

**IN THE COMMISSIONERS' COURT
OF WILLIAMSON COUNTY, TEXAS**

RESOLUTION

WHEREAS, the Commissioners' Court of Williamson County, Texas, has found and determined that in order to promote the public safety, to facilitate the safety and movement of traffic, and to preserve the financial investment of the public in its roadways, public necessity requires acquisition of fee simple title to that certain tract of land being 1.918 acres (Parcel 20) and 0.801 (Parcel 22 Pats 1 & 2) described by metes and bounds in Exhibits "A & B" owned by **JBS HOLDINGS, LP** for the purpose of constructing, reconstructing, maintaining, and operating the Bagdad Road/CR 279 roadway improvements ("Project"), excluding all the oil, gas, and sulphur which can be removed from beneath said real property, without any right whatever remaining to the owner of such oil, gas, and sulphur of ingress to or egress from the surface of said real property for the purpose of exploring, developing, or mining of the same, as a part of the improvements to the Project, at such locations as are necessary and that such constructing, reconstructing, maintaining, and operating shall extend across and upon, and will cross, run through, and be upon the hereinafter described real properties; and

WHEREAS, the Commissioners' Court of Williamson County, Texas, has, through agents employed by the said office, entered into bona fide good faith negotiations with the owners of the hereinafter described properties and has failed to agree with the owners on the compensation and damages, if any, due to said owners. Now, therefore, the Commissioners' Court of Williamson County, Texas is authorizing the use of its power of eminent domain to condemn property.

BE IT RESOLVED BY THE COMMISSIONERS' COURT OF THE COUNTY OF WILLIAMSON, that the County Attorney or his designated agent be and he is hereby authorized and directed to file or cause to be filed against the owners of any interest in, and the holders of any lien secured by, the following described tracts of land, described in Exhibits "A & B" attached hereto, a suit in eminent domain to acquire the property interests for the aforesaid purposes; and

It is the intent of the Commissioners' Court that this resolution authorizes the condemnation of all property interests required to complete the construction and maintenance of the Project and associated public purposes. If it is later determined that there are any errors in the descriptions contained herein or if later surveys contain more accurate revised descriptions, the County Attorney is authorized to have such errors corrected or revisions made without the necessity of obtaining a new resolution of the Commissioners' Court authorizing the condemnation of the corrected or revised Property.

BE IT FURTHER RESOLVED that the County Attorney or his designated agent be and he is hereby authorized and directed to incur such expenses and to employ such experts as he shall deem necessary to assist in the prosecution of such suit in eminent domain, including, but not limited to, appraisers, engineers, and land use planners or other required expert consultants.

Adopted this _____.

Bill Gravel, Jr.
Williamson County Judge

County: Williamson
Parcel : 20 – JBS Holdings, LP
Highway: Bagdad Rd (CR 279)

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10/02/22

EXHIBIT A

PROPERTY DESCRIPTION

DESCRIPTION OF A 1.918 ACRE (83,526 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 126.90 ACRE TRACT OF LAND (TRACT 1) CITED IN GENERAL WARRANTY DEED TO JBS HOLDINGS, LP RECORDED IN DOCUMENT NO. 2002103000 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DESCRIBED IN DOCUMENT NO. 1999061485 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.918 ACRE (83,526 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (ROW width varies) 118.60 feet left of Bagdad Road Baseline Station 270+95.74 (Grid Coordinates determined as N=10,206,237.71 E=3,059,728.49), being in the easterly boundary line of said 126.90 acre tract, same being the southerly boundary line of Lot 2, Brinson Subdivision, a subdivision of record in Cabinet DD, Slide 240-241 of the Plat Records of Williamson County, Texas, for the northwesterly corner and **POINT OF BEGINNING** of the herein described parcel, and from which, a 1/2" iron rod found, being the southwesterly corner of said Lot 2, same being an ell corner in said easterly boundary line of the 126.90 acre tract bears S 66°59'08" W, at a distance of 402.68 feet;

- 1) **THENCE**, with the easterly boundary line of said 126.90 acre tract, same being the southerly boundary line of said Lot 2, **N 66°59'08" E**, at a distance of 105.21 feet, pass the southeasterly corner of said Lot 2, being an ell corner in the existing westerly ROW line of County Road (C.R.) 279 (Bagdad Road) (ROW width varies), same being the southwesterly corner of an additional ROW dedicated per said Brinson Subdivision, departing said Lot 2 and continuing with said existing westerly ROW line for a total distance of **115.77** feet to a 5/8" iron rod found, being an ell corner in the easterly line of said 126.90 acre tract, same being the southeasterly corner of said ROW dedication tract, also being an ell corner in said existing westerly ROW line, for the northeasterly corner of the herein described parcel;
- 2) **THENCE**, departing said ROW dedication tract, continuing with said existing westerly ROW line, same being the easterly boundary line of said 126.90 acre tract, **S 02°13'31" E**, for a distance of **754.38** feet to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" found, being the southeasterly corner of said 126.90 acre tract, same being the northeasterly corner of that called 3.854 acre tract of land described in Possession And Use Agreement For Transportation Purposes between said JBS Holdings, LP and Williamson County, Texas recorded in Document No. 2018029559 of the Official Public Records of Williamson County, Texas, same being the northeasterly corner of that called 99.57 acre tract of land (Tract 2) cited in said General Warranty Deed to JBS Holdings, LP recorded in said Document No. 2002103000, for the southeasterly corner of the herein described parcel;
- 3) **THENCE**, departing said existing ROW line, with the southerly boundary line of said 126.90 acre tract, same being the northerly boundary line of said 3.854 acre tract and said 99.57 acre tract, **S 68°58'20" W**, at a distance of 91.60 feet pass the calculated northwesterly corner of said 3.854 acre tract, departing said 3.854 acre tract, for a total distance of **120.27** feet, to an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 114.54 feet left of Bagdad Road Baseline Station 263+40.45 in said proposed westerly ROW line, for the southwesterly corner of the herein described parcel;

County: Williamson
Parcel : 20 – JBS Holdings, LP
Highway: Bagdad Rd (CR 279)

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- 4) **THENCE**, departing said 99.57 acre tract, with said proposed westerly ROW line, through the interior of said Lot 126.90 acre tract **N 01°47'49" W**, for a distance of **752.08** feet, to the **POINT OF BEGINNING**, containing 1.918 acres (83,526 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale

M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

12 OCT 2022

Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION

BRINSON SUBDIVISION
CAB DD, SLDS. 240-241
P. R. W. C. T.

LOT 2
5.701 ACRES

(S66° 56' 31" W 508.12')
S66° 59' 08" W 402.68' — P —
(N68° 53' 30" E 518.35')

P.O.B.

STA. 270+95.74
118.60' LT
GRID COORDINATES:
N=10,206,237.71
E=3,059,728.49

NO.	DIRECTION	DISTANCE
L1	N66° 59' 08" E	105.21'
L2	N66° 59' 08" E	10.56'
L3	S68° 58' 20" W	120.27'
(L4)	(N69° 01' 35" E)	(91.58')

JBS HOLDINGS, LP
(TRACT 1)
126.90 ACRES
DOC. 2002103000
O. P. R. W. C. T.
DESCRIBED IN 1999061485
O. R. W. C. T.

HENRY FIELD SURVEY
ABSTRACT No. 233

STA. 263+40.45
114.54' LT

JBS HOLDINGS, LP
TRACT 2
99.57 ACRES
DOC. 2002103000
O. P. R. W. C. T.
DESCRIBED IN 1999061485
O. R. W. C. T.

"WILLIAMSON
COUNTY"
L3
91.60' (L4)
WILLIAMSON
COUNTY, TEXAS
PARCEL 6
3.854 ACRES
DOC. 2018029559
O. P. R. W. C. T.

PROPOSED R.O.W. N01° 47' 49" W 752.08'

20
1.918 AC.
83,526 SQ. FT.

(S02° 13' 31" E 754.50')
S02° 13' 31" E 754.38'

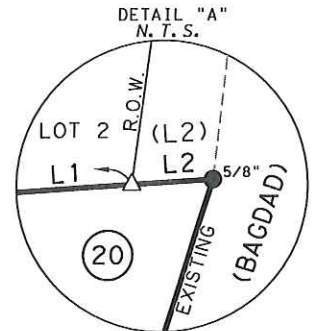
COUNTY ROAD 279 (BAGDAD ROAD)
EXISTING R.O.W.

PC 270+35.88
270+00

BAGDAD ROAD BASELINE
(R.O.W. WIDTH VARIES)

DETAIL "A"
L1
DETAIL "B"

ADDITIONAL
ROW
DEDICATED
PER PLAT



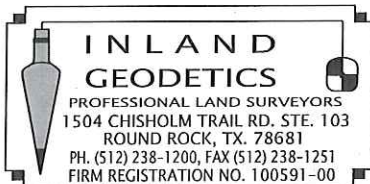
10/03/2022

PARCEL PLAT SHOWING PROPERTY OF

JBS HOLDINGS, LP

PARCEL 20
1.918 ACRES
83,526 Sq. Ft.

PAGE 3 OF 4



SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 60/D NAIL FOUND IN FENCE POST
- △ CALCULATED POINT
- IRON ROD W/ ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY" SET
(UNLESS NOTED OTHERWISE)
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- LINE BREAK
- ≡ DENOTES COMMON OWNERSHIP
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- D.R.W.C.T. DEED RECORDS
WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS
WILLIAMSON COUNTY, TEXAS

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF NO. T-165851, ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 03, 2022, ISSUE DATE AUGUST 12, 2022.

(10)5. TERMS, CONDITIONS, AND STIPULATIONS OF THAT CERTAIN ORDINANCE NO. 05-0-52 OF RECORD IN DOCUMENT NO. 2005066226, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 12 OCT 2022

M. STEPHEN TRUESDALE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



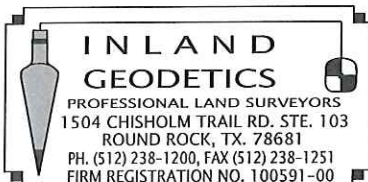
10/03/2022

PARCEL PLAT SHOWING PROPERTY OF

JBS HOLDINGS, LP

PARCEL 20
1.918 ACRES
83,526 Sq. Ft.

PAGE 4 OF 4



SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

EXHIBIT B
PROPERTY DESCRIPTION

DESCRIPTION OF A OF 0.801 ACRE (34,899 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF THAT CALLED 99.57 ACRE (TRACT 2) TRACT IN A GENERAL WARRANTY DEED TO JBS HOLDINGS, LP RECORDED IN DOCUMENT NO. 2002103000 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DESCRIBED IN DOCUMENT NO. 199961486 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID OF 0.801 ACRE (34,899 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED IN TWO PARTS (PART 1 AND PART 2) BY METES AND BOUNDS AS FOLLOWS:

PART 1 (0.087 ACRES, 3,779 SQ. FT)

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 98.87 feet left of Bagdad Road Baseline Station 263+46.03 in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), (Grid Coordinates determined as N=10,205,492.07 E=3,059,767.59), being in the southerly boundary line of that called 126.90 acre (Tract 1) in said Document No. 2002103000 to said JBS Holdings, LP, same being the northerly boundary line of said remainder of the 99.57 acre tract and **POINT OF BEGINNING** of the herein described parcel;

- 1) **THENCE**, with the southerly line of said 126.90 acre tract, being the northerly line of said remainder of the 99.57 acre tract, **N 68°58'20" E**, for a distance of **12.04** feet to a calculated angle point in the existing westerly ROW line of said Bagdad Road County Road (C.R.) 279 (variable width ROW), being the northwesterly corner of that 3.854 acre ROW tract of land described in Possession and Use Agreement for Transportation to Williamson County, Texas recorded in Document No. 2018029559 of the Official Public Records of Williamson County, Texas, for the northeasterly corner of the herein described parcel, and from which an iron rod with plastic cap stamped "WILLIAMSON COUNTY" found, being the southeasterly corner of said 126.90 acre tract, same being the northeasterly corner of said 3.854 acre ROW tract bears **N 68°58'20" E**, at a distance of 91.60 feet;

THENCE, departing said 126.90 acre tract, with said existing ROW line, same being the easterly boundary line of said remainder of the 99.57 acre tract, and the westerly line of said 3.854 acre ROW tract, the following two (2) courses:

- 2) **S 04°16'55" W** for a distance of **53.28** feet to a calculated angle point hereof;
- 3) **S 01°25'43" E** for a distance of **318.58** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 92.83 feet left of Bagdad Road Baseline Station 259+78.47, being an angle point in said proposed ROW line, for the southeasterly corner of the herein described parcel;

THENCE, departing said existing ROW line and said 3.854 acre ROW tract, with said proposed westerly ROW line, through the interior of said remainder of the 99.57 acre tract, the following six (6) courses:

- 4) **S 88°34'17" W** for a distance of **6.04** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 98.87 feet left of Bagdad Road Baseline Station 259+78.47, for the southwesterly corner of the herein described parcel;
- 5) **N 01°25'43" W** for a distance of **161.32** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 98.87 feet left of Bagdad Road Baseline Station 261+39.79, for angle point hereof;
- 6) **S 88°34'17" W** for a distance of **21.75** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 120.62 feet left of Bagdad Road Baseline Station 261+39.79, for an ell corner hereof;

County: Williamson
Parcel : 22, Parts 1 & 2 – JBS Holdings, LP
Highway: Bagdad Rd (CR 279)

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- 7) **N 01°25'43" W** for a distance of **65.13** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 120.62 feet left of Bagdad Road Baseline Station 262+04.92, for ell corner hereof;
- 8) **N 88°29'41" E** for a distance of **21.75** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 98.87 feet left of Bagdad Road Baseline Station 262+04.95, for ell corner hereof;
- 9) **N 01°25'43" W**, for a distance of **141.08** feet to the **POINT OF BEGINNING**, containing 0.087 acres (3,779 square feet) of land, more or less.

PART 2 (0.714 ACRES, 31,120 SQ. FT)

BEGINNING at an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 102.83 feet left of Bagdad Road Baseline Station 249+25.67 at the intersection of the proposed westerly Right-of-Way (ROW) line of Bagdad Road (variable width ROW) and the existing westerly ROW line of Bagdad Road (C.R. 279) (variable width ROW), (Grid Coordinates determined as N=10,204,072.26 E=3,059,799.04), being the easterly boundary line of said remainder of the 99.57 acre tract, same being the westerly line of that 3.854 acre ROW tract of land described in Possession and Use Agreement for Transportation to Williamson County recorded in Document No. 2018029559 of the Official Public Records of Williamson County, Texas, and **POINT OF BEGINNING** of the herein described parcel and from which an iron rod with cap stamped "WALKER-5283" found, being in the northerly line of that called 6.829 acre tract described in an Exchange Special Warranty Deed to Williamson County, Texas recorded in Document No. 2014076251 of the Official Public Records of Williamson County, Texas, same being in the southerly boundary line of said remainder of the 99.57 acre tract bears S 01°25'43" E, at a distance of 92.92 feet to a calculated angle point, S 43°14'37" W, at a distance of 60.77 feet to a calculated angle point, and S 87°55'30" W, at a distance of 86.11 feet;

THENCE, departing said existing ROW line, through the interior of said remainder of the 99.57 acre tract, with said proposed westerly ROW line, the following four (4) courses:

- 1) **N 14°25'31" W** for a distance of **198.87** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 147.55 feet left of Bagdad Road Baseline Station 251+19.44 for angle point hereof;
- 2) **N 01°53'49" W** for a distance of **237.54** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 149.50 feet left of Bagdad Road Baseline Station 253+56.98 for angle point hereof;
- 3) **N 02°54'06" E** for a distance of **409.10** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 118.61 feet left of Bagdad Road Baseline Station 257+64.91 for angle point hereof;
- 4) **N 10°59'32" E** for a distance of **119.85** feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 92.83 feet left of Bagdad Road Baseline Station 258+81.95 in said existing ROW line of C.R. 279, same being the easterly boundary line of said remainder of the 99.57 acre tract, for the most northerly corner of the herein described parcel;

THENCE, departing said proposed ROW line, with the easterly boundary line of said remainder of the 99.57 acre tract, same being the existing westerly ROW line and the westerly line of said 3.854 acre ROW tract, the following three (3) courses:

- 5) **S 01°25'43" E** for a distance of **185.74** feet to a calculated angle point of the herein described parcel;

County: Williamson
Parcel : 22, Parts 1 & 2 – JBS Holdings, LP
Highway: Bagdad Rd (CR 279)

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- 6) **S 01°26'02" W** for a distance of **200.25** feet to a calculated angle point of the herein described parcel;
- 7) **S 01°25'43" E** for a distance of **570.54** feet to the **POINT OF BEGINNING**, containing 0.714 acres (31,120 square feet) of land, more or less.

This property description is accompanied by a separate parcel plat.

All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF WILLIAMSON §

That I, M. Stephen Truesdale, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

M. Stephen Truesdale
M. Stephen Truesdale
Registered Professional Land Surveyor No. 4933
Licensed State Land Surveyor
Inland Geodetics, LLC
Firm Registration No: 100591-00
1504 Chisholm Trail Road, Suite 103
Round Rock, TX 78681

20 SEP 2022
Date



PLAT TO ACCOMPANY PARCEL DESCRIPTION

NO.	DIRECTION	DISTANCE
L1	S01° 25' 43"E	92.92'
L2	S43° 14' 37"W	60.77'
(L2)	(S43° 14' 37"W)	(60.77')
L3	S87° 55' 30"W	86.11'
(L3)	(S87° 55' 30"W)	(86.16')
L15	S01° 26' 02"W	200.25'
(L15)	(S01° 26' 02"W)	(200.25')

JBS HOLDINGS, LP
(TRACT 2)
REMAINDER OF 99.57 ACRES
DOC. 2002103000
O.P.R.W.C.T.
DESCRIBED IN
DOC. 199961486
O.P.R.W.C.T.

HENRY FIELD SURVEY
ABSTRACT No. 233

WILLIAMSON COUNTY,
6,829 ACRE
DOC. NO. 2014076
O. P. R. W. C. T.
(RIVER RANCH
COUNTY PARK
ENTRANCE)

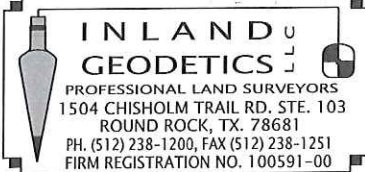
P.O.B.

PART 2

STA. 249+25.67
102.83' LT

GRID COORDINATES:
N=10,204,072.26
E=3,059,799.04

REV: 09/16/2022



PARCEL PLAT SHOWING PROPERTY OF

JBS HOLDINGS, LP

SCALE
1" = 100'

PROJECT
BAGDAD ROAD.

COUNTY
WILLIAMSON

PARCEL 22

PART 1

PART 2

0.801 ACRES
34,899 Sq. Ft.

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LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

- 1/2" IRON ROD FOUND UNLESS NOTED
- ⊙ 1/2" IRON ROD FOUND W/PLASTIC CAP
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 60/D NAIL FOUND IN FENCE POST
- △ CALCULATED POINT
- IRON ROD W/ ALUMINUM CAP
- STAMPED "WILLIAMSON COUNTY" SET (UNLESS NOTED OTHERWISE)
- PROPERTY LINE
- () RECORD INFORMATION
- LINE BREAK
- DENOTES COMMON OWNERSHIP
- P.O.B. POINT OF BEGINNING
- N.T.S. NOT TO SCALE
- D.R.W.C.T. DEED RECORDS WILLIAMSON COUNTY, TEXAS
- O.R.W.C.T. OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS

NO.	DIRECTION	DISTANCE
L4	N68° 58' 20"E	12.04'
L5	N68° 58' 20"E	91.60'
(L5)	(N69° 01' 35"E)	(91.58')
L6	S04° 16' 55"W	53.28'
(L6)	(N04° 16' 55"E)	(53.25')
L7	S88° 34' 17"W	6.04'
L8	N01° 25' 43"W	161.32'
L9	S88° 34' 17"W	21.75'

1) All bearings shown hereon are based on grid bearing. All distances are surface distances. Coordinates are surface values based on the Texas State Plane Coordinate System, NAD 83, Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE OF NO. T-165867, ISSUED BY FIRST AMERICAN TITLE GUARANTY COMPANY, EFFECTIVE DATE AUGUST 05, 2022, ISSUE DATE AUGUST 15, 2022.

10(6). TERMS, CONDITIONS, AND STIPULATIONS IN ORDINANCE NO. 05-0-52 OF RECORD IN DOCUMENT NO. 2005066226, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, SUBJECT TO.

7. TERMS, CONDITIONS, AND STIPULATIONS IN THE POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES OF RECORD IN DOCUMENT NO. 2018029559, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT.

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THE PROPERTY SHOWN HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

M. Stephen Truesdale 20 SEP 2022

M. STEPHEN TRUESDALE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4933
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681

JBS HOLDINGS, LP
(TRACT 1)
126.90 ACRES
DOC. 2002103000
O.P.R.W.C.T.

P.O.B.
PART 1
STA. 263+46.03
98.87' LT
GRID COORDINATES:
N=10,205,492.07
E=3,059,767.59

HENRY FIELD SURVEY
ABSTRACT No. 233

STA. 262+04.95
98.87' LT

STA. 262+04.92
120.62' LT

STA. 261+39.79
120.62' LT

STA. 261+39.79
98.87' LT

JBS HOLDINGS, LP
(TRACT 2)
REMAINDER OF
99.57 ACRES
DOC. 2002103000
O.P.R.W.C.T.
DESCRIBED IN
DOC. 199961486
O.P.R.W.C.T.

PART 1

(22)
0.087 AC.
3,779 SQ. FT.

STA. 259+78.47
98.87' LT

STA. 259+78.47
92.83' LT

STA. 258+81.95
92.83' LT

PART 2

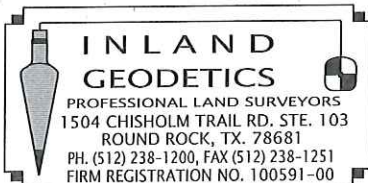
(22)
0.714 AC.
31,120 SQ. FT.

STA. 257+64.91
118.61' LT

L10	N01° 25' 43"W	65.13'
L11	N88° 29' 41"E	21.75'
L12	N01° 25' 43"W	141.08'
L13	S68° 58' 20"W	16.63'
L14	S01° 25' 43"E	96.51'
L15	S01° 26' 02"W	200.25'
(L15)	(S01° 26' 02"W)	(200.25')



REV: 09/16/2022



PARCEL PLAT SHOWING PROPERTY OF

JBS HOLDINGS, LP

PARCEL 22

PART 1
PART 2

0.801 ACRES
34,899 Sq. Ft.

PAGE 5 OF 5

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON