808.30 feet and a Chord which bears North 44°05'56" East a distance of 786.93 feet to the Northwest corner of the above referenced Lot 91, Block 6/7157 of the Colonia Weisenberger Addition (not monumented):

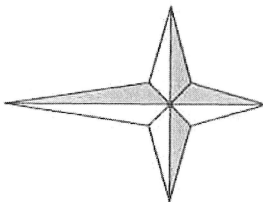
**THENCE** South 08°35'55" East with the common line between said Lot 91 and the herein described tract of land a distance of 93.54 feet to the **POINT OF BEGINNING**, containing 192,105 Square Feet, or 4.410 Acres of land:

**BASIS OF BEARINGS:** Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983, Realization of 2011.

*Scott Holt*  
*3/17/2020*



N



**BLOCK 8666**

N=6975924.61  
E=2458418.27

1/2" Iron Rod  
CONTROLLING  
MONUMENT &  
POINT OF  
BEGINNING  
N=6975832.08  
E=2458432.26

R=1,010.83'  
Δ=45°48'57"  
L=808.30'  
Ch Brs: 786.93'  
N 44°05'56" E

**UNPLATTED  
BLOCK 7157**

Tony Garcia Rogers  
Vol. 98226, Pg. 2666

**192,105 Sq. Ft. (4.410 Ac.)  
Tract to be Acquired**

**CITY OF DALLAS  
Vol. 73066, Pg. 10473**

Radcliff Platt Survey, Abst. 1141 488.03', N 90°0'0" W  
Edwin Reid Survey, Abst. 1212

**CITY OF DALLAS  
Vol. 68196, Pg. 138**

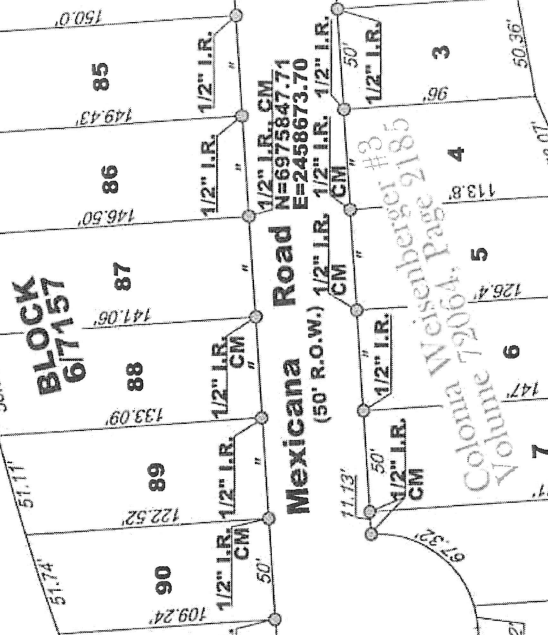
**BLOCK 67157**

**Mexicana Road**  
(50' R.O.W.) 1/2" I.R. CM

Volume 7206, Page 2185  
Column 11, Subplot #8

**BLOCK 57157**

Old Trinity River Channel  
Texas Senate Bill 44  
March 30, 1925

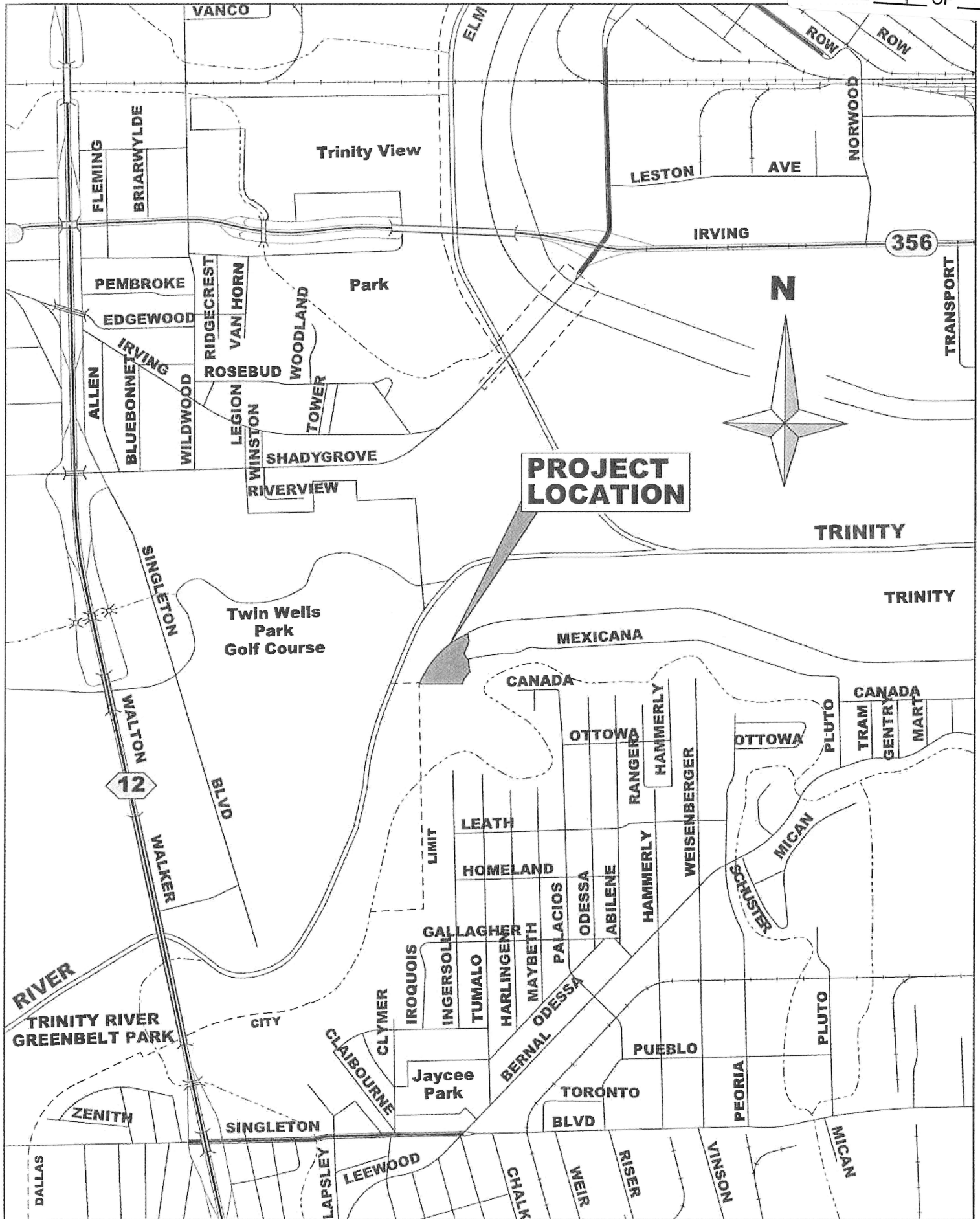


**DALLAS FLOODWAY  
PROPERTY ACQUISITION**

**TRACT NO. TP-100**

**DEPARTMENT OF PUBLIC WORKS**

SURVEY DIVISION CITY OF DALLAS, TEXAS	
OPER NAME	DESIGN FILE NAME
HOLT	SCALE
PARTY CHIEF	DATE
CALCULATIONS	FILE NO.
FOLDER	FILE NO.
MEINGERSURVEY\HOT\MEXICANA\F0501 Mexicana.dgn	1"=60'
3-10-2	
HOLT	041D-90
BLOCK 7157	



**PROPERTY ACQUISITION: TRACT NO. TP-100**

# Exhibit B

## Municipal Setting Designation

### Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Sarah Standifer, as an authorized representative of City of Dallas, 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.

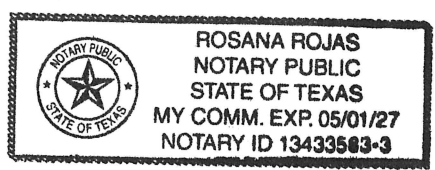
SBS  
Signature

Date: 5.29.2025

Sarah Standifer  
Printed Name

Director, DWU  
Title

STATE OF Texas  
COUNTY OF Dallas



SUBSCRIBED AND SWORN before me on this the 29<sup>th</sup> day of May 2025, to which witness my hand and seal of office.

Rosana Rojas  
Notary Public in and for the State of Texas