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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 10, 2015

Mr. George Purefoy, City Manager
City of Frisco
6101 Frisco Square Boulevard, 5th Floor
Frisco, Texas 75034

Re: Grand Park Property, Partial Response Action Area 1, 7275 Dallas Parkway, Collin County, Frisco, Texas; Voluntary Cleanup Program (VCP) No. 2592; Customer No. CN600245526; Regulated Entity No. RN106847114

Dear Mr. Purefoy:

The Texas Commission on Environmental Quality (TCEQ) has reviewed the January 27, 2015 report entitled *Affected Property Assessment Report (APAR) Section 5, Revision 1 for Partial Response Action Area (PRAA) 1* as well as other requested information. Based on this review, the TCEQ has determined that PRAA 1 has attained Texas Risk Reduction Program (TRRP) Remedy Standard A residential standards, in accordance with 30 Texas Administrative Code (TAC) §350.32. Therefore, the TCEQ is prepared to issue a Certificate of Completion (COC) for the PRAA pursuant to 30 TAC §333.10.

Enclosed for your signature is an exhibit entitled *Affidavit of Completion of Response Actions* (Exhibit "B") which will become an attachment to the COC. Exhibit "B" is a statement of your diligence in performing the necessary corrective action at the PRAA. In addition to the supplied exhibit, a legal description, metes and bounds description and survey map should be prepared and sealed by a State of Texas Registered Land Surveyor. This information will become Exhibit "A", an attachment to the COC.

We appreciate the opportunity for the Texas VCP to help you receive the COC. The TCEQ requests that you complete the Texas Brownfields Survey and return it in the enclosed envelope. We would appreciate feedback regarding the VCP which would help us serve you and others better in the future. Additionally, we would like to track both the short and long term success of sites remediated through the VCP. We may contact you in the future to request additional information regarding measurable economic and community successes (e.g. increased number of jobs, increased property value) realized since the issuance of the VCP COC.

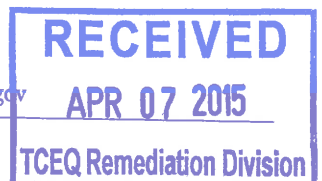
Please return the original executed exhibit, legal description and survey map of the PRAA with the enclosed envelope. The Texas Brownfields Survey should also be included. The requested information should be sent to my attention at the TCEQ, Voluntary Cleanup Program, mail code MC-221, at the letterhead address within 30 days from the date of this letter. If an adequate response cannot be prepared within this time frame, please contact me to discuss an alternative schedule.

HAND DELIVERED

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Mr. George Purefoy
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VCP No. 2592

When we have received the requested information, we will prepare the COC with attached exhibits and mail it to you. You may contact me with any questions or comments at (512) 239-3737.

Sincerely,


Joanna Manning, Project Manager
VCP-CA Section
Remediation Division
Texas Commission on Environmental Quality

JAM/ms

cc: Mr. Mack Borchardt, City of Frisco and Frisco Community Development Corporation
Mr. James L. Gandy, President, Frisco Economic Development Corporation
Mr. Wade Wheatley, Vice President, Cook-Joyce, Inc., wade.wheatley@cook-joyce.com
Mr. Sam Barrett, Waste Section Manager, TCEQ Fort Worth/Dallas Regional Office, R-4

Enclosures: Exhibit "B" for execution, Brownfields Survey

EXHIBIT "B"
Affidavit of Completion of Response Actions
VCP No. 2592

BEFORE ME, the undersigned authority, on this day personally appeared George Purefoy, as an authorized representative of the City of Frisco, Texas, 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.

The City of Frisco, Texas (Applicant) has completed response actions pursuant to Chapter 361, Subchapter S, Texas Health and Safety Code, at the tract of land described in Exhibit "A" to this certificate that pertains to Grand Park Property, Partial Response Action Area (PRAA) 1 (Site), VCP No. 2592 located at 7275 Dallas Parkway, Frisco, Collin County, Texas. The Site was owned by the City of Frisco at the time the application to participate in the Voluntary Cleanup Program was filed. The Applicant has submitted and received approval from the Texas Commission on Environmental Quality (TCEQ) Remediation Division on all plans and reports required by the Voluntary Cleanup Agreement. The plans and reports were prepared using a prudent degree of inquiry of the Partial Response Action Area (PRAA) consistent with accepted industry standards to identify all hazardous substances, waste and contaminated media of regulatory concern. The response actions for the PRAA have achieved standards acceptable for residential land use as determined by the TCEQ.

The response actions substantially eliminated present or future risk to public health and safety and to the environment from releases and threatened releases of hazardous substances and/or contaminants at or from the PRAA. The Applicant has not acquired this certificate of completion by fraud, misrepresentation or knowing failure to disclose material information. Further information concerning the response action at this PRAA may be found in the final report at the central office of the TCEQ under VCP No. 2592.

The preceding is true and correct to the best of my knowledge and belief.

Applicant

George Purefoy
(Signature)

George Purefoy
(Printed Name)

City Manager
(Title)

STATE OF Texas
COUNTY OF Collin

SUBSCRIBED AND SWORN before me on this the 1st day of April 20 15,
to which witness my hand and seal of office.

Sharon Perry
Notary Public in and for the State of 3-22-18



METES AND BOUNDS DESCRIPTION

PRAA 1

BEING a 26.08 acre tract of land situated in the Clayton Rogers Survey, Abstract Number 1112, and Abstract Number 1094, City of Frisco, Collin and Denton Counties, Texas, and being all of a called 4.5257 acre tract of land described in deed to Frisco Community Development Corporation, recorded in Instrument Number 20130206000170540, Deed Records, Collin County, Texas, a part of a called 20.5199 acre tract of land described in deed to Frisco Economic Development Corporation and Frisco Community Development Corporation, recorded in Instrument Number 2007-80296, Deed Records, Denton County, Texas, and a part of a called 49.9418 acre tract of land described in deed to Frisco Community Development Corporation, recorded in Instrument Number 2012-109057, Deed Records, Denton County, Texas, said 26.08 acre tract of land being more particularly described as follows:

BEGINNING at a found 5/8 inch iron rod with red cap stamped "KHA" on the west right-of-line of Dallas North Tollway (a variable width right-of-way);

THENCE along the south line of said 20.5199 acre tract the following courses and distances:

South 64 degrees 41 minutes 47 seconds West, departing said west right-of-way line, a distance of 260.20 feet to a point for corner;

South 50 degrees 20 minutes 42 seconds West, a distance of 245.27 feet to a found 5/8 inch iron rod;

South 47 degrees 06 minutes 12 seconds West, a distance of 309.80 feet to a found 5/8 inch iron rod;

South 41 degrees 10 minutes 15 seconds West, a distance of 236.59 feet to a found 5/8 inch iron rod;

North 87 degrees 41 minutes 08 seconds West, a distance of 108.78 feet to a point for corner;

South 56 degrees 33 minutes 22 seconds West, a distance of 194.93 feet to a point for corner;

THENCE South 89 degrees 38 minutes 09 seconds West, departing said south line, a distance of 160.16 feet to a point for corner;

THENCE North 00 degrees 21 minutes 51 seconds West, a distance of 1,252.40 feet to a point for corner on the south right-of-way line of Cotton Gin Road (a variable width right-of-way) as dedicated to the City of Frisco in the Right of Way Deed recorded in Volume 5953, Page 2490, Deed Records, Collin County, Texas;

THENCE along the south right-of-way line of said Cotton Gin Road the following courses and distances:

North 89 degrees 35 minutes 07 seconds East, a distance of 539.33 feet to a found 5/8 inch iron rod with yellow cap stamped "JACOBS" for the point of curvature of a circular curve to the right having a radius of 1358.92 feet and whose chord bears South 87 degrees 41 minutes 49 seconds East, a distance of 125.59 feet;

Southeasterly along said circular curve to the right, through a central angle of 05 degrees 17 minutes 50 seconds and an arc length of 125.64 feet to the end of said circular curve;

South 85 degrees 01 minute 49 seconds East, a distance of 19.88 feet to a point for corner;

South 86 degrees 24 minutes 16 seconds East, a distance of 180.47 feet to a point for corner;

North 89 degrees 35 minutes 56 seconds East, a distance of 346.48 feet to a point for the north corner of a corner clip;

THENCE South 46 degrees 35 minutes 35 seconds East, departing said south right-of-way line along said corner clip a distance of 36.07 feet to the south corner of said corner clip on the west right-of-way line of said Dallas North Tollway for the point of curvature of a non-tangent circular curve to the right having a radius of 2,714.79 feet and whose chord bears South 01 degree 43 minutes 26 seconds East, a distance of 72.14 feet;

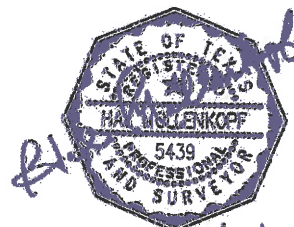
THENCE Southeasterly along said circular curve to the right and said west right-of-way line, through a central angle of 01 degree 31 minutes 21 seconds and an arc length of 72.14 feet to the end of said circular curve;

THENCE South 00 degrees 59 minutes 41 seconds East, continuing along said west right-of-way line, a distance of 383.03 feet to the POINT OF BEGINNING and containing a computed area of 1,135,923 square feet or 26.08 acres of land.

Plotted by: Mollenkopf, Hal ON: Thursday, March 26, 2015 AT: 5:33 PM FILEPATH: C:\Production\900\001700\17381 Survey-DA\002\Drawings\001733.002 Grand Park Boundary.dwg



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
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3/10/15

Texas Brownfields Survey

Grand Park Property, Partial Response Action Area 1, 7275 Dallas Parkway, Frisco, Texas 75034, Voluntary Cleanup program (VCP) No. 2592

Contact Person: Mack Borchart

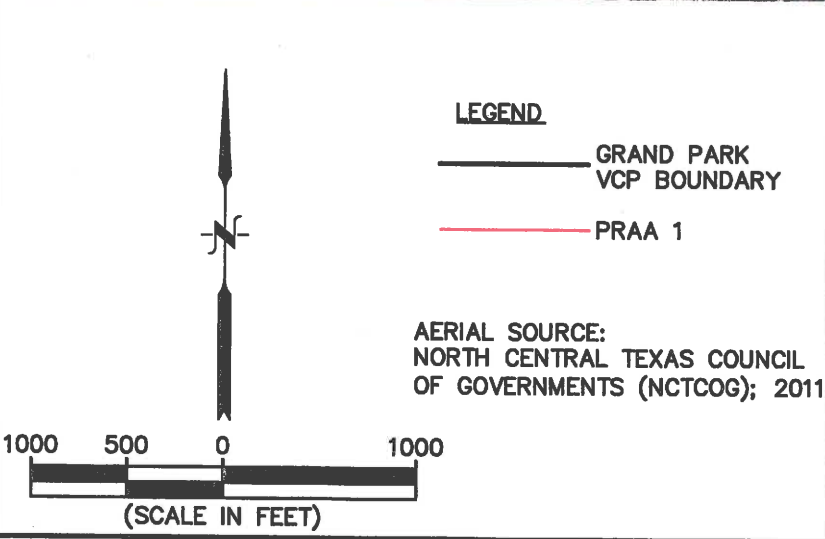
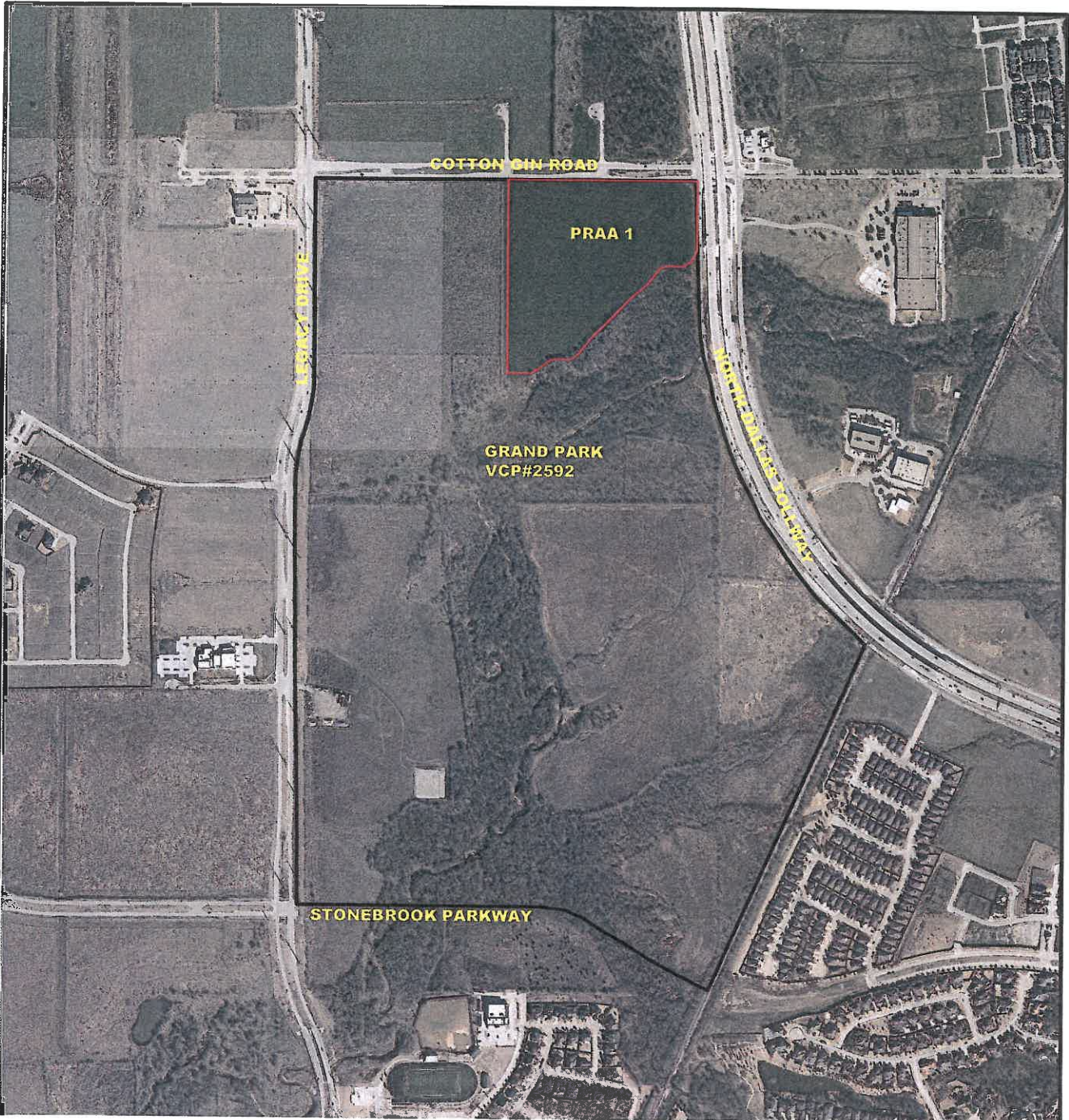
Telephone Number and email:

972-292-5127 , mBorchart@friscotexas.gov

If you do not or will no longer own the property, please provide an alternate contact name, phone number, and email for future questions:

NA

1. Is development or redevelopment planned for the property? Yes No
2. Is additional development or redevelopment planned for the area surrounding the property? Yes No
3. Would the sale of this property or redevelopment have occurred without the VCP? Yes No
4. If redevelopment is planned, what is the approximate schedule for redevelopment?
N/A 0-1 year 1-3 years 3-5 years 5-10 years 10 + years
5. What is the anticipated increase in jobs due to receiving the certificate and/or redevelopment? unknown
0-5 jobs 5-10 jobs 10-50 jobs 50-100 jobs 100-500 jobs 500 + jobs
6. What is the anticipated increase in appraised property value due to receiving the certificate and/or redevelopment? Approximate increase \$ _____ OR 0-20% 20-50% 50-100% 100-200% 200-500% 500 + %
7. Please describe any areas within the VCP administrative or technical review process where you believe improvements should be made (attach additional pages as necessary): None



REV.	DATE	DESCRIPTION	DR BY	APP BY
PROJECT: GRAND PARK PRAA 1 FRISCO, TEXAS				
SHEET TITLE: EXTENT OF PRAA 1				
DES BY		SCALE: SEE BAR SCALE		
DR BY	SDB	PROJECT NO. 13046.01		
CHK BY	RDV	CJ NO. 13046148		
APP BY	RDV	SHEET 1 OF 1 SHEETS		
DATE ISSUED: 04-07-2015		FIGURE NO.	1	
PURPOSE: APAR				