



# Texas Commission on Environmental Quality Waste Permits Division Correspondence Cover Sheet

Date: 04.10.2026

Facility Name: OAKDALE INDUSTRIAL III

Permit or Registration No.: 62056

Nature of Correspondence:

Initial/New

Response/Revision to TCEQ Tracking No.:

(regarding initial submission)

Affix this cover sheet to the front of your submission to the Waste Permits Division. Check appropriate box for type of correspondence. Contact WPD at (512) 239-2335 if you have questions regarding this form.

**Table 1 - Municipal Solid Waste Correspondence**

Applications	Reports and Notifications
<input type="checkbox"/> New Notice of Intent	<input type="checkbox"/> Alternative Daily Cover Report
<input type="checkbox"/> Notice of Intent Revision	<input type="checkbox"/> Closure Report
<input type="checkbox"/> New Permit (including Subchapter T)	<input type="checkbox"/> Compost Report
<input type="checkbox"/> New Registration (including Subchapter T)	<input type="checkbox"/> Groundwater Alternate Source Demonstration
<input type="checkbox"/> Major Amendment	<input type="checkbox"/> Groundwater Corrective Action
<input type="checkbox"/> Minor Amendment	<input type="checkbox"/> Groundwater Monitoring Report
<input type="checkbox"/> Limited Scope Major Amendment	<input type="checkbox"/> Groundwater Background Evaluation
<input type="checkbox"/> Notice Modification	<input type="checkbox"/> Landfill Gas Corrective Action
<input type="checkbox"/> Non-Notice Modification	<input type="checkbox"/> Landfill Gas Monitoring
<input checked="" type="checkbox"/> Transfer/Name Change Modification	<input type="checkbox"/> Liner Evaluation Report
<input type="checkbox"/> Temporary Authorization	<input type="checkbox"/> Soil Boring Plan
<input type="checkbox"/> Voluntary Revocation	<input type="checkbox"/> Special Waste Request
<input type="checkbox"/> Subchapter T Disturbance Non-Enclosed Structure	<input type="checkbox"/> Other:
<input type="checkbox"/> Other:	

**Table 2 - Industrial & Hazardous Waste Correspondence**

Applications	Reports and Responses
<input type="checkbox"/> New	<input type="checkbox"/> Annual/Biennial Site Activity Report
<input type="checkbox"/> Renewal	<input type="checkbox"/> CPT Plan/Result
<input type="checkbox"/> Post-Closure Order	<input type="checkbox"/> Closure Certification/Report
<input type="checkbox"/> Major Amendment	<input type="checkbox"/> Construction Certification/Report
<input type="checkbox"/> Minor Amendment	<input type="checkbox"/> CPT Plan/Result
<input type="checkbox"/> CCR Registration	<input type="checkbox"/> Extension Request
<input type="checkbox"/> CCR Registration Major Amendment	<input type="checkbox"/> Groundwater Monitoring Report
<input type="checkbox"/> CCR Registration Minor Amendment	<input type="checkbox"/> Interim Status Change
<input type="checkbox"/> Class 3 Modification	<input type="checkbox"/> Interim Status Closure Plan
<input type="checkbox"/> Class 2 Modification	<input type="checkbox"/> Soil Core Monitoring Report
<input type="checkbox"/> Class 1 ED Modification	<input type="checkbox"/> Treatability Study
<input type="checkbox"/> Class 1 Modification	<input type="checkbox"/> Trial Burn Plan/Result
<input type="checkbox"/> Endorsement	<input type="checkbox"/> Unsaturated Zone Monitoring Report
<input type="checkbox"/> Temporary Authorization	<input type="checkbox"/> Waste Minimization Report
<input type="checkbox"/> Voluntary Revocation	<input type="checkbox"/> Other:
<input type="checkbox"/> 335.6 Notification	
<input type="checkbox"/> Other:	

**Tracking No.: 32816987**



April 10, 2026

Texas Commission on Environmental Quality  
Municipal Solid Waste Permit Section - MC124  
12100 Park 35 Circle  
Austin, TX 78753

Re: **Owner Transfer - MSW Permit No. 62056**  
Oakdale Industrial III  
355 and 375 E. Oakdale Road  
Grand Prairie, Texas 75219  
TCEQ CN606345403; RN112024674; MSW 62056  
VERTEX Project No. 112354

Dear Project Manager:

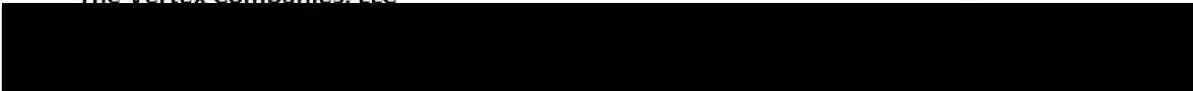
The Vertex Companies, LLC (VERTEX) is pleased to submit this application to transfer ownership of MSW Permit 62056. The ownership is transferring from **OAKDALE INDUSTRIAL III, L.L.C.** to **CHIPT DALLAS OAKDALE III, L.P.** This application follows 30 TAC 305.70(k)(13) and additional guidance provided by the TCEQ.

The subject property is legally described by the sealed ALTA survey and the special warranty deed that are appended to this letter. These and additional appended documents are listed below.

Should you require additional information or have any questions regarding this report, please contact the undersigned at [REDACTED]

Sincerely,

**The Vertex Companies, LLC**



~~Nick Cramer, MS, CPSS, PG~~  
Technical Expert – Due Diligence/Remediation

Paul S. Rodusky, MS, PG  
Managing Director

- Attachments:
- (1) TCEQ-10400 – Core Data Form
  - (2) TCEQ-20650 – Application Form for Registration Modification
  - (3) ALTA/NSPS Land Title Survey
  - (4) Land Ownership Map & List
  - (5) Verification of Legal Status
  - (6) Fee payment receipt
  - (7) Ownership Deed
  - (8) Marked (Redline/Strikeout) Pages

Texas Registered Geoscience Firm 50494  
Texas Registered Engineering Firm F-15099



**ATTACHMENT 1**  
**TCEQ-10400 – Core Data Form(s)**



# TCEQ Core Data Form

For detailed instructions on completing this form, please read the Core Data Form Instructions or call 512-239-5175.

## SECTION I: General Information

<b>1. Reason for Submission</b> (If other is checked please describe in space provided.)		
<input checked="" type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)	<input type="checkbox"/> Other	
<b>2. Customer Reference Number</b> (if issued)	<a href="#">Follow this link to search for CN or RN numbers in Central Registry**</a>	<b>3. Regulated Entity Reference Number</b> (if issued)
CN		RN

## SECTION II: Customer Information

<b>4. General Customer Information</b>		<b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy)	
<input checked="" type="checkbox"/> New Customer		<input checked="" type="checkbox"/> Update to Customer Information	
<input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)		<input type="checkbox"/> Change in Regulated Entity Ownership	
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>			
<b>6. Customer Legal Name</b> (If an individual, print last name first: eg: Doe, John)		<i>If new Customer, enter previous Customer below:</i>	
OAKDALE INDUSTRIAL III, L.L.C.			
<b>7. TX SOS/CPA Filing Number</b>	<b>8. TX State Tax ID</b> (11 digits)	<b>9. Federal Tax ID</b> (9 digits)	<b>10. DUNS Number</b> (if applicable)
804013358	32078584441	86-3082485	
<b>11. Type of Customer:</b>	<input type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other	<input type="checkbox"/> Sole Proprietorship		<input type="checkbox"/> Other:
<b>12. Number of Employees</b>		<b>13. Independently Owned and Operated?</b>	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>14. Customer Role</b> (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following			
<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input checked="" type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: Proposed Owner			
<input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant			
<b>15. Mailing Address:</b>	3819 Maple Avenue		
City	Dallas	State	TX
ZIP	75219	ZIP + 4	
<b>16. Country Mailing Information</b> (if outside USA)		<b>17. E-Mail Address</b> (if applicable)	
		[REDACTED]	
<b>18. Telephone Number</b>	<b>19. Extension or Code</b>	<b>20. Fax Number</b> (if applicable)	

## SECTION III: Regulated Entity Information

<b>21. General Regulated Entity Information</b> <i>(If 'New Regulated Entity' is selected, a new permit application is also required.)</i>									
<input checked="" type="checkbox"/> New Regulated Entity <input type="checkbox"/> Update to Regulated Entity Name <input type="checkbox"/> Update to Regulated Entity Information									
<i>The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).</i>									
<b>22. Regulated Entity Name</b> <i>(Enter name of the site where the regulated action is taking place.)</i>									
Oakdale Industrial III									
<b>23. Street Address of the Regulated Entity:</b> <i>(No PO Boxes)</i>		375 and 355 East Oakdale Rd.							
		City	Grand Prairie	State	TX	ZIP	75050	ZIP + 4	
<b>24. County</b>		Dallas							

If no Street Address is provided, fields 25-28 are required.

<b>25. Description to Physical Location:</b>		The site is located approximately one-half-mile west of the intersection of Oakdale Road and Belt Line Road within the city limit of Grand Prairie in Dallas County, Texas.							
<b>26. Nearest City</b>		State			Nearest ZIP Code				
Grand Prairie		TX			75050				
<i>Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).</i>									
<b>27. Latitude (N) In Decimal:</b>		32.790330°		<b>28. Longitude (W) In Decimal:</b>		-97.002498°			
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds				
32	47	25.19	97	0	8.99				
<b>29. Primary SIC Code</b> (4 digits)		<b>30. Secondary SIC Code</b> (4 digits)		<b>31. Primary NAICS Code</b> (5 or 6 digits)		<b>32. Secondary NAICS Code</b> (5 or 6 digits)			
<b>33. What is the Primary Business of this entity?</b> <i>(Do not repeat the SIC or NAICS description.)</i>									
Vacant land									
<b>34. Mailing Address:</b>		3819 Maple Avenue							
		City	Dallas	State	TX	ZIP	75219	ZIP + 4	
<b>35. E-Mail Address:</b>		[REDACTED]							
<b>36. Telephone Number</b>		<b>37. Extension or Code</b>			<b>38. Fax Number</b> <i>(if applicable)</i>				
[REDACTED]					[REDACTED]				

**39. TCEQ Programs and ID Numbers** Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input checked="" type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

### **SECTION IV: Preparer Information**

<b>40. Name:</b>	Nick Cramer	<b>41. Title:</b>	Project Lead
<b>42. Telephone Number</b>	<b>43. Ext./Code</b>	<b>44. Fax Number</b>	<b>45. E-Mail Address</b>
██████████		( ) -	██████████

### **SECTION V: Authorized Signature**

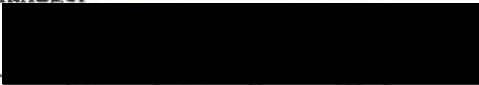
46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

<b>Company:</b>	Oakdale Industrial III, L.L.C.	<b>Job Title:</b>	Vice President of the manager
<b>Name (In Print):</b>	William G. Munding, III	<b>Phone:</b>	██████████
<b>Signature:</b>	Please see attached signature page	<b>Date:</b>	

**SIGNATURE PAGE TO TCEQ CORE DATA FORM 10400**  
**REGULATED ENTITY NAME: OAKDALE INDUSTRIAL III**  
**SECTION V: AUTHORIZED SIGNATURE**

**OAKDALE INDUSTRIAL III, L.L.C.,**  
a Delaware limited liability company

By: CHILTH GP, L.L.C.,  
a Delaware limited liability company,  
its manager

By:   
Name: William G. Munding, III  
Title: Vice President  
Date: 12/11/24



# TCEQ Core Data Form

For detailed instructions on completing this form, please read the Core Data Form Instructions or call 512-239-5175.

## SECTION I: General Information

<b>1. Reason for Submission</b> (If other is checked please describe in space provided.)		
<input type="checkbox"/> New Permit, Registration or Authorization (Core Data Form should be submitted with the program application.)		
<input type="checkbox"/> Renewal (Core Data Form should be submitted with the renewal form)		<input checked="" type="checkbox"/> Other <b>Owner Transfer</b>
<b>2. Customer Reference Number</b> (if issued)	<a href="#">Follow this link to search for CN or RN numbers in Central Registry**</a>	<b>3. Regulated Entity Reference Number</b> (if issued)
CN--		RN 112024674

## SECTION II: Customer Information

<b>4. General Customer Information</b>		<b>5. Effective Date for Customer Information Updates</b> (mm/dd/yyyy)		4/10/2026
<input checked="" type="checkbox"/> New Customer <input type="checkbox"/> Update to Customer Information <input checked="" type="checkbox"/> Change in Regulated Entity Ownership <input type="checkbox"/> Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)				
<i>The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).</i>				
<b>6. Customer Legal Name</b> (if an individual, print last name first: eg: Doe, John)			<i>If new Customer, enter previous Customer below:</i>	
CHIPT DALLAS OAKDALE III, L.P.			Oakdale Industrial III, L.L.C.	
<b>7. TX SOS/CPA Filing Number</b>	<b>8. TX State Tax ID</b> (11 digits)	<b>9. Federal Tax ID</b> (9 digits)	<b>10. DUNS Number</b> (if applicable)	
0805573582	32095321348	99-3299670		
<b>11. Type of Customer:</b>		<input type="checkbox"/> Corporation	<input type="checkbox"/> Individual	Partnership: <input type="checkbox"/> General <input checked="" type="checkbox"/> Limited
Government: <input type="checkbox"/> City <input type="checkbox"/> County <input type="checkbox"/> Federal <input type="checkbox"/> Local <input type="checkbox"/> State <input type="checkbox"/> Other		<input type="checkbox"/> Sole Proprietorship	<input type="checkbox"/> Other:	
<b>12. Number of Employees</b>			<b>13. Independently Owned and Operated?</b>	
<input checked="" type="checkbox"/> 0-20 <input type="checkbox"/> 21-100 <input type="checkbox"/> 101-250 <input type="checkbox"/> 251-500 <input type="checkbox"/> 501 and higher			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>14. Customer Role</b> (Proposed or Actual) – as it relates to the Regulated Entity listed on this form. Please check one of the following				
<input type="checkbox"/> Owner <input type="checkbox"/> Operator <input checked="" type="checkbox"/> Owner & Operator <input type="checkbox"/> Other: <input type="checkbox"/> Occupational Licensee <input type="checkbox"/> Responsible Party <input type="checkbox"/> VCP/BSA Applicant				
<b>15. Mailing Address:</b>	3819 Maple Avenue			
	City	Dallas	State	TX
	ZIP	75219	ZIP + 4	
<b>16. Country Mailing Information</b> (if outside USA)			<b>17. E-Mail Address</b> (if applicable)	
			[REDACTED]	

<b>18. Telephone Number</b> ( [REDACTED] )	<b>19. Extension or Code</b>	<b>20. Fax Number (if applicable)</b> ( ) -
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### SECTION III: Regulated Entity Information

**21. General Regulated Entity Information** (If "New Regulated Entity" is selected, a new permit application is also required.)

New Regulated Entity     Update to Regulated Entity Name     Update to Regulated Entity Information

*The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).*

**22. Regulated Entity Name** (Enter name of the site where the regulated action is taking place.)

Oakdale Industrial III

**23. Street Address of the Regulated Entity:** 355 and 375 East Oakdale Rd.

*(No PO Boxes)*

<b>City</b>	Grand Prairie	<b>State</b>	TX	<b>ZIP</b>	75050	<b>ZIP + 4</b>	
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**24. County** Dallas

If no Street Address is provided, fields 25-28 are required.

**25. Description to Physical Location:** The site is located approximately one-half-mile west of the intersection of Oakdale Road and Belt Line Road within the city limits of Grand Prairie in Dallas County, Texas.

**26. Nearest City** Grand Prairie    **State** TX    **Nearest ZIP Code** 75050

*Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).*

**27. Latitude (N) In Decimal:** 32.790330°

Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
32	47	25.19	97	0	8.99

**28. Longitude (W) In Decimal:** -97.002498°

<b>29. Primary SIC Code</b> (4 digits)	<b>30. Secondary SIC Code</b> (4 digits)	<b>31. Primary NAICS Code</b> (5 or 6 digits)	<b>32. Secondary NAICS Code</b> (5 or 6 digits)
4225		493110	--

**33. What is the Primary Business of this entity?** (Do not repeat the SIC or NAICS description.)

Office/Warehouse facility

**34. Mailing Address:** 3819 Maple Avenue

<b>City</b>	Dallas	<b>State</b>	TX	<b>ZIP</b>	75219	<b>ZIP + 4</b>	
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**35. E-Mail Address:** [REDACTED]

**36. Telephone Number** [REDACTED]    **37. Extension or Code**    **38. Fax Number (if applicable)** ( ) -

**39. TCEQ Programs and ID Numbers** Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

<input type="checkbox"/> Dam Safety	<input type="checkbox"/> Districts	<input type="checkbox"/> Edwards Aquifer	<input type="checkbox"/> Emissions Inventory Air	<input type="checkbox"/> Industrial Hazardous Waste
<input checked="" type="checkbox"/> Municipal Solid Waste	<input type="checkbox"/> New Source Review Air	<input type="checkbox"/> OSSF	<input type="checkbox"/> Petroleum Storage Tank	<input type="checkbox"/> PWS
<input type="checkbox"/> Sludge	<input type="checkbox"/> Storm Water	<input type="checkbox"/> Title V Air	<input type="checkbox"/> Tires	<input type="checkbox"/> Used Oil
<input type="checkbox"/> Voluntary Cleanup	<input type="checkbox"/> Wastewater	<input type="checkbox"/> Wastewater Agriculture	<input type="checkbox"/> Water Rights	<input type="checkbox"/> Other:

**SECTION IV: Preparer Information**

<b>40. Name:</b>	Nick Cramer	<b>41. Title:</b>	Technical Expert – DD/REM
<b>42. Telephone Number</b>	<b>43. Ext./Code</b>	<b>44. Fax Number</b>	<b>45. E-Mail Address</b>
██████████		( ) -	██████████

**SECTION V: Authorized Signature**

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39. All references to "I" are in the stated capacity and not individually.

<b>Company:</b>	CHIPT DALLAS OAKDALE III, L.P.	<b>Job Title:</b>	Vice President of the general partner of its general partner
<b>Name (In Print):</b>	William G. Mundinger, III	<b>Phone:</b>	██████████
<b>Signature:</b>	Please see attached signature page	<b>Date:</b>	


**SIGNATURE PAGE TO TCEQ CORE DATA FORM 10400**  
**REGULATED ENTITY NAME: OAKDALE INDUSTRIAL III**  
**REASON FOR SUBMISSION: OWNER TRANSFER**  
**SECTION V: AUTHORIZED SIGNATURE**

*De*

**CHIPT DALLAS OAKDALE III, L.P.,**  
a Delaware limited partnership

By: **CHI NORTH TEXAS 122 OAKDALE III, L.P.,**  
a Delaware limited partnership,  
its general partner

By: **CHI LTH GP, L.L.C.,**  
a Delaware limited liability company,  
its general partner

By:   
Name: William G. Munding, III  
Title: Vice President  
Date: 4/15/2026

**ATTACHMENT 2**  
**TCEQ-20650 – Registration Modification**



# Texas Commission on Environmental Quality

## Application Form for Municipal Solid Waste Permit or Registration Modification or Temporary Authorization

### Application Tracking Information

Facility Name: Oakdale Industrial III  
 Permittee or Registrant Name: CHIPT Dallas Oakdale III, L.P.  
 MSW Authorization Number: 62056  
 Initial Submission Date: 04.10.2026  
 Revision Date: --

Instructions for completing this form are provided in [form TCEQ-20650-instr<sup>1</sup>](#). If you have questions, contact the Municipal Solid Waste Permits Section by email to [mswper@tceq.texas.gov](mailto:mswper@tceq.texas.gov), or by phone at 512-239-2335.

### Application Data

<b>1. Submission Type</b>
<input checked="" type="radio"/> Initial Submission <input type="radio"/> Notice of Deficiency (NOD) Response
<b>2. Authorization Type</b>
<input checked="" type="radio"/> Permit <input type="radio"/> Registration
<b>3. Application Type</b>
<input type="radio"/> Modification with Public Notice <input type="radio"/> Modification without Public Notice <input type="radio"/> Temporary Authorization (TA) <input checked="" type="radio"/> Modification for Name Change or Transfer
<b>4. Application Fee</b>
<p><b>Amount</b></p> <p>The application fee for a modification or temporary authorization is \$150.</p> <p><b>Payment Method</b></p> <input checked="" type="radio"/> Online through ePay portal <a href="http://www3.tceq.texas.gov/epay/">www3.tceq.texas.gov/epay/</a> If paid online, enter ePay Trace Number <span style="background-color: black; color: black;">XXXXXXXXXX</span> _____ <input type="radio"/> Check

<sup>1</sup> [www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20650-instr.pdf](http://www.tceq.texas.gov/downloads/permitting/waste-permits/msw/forms/20650-instr.pdf)

**5. Electronic Versions of Application**

For modifications that require public notice, TCEQ will publish electronic versions of the applications online. Applicants must provide complete electronic copies of their initial applications, responses to notices of deficiencies, and the final technically complete versions. (Refer to instructions for this form for how to submit electronically.)

**6. Party Responsible for Mailing Notice**

For modifications that require notice, indicate who will be responsible for mailing notice:

- Applicant                       Agent in Service                       Consultant

Contact Name: Nick Cramer

Title: Technical Expert - Due Diligence/Remediation

Email Address: [REDACTED]

**7. Confidential Documents**

Does the application contain confidential documents?

- Yes     No

If "Yes", reference the confidential documents in the application, but submit the confidential documents as an attachment in a separate binder marked "CONFIDENTIAL."

**8. Facility General Information**

Facility Name: Oakdale Industrial III

Contact Name: William G. Munding, III                      Title: VP of the GP of its GP

MSW Authorization Number (if existing): 62056

Regulated Entity Reference Number: **RN** 112024674

Physical or Street Address: 375 and 355 East Oakdale Road

City: Grand Prairie                      County: Dallas                      State: TX                      Zip Code: 75050

Phone Number: \_\_\_\_\_

Latitude (Decimal Degrees): 32.790330°

Longitude (Decimal Degrees): -97.002498°

**9. Facility Types**

- Type I                       Type IV                       Type V  
 Type IAE                       Type IVAE

**10. Description of the Revisions to the Facility**

Provide a brief description of revisions to permit or registration conditions and supporting documents referred to by the permit or registration, and a reference to the specific provisions under which the modification or temporary authorization application is being made. Also, provide an explanation of why the modification or temporary authorization is needed:

This is a modification per 30 TAC §305.70 to transfer ownership of the authorized Subchapter T (30 TAC §330.951-964) permit MSW 62056 from "Oakdale Industrial III, L.L.C." to "CHIPT DALLAS OAKDALE III, L.P."

**11. Facility Contact Information**

**Site Operator (Permittee or Registrant)**

Name: CHIPT Dallas Oakdale III, L.P.

Customer Reference Number: **CN** \_\_\_\_\_

Contact Name: William G. Munding, III Title: VP of the GP of its GP

Mailing Address: 3819 Maple Avenue

City: Dallas County: Dallas State: TX Zip Code: 75219

Phone Number: [REDACTED]

Email Address: [REDACTED]

Texas Secretary of State (SOS) Filing Number: 0805573582

**Operator (if different from Site Operator)**

Name: \_\_\_\_\_

Customer Reference Number: **CN** \_\_\_\_\_

Contact Name: \_\_\_\_\_ Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ County: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Texas Secretary of State (SOS) Filing Number: \_\_\_\_\_

**Consultant (if applicable)**

Firm Name: The Vertex Companies, LLC  
Consultant Name: Nick Cramer  
Texas Board of Professional Engineers Firm Registration Number: F-15099  
Contact Name: Nick Cramer Title: Technical Expert-DD/REM  
Mailing Address: 3030 LBJ Freeway, Suite 1620  
City: Dallas County: Dallas State: TX Zip Code: 75234  
Phone Number: [REDACTED]  
Email Address: [REDACTED]

**Agent in Service (required for out-of-state applicants)**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ County: \_\_\_\_\_ State: TX Zip Code: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**12. Ownership Status of the Facility**

Is this a modification that changes the legal description, the property owner, or the Site Operator (Permittee or Registrant)?

Yes  No

If the answer is "No", skip the next question and proceed to signature page.

Does the Site Operator (Permittee or Registrant) own all the facility units and all the facility property?

Yes  No

If "No", provide the following information for other owners.

Owner Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ County: \_\_\_\_\_ State: TX Zip Code: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Email Address: \_\_\_\_\_

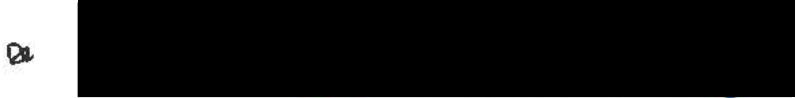
**Signature Page**

**Facility Owner or Authorized Operator Signature**

I, **CHIPT Dallas Oakdale III, L.P.**, certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. All references to "I" are in the stated capacity and not individually.

**CHIPT DALLAS OAKDALE III, L.P.**, a Delaware limited partnership

By: CHI North Texas 122 Oakdale III, L.P., a Delaware limited partnership, its general partner  
By: CHI LTH GP, L.L.C., a Delaware limited liability company, its general partner



Date: 4/15/2026

Name: William G. Munding, III Title: Vice President  
Email Address: wmundinger@crowholdings.com

**Owner Authorization for Operator to Submit Application**

*To be completed by the facility owner if the application is signed by authorized operator.*

I hereby authorize \_\_\_\_\_ any application, submit additional information as may be requested by the Commission; and/or appear for me at any hearing or before the Texas Commission on Environmental Quality in conjunction with this request for a Texas Water Code or Texas Solid Waste Disposal Act permit. I further understand that I am responsible for the contents of this application, for oral statements given by my authorized representative in support of the application, and for compliance with the terms and conditions of any permit which might be issued based upon this application.

**Notary**

SUBSCRIBED AND SWORN to before me by the said William G. Munding, III, a Vice President of CHI LTH GP, L.L.C., a Delaware limited liability company, the general partner of CHI North Texas 122 Oakdale III, L.P., a Delaware limited partnership, the general partner of CHIPT DALLAS OAKDALE III, L.P., a Delaware partnership, on behalf of said entities.

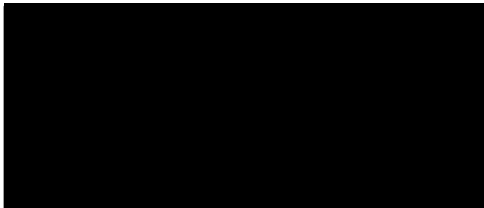
On this 15<sup>th</sup> day of April, 2026.

My commission expires on the 1<sup>st</sup> day of October, 2029



Notary Public in and for Dallas County, Texas

Note: Application Must Bear Signature and Seal of Notary Public



## Attachments to Application for Municipal Solid Waste Modification or Temporary Authorization

**Table 1. Attachments Required for All Modifications and Temporary Authorizations**

Attachment	Attachment Number
TCEQ Core Data Form(s) .....	1
Fee Payment Receipt .....	6
Confidential Documents (if applicable) .....	_____
Marked (redline/strikeout) Pages .....	8
Unmarked Revised Pages .....	4

**Table 2. Additional Attachments for Modifications Requiring Public Notice**

Attachment	Attachment Number
Land Ownership Map .....	_____
Landowners List .....	_____

**Table 3. Additional Attachments for Permit or Registration Name Change or Transfer Modification**

Attachment	Attachment Number
Land Ownership Map .....	4
Landowners List .....	4
Property Legal Description.....	3
Property Metes and Bounds Description .....	3
Metes and Bounds Drawings .....	3
Final Plat Record of Property (if applicable) .....	_____
On-Site Easements Drawing .....	3
Property Owner Affidavit .....	_____
Verification of Legal Status .....	5
Evidence of Competency .....	_____



**ATTACHMENT 3**  
**ALTA/NSPS Land Title Survey**



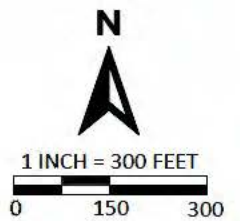
**ATTACHMENT 4  
Land Ownership Map & List**



**LEGEND**

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE BUILDING BOUNDARIES
- PROPERTY BOUNDARIES FROM DALLAS COUNTY APPRAISAL DISTRICT (DCAD)

SOURCE: ADAPTED FROM DALLAS COUNTY APPRAISAL DISTRICT (DCAD) PROPERTY MAP WHICH INCLUDES DATA FROM NCTCOG, USGS, ESRI INC 2025 (NOVEMBER 2025)



**ADJACENT LANDOWNER MAP**

OAKDALE INDUSTRIAL III  
 355 & 375 OAKDALE RD  
 GRAND PRAIRIE, TEXAS 75050

DATE:	MAR 2025	ATTACHMENT
DRAWN BY:	PR	<b>4</b>
CHECKED BY:	NC	
VERTEX PROJECT #:	94747	

VERTEX.COM

**VERTEX**<sup>®</sup>  
 3030 LBJ FWY., STE.  
 1620 DALLAS, TX 75234

ATTACHMENT 4: ADJACENT PROPERTY OWNERS  
OAKDALE III INDUSTRIAL  
WEST OAKDALE ROAD GRAND PRAIRIE, TX  
VERTEX PROJECT NO.: 112354

Map ID	OWNER	OWNER ADDRESS				
1	C B SERVICE	PO BOX 36074	DALLAS	TX	75235	1074
2	JBPR BAZALDUA 2016 IRREVOCABLE TRUST	2815 LADYBIRD LN	DALLAS	TX	75220	1413
3	BOBBY W LINDAMOOD JR	PO BOX 170308	IRVING	TX	75017	0308
4	DOYLE JENKINS	281 JOHNSON LN	OVILLA	TX	75154	1484
5	DOYLE JENKINS	281 JOHNSON LN	OVILLA	TX	75154	1484
6	DOYLE JENKINS	281 JOHNSON LN	OVILLA	TX	75154	1484
7	MONTEMAYOR OVIDIO	1621 AVENUE C	GRAND PRAIRIE	TX	75051	3418
8	CHIPT DALLAS OAKDALE III LP	3819 MAPLE AVENUE	DALLAS	TX	75219	0000
9	JEAN BETHEA TRUSTEE FOR JOHN CHARLES LINDSEY	1804 MARTIN LUTHER KING PKWY STE 110	DURHAM	NC	27707	3587
10	JEAN BETHEA TRUSTEE FOR JOHN CHARLES LINDSEY	1804 MARTIN LUTHER KING PKWY STE 110	DURHAM	NC	27707	3587
11	JAMES E KELLUM	2114 SUNNYVALE RD	GRAND PRAIRIE	TX	75050	1773

**ATTACHMENT 5**  
**Verification of Legal Status**



## Office of the Secretary of State

June 03, 2024

Attn: CT CORPORATION SYSTEM

CT Corporation System  
701 Brazos Street, Ste. 720  
Austin, TX 78701 USA

RE: CHIPT Dallas Oakdale III, L.P.  
File Number: 805573582

-----  
It has been our pleasure to file the application for registration for the referenced foreign limited partnership and issue the enclosed certificate of filing evidencing the authority of the referenced foreign entity to transact business in Texas.

Unless exempted, the foreign entity is subject to state tax laws, including franchise tax laws. Shortly, the Comptroller of Public Accounts will be contacting the entity at its registered office for information that will assist the Comptroller in setting up the franchise tax account for the foreign entity. Information about franchise tax, and contact information for the Comptroller's office, is available on their web site at <https://window.state.tx.us/taxinfo/franchise/index.html>.

Limited partnerships do not file annual reports with the Secretary of State. However, a limited partnership that is not required to file a public information report under the Tax Code is subject to periodic reporting requirements with the Secretary of State. It is important for the partnership to continuously maintain a registered agent and office in Texas as this is the address to which the Secretary of State will send a request to file a periodic report. Failure to maintain a registered agent or office in Texas, failure to file a change to the agent or office information, or failure to file a report when requested may result in the revocation of the entity's registration by the Secretary of State. Additionally, an application for amended registration must be filed with the Secretary of State if the partnership changes its name, changes the assumed name it elected to use on its application for registration, or changes information relating to its general partner. If we can be of further service at any time, please let us know.

Sincerely,

Corporations Section  
Business & Public Filings Division  
[REDACTED]

Enclosure



## Office of the Secretary of State

### CERTIFICATE OF FILING OF

CHIPT Dallas Oakdale III, L.P.  
File Number: 805573582

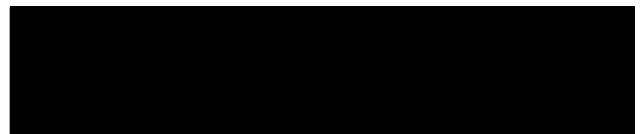
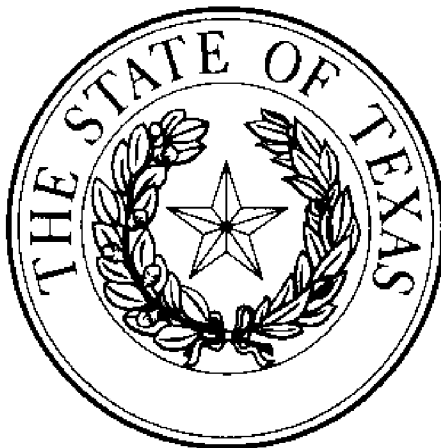
The undersigned, as Secretary of State of Texas, hereby certifies that an Application for Registration for the above named limited partnership to transact business in this State has been received in this office and has been found to conform to the applicable provisions of law.

ACCORDINGLY, the undersigned, as Secretary of State, and by virtue of the authority vested in the secretary by law, hereby issues this certificate evidencing the authority of the entity to transact business in this State from and after the effective date shown below under the name of  
CHIPT Dallas Oakdale III, L.P.

The issuance of this certificate does not authorize the use of a name in this state in violation of the rights of another under the federal Trademark Act of 1946, the Texas trademark law, the Assumed Business or Professional Name Act, or the common law.

Dated: 05/31/2024

Effective: 05/31/2024



Jane Nelson  
Secretary of State

*Come visit us on the internet at <https://www.sos.texas.gov/>*

**Form 306  
(Revised 12/15)**

Submit in duplicate to:  
Secretary of State  
P.O. Box 13697  
Austin, TX 78711-3697  
FAX:   
Filing Fee: \$750



**Application for  
Registration  
of a Foreign Limited  
Partnership**

This space reserved for office use.

1. The entity is a foreign limited partnership. The name of the entity is:

CHIPT Dallas Oakdale III, L.P.

*Provide the full legal name of the entity as stated in the entity's formation document in its jurisdiction of formation.*

2A. The name of the entity in its jurisdiction of formation does not contain the word "limited partnership" or "limited" (or an abbreviation thereof). The name of the entity with the word or abbreviation that it elects to add for use in Texas is:

2B. The entity name is not available in Texas. The assumed name under which the entity will qualify and transact business in Texas is:

*The assumed name must include an acceptable organizational identifier or an accepted abbreviation of one of these terms.*

3. Its federal employer identification number is: \_\_\_\_\_

Federal employer identification number information is not available at this time.

4. It is organized under the laws of: (set forth state or foreign country) Delaware

and the date of its formation in that jurisdiction is: 05/30/2024

*mm/dd/yyyy*

5. As of the date of filing, the undersigned certifies that the foreign limited partnership currently exists as a valid limited partnership under the laws of the jurisdiction of its formation.

6. The date on which the foreign entity intends to transact business in Texas, or the date on which the foreign entity first transacted business in Texas is: 05/30/2024

*mm/dd/yyyy*

*Late fees may apply (see instructions).*

7. The principal office address of the limited partnership is:

3819 Maple Avenue

Dallas

TX

USA

75219

*Address*

*City*

*State*

*Country*

*Zip/Postal Code*

Complete item 8A or 8B, but not both. Complete item 8C.

8A. The initial registered agent is an organization (cannot be entity named above) by the name of:

C T Corporation System

OR

8B. The initial registered agent is an individual resident of the state whose name is:

*First Name*

*M.I.*

*Last Name*

*Suffix*



**Effectiveness of Filing** (Select either A, B, or C.)

- A.  This document becomes effective when the document is filed by the secretary of state.
- B.  This document becomes effective at a later date, which is not more than ninety (90) days from the date of signing. The delayed effective date is: \_\_\_\_\_
- C.  This document takes effect upon the occurrence of a future event or fact, other than the passage of time. The 90<sup>th</sup> day after the date of signing is: \_\_\_\_\_

The following event or fact will cause the document to take effect in the manner described below:

**Execution**

The undersigned affirms that the person designated as registered agent has consented to the appointment. The undersigned signs this document subject to the penalties imposed by law for the submission of a materially false or fraudulent instrument and certifies under penalty of perjury that the undersigned is authorized under the provisions of law governing the entity to execute the filing instrument.

Date: 05/30/2024

By: CHI North Texas 122 Oakdale III, L.P., a Delaware limited partnership, its general partner  
By: CHI LTH GP, L.L.C., a Delaware limited liability company, its general partner

Signature of authorized person (see instructions)

Trevin Chae Studebaker, Assistant Secretary

Printed or typed name of authorized person.

**ATTACHMENT 6  
Fee Payment Statement**

**REFERENCE ATTACHMENT 2**  
**TCEQ-20650; PAGE 1 SECTION 4**

**Application Tracking Information**

Facility Name: Oakdale Industrial III  
 Permittee or Registrant Name: CHIPT Dallas Oakdale III, L.P.  
 MSW Authorization Number: 62056  
 Initial Submission Date: 04.10.2026  
 Revision Date: -

**4. Application Fee**

**Amount**

The application fee for a modification or temporary authorization is \$150.

**Payment Method**

Online through ePay portal [www3.tceq.texas.gov/epay/](http://www3.tceq.texas.gov/epay/)

If paid online, enter ePay Trace Number [REDACTED]

Check



**TEXAS COMMISSION ON ENVIRONMENTAL QUALITY**  
 EPAY • ONLINE PAYMENT APPLICATION

Questions or Comments >>

[Shopping Cart](#)   [Select Fee](#)   [Search Transactions](#)   [Sign Out](#)

Your transaction is complete. Thank you for using TCEQ ePay.

Note: It may take up to 3 working days for this electronic payment to be processed and be reflected in the TCEQ ePay system. Print this receipt and the vouchers for your records. An email receipt has also been sent.

**Transaction Information**

Trace Number: [REDACTED]  
 Date: 04/16/2026 01:15 PM  
 Payment Method: [REDACTED]  
 ePay Actor: NICK CRAMER  
 Actor Email: [REDACTED]  
 IP: [REDACTED]  
 TCEQ Amount: \$150.00  
 Texas.gov Fee: \$3.63  
 Texas.gov Price: \$153.63\*

\* This service is provided by Texas.gov, the official website of Texas. The price of this service includes funds that support the ongoing operations and enhancements of Texas.gov, which is provided by a third party in partnership with the State.

**Payment Contact Information**

Name: NCRAMER  
 Company: THE VERTEX COMPANIES LLC  
 Address: 3030 LBJ FREEWAY SUITE 1620, DALLAS, TX 75234  
 Phone: [REDACTED]

**Cart Items**

Click on the voucher number to see the voucher details.

Voucher	Fee Description	AR Number	Amount
826926	NONHAZARDOUS WASTE PERMIT - MODIFICATIONS		\$100.00
826927	30 TAC 305.53B HWP NOTIFICATION FEE		\$50.00
<b>TCEQ Amount:</b>			<b>\$150.00</b>

[ePay Again](#)   [Exit ePay](#)

Note: It may take up to 3 working days for this electronic payment to be processed and be reflected in the TCEQ ePay system. Print this receipt for your records.

**ATTACHMENT 7  
Ownership Deed**



withdrawal of water, and geologic faults and the resulting damage of past and/or future faulting, (d) whether, and to the extent to which the Property or any portion thereof is affected by any stream (surface or underground), body of water, wetlands, flood prone area, flood plain, floodway or special flood hazard, (e) drainage, (f) soil conditions, including the existence of instability, past soil repairs, soil additions or conditions of soil fill, or susceptibility to landslides, or the sufficiency of any undershoring, (g) the presence of endangered species or any environmentally sensitive or protected areas, (h) zoning or building entitlements to which the Property or any portion thereof may be subject, (i) the availability of any utilities to the Property or any portion thereof including, without limitation, water, sewage, gas and electric, (j) usages of adjoining property, (k) access to the Property or any portion thereof, (l) the value, compliance with the plans and specifications, size, location, age, use, design, quality, description, suitability, structural integrity, operation, title to, or physical or financial condition of the Property or any portion thereof, or any income, expenses, charges, liens, encumbrances, rights or claims on or affecting or pertaining to the Property or any part thereof, (m) the condition or use of the Property or compliance of the Property with any or all Regulation federal, state or local ordinances, rules, regulations or laws, building, fire or zoning ordinances, codes or other similar laws, (n) the existence or non-existence of underground storage tanks, surface impoundments, or landfills, (o) any other matter affecting the stability and integrity of the Property, (p) the potential for further development of the Property, (q) the merchantability of the Property or fitness of the Property for any particular purpose, (r) the truth, accuracy or completeness of the Property Documents, (s) tax consequences, or (t) any other matter or thing with respect to the Property. **EXCEPT AS EXPRESSLY SET FORTH HEREIN OR IN THE SALE AGREEMENT, GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND TO GRANTEE, INCLUDING, WITHOUT LIMITATION, THE PHYSICAL CONDITION OF THE PROPERTY, OR THEIR SUITABILITY FOR ANY PARTICULAR PURPOSE OR OF MERCHANTABILITY. GRANTEE IS RELYING ON ITS INVESTIGATIONS OF THE PROPERTY IN DETERMINING WHETHER TO ACQUIRE IT. THE PROVISIONS OF THIS PARAGRAPH ARE A MATERIAL PART OF THE CONSIDERATION FOR GRANTOR EXECUTING THIS SPECIAL WARRANTY DEED, AND SHALL SURVIVE CLOSING.**

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Exceptions.

Grantee's address is: 3819 Maple Avenue, Dallas, Texas 75219.

[Signature page follows.]

EXECUTED as of September 5, 2025.

**GRANTOR:**

**OAKDALE INDUSTRIAL III, L.L.C.**,  
a Delaware limited liability company

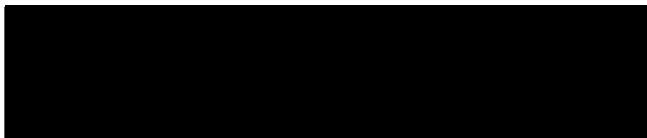
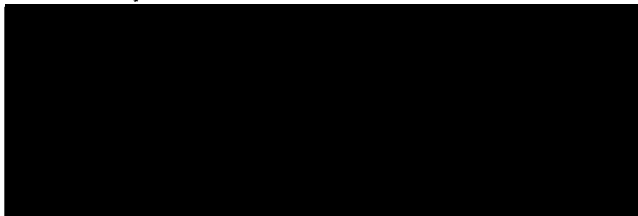
By: CHI LTH GP, L.L.C.,  
a Delaware limited liability company  
its manager

By: 

Name: John B. Cooper  
Title: Vice President

STATE OF TEXAS                   §  
  §  
COUNTY OF DALLAS           §

This instrument was acknowledged before me on September 4<sup>th</sup>, 2025, by John B. Cooper, a Vice President of CHI LTH GP, L.L.C., a Delaware limited liability company, the manager of OAKDALE INDUSTRIAL III, L.L.C., a Delaware limited liability company, on behalf of said limited liability companies.



Notary Public, State of Texas

**EXHIBIT A** - Description of the Property

**EXHIBIT B** - Permitted Exceptions

**EXHIBIT A**  
**DESCRIPTION OF THE PROPERTY**

TRACT 1

Being Lots 1 and 2, Block 1, of OAKDALE III ADDITION, an Addition to the City of Grand Prairie, Dallas County, Texas, according to the Plat thereof recorded under Clerk's File No. 202500172993, Plat Records, Dallas County, Texas.

TRACT 2

**BEING** a tract of land situated in the James McLaughlin Survey, Abstract Number 848, City of Grand Prairie, Dallas County, Texas, being all of the tract of land described to Oakdale Industrial III, L.L.C., recorded in Document Number 202400188719, Official Records, Dallas County, Texas (O.R.D.C.T.), and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2-inch iron rod found for the northwest corner of the said Oakdale Industrial III, L.L.C. (202400188719) tract, common to the northeast corner of a tract of land described to Jean Bethea, Trustee for John Charles Lindsey, as recorded in Volume 95156, Page 3256, O.R.D.C.T., in the south line of Lot 2, Block 1, Oakdale III Addition, recorded in Document Number 202500172993, O.P.R.D.C.T., common to the south line of a tract of land described to Oakdale Industrial III, L.L.C., recorded in Instrument Number 202400187653, O.R.D.C.T., from which a 1/2-inch iron rod with a cap stamped "HALFF" (herein after referenced as "HALFF MONUMENT") set for the common south corner of Lots 1 & 2, of said Block 1, Oakdale III Addition, bears South 89 degrees 17 minutes 48 seconds West, with the common line of Block 1, Oakdale III Addition and said Jean Bethea tract, a distance of 393.52 feet;

**THENCE** North 89 degrees 17 minutes 48 seconds East, passing at a distance of 63.23 feet a HALFF MONUMENT set for the southeast corner of said Oakdale Industrial III, L.L.C. tract (202400187653), continuing for a total distance of 235.70 feet to a HALFF MONUMENT set for the northeast corner of the Oakdale Industrial III, L.L.C. (202400188719) tract;

**THENCE** South 00 degrees 10 minutes 44 seconds East, a distance of 1,229.98 feet to a HALFF MONUMENT set for the southeast corner of Oakdale Industrial III, L.L.C. (202400188719) tract;

**THENCE** South 89 degrees 21 minutes 42 seconds West, a distance of 235.70 feet to Fence Post found for the southwest corner of the Oakdale Industrial III, L.L.C. (202400188719) tract, common to the southeast corner of the Jean Bethea tract;

**THENCE** North 00 degrees 10 minutes 44 seconds West, with the common line of the Oakdale Industrial III, L.L.C. (202400188719) tract and Jean Bethea tract, a distance of 1,229.71 feet returning to the **POINT OF BEGINNING** and containing 289,862 square feet or 6.654 acres of land, more or less.

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. Standby fees, taxes and assessments by any taxing authority for the year 2025, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year.

2. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed this Exhibit B or not.

3. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated November 16, 2022, recorded November 22, 2022 at under Clerk's File No. 202200299486, of the Official Records of Dallas County, Texas, which document contains the following language Grantor excepts herefrom and reserves unto Grantor, its successors and assigns forever, all of Grantor's right, title and interests in all oil, gas and other minerals, whether hydrocarbon or not, on and under and that may be produced from the Property. Reference to which instrument is here made for particulars. As noted on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.  
(Tract 1)

4. Terms, provisions and conditions of easement(s) and rights incidental thereto, as granted in a document:

Purpose: The right of ingress and egress (As provided and referenced in said document)

Recording Date: January 21, 1983

Recording No: Volume 83018, Page 1171, Real Property Records, Dallas County, Texas as noted on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.

(Tract 1)

5. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 29, 2006, by and between Fred Michaels, Jr., as Lessor, and Dale Resources, LLC, as Lessee, recorded December 18, 2006 at under Clerk's File No. 200600465647 of the Official Records of Dallas County, Texas. As noted on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.

(Tract 1)

6. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated August 3, 2007, recorded August 14, 2007 at under Clerk's File No. 200700291383, of the Official Records of Dallas County, Texas, which document contains the following language: Grantor waives and conveys to Grantee the right of ingress and egress to and from the surface of the property relating to the portion of the mineral estate owned by grantor.

As noted on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.  
(Tract 1)

7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 8, 2010, by and between Fred Michaels, Jr., as Lessor, and Newark Energy, LLC, as Lessee, recorded September 30, 2010 at under Clerk's File No. 201000251564 of the Official Records of Dallas County, Texas. As noted on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.

As affected by Assignment of Lease executed by Newark Energy, LLC to Newark Core Barnett, LLC, dated May 4, 2011, filed September 16, 2011, recorded under Clerk's File No. 201100243910, Real Property Records, Dallas County, Texas.

Declaration of Unit (creating the Thoroughbred Unit) dated August 16, 2012, filed August 20, 2012, recorded under Clerk's File No. 201200245460, Real Property Records, Dallas County, Texas.

As affected by Assignment of Lease executed by Newark Core Barnett, LLC, to Beacon E&P Company LLC, dated July 1, 2011, filed July 12, 2013, recorded under Clerk's File No. 201300219025, Real Property Records, Dallas County, Texas. (assigning 85% interest).

As affected by Assignment of Lease executed by Newark Core Barnett, LLC, and Beacon E&P Company LLC, et al to GHA Barnett, LLC, dated July 1, 2015, filed March 11, 2016, recorded under Clerk's File No. 201600065876, Real Property Records, Dallas County, Texas.

As amended by that certain Amended Declaration of Pooled Unit - Thoroughbred Unit Dated June 1, 2013, filed on June 14, 2013, and recorded under Clerk's File No. 201300187289, Official Public Records, Dallas County, as further amended by that certain Second Amended Declaration of Pooled Unit - Thoroughbred Unit dated January 2, 2015, filed on January 22, 2015, and recorded under Clerk's File No. 201500016901, Official Public Records, Dallas County, as further amended by that certain Third Amended Declaration of Pooled Unit - Thoroughbred Unit dated effective March 1, 2016, filed on February 9, 2018, and recorded under Clerk's File No. 201800036845, Official Public Records, Dallas County, as further amended by that certain Fourth Amendment Declaration of Pooled Unit - Thoroughbred Unit dated effective December 1, 2017, filed on March 29, 2018, and recorded under Clerk's File No. 201800070433, Official Public Records, Dallas County and as further amended by that certain Fifth Amended Declaration of Pooled Unit - Thoroughbred Unit dated effective February 1, 2022, filed on April 28, 2022, and recorded under Clerk's File No. 202200119545, Official Public Records, Dallas County, Texas.  
(Tract 1)

8. Memorandum of Oil and Gas Lease concerning Oil and Gas Lease for oil, gas, hydrocarbon and non-hydrocarbon substances, dated October 11, 2007, by and between Mae F. Smith, as Lessor, and Dale Resources, L.L.C., as Lessee, recorded October 19, 2007 at under Clerk's File No. 20070376848 of the Official Records of Dallas County, Texas, the original Oil and Gas Lease contains the following language "Notwithstanding anything herein contained to the contrary,

Lessee is prohibited from drilling on the herein described land, and Lessee shall have no right of ingress or access thereto for any purpose whatever, without Lessor's written consent". It is further agreed and understood that Lessee shall have the right to drill and operate directional and/or horizontal wells through and under said land, irrespective of the bottom hole locations of said wells. To this end, Lessor grants the Lessee a subsurface easement for all purposes associated with such directional and/or horizontal wells. Lessor and Lessee agree that the subsurface easement shall commence at and continue below the depth of three hundred feet (300'). As noted on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.

As affected by instruments recorded under Clerk's File Nos. 201000280646 and 201200245460, Real Property Records, Dallas County, Texas.

As affected by Assignment, Bill of Sale and Conveyance dated May 1, 2010, filed June 17, 2010, recorded under Clerk's File No. 201000152592, Real Property Records, Dallas County, Texas.

As amended by that certain Amended Declaration of Pooled Unit - Thoroughbred Unit Dated June 1, 2013, filed on June 14, 2013, and recorded under Clerk's File No. 201300187289, Official Public Records, Dallas County, as further amended by that certain Second Amended Declaration of Pooled Unit - Thoroughbred Unit dated January 2, 2015, filed on January 22, 2015, and recorded under Clerk's File No. 201500016901, Official Public Records, Dallas County, as further amended by that certain Third Amended Declaration of Pooled Unit - Thoroughbred Unit dated effective March 1, 2016, filed on February 9, 2018, and recorded under Clerk's File No. 201800036845, Official Public Records, Dallas County, as further amended by that certain Fourth Amendment Declaration of Pooled Unit - Thoroughbred Unit dated effective December 1, 2017, filed on March 29, 2018, and recorded under Clerk's File No. 201800070433, Official Public Records, Dallas County and as further amended by that certain Fifth Amended Declaration of Pooled Unit - Thoroughbred Unit dated effective February 1, 2022, filed on April 28, 2022, and recorded under Clerk's File No. 202200119545, Official Public Records, Dallas County, Texas.

(Tract 1)

9. Memorandum of Oil and Gas Lease concerning Oil and Gas Lease for oil, gas, hydrocarbon and non-hydrocarbon substances, dated October 11, 2007, by and between Paul D. Smith, as Lessor, and Dale Resources, L.L.C., as Lessee, recorded October 19, 2007 at under Clerk's File No. 20070376849 of the Official Records of Dallas County, Texas. As noted on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.

As affected by instruments recorded under Clerk's File Nos. 201000280647 and 201200245460, Real Property Records, Dallas County, Texas.

As affected by Assignment, Bill of Sale and Conveyance dated May 1, 2010, filed June 17, 2010, recorded under Clerk's File No. 201000152592, Real Property Records, Dallas County, Texas.

As affected by Conveyance, Assignment, Bill of Sale and Assumption Agreement executed by Newark Energy, LLC to Newark Core Barnett, LLC, dated May 4, 2011, filed September 16, 2011, recorded under Clerk's File Number 201100243910, Real Property Records, Dallas County, Texas.

As affected by Assignment, Bill of Sale and Conveyance executed by Newark Core Barnett, LLC and Beacon E&P Company, LLC, et al to GHA Barnett, LLC, dated July 1, 2015, filed March 11, 2016, recorded under Clerk's File Number 201600065876, Real Property Records, Dallas County, Texas.

As amended by that certain Amended Declaration of Pooled Unit - Thoroughbred Unit Dated June 1, 2013, filed on June 14, 2013, and recorded under Clerk's File No. 201300187289, Official Public Records, Dallas County.

(Tract 1)

10. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Power & Light Company

Purpose: As provided in said document

Dated: March 14, 1944

Recording No: Volume 2504, Page 616, Real Property Records, Dallas County, Texas

Affects: as therein described

Assigned to Texas Electric Service Company by Instrument recorded in Volume 68234, Page 1274, Real Property Records, Dallas County, Texas as shown on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.

(Tract 1)

11. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Power & Light Company

Purpose: As provided in said document

Dated: March 14, 1944

Recording No: Volume 2504, Page 615, Real Property Records, Dallas County, Texas

Affects: as therein described

Assigned to Texas Electric Service Company by Instrument recorded in Volume 68234, Page 1274, Real Property Records, Dallas County, Texas as shown on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.

(Tract 1)

12. Reservation of mineral rights, contained in instrument dated November 30, 1925, recorded November 30, 1925 at Volume 1258, Page 381, Real Property Records, Dallas County, Texas of the Official Records of County, Texas. As noted on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.

(Tract 1)

13. Memorandum of Oil and Gas Lease concerning Oil and Gas Lease for oil and gas, dated December 14, 2005, by and between James E. Sizelove and Michael E. Sizelove, as Lessor, and Chief Holdings, LLC, as Lessee, recorded February 1, 2006 at 200600036158 of the Official Records of Dallas County, Texas. As affected by Assignment of Oil and Gas Leases executed by Chief Holdings LLC to Dale Resources, LLC, Matador Energy Company, Ltd., Chief Resources LLC and Scout Exploration Joint Venture, dated May 25, 2006, filed June 22, 2006 and recorded

under Clerk's File No. 200600226740, Real Property Records, Dallas County, Texas as noted on Tracts 1 and 3 surveys dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.

(Tracts 1 & 2)

14. Memorandum of Oil and Gas Lease concerning Oil and Gas Lease for minerals, together with rights incident thereto, dated October 25, 2010, by and between James E. Sizelove and Michael E. Sizelove, as Lessor, and Newark Energy, L.L.C., as Lessee, recorded January 24, 2011 at 201100020371 of the Official Records of Dallas County, Texas, which contains the following language "Lessee does not by virtue of this lease acquire any rights whatsoever to conduct any operations on the surface of the lease premises without first obtaining the prior written consent of Lessor, however, Lessee may recover oil, gas and associated hydrocarbons from the lease premises by directional or horizontal drilling, pooling, unitization or any other method provided in this lease. It is agreed and understood that Lessee shall have access to the surface for purposes of conducting vibroseis seismic operations". As noted on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.

As affected by Conveyance, Assignment, Bill of Sale and Assumption Agreement executed by Newark Energy, LLC to Newark Core Barnett, LLC, dated May 4, 2011, filed September 16, 2011 and recorded under Clerk's File No. 201100243910, Real Property Records, Dallas County, Texas.

As affected by Declaration of Pooled Unit (creating the Thoroughbred Unit) dated August 16, 2012, filed August 20, 2012 and recorded under Clerk's File No. 201200245460, Real Property Records, Dallas County, Texas.

As amended by that certain Amended Declaration of Pooled Unit - Thoroughbred Unit Dated June 1, 2013, filed on June 14, 2013, and recorded under Clerk's File No. 201300187289, Official Public Records, Dallas County, as further amended by that certain Second Amended Declaration of Pooled Unit - Thoroughbred Unit dated January 2, 2015, filed on January 22, 2015, and recorded under Clerk's File No. 201500016901, Official Public Records, Dallas County, as further amended by that certain Third Amended Declaration of Pooled Unit - Thoroughbred Unit dated effective March 1, 2016, filed on February 9, 2018, and recorded under Clerk's File No. 201800036845, Official Public Records, Dallas County, as further amended by that certain Fourth Amendment Declaration of Pooled Unit - Thoroughbred Unit dated effective December 1, 2017, filed on March 29, 2018, and recorded under Clerk's File No. 201800070433, Official Public Records, Dallas County and as further amended by that certain Fifth Amended Declaration of Pooled Unit - Thoroughbred Unit dated effective February 1, 2022, filed on April 28, 2022, and recorded under Clerk's File No. 202200119545, Official Public Records, Dallas County, Texas.

As affected by Conveyance, Assignment, Bill of Sale and Assumption Agreement dated May 4, 2011, filed November 20, 2012 and recorded under Clerk's File No. 201200345187, Real Property Records, Dallas County, Texas.

As affected by Assignment and Bill of Sale executed by Newark Core Barnett, LLC to Beacon E&P Company, LLC, dated July 1, 2011, filed July 12, 2013 and recorded under Clerk's File No. 201300219025, Real Property Records, Dallas County, Texas. (Assigning 85% interest)

As affected by Assignment, Bill of Sale and Conveyance executed by Newark Core Barnett, LLC and Beacon E&P Company, LLC, et al to GHA Barnett, LLC, dated July 1, 2015, filed March 11, 2016 and recorded under Clerk's File No. 201600065876, Real Property Records, Dallas County, Texas.

As affected by Termination of Surface Use Agreement & Waiver of Surface Rights dated December 19, 2024, filed December 20, 2024 and recorded under Clerk's File No. 202400257661, Official Records, Dallas County, Texas.  
(Tract 1)

15. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated September 22, 2023, recorded September 25, 2023 at under Clerk's File No. 202300195453, of the Official Records of Dallas County, Texas, which document contains the following language Grantor excepts herefrom and reserves unto Grantor, its successors and assigns forever, all of Grantor's right, title and interest in all oil, gas and other minerals.... As noted on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.

As affected by Correction Special Warranty Deed to be effective September 22, 2023, recorded September 18, 2024, under Clerk's File No. 202400187653, of the Official Records of Dallas County, Texas.  
(Tract 1)

16. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated July 15, 2010, by and between James E. Kellum, as Lessor, and Newark Energy, LLC, as Lessee, recorded October 15, 2010 at under Clerk's File No. 201000266115 of the Official Records of Dallas County, Texas. As noted on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.  
(Tract 1)

17. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated December 22, 2021, recorded December 22, 2021 at under Clerk's File No. 202100382324 of the Official Records of Dallas County, Texas, which document contains the following language Grantor excepts herefrom and reserves unto Grantor, its successors and assigns forever, all of Grantor's right, title and interest in all oil, gas and other minerals.... As noted on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.  
(Tract 1)

18. Power poles, light poles, electric meter and electric box located on subject property as shown on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.  
(Tract 1)

19. Barbed wire fences located inside/outside property lines as shown on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.  
(Tract 1)

20. Any portion of northerly portion of Tract 1 located within Oakdale Road as shown on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.  
(Tract 1)

21. Rights of others, if any, existing by reason of or reflected by dirt roads traversing the subject property as shown on Tract 1 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.  
(Tract 1)

22. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated September 11, 2024, recorded September 18, 2024 at under Clerk's File No. 202400188719, of the Official Records of Dallas County, Texas, which document contains the following language Grantor excepts herefrom and reserves unto Grantor, its successors and assigns forever, all of Grantor's right, title and interest in all oil, gas and other minerals.... As noted on Tract 3 survey dated August 15, 2024, prepared by Matt Hibbitt, R.P.L.S. No. 6980, Job No. 36078-005.  
(Tract 2)

23. Notice of Restrictions on Development or Lease of the Property contained in Clerk's File Nos. 202400249151 and 202400249152, Official Records, Dallas County, Texas.  
(Tract 1)

24. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the recorded plat recorded under Clerk's File No. 202500172993, Plat Records, Dallas County, Texas:

variable width drainage easements (Lots 1 and 2);  
15' utility easements (Lots 1 and 2);  
15' waterline easements (Lots 1 and 2);  
3' sidewalk easement (Lots 1 and 2);  
25' setback lines (Lots 1 and 2);  
20' wastewater easement (Lot 2);  
variable width right-of-way dedication (Lots 1 and 2).

(Tract 1)

**Dallas County  
John F. Warren  
Dallas County Clerk**

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**Instrument Number:** 202500187727

eRecording - Real Property

Recorded On: September 08, 2025 10:47 AM

Number of Pages: 12

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**" Examined and Charged as Follows: "**

Total Recording: \$65.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 202500187727  
Receipt Number: 20250905000909  
Recorded Date/Time: September 08, 2025 10:47 AM  
User: Natasha R  
Station: Cc139

**Record and Return To:**

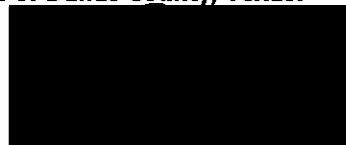
CSC Global



**STATE OF TEXAS  
COUNTY OF DALLAS**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.**

John F. Warren  
Dallas County Clerk  
Dallas County, TX



**ATTACHMENT 8**  
**Marked (Redline/Strikeout) Pages**



**LEGEND**

- APPROXIMATE SITE BOUNDARY
- APPROXIMATE BUILDING BOUNDARIES
- PROPERTY BOUNDARIES FROM DALLAS COUNTY APPRAISAL DISTRICT (DCAD)



ADAPTED FROM DALLAS COUNTY APPRAISAL DISTRICT (DCAD) PROPERTY MAP WHICH INCLUDES DATA FROM THE U.S. GEOLOGICAL SURVEY (USGS), ESRI INC 2024 (NOVEMBER 2024)

**ADJACENT LANDOWNER MAP**

OAKDALE INDUSTRIAL III  
 375 AND 355 EAST OAKDALE ROAD  
 GRAND PRAIRIE, TEXAS 75050

DATE:	DEC 2024
DRAWN BY:	BH
CHECKED BY:	NC
VERTEX PROJECT #:	94747

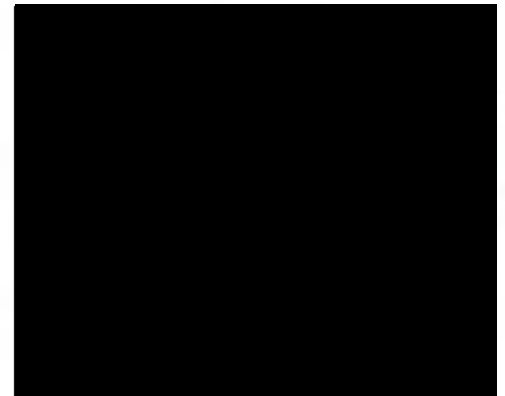
FIGURE  
**10**

VERTEXENG.COM

**VERTEX**<sup>®</sup>  
 3030 LBJ FWY., STE.  
 1620 DALLAS, TX 75234

TABLE 1: ADJACENT LANDOWNERS  
 375 AND 355 EAST OAKDALE ROAD  
 GRAND PRAIRIE, TEXAS 75050  
 VERTEX PROJECT NO.: 94747

Map ID	OWNER	OWNER ADDRESS			
1	C B SERVICE	PO BOX 36074	DALLAS	TX	75235 1074
2	JBPR BAZALDUA 2016 IRREVOCABLE TRUST	2815 LADYBIRD LN	DALLAS	TX	75220 1413
3	BOBBY W LINDAMOOD JR	PO BOX 170308	IRVING	TX	75017 0308
4	DOYLE JENKINS	281 JOHNSON LN	OVILLA	TX	75154 1484
5	DOYLE JENKINS	281 JOHNSON LN	OVILLA	TX	75154 1484
6	DOYLE JENKINS	281 JOHNSON LN	OVILLA	TX	75154 1484
7	VERONICA MONTEMAYOR	PO BOX 531856	GRAND PRAIRIE	TX	75053 1856
8	JAMES E & MICHAEL E SIZELOVE	PO BOX 496237	GARLAND	TX	75049 6237
9	JEAN BETHEA TRUSTEE FOR JOHN CHARLES LINDSEY	1804 MARTIN LUTHER KING PKWY STE 110	DURHAM	NC	27707 3587
10	JEAN BETHEA TRUSTEE FOR JOHN CHARLES LINDSEY	1804 MARTIN LUTHER KING PKWY STE 110	DURHAM	NC	27707 3587
11	JAMES E KELLUM	2114 SUNNYVALE RD	GRAND PRAIRIE	TX	75050 1773





**VERTEX<sup>®</sup>**

The Vertex Companies, LLC

For All Inquiries call [REDACTED]

[vertexeng.com](http://vertexeng.com)