

A Resolution
IN SUPPORT OF THE APPLICATION OF
SYLVANIA INDUSTRIAL PARK, LLC
TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
FOR A MUNICIPAL SETTING LOCATED AT 3201 NORTH SYLVANIA AVENUE,
FORT WORTH, TEXAS 76111

NO. _____

WHEREAS, Sylvania Industrial Park, LLC (Applicant) has filed an application for support of a resolution seeking a Municipal Setting Designation for the site known as the Sylvania Industrial Park located at 3201 North Sylvania, Fort Worth, Texas, 76111 the metes and bounds description being attached hereto as Exhibit “A” (Site) to the Texas Commission on Environmental Quality; and

WHEREAS, a public meeting on the application for support was held in Fort Worth on May 26, 2022, and a public hearing was held in Fort Worth on June 14, 2022, and the affected community was duly notified of same and allowed the opportunity to comment; and

WHEREAS, an approved public drinking water supply system exists that supplies or is capable of supplying drinking water to the Site and to locations within one-half mile of the Site; and

WHEREAS, Applicant has filed documentation with the City stating that the following contaminants identified within the designated groundwater, associated with historical uses of the Site, have been detected in concentrations exceeding residential assessment levels for potable use: chlorinated solvents (tetrachloroethene, trichloroethene, cis-1,2-dichloroethene, trans-1-,2-dichloroethene, 1,1-dichloroethene), benzene and petroleum hydrocarbons; and

WHEREAS, Applicant has further filed documentation with the City stating that this contamination is contained within the shallow, perched groundwater beneath the Site; and

WHEREAS, the City of Fort Worth, by ordinance, shall, upon adoption of this resolution, prohibit the use of designated groundwater beneath the Site for potable purposes as well as for irrigation; and

WHEREAS, upon passage of this supporting resolution by the City Council, Applicant intends to file an application with the Texas Commission on Environmental Quality for certification of a Municipal Setting Designation for the Site pursuant to Texas Health and Safety Code, Chapter 361, Subchapter W; and



WHEREAS, Applicant has continuing obligations to satisfy applicable statutory and regulatory provisions concerning groundwater contamination investigation and response actions at the Site; and

WHEREAS, the certification of a Municipal Setting Designation for the Site is in the best interests of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH, TEXAS:

That the City of Fort Worth City Council supports Applicant's request to the Texas Commission on Environmental Quality for a Municipal Setting Designation of the Site described in Exhibit A.

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.

Adopted this _____ day of _____ 2022.

ATTEST:

By: _____

Jannette S. Goodall, City Secretary



EXHIBIT A

SYLVANIA INDUSTRIAL PARK, 3201 NORTH SYLVANIA, FORT WORTH, TEXAS

BEING approximately 70.686 acres of land located in the S. GILMORE SURVEY, Abstract No. 590, the JOHN C. McCOMMAS SURVEY NORTH, Abstract No. 1047, and the JOHN C. McCOMMAS SURVEY SOUTH, Abstract No. 1039, City of Fort Worth, Tarrant County, Texas.

Said 70.686 acres of land also being comprised of all of Lot 1, Block 1, American Manufacturing Company of Texas Plant Site, an addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-140, Page 61, of the Plat Records of Tarrant County, Texas, and all the tracts indicated as Plant Site, East Parking Lot Site, and lots West of Plant Site in the deed to PRR, Inc., a Texas corporation, recorded in Volume 11125, Page 2048, of the Deed Records of Tarrant County, Texas, and also including all of Lots 1 through 14, Block 7, Highcrest Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 1964, Page 209, of the Deed Records of Tarrant County, Texas, and all of Lots 8, 9, 10 and 11, Block 5, Diamond Heights Industrial Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-Y, Page 1, of the Deed Records of Tarrant County, Texas, and all of Lots 12-R, 13-R, 14-R, 15-R and 16-R, Block 5, Diamond Heights Industrial Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-99, Page 51, of the Deed Records of Tarrant County, Texas, and also incorporating a portion of the right-of-way area of Sylvania Avenue. Said 70.686 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a point at the Southwest corner of the aforesaid Lot 14, Block 7, Highcrest Addition;

THENCE N 00° 16' 23" W 832.38 feet, along the West boundary line of said Lots 1 through 14, Block 7, Highcrest Addition and the East right-of-way line of Crabtree Street (a 50 foot wide public right-of-way), to a point at the Northwest corner of said Lot 1, Block 7, Highcrest Addition;

THENCE N 89° 43' 34" E 5.00 feet, along the North boundary line of said Lot 1, to a point in the East right-of-way line of Crabtree Street (a 60 foot wide public right-of-way) and the Southwest corner of aforesaid Lot 16-R, Block 5, Diamond Heights Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-99, Page 51, of the Plat Records of Tarrant County, Texas,

THENCE along the Northeast right-of-way line of said Crabtree Street (a 60 foot wide public right-of-way) and the West boundary line of aforesaid Lots 12-R through 16-R, Block 5, Diamond Heights Industrial Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-99, Page 51, of the Plat Records of Tarrant County, Texas, as follows:

1. NORTHWESTERLY 213.26 feet, along a curve to the left, having a radius of 226.09 feet, and a chord bearing N 27° 06' 33" W 205.44 feet, to a point at the end of said curve;
2. N 54° 19' 33" W 51.11 feet, to a point at the beginning of a curve to the right;
3. NORTHWESTERLY 219.29 feet, along said curve to the right, having a radius of 724.35 feet, and a chord bearing N 45° 37' 22" W 218.45 feet, to a point at the end of said curve;



4. N 36° 59' 52" W 409.70 feet, continuing along the Southwest boundary line of said Block 5 and also the Southwest boundary line of aforesaid Lots 9, 10 and 11, of the aforesaid Diamond Heights Industrial Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-Y, Page 1, of the Plat Records of Tarrant County, Texas, to a point;
5. NORTHWESTERLY 131.24 feet, along the West boundary line of said Lots 8 and 9, Block 5, with a curve to the left, having a radius of 281.34 feet, and a chord bearing N 50° 22' 52" W 130.05 feet, to a point at the Southwest corner of said Lot 8;

THENCE along the Northwest boundary line of said Lot 8, Block 5, Diamond Heights Industrial Addition, as follows:

1. N 27° 52' 08" E 120.88 feet, to a point;
2. N 53° 00' 08" E 120.46 feet, to a point at the Northeast corner of said Lot 8, lying in the Southwest right-of-way line of the Fort Worth and Denver Railway Company Railroad;

THENCE N 36° 58' 22" W 594.67 feet, along the Southwest right-of-way line of said Fort Worth and Denver Railway Company Railroad and along the Northeast boundary line of Lots 2-R through 4-R, Diamond Heights Industrial Addition, to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 388-42, Page 40, of the Plat Records of Tarrant County, Texas, to a point in the South right-of-way line of 33rd Street (a 60 foot wide public right-of-way);

THENCE along the South right-of-way line of said 33rd Street, as follows:

1. S 76° 34' 03" E 140.87 feet, to a point at the Northwest corner of aforesaid Lot 1, Block 1, American Manufacturing Company of Texas Plant Site;
2. S 76° 34' 03" E 1,926.65 feet, along the North boundary line of said Lot 1, Block 1, American Manufacturing Company of Texas Plant Site, to a point;
3. S 13° 25' 58" W 5.30 feet, to a point;
4. S 76° 34' 02" E 93.97 feet, to a point;
5. S 41° 47' 06" E 27.13 feet, to a point at the most Easterly Northeast corner of said Lot 1;

THENCE S 61° 09' 25" E 146.50 feet, crossing the right-of-way area of said Sylvania Avenue, to a point in the East right-of-way line of said Sylvania Avenue, being the most Easterly Northwest corner of the aforesaid tract of land designated as Parking Lot Tract, in the deed to PRR, Inc., recorded in Volume 11125, Page 2048, of the Deed Records of Tarrant County, Texas;

THENCE S 58° 29' 13" E 501.23 feet, along the Northeast boundary line of said Parking Lot Tract, to a point at the beginning of a curve to the right;

THENCE SOUTHERLY 66.21 feet, along said curve to the right, having a radius of 36.49 feet, and a chord bearing S 06° 31' 59" E 57.49 feet, to a point at the end of said curve lying in the Southeast boundary line of said Parking Lot Tract;



THENCE S 45° 27' 54" W 590.88 feet, along the Southeast boundary line of said Parking Lot Tract, to a point at the most Easterly Southwest corner of said Parking Lot Tract;

THENCE S 31° 38' 23" W 250.68 feet, crossing the right-of-way line of aforesaid Sylvania Avenue again, to a point in the West right-of-way line of said Sylvania Avenue, lying at the Southeast corner of the 4.126 acre tract of land contained as a portion of the Plant Site Tract described in the deed to PRR, Inc., recorded in Volume 11125, Page 2048, of the Deed Records of Tarrant County, Texas, also lying in the Northwest right-of-way line of the Texas and Pacific Railroad Company right-of-way;

THENCE S 45° 27' 54" W 1,622.37 feet, along a line 50.0 feet Northwest of and parallel to the centerline of said Texas and Pacific Railroad Company railroad, to a point at the Southwest corner of said 4.126 acre tract lying in the East right-of-way line of the Fort Worth and Denver Railway Company right-of-way;

THENCE NORTHEASTERLY 354.02 feet, along the East right-of-way line of said Fort Worth and Denver Railway Company Railroad and the West boundary line of said 4.126 acre tract of land, with a curve to the left, having a radius of 1,418.39 feet, and a chord bearing N 24° 44' 55" E 353.10 feet, to a point at the South corner of aforesaid Lot 1, Block 1, American Manufacturing Company of Texas Plant Site;

THENCE NORTHEASTERLY 105.88 feet, continuing along the East right-of-way line of said Fort Worth and Denver Railway Company Railroad and the West boundary line of said Lot 1, Block 1, American Manufacturing Company of Texas Plant Site, with a curve to the left, having a radius of 1,418.39 feet, and a chord bearing N 15° 28' 20" E 105.85 feet, to a point;

THENCE S 89° 35' 35" W 306.40 feet, crossing said Fort Worth and Denver Railway Company Railroad right-of-way and running along the South boundary line of aforesaid Lot 14, Block 7, Highcrest Addition, to the POINT OF BEGINNING containing 70.686 acres of land.

