



**DATE** June 12, 2017

**PROJECT** 16164

**ATTN** **Ms. Cindy Mendez**  
City of Grand Prairie  
206 W Church St, 2<sup>nd</sup> Floor  
Grand Prairie, Texas 75050  
cmendez@gptx.org

**SUBJECT** **Support Resolution Request – Municipal Setting Designation**  
Former Shred-Tech Facility  
12700 Calloway Cemetery Road  
Arlington, Texas  
VCP No. 2842

Dear Ms. Mendez:

Modern Geosciences, LLC (Modern) is providing technical assistance to our client (Shred-Tech, Inc.) concerning the above-referenced facility (Site). During initial investigation activities in 2010 and subsequent investigation activities in 2012 and 2015, a lead and arsenic release to groundwater was identified beneath the area on the Site filled with construction and demolition waste. To address this release, the data was documented in an Affected Property Assessment Report (APAR) sent to the TCEQ Corrective Action Program. Groundwater monitoring has confirmed the impact to be only within the shallow groundwater beneath the Site and not extending to deeper groundwater bearing units.

Based on discussions with the City of Arlington, a Municipal Setting Designation (MSD) was selected as the most appropriate tool to complete this closure. To fulfill this process, we are requesting a resolution in support of an MSD application for the Site. The City of Arlington passed Ordinance No. 17-030 on June 1, 2017 in support of the MSD (attached).

## **MSD LOCATION AND PURPOSE**

Because you are a municipality and/or retail public utility with a groundwater supply well located within a 5-mile radius of the MSD Site, the MSD statute requires that we obtain a resolution from you in support of the MSD application for the Site. An Area Map with the location of the proposed MSD boundary and the distance to your closest registered active well is provided as Figure 1. This letter is to provide you information to alleviate possible concern you might have in regard to the historic contamination identified in the MSD area and confirm your system is not and will not be impacted by the identified release. Attached to this request is a map showing

the proposed MSD with city boundaries and extent of groundwater impact (Figure 2), and a copy of the legal survey of the MSD (Attachment 4).

## NATURE OF RELEASE, REGIONAL GEOLOGY AND HYDROGEOLOGY

The affected groundwater is encountered within a perched groundwater-bearing unit (GWBU) between 51 and 74 feet below ground surface. The perched GWBU across the proposed MSD is anticipated to occur within fill material above the Woodbine Formation.

The current chemicals of concern (COCs) exceeding Residential Assessment Levels at the Site include the following:

TABLE 1: GROUNDWATER COC DATA SUMMARY			
Groundwater COC	Maximum Current Concentration	Ingestion PCL ( <sup>GW</sup> GW <sub>Ing</sub> )	Non-Ingestion PCL ( <sup>Air</sup> GW <sub>Inh-v</sub> )
		Without MSD	With MSD
Lead	0.0547	0.015	NE
Arsenic	0.0104	0.01	NE

All concentrations reported in mg/L

NE-Not Evaluated

Utilizes March 2017 TRRP Tier 1 Residential PCLs (30 acre source assumed)

No COCs in current monitoring data exhibited groundwater concentrations above the Texas Risk Reduction program (TRRP) MSD-adjusted Protective Concentration Levels (PCLs). Groundwater flow beneath the MSD has been documented to the southwest.

## PUBLIC UTILITY SUPPLY WELLS

The Site obtains water from the City of Arlington, which obtains its drinking water from Cedar Creek, Richland-Chambers, Lake Arlington, and Lake Benbrook. The closest of the referenced lakes is Lake Grapevine, located approximately 8.7 miles southwest of the site.



## CONCLUSION

Based on the distance to your nearest active water well, investigation data, and the groundwater impact noted at the Site, the identified release in the MSD area does not pose a threat to your water system or properties in your city.

**We request the passage by you of a resolution in support of the MSD application for the 12700 Calloway Cemetery Road Site at the earliest available opportunity to allow the project to complete the TCEQ closure process.**

Please feel free to contact the undersigned if you have any comments or questions concerning this letter or the attachments.

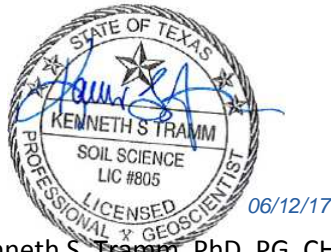
Respectfully submitted,

**MODERN GEOSCIENCES**

TEXAS REGISTERED GEOSCIENCE FIRM 50411

TEXAS REGISTERED ENGINEERING FIRM F-16201

Lisa Marinangel  
PROJECT MANAGER

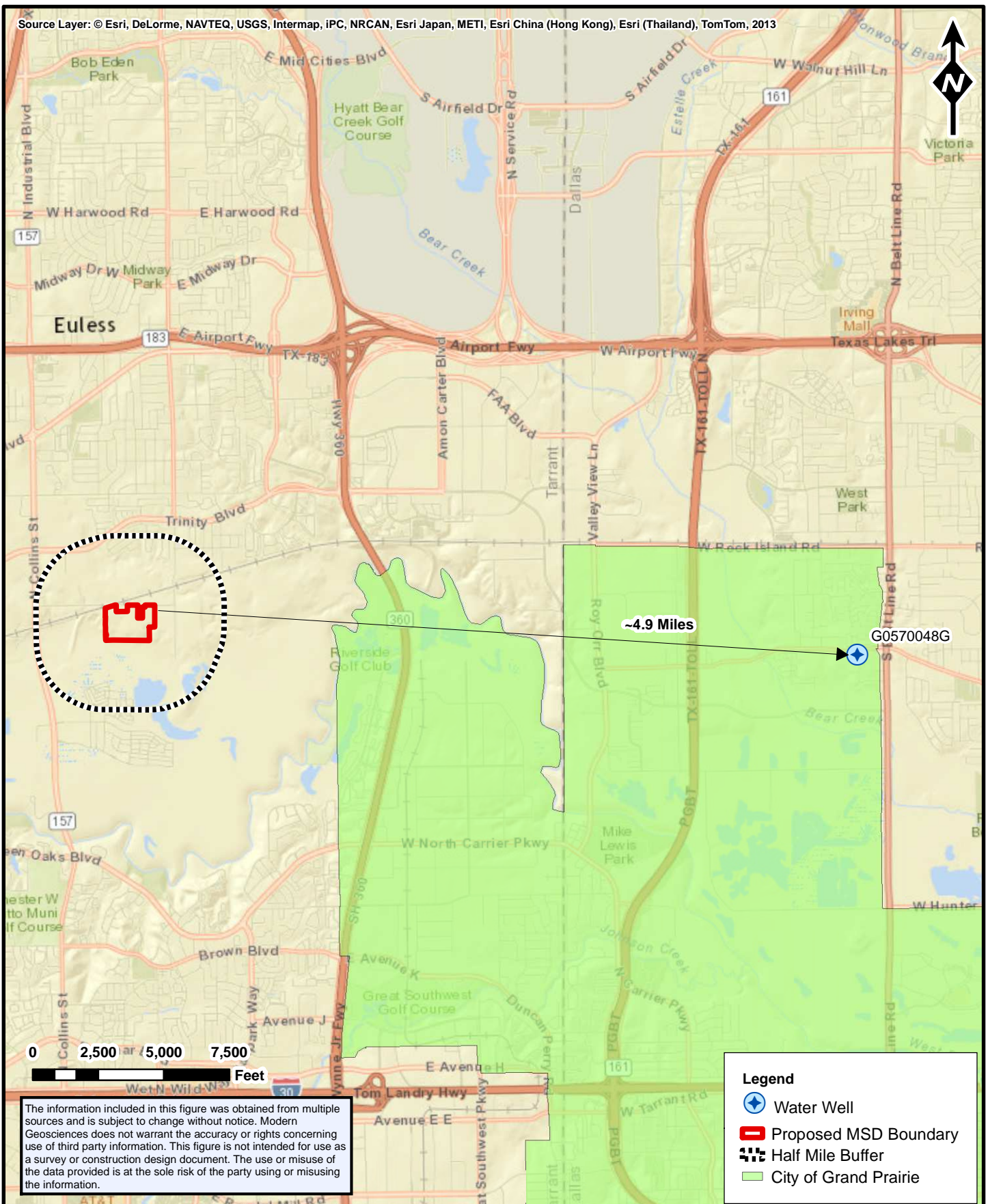


Kenneth S. Tramm, PhD, PG, CHMM  
SENIOR PROGRAM MANAGER

## Attachments

- 1- Area Map
- 2- Extent of Groundwater Impact Map
- 3- MSD Ordinance from City of Arlington establishing the MSD
- 4- Legal Survey of the MSD

**ATTACHMENT 1**  
**Area Map**



**MODERN GEOSCIENCES**  
TRUSTED ENVIRONMENTAL ADVISORS®

PROJECT NO.	16164
DRAWN:	05.31.17
DRAWN BY:	LM
CHECKED BY:	KT
FILE NAME:	ShredTech_GrandPrairie_053117.mxd

## AREA MAP - CITY OF GRAND PRAIRIE

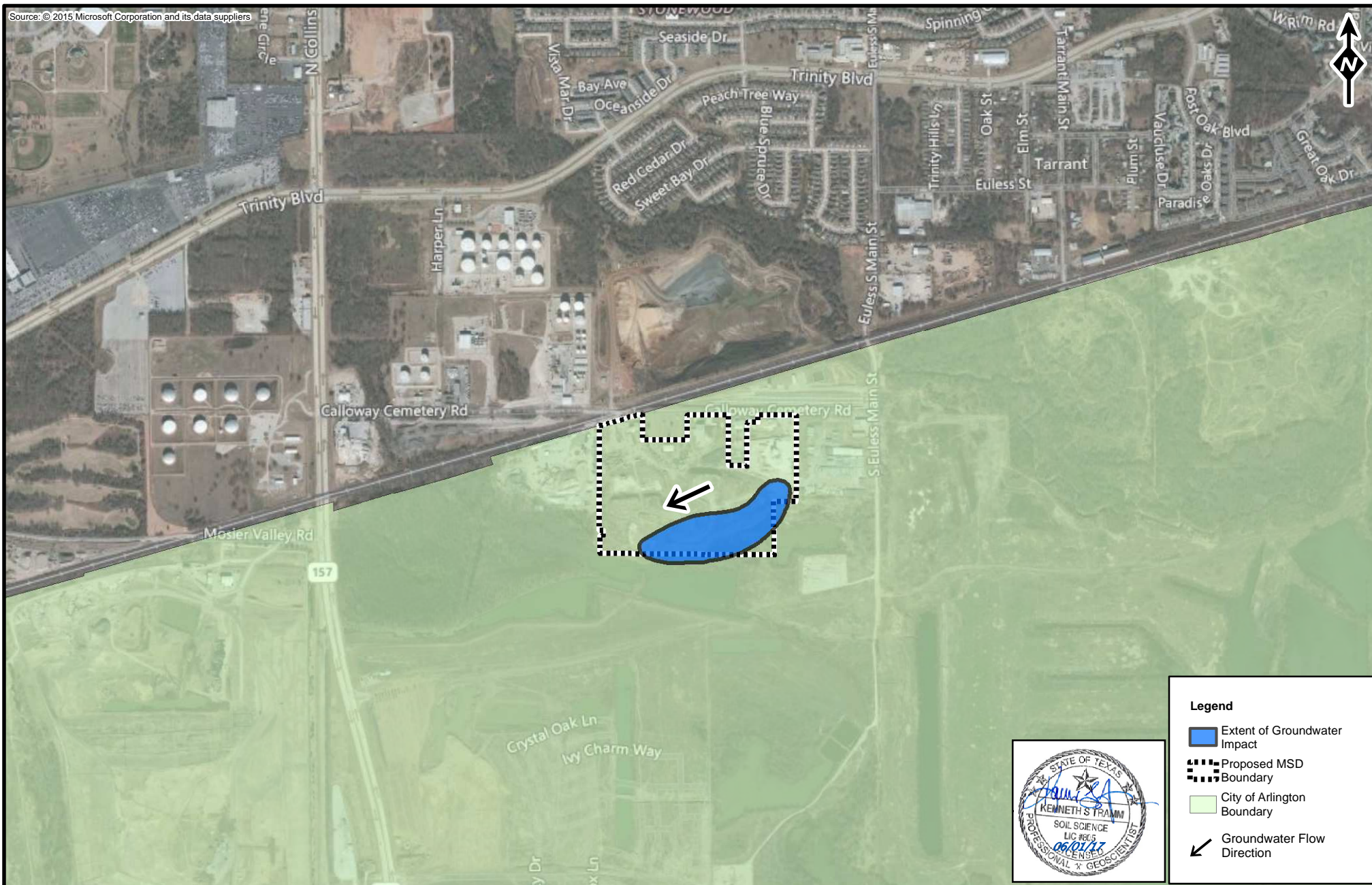
Former Shred-Tech Facility  
12700 Calloway Cemetery Road  
Arlington, Texas

FIGURE

**1**

**ATTACHMENT 2**  
**Extent of Groundwater Impact Map**





0 600 1,200 1,800 2,400  
Feet

The information included in this figure was obtained from multiple sources and is subject to change without notice. Modern Geosciences does not warrant the accuracy or rights concerning use of third party information. This figure is not intended for use as a survey or construction design document. The use or misuse of the data provided is at the sole risk of the party using or misusing the information.



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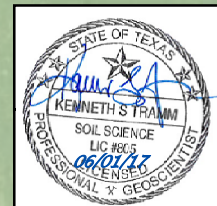
PROJECT NO.	16164
DRAWN:	06.01.17
DRAWN BY:	CS/LM
CHECKED BY:	KT
FILE NAME:	ShredTech_ExtGWCon_060117

## EXTENT OF GROUNDWATER IMPACT MAP

Former Shred Tech Facility  
12700 Calloway Cemetery Road  
Arlington, Texas

### Legend

- Extent of Groundwater Impact
- Proposed MSD Boundary
- City of Arlington Boundary
- Groundwater Flow Direction



FIGURE

**2**

**ATTACHMENT 3**  
**MSD Ordinance from City of Arlington establishing the MSD**



**Ordinance No. 17-030**

**An ordinance prohibiting the use of and contact with designated groundwater from beneath certain property known as 12700 and 12710 Calloway Cemetery Road within the City of Arlington, Texas, to facilitate certification of a Municipal Setting Designation of the property by the Texas Commission on Environmental Quality pursuant to the Texas Health and Safety Code; providing for a fine of up to \$2,000 for each violation of the ordinance; providing this ordinance be cumulative; providing for severability, governmental immunity, injunctions, publication and an effective date**

- WHEREAS, Texas Health and Safety Code Chapter 361, Subchapter W (the “MSD Legislation”) authorizes the Texas Commission on Environmental Quality (TCEQ) to certify Municipal Setting Designations for properties upon receipt and approval of a properly submitted application to TCEQ;
- WHEREAS, the Texas Legislature, in enacting the MSD Legislation, found that an action by a municipality to restrict access to or the use of groundwater in support of or to facilitate a Municipal Setting Designation (MSD) advances a substantial and legitimate state interest where the quality of the groundwater subject to the designation is an actual or potential threat to human health;
- WHEREAS, as a part of the application process for an MSD, the applicant is required to provide documentation that the property for which designation is sought is subject to an ordinance that prohibits the use of designated groundwater from beneath the property as potable water and that appropriately restricts other uses of and contact with that groundwater;
- WHEREAS, as a part of the application process for an MSD, the applicant is required to provide documentation that the property for which designation is sought is supported by an ordinance adopted by this City Council;
- WHEREAS, Shred Tech, Inc. (the “Applicant”) submitted an application for the City Council to adopt an Ordinance supporting the certification of an MSD for property at 12700 and 12710 Calloway Cemetery Road and the City staff have reviewed and evaluated the subject MSD application;
- WHEREAS, Applicant will submit an application to TCEQ for certification of an MSD for property within the city limits of the City, commonly known 12700 and 12710 Calloway Cemetery Road, the legal description of which is set forth in Exhibit “A”, attached hereto and made a part hereof, the “MSD Property”, provided that the ordinance being considered herein is passed;

WHEREAS, the Applicant has certified that:

- 1) the purpose of its application is to conduct environmental investigation, cleanup and restoration activities in a more efficient and cost-effective manner;
- 2) it will seek to obtain a determination from TCEQ that regulatory closure is attained at the MSD Property;
- 3) as part of such application, the Applicant has submitted a statement to TCEQ regarding the type of known contamination in the groundwater beneath the MSD Property; and
- 4) notice of the application for the certification of MSD Property has been provided to each owner of a registered private water well that is located not more than five miles from the boundary of the MSD Property;

WHEREAS, a public drinking water supply system exists that satisfies the requirements of Texas Health and Safety Code Chapter 341 for the MSD Property and property within one-half mile of the MSD Property; and

WHEREAS, after public hearing, the City Council believes that it is in the best interest of the public and the City to facilitate the efforts to secure an MSD and TCEQ closure documentation from the TCEQ by passage of this Ordinance; NOW THEREFORE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

THAT all of the declarations and findings contained in the preambles of this Ordinance are made a part hereof and shall be fully effective as a part of the ordained subject matter of this Ordinance.

2.

The City Council finds that it is in the best interest and welfare of the public to facilitate TCEQ's certification of an MSD for the MSD Property, as well as TCEQ closure documentation.

3.

That, upon and after the effective date of this Ordinance, the drilling of wells and the use of designated groundwater for any purpose, including but not limited to any potable purpose, excepting only: (i) wells used as monitoring wells for the collection of groundwater samples for chemical or biological laboratory analysis; and (ii) wells used for the purpose of remediation of soil or groundwater contamination, is hereby prohibited on or from any portion of the MSD Property.



4.

Within 60 days after receipt of the municipal setting designation certificate from the TCEQ, the Director of the Community Development and Planning shall file a certified copy of this Municipal Setting Designation Ordinance in the deed records of Tarrant County.

5.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand and No/100 Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

6.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

7.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

8.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

9.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

10.

The caption and penalty clause of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.


11.

This ordinance shall become effective immediately upon second publication.

PRESENTED AND GIVEN FIRST READING on the 9th day of May, 2017, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 23th day of May, 2017, by a vote of 8 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.

  
W. JEFF WILLIAMS, Mayor

ATTEST:

  
MARY W. SUPINO, City Secretary

APPROVED AS TO FORM:  
TERIS SOLIS, City Attorney

BY 



MSD17-1

EXHIBIT "A"  
PROPERTY DESCRIPTION

**BEING** APPROXIMATELY 50.1 ACRES OF LAND LOCATED IN THE JAMES R. NEWTON SURVEY, ABSTRACT NO. 1 170, ARLINGTON, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THE 64.423 ACRES TRACT OF LAND CONVEYED TO CLYDE GODFREY, BY THE DEED RECORDED IN VOLUME 10207, PAGE 1299, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS. SAID 50.1 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A POINT IN THE NORTH BOUNDARY LINE OF SAID GODFREY TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF CALLOWAY CEMETERY ROAD, AND SAID POINT OF BEGINNING BEING LOCATED AT THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO CHENAL PROPERTY MANAGEMENT, LNC., BY THE DEED RECORDED IN COUNTY CLERK'S FILE NO. D205192957, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

**THENCE** S 01° 04'04" E 782.61 FEET, ALONG THE WEST BOUNDARY LINE OF SAID CHENAL PROPERTY MANAGEMENT TRACT, TO A POINT AT THE SOUTHWEST CORNER OF SAID CHENAL PROPERTY MANAGEMENT TRACT AND THE MOST NORTHERLY SOUTH BOUNDARY LINE OF THE AFORESAID CLYDE GODFREY TRACT, AND THE NORTH BOUNDARY LINE OF A TRACT OF LAND CONVEYED TO RITA JOETTE WINN, BY THE DEED RECORDED IN COUNTY CLERK'S FILE NO. D207016971, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;

**THENCE** S 89° 17' 35" W 235.91 FEET, ALONG THE MOST NORTHERLY SOUTH BOUNDARY LINE OF SAID GODFREY TRACT AND THE NORTH BOUNDARY LINE OF SAID WINN TRACT, TO A POINT AT THE NORTHWEST CORNER OF SAID WINN TRACT'

**THENCE** S 00° 21'20" E 523.53 FEET, ALONG THE MOST WESTERLY EAST BOUNDARY LINE OF SAID GODFREY TRACT AND THE WEST BOUNDARY LINE OF SAID WINN TRACT, TO A POINT AT THE SOUTHWEST CORNER OF SAID WINN TRACT AND THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID GODFREY TRACT, AND SAID POINT ALSO LYING IN THE SOUTH BOUNDARY LINE OF THE JAMES R. NEWTON SURVEY;

**THENCE** S89°19'09"W 1665.57 FEET, ALONG THE SOUTH BOUNDARY LINE OF SAID NEWTON SURVEY AND THE SOUTH BOUNDARY LINE OF SAID GODFREY TRACT, TO A POINT AT THE SOUTHWEST CORNER OF SAID GODFREY TRACT;



**THENCE ALONG THE WEST BOUNDARY LINE OF SAID CLYDE GODFREY TRACT, AS FOLLOWS:**

1. N 00° 29' 27" W 217.73 FEET, TO A POINT;
2. N 89° 30' 41" E 33.30 FEET, TO A POINT;
3. N 00° 29' 14" W 50.01 FEET, TO A POINT;
4. S 89° 29' 53" W 33.30 FEET, TO A POINT;
5. N 00° 32' 36" W 144.72 FEET, TO A POINT;
6. N00°29'18"W 821.70 FEET, TO A POINT AT THE NORTHWEST CORNER OF SAID GODFREY TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF THE TRINITY RAILWAY EXPRESS RAILROAD;

**THENCE N 73° 44'20" E 390.87 FEET, ALONG THE NORTH BOUNDARY LINE OF SAID GODFREY TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID RAILROAD, TO A POINT;**

**THENCE N 89° 40'27" E 65.10 FEET, ALONG THE NORTH BOUNDARY LINE OF SAID GODFREY TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID CALLOWAY CEMETERY ROAD, TO A POINT IN THE WEST BOUNDARY LINE OF THE CALLOWAY CEMETERY TRACT;**

**THENCE S 01° 59' 50" W 243.90 FEET, ALONG THE WEST BOUNDARY LINE OF SAID CALLOWAY CEMETERY TRACT, TO A POINT AT THE SOUTHWEST CORNER OF SAID CALLOWAY CEMETERY TRACT;**

**THENCE N 89° 15'00" E 423.00 FEET, ALONG THE NORTH BOUNDARY LINE OF SAID GODFREY TRACT AND THE SOUTH BOUNDARY LINE OF SAID CALLOWAY CEMETERY TRACT, TO A POINT AT THE SOUTHEAST CORNER OF SAID CALLOWAY CEMETERY TRACT;**

**THENCE N 02° 41' 2A" E 240.90 FEET, ALONG THE EAST BOUNDARY LINE OF SAID CALLOWAY CEMETERY TRACT, TO A POINT IN THE NORTH BOUNDARY LINE OF SAID GODFREY TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID CALLOWAY CEMETERY ROAD;**

**THENCE S 88° 07' 36" E 381.40 FEET, ALONG THE NORTH BOUNDARY LINE OF SAID GODFREY TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID CALLOWAY CEMETERY ROAD, TO A POINT AT THE NORTHWEST CORNER OF THE 2.000 ACRE TRACT OF LAND CONVEYED TO DAN ZIEGLER, BY THE DEED RECORDED IN COUNTY CLERK'S FILE NO. D206013722, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS;**

**THENCE S 00° 07' 48" E 487.0A FEET, ALONG THE WEST BOUNDARY LINE OF SAID ZIEGLER TRACT, TO A POINT AT THE SOUTHWEST CORNER OF SAID ZIEGLER TRACT;**

**THENCE S 88° 07' 48" E 179.00 FEET, ALONG THE SOUTH BOUNDARY LINE OF SAID ZIEGLER TRACT, TO A POINT AT THE SOUTHEAST CORNER OF SAID ZIEGLER TRACT;**

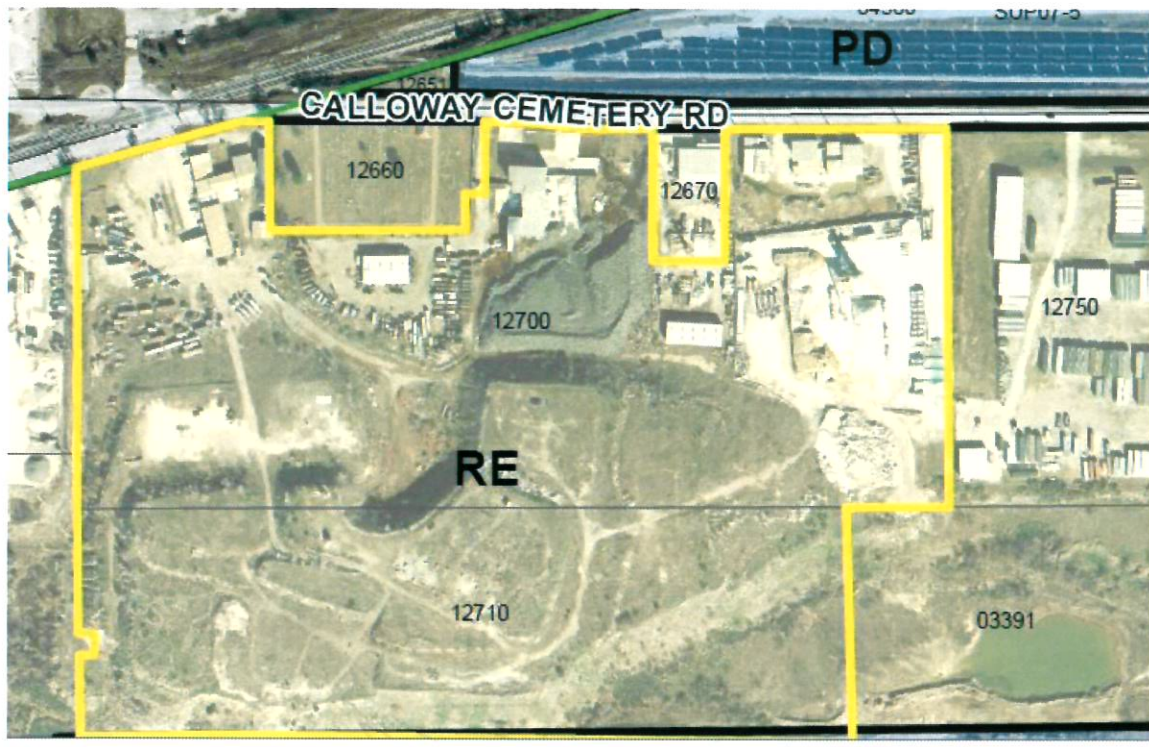
**THENCE N 00° 07' 48" W 432.65 FEET, ALONG THE EAST BOUNDARY LINE OF SAID ZIEGLER TRACT, TO A POINT; THENCE N 89° 5A' 22" E 81.92 FEET, DEPARTING THE EAST BOUNDARY LINE OF SAID ZIEGLER TRACT AND SEVERING SAID GODFREY TRACT, TO A POINT;**

**THENCE N 00° 07'48" W 53.69 FEET, TO A POINT IN THE NORTH BOUNDARY LINE OF SAID GODFREY TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF AFORESAID CALLOWAY CEMETERY ROAD;**

**THENCE N 89° 50' 19"E 386.05 FEET, ALONG THE NORTH BOUNDARY LINE OF SAID GODFREY TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF SAID CALLOWAY CEMETERY ROAD, TO THE POINT OF BEGINNING, CONTAINING APPROXIMATELY 50.1 ACRES OF LAND.**



**Site Map for MSD17-1**



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**MUNICIPAL SETTING DESIGNATION AREA**

BEING approximately 50.1 acres of land located in the JAMES R. NEWTON SURVEY, Abstract No. 1170, Arlington, Tarrant County, Texas, and being a portion of the 64.423 acres tract of land conveyed to Clyde Godfrey, by the deed recorded in Volume 10207, Page 1299, of the Deed Records of Tarrant County, Texas. Said 50.1 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North boundary line of said Godfrey Tract and the South right-of-way line of Calloway Cemetery Road, and said POINT OF BEGINNING being located at the northwest corner of the tract of land conveyed to Chenal Property Management, Inc., by the deed recorded in County Clerk's File No. D205192957, of the Deed Records of Tarrant County, Texas;

THENCE S 01° 04' 04" E 782.61 feet, along the West boundary line of said Chenal Property Management Tract, to a point at the Southwest corner of said Chenal Property Management Tract and the most Northerly South boundary line of the aforesaid Clyde Godfrey Tract, and the North boundary line of a tract of land conveyed to Rita Joette Winn, by the deed recorded in County Clerk's File No. D207016971, of the Deed Records of Tarrant County, Texas;

THENCE S 89° 17' 35" W 235.91 feet, along the most Northerly South boundary line of said Godfrey Tract and the North boundary line of said Winn Tract, to a point at the Northwest corner of said Winn Tract;

THENCE S 00° 21' 20" E 523.53 feet, along the most Westerly East boundary line of said Godfrey Tract and the West boundary line of said Winn Tract, to a point at the Southwest corner of said Winn Tract and the most Southerly Southeast corner of said Godfrey Tract, and said point also lying in the South boundary line of the JAMES R. NEWTON SURVEY;

THENCE S 89° 19' 09" W 1665.57 feet, along the South boundary line of said NEWTON SURVEY and the South boundary line of said Godfrey Tract, to a point at the Southwest corner of said Godfrey Tract;

THENCE along the West boundary line of said Clyde Godfrey Tract, as follows:

1. N 00° 29' 27" W 217.73 feet, to a point;
2. N 89° 30' 41" E 33.30 feet, to a point;
3. N 00° 29' 14" W 50.01 feet, to a point;
4. S 89° 29' 53" W 33.30 feet, to a point;
5. N 00° 32' 36" W 144.72 feet, to a point;
6. N 00° 29' 18" W 821.70 feet, to a point at the Northwest corner of said Godfrey Tract and the South right-of-way line of the Trinity Railway Express Railroad;

THENCE N 73° 44' 20" E 390.87 feet, along the North boundary line of said Godfrey Tract and the South right-of-way line of said Railroad, to a point;

THENCE N 89° 40' 27" E 65.10 feet, along the North boundary line of said Godfrey Tract and the South right-of-way line of aforesaid Calloway Cemetery Road, to a point in the West boundary line of the Calloway Cemetery Tract;

THENCE S 01° 59' 50" W 243.90 feet, along the West boundary line of said Calloway Cemetery Tract, to a point at the Southwest corner of said Calloway Cemetery Tract;

THENCE N 89° 15' 00" E 423.00 feet, along the North boundary line of said Godfrey Tract and the South boundary line of said Calloway Cemetery Tract, to a point at the Southeast corner of said Calloway Cemetery Tract;

THENCE N 02° 41' 20" E 240.90 feet, along the East boundary line of said Calloway Cemetery Tract, to a point in the North boundary line of said Godfrey Tract and the South right-of-way line of aforesaid Calloway Cemetery Road;

THENCE S 88° 07' 36" E 381.40 feet, along the North boundary line of said Godfrey Tract and the South right-of-way line of said Calloway Cemetery Road, to a point at the Northwest corner of the 2.000 acre tract of land conveyed to Dan Ziegler, by the deed recorded in County Clerk's File No. D206013722, of the Deed Records of Tarrant County, Texas;

THENCE S 00° 07' 48" E 487.00 feet, along the West boundary line of said Ziegler Tract, to a point at the Southwest corner of said Ziegler Tract;

THENCE S 88° 07' 48" E 179.00 feet, along the South boundary line of said Ziegler Tract, to a point at the Southeast corner of said Ziegler Tract;

THENCE N 00° 07' 48" W 432.65 feet, along the East boundary line of said Ziegler Tract, to a point;

THENCE N 89° 50' 22" E 81.92 feet, departing the East boundary line of said Ziegler Tract and severing said Godfrey Tract, to a point;

THENCE N 00° 07' 48" W 53.69 feet, to a point in the North boundary line of said Godfrey Tract and the South right-of-way line of aforesaid Calloway Cemetery Road;

THENCE N 89° 50' 19" E 386.05 feet, along the North boundary line of said Godfrey Tract and the South right-of-way line of said Calloway Cemetery Road, to the POINT OF BEGINNING, containing approximately 50.1 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.**



COPYRIGHTS:

**BRITTAIN & CRAWFORD**LAND SURVEYING &  
TOPOGRAPHIC MAPPING  
FIRM CERTIFICATION# 1019000

TEL (817) 926-0211 - FAX (817) 926-9347

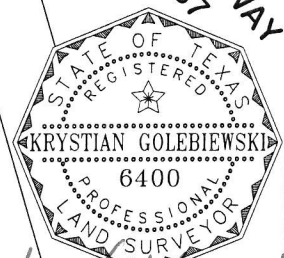
P.O. BOX 11374 \* 3908 SOUTH FREEWAY  
FORT WORTH, TEXAS 76110

EMAIL: admin@brittain-crawford.com

WEBSITE: www.brittain-crawford.com

Course	Bearing	Distance
L1	S 01°04'04" E	782.61'
L2	S 89°17'35" W	235.91'
L3	S 00°21'20" E	523.53'
L4	S 89°19'09" W	1665.57'
L5	N 00°29'27" W	217.73'
L6	N 89°30'41" E	33.30'
L7	N 00°29'14" W	50.01'
L8	S 89°29'53" W	33.30'
L9	N 00°32'36" W	144.72'
L10	N 00°29'18" W	821.70'
L11	N 73°44'20" E	390.87'
L12	N 89°40'27" E	65.10'
L13	S 01°59'50" W	243.90'
L14	N 89°15'00" E	423.00'
L15	N 02°41'20" E	240.90'
L16	S 88°07'36" E	381.40'
L17	S 00°07'48" E	487.00'
L18	S 88°07'48" E	179.00'
L19	N 00°07'48" W	432.65'
L20	N 89°50'22" E	81.92'
L21	N 00°07'48" W	53.69'
L22	N 89°50'19" E	386.05'

MUNICIPAL SETTING DESIGNATION AREA

RICHARD H CALLOWAY  
SURVEY, A-337

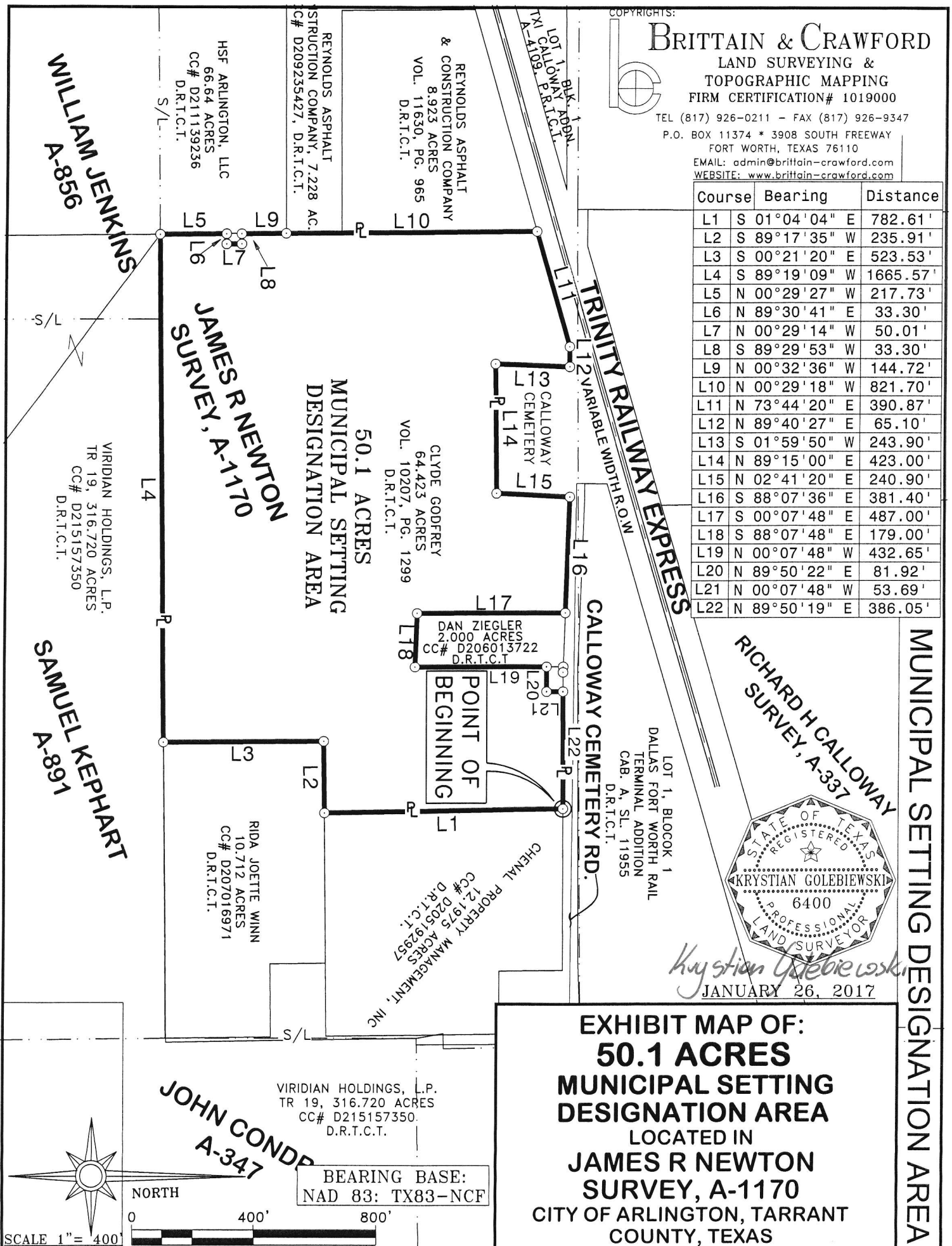
JANUARY 26, 2017

**EXHIBIT MAP OF:**  
**50.1 ACRES**  
**MUNICIPAL SETTING**  
**DESIGNATION AREA**

 LOCATED IN  
**JAMES R NEWTON**  
**SURVEY, A-1170**  
 CITY OF ARLINGTON, TARRANT  
 COUNTY, TEXAS

DIR: G:\KRYSTIAN\PROJECTS\MODERN GEOVARL CALLOWAY CEMETERY RD

PAGE 3 OF 3



**ATTACHMENT 4**  
**Legal Survey of the MSD**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**MUNICIPAL SETTING DESIGNATION AREA**

BEING approximately 50.1 acres of land located in the JAMES R. NEWTON SURVEY, Abstract No. 1170, Arlington, Tarrant County, Texas, and being a portion of the 64.423 acres tract of land conveyed to Clyde Godfrey, by the deed recorded in Volume 10207, Page 1299, of the Deed Records of Tarrant County, Texas. Said 50.1 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point in the North boundary line of said Godfrey Tract and the South right-of-way line of Calloway Cemetery Road, and said POINT OF BEGINNING being located at the northwest corner of the tract of land conveyed to Chenal Property Management, Inc., by the deed recorded in County Clerk's File No. D205192957, of the Deed Records of Tarrant County, Texas;

THENCE S 01° 04' 04" E 782.61 feet, along the West boundary line of said Chenal Property Management Tract, to a point at the Southwest corner of said Chenal Property Management Tract and the most Northerly South boundary line of the aforesaid Clyde Godfrey Tract, and the North boundary line of a tract of land conveyed to Rita Joette Winn, by the deed recorded in County Clerk's File No. D207016971, of the Deed Records of Tarrant County, Texas;

THENCE S 89° 17' 35" W 235.91 feet, along the most Northerly South boundary line of said Godfrey Tract and the North boundary line of said Winn Tract, to a point at the Northwest corner of said Winn Tract;

THENCE S 00° 21' 20" E 523.53 feet, along the most Westerly East boundary line of said Godfrey Tract and the West boundary line of said Winn Tract, to a point at the Southwest corner of said Winn Tract and the most Southerly Southeast corner of said Godfrey Tract, and said point also lying in the South boundary line of the JAMES R. NEWTON SURVEY;

THENCE S 89° 19' 09" W 1665.57 feet, along the South boundary line of said NEWTON SURVEY and the South boundary line of said Godfrey Tract, to a point at the Southwest corner of said Godfrey Tract;

THENCE along the West boundary line of said Clyde Godfrey Tract, as follows:

1. N 00° 29' 27" W 217.73 feet, to a point;
2. N 89° 30' 41" E 33.30 feet, to a point;
3. N 00° 29' 14" W 50.01 feet, to a point;
4. S 89° 29' 53" W 33.30 feet, to a point;
5. N 00° 32' 36" W 144.72 feet, to a point;
6. N 00° 29' 18" W 821.70 feet, to a point at the Northwest corner of said Godfrey Tract and the South right-of-way line of the Trinity Railway Express Railroad;

THENCE N 73° 44' 20" E 390.87 feet, along the North boundary line of said Godfrey Tract and the South right-of-way line of said Railroad, to a point;

THENCE N 89° 40' 27" E 65.10 feet, along the North boundary line of said Godfrey Tract and the South right-of-way line of aforesaid Calloway Cemetery Road, to a point in the West boundary line of the Calloway Cemetery Tract;

THENCE S 01° 59' 50" W 243.90 feet, along the West boundary line of said Calloway Cemetery Tract, to a point at the Southwest corner of said Calloway Cemetery Tract;

THENCE N 89° 15' 00" E 423.00 feet, along the North boundary line of said Godfrey Tract and the South boundary line of said Calloway Cemetery Tract, to a point at the Southeast corner of said Calloway Cemetery Tract;

THENCE N 02° 41' 20" E 240.90 feet, along the East boundary line of said Calloway Cemetery Tract, to a point in the North boundary line of said Godfrey Tract and the South right-of-way line of aforesaid Calloway Cemetery Road;

THENCE S 88° 07' 36" E 381.40 feet, along the North boundary line of said Godfrey Tract and the South right-of-way line of said Calloway Cemetery Road, to a point at the Northwest corner of the 2.000 acre tract of land conveyed to Dan Ziegler, by the deed recorded in County Clerk's File No. D206013722, of the Deed Records of Tarrant County, Texas;

THENCE S 00° 07' 48" E 487.00 feet, along the West boundary line of said Ziegler Tract, to a point at the Southwest corner of said Ziegler Tract;

THENCE S 88° 07' 48" E 179.00 feet, along the South boundary line of said Ziegler Tract, to a point at the Southeast corner of said Ziegler Tract;

THENCE N 00° 07' 48" W 432.65 feet, along the East boundary line of said Ziegler Tract, to a point;

THENCE N 89° 50' 22" E 81.92 feet, departing the East boundary line of said Ziegler Tract and severing said Godfrey Tract, to a point;

THENCE N 00° 07' 48" W 53.69 feet, to a point in the North boundary line of said Godfrey Tract and the South right-of-way line of aforesaid Calloway Cemetery Road;

THENCE N 89° 50' 19" E 386.05 feet, along the North boundary line of said Godfrey Tract and the South right-of-way line of said Calloway Cemetery Road, to the POINT OF BEGINNING, containing approximately 50.1 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.**

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**BRITTAIN & CRAWFORD**

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FIRM CERTIFICATION# 1019000

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FORT WORTH, TEXAS 76110

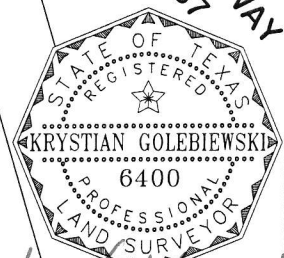
EMAIL: admin@brittain-crawford.com

WEBSITE: www.brittain-crawford.com

Course	Bearing	Distance
L1	S 01°04'04" E	782.61'
L2	S 89°17'35" W	235.91'
L3	S 00°21'20" E	523.53'
L4	S 89°19'09" W	1665.57'
L5	N 00°29'27" W	217.73'
L6	N 89°30'41" E	33.30'
L7	N 00°29'14" W	50.01'
L8	S 89°29'53" W	33.30'
L9	N 00°32'36" W	144.72'
L10	N 00°29'18" W	821.70'
L11	N 73°44'20" E	390.87'
L12	N 89°40'27" E	65.10'
L13	S 01°59'50" W	243.90'
L14	N 89°15'00" E	423.00'
L15	N 02°41'20" E	240.90'
L16	S 88°07'36" E	381.40'
L17	S 00°07'48" E	487.00'
L18	S 88°07'48" E	179.00'
L19	N 00°07'48" W	432.65'
L20	N 89°50'22" E	81.92'
L21	N 00°07'48" W	53.69'
L22	N 89°50'19" E	386.05'

MUNICIPAL SETTING DESIGNATION AREA

RICHARD H CALLOWAY  
SURVEY, A-337



JANUARY 26, 2017

**EXHIBIT MAP OF:  
50.1 ACRES  
MUNICIPAL SETTING  
DESIGNATION AREA**

LOCATED IN  
**JAMES R NEWTON  
SURVEY, A-1170**  
CITY OF ARLINGTON, TARRANT  
COUNTY, TEXAS

DIR: G:\KRYSTIAN\PROJECTS\MODERN GEOVARL CALLOWAY CEMETERY RD

PAGE 3 OF 3

