

**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 a certain tract of land being 3.854 acre (Parcel 6) described by metes and bounds in Exhibit "A" owned by **JBS HOLDINGS, LP**, for the purpose of constructing, reconstructing, maintaining, and operating Bagdad/CR 278 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 Exhibit "A" 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 she 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 9 day of January, 2018.



Dan A. Gattis
Williamson County Judge

EXHIBIT A

County: Williamson
Parcel No.: 6
Highway: Bagdad Road
Limits: From: 1,500' North of C.R. 278
To: 100' South of Silver Creek Drive

DESCRIPTION FOR PARCEL 6

DESCRIPTION OF A 3.854 ACRE (167,874 SQ. FT.) PARCEL OF LAND, LOCATED IN THE HENRY FIELD SURVEY, ABSTRACT 233, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE REMAINDER OF A CALLED 99.57 ACRE TRACT OF LAND, TRACT NO. 2, DESCRIBED IN A DEED TO JBS HOLDINGS, LP, RECORDED IN DOCUMENT NUMBER 2002103000 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 3.854 ACRE (167,874 SQ. FT.) PARCEL, AS SHOWN ON A RIGHT-OF-WAY SKETCH PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2-inch iron rod with a plastic cap stamped "WALKER 5283" found on the south line of said remainder of a called 99.57 acre tract, same being the north line of a 6.829 acre tract of land as described in a deed to Williamson County, Texas, recorded in Document No. 2014076251, O.P.R.W.C.TX.;

THENCE S 87°55'30" E, with the common line of said remainder of a called 99.57 acre tract and said 6.829 acre tract, a distance of 86.16 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 147.73 feet left of Bagdad Road Engineer's Centerline Station (E.C.S.) 557+97.02 on the proposed west right-of-way line of Bagdad Road, a variable width right-of-way, for the **POINT OF BEGINNING** (Grid Coordinates= N:10,203,935.17, E:3,059,759.68) and the southwest corner of the parcel described herein;

THENCE departing the common line of said remainder of a called 99.57 acre tract and said 6.829 acre tract, with the proposed west right-of-way line of said Bagdad Road, over and across said remainder of a called 99.57 acre tract, the following five (5) courses and distances numbered 1-5:

- 1) N 43°14'37" E, a distance of 60.77 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 105.00 feet left of Bagdad Road E.C.S. 558+40.24,
- 2) N 01°25'43" W, a distance of 663.46 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 125.96 feet left of Bagdad Road E.C.S. 564+96.82,
- 3) N 01°26'02" E, a distance of 200.25 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 124.63 feet left of Bagdad Road E.C.S. 567+01.01,
- 4) N 01°25'43" W, a distance of 600.84 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 124.99 feet left of Bagdad Road E.C.S. 573+05.96, and
- 5) N 04°16'55" E, a distance of 53.25 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 119.42 feet left of Bagdad Road E.C.S. 573+58.91 on the north line of said remainder of a called 99.57 acre tract, same being the south line of a 126.90 acre tract of land, described as Tract No. 1 in said deed to JBS Holdings, LP, said point being the northwest corner of the parcel described herein, from which a 1/2-inch iron rod found for the northwest corner of said remainder of a called 99.57 acre tract and the southwest corner of said 126.90 acre tract bears S 69°01'35" W, a distance of 2,862.97 feet;

6) **THENCE** N 69°01'35" E, continuing with the proposed west right-of-way line of said Bagdad Road, with the common line of said remainder of a called 99.57 acre tract and said 126.90 acre tract, a distance of 91.58 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 32.96 feet left of Bagdad Road E.C.S. 573+89.11 on the existing west right-of-way line of Bagdad Road, no record information found, for the northeast corner of said remainder of a called 99.57 acre tract and the parcel described herein, from which a 5/8-inch iron rod found on the existing west right-of-way line of said Bagdad Road, for the most easterly northeast corner of said 126.90 acre tract bears N 02°13'31" W, a distance of 754.50 feet;

THENCE departing both the proposed west right-of-way line of said Bagdad Road, with the existing west right-of-way line of said Bagdad Road, the following two (2) courses and distances numbered 7-8:

- 7) S 02°13'31" E, a distance of 354.59 feet to a calculated point 29.83 feet left of Bagdad Road E.C.S. 570+34.54, and
- 8) S 02°01'22" E, a distance of 1,234.82 feet to a 1/2-inch iron rod with a plastic cap stamped "WALKER 5283" found 14.34 feet right of Bagdad Road E.C.S. 557+98.85, for the northeast corner of said 6.829 acre tract, the southeast corner of said remainder of a called 99.57 acre tract and the parcel described herein, from which a 1/2-inch iron rod with a plastic cap stamped "WALKER 5283" found on the existing west right-of-way line of said Bagdad Road, for the southeast corner of said 6.829 acre tract bears S 02°01'22" E, a distance of 127.44 feet;

9) **THENCE** S 87°55'30" W, departing the existing west right-of-way line of said Bagdad Road, with the common line of said remainder of a called 99.57 acre tract and said 6.829 acre tract, a distance of 162.08 feet to the **POINT OF BEGINNING**, and containing 3.854 acres (167,874 sq. ft.) of land, more or less.

This property description is accompanied by a plat of even date.

All bearings are based on the Texas State Plane Coordinate System, Central Zone, NAD83. All distances shown hereon are adjusted to the surface using a combined scale factor of 1.000140

THE STATE OF TEXAS

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, William R. Herring, 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 direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 17th day of May, 2017.

SURVEYING AND MAPPING, LLC.
4801 Southwest Parkway
Parkway Two, Suite 100
Austin, Texas 78735
Texas Firm Registration No. 10064300

William R. Herring
Registered Professional Land Surveyor
No. 6355-State of Texas



LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C. TX. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.R.W.C. TX. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C. TX. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- 1/2 --- DISTANCE NOT TO SCALE
- 1 --- DEED LINE (COMMON OWNERSHIP)

JBS HOLDINGS, LP
REMAINDER OF A
CALLED 99.57 AC.
TRACT NO. 2
DOC. NO. 2002103000
O.P.R.W.C. TX.

P.O.C.
W/PCAP
"WALKER 5283"

S87°55'30"E
86.16'

P.O.B.
GRID
N:10203935.17
E:3059759.68
557+97.02
147.73' LT

N43°14'37"E
60.77'

WILLIAMSON COUNTY, TEXAS
CALLED 6.829 AC.
DOC. NO. 2014076251
O.P.R.W.C. TX.

S87°55'30"W 162.08'

PROPOSED R.O.W.

N01°25'43"W 663.46'

558+40.24
105.00' LT

⑥

HENRY FIELD SURVEY
ABSTRACT NO. 233

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 561+74.65
N = 10,205,744.92
E = 3,060,326.32
Δ = 03°42'32" (RT)
D = 01°08'45"
L = 323.66'
T = 161.88'
R = 5,000.00'
PC Sta 560+12.76
PT Sta 563+36.42

558+00

BAGDAD ROAD
ENGINEER'S CENTERLINE
N01°25'43"W 456.27'

PC 560+12.76

561+00

S02°01'22"E
127.44'

(S02°01'28"E
127.4')

P.O.R.
W/PCAP
"WALKER 5283"

W/PCAP
"WALKER 5283"
557+98.85
14.34' RT

(S00°02'30"E 1,362.29')

S02°01'22"E 1,234.82'

EXISTING R.O.W.

COUNTY ROAD 279
(BAGDAD ROAD)
(NO RECORD FOUND)



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\aus\PROJECTS\1016036782\100\Survey\02Base\DGN V8\Parcels\P-6_1.dgn

EXISTING	*92.846 AC.	ACQUIRE	3.854 AC.	REMAINING	88.992 AC. LEFT
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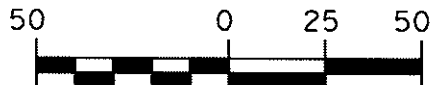


4801 Southwest Parkway
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(512) 447-0575
Fax: (512) 326-3029
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JBS HOLDINGS, LP
PARCEL 6
3.854 AC. (167,874 SQ. FT.)

PAGE 4 OF 8
REF. FIELD NOTE NO. 32406

MATCH SHEET 5 OF 8



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

JBS HOLDINGS, LP
REMAINDER OF A
CALLED 99.57 AC.
TRACT NO. 2
DOC. NO. 2002103000
O.P.R.W.C. TX.

MATCH SHEET 4 OF 8

PROPOSED R.O.W.

N01°25'43"W 663.46'

564+96.82
125.96' LT

N01°26'02"E 200.25'

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 561+74.65
N = 10,205,744.92
E = 3,060,326.32
Δ = 03°42'32" (RT)
D = 01°08'45"
L = 323.66'
T = 161.88'
R = 5,000.00'
PC Sta 560+12.76
PT Sta 563+36.42

⑥

HENRY FIELD SURVEY
ABSTRACT NO.233

ENGINEER'S CENTERLINE
CURVE DATA
PI Sta 566+86.74
N = 10,206,256.72
E = 3,060,346.70
Δ = 04°00'00" (LT)
D = 00°52'53"
L = 453.79'
T = 226.99'
R = 6,500.00'
PC Sta 564+59.76
PT Sta 569+13.54

563+00

PT 563+36.42

564+00

PC 564+59.76

(S00°02'30"E 1,362.29')

S02°01'22"E 1,234.82'

EXISTING R.O.W.

N02°16'49"E 123.34'

566+00

COUNTY ROAD 279
(BAGDAD ROAD)
(NO RECORD FOUND)

BAGDAD ROAD
ENGINEER'S CENTERLINE

LEGEND

- 5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- FENCE POST (TYPE NOTED)
- △ CALCULATED POINT
- P PROPERTY LINE
- () RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C. TX. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.R.W.C. TX. OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C. TX. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS
- 7 --- DISTANCE NOT TO SCALE
- 7 --- DEED LINE (COMMON OWNERSHIP)

EXISTING R.O.W.

PROPOSED R.O.W.

COPPER RIDGE INVESTMENTS, INC.
CALLED 23.14 AC.
DOC. NO. 2016081071
O.P.R.W.C. TX.
CORRECTED IN
DOC. NO. 2016092650
O.P.R.W.C. TX.

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EXISTING	*92.846 AC.	ACQUIRE	3.854 AC.	REMAINING	88.992 AC. LEFT
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4801 Southwest Parkway
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Texas Firm Registration No. 10084300

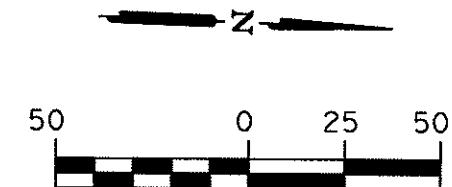
RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JBS HOLDINGS, LP
PARCEL 6
3.854 AC. (167,874 SQ. FT.)

MATCH SHEET 6 OF 8

PAGE 5 OF 8
REF. FIELD NOTE NO. 32406

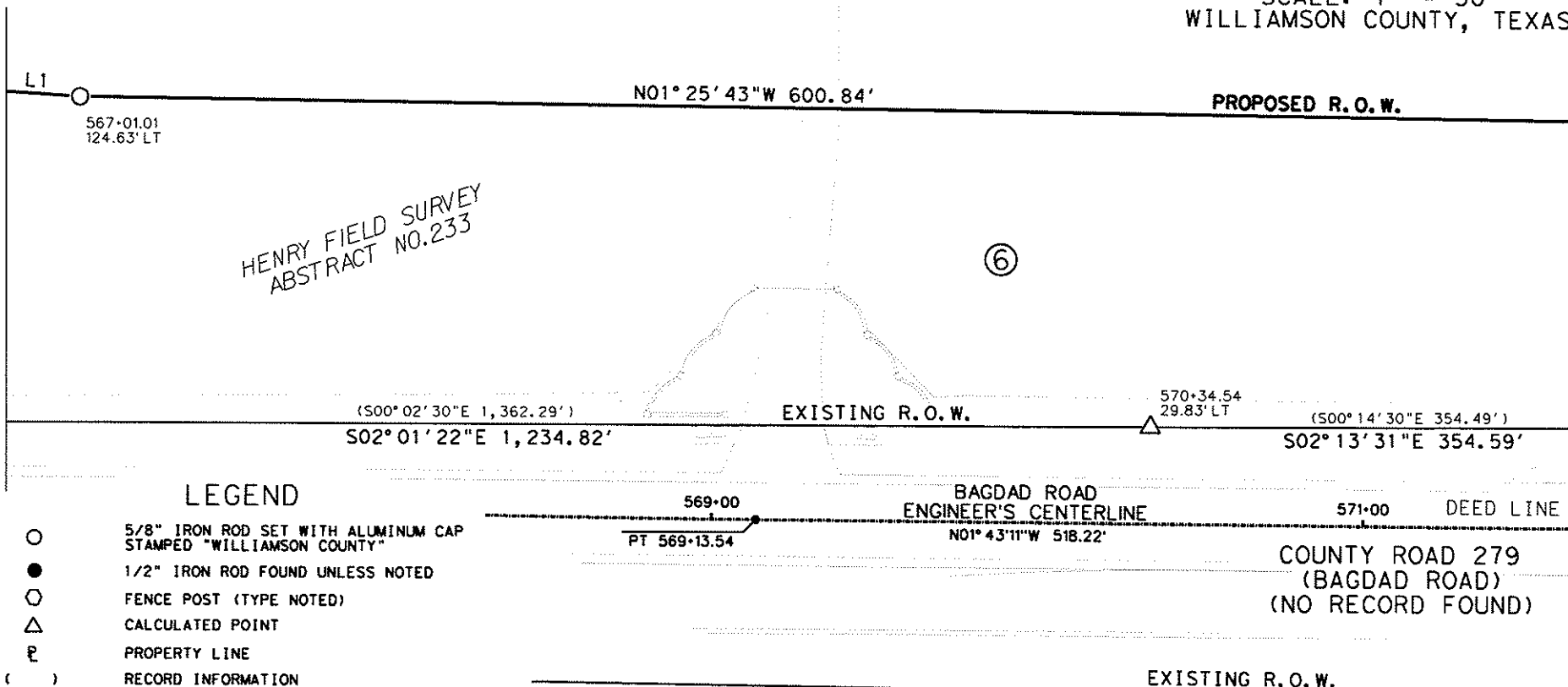
ENGINEER'S CENTERLINE
CURVE DATA
PI S+0 566+86.74
N = 10,206,256.72
E = 3,060,346.70
Δ = 04°00'00" (LT)
D = 00°52'53"
L = 453.79'
T = 226.99'
R = 6,500.00'
PC S+0 564+59.76
PT S+0 569+13.54

JBS HOLDINGS, LP
REMAINDER OF A
CALLED 99.57 AC.
TRACT NO. 2
DOC. NO. 2002103000
O. P. R. W. C. TX.



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

MATCH SHEET 5 OF 8



MATCH SHEET 7 OF 8

COPPER RIDGE INVESTMENTS, INC.
CALLED 23.14 AC.
DOC. NO. 2016081071
O. P. R. W. C. TX.
CORRECTED IN
DOC. NO. 2016092650
O. P. R. W. C. TX.

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PAGE 6 OF 8
REF. FIELD NOTE NO. 32406

EXISTING	*92.846 AC.	ACQUIRE	3.854 AC.	REMAINING	88.992 AC. LEFT
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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JBS HOLDINGS, LP
PARCEL 6
3.854 AC. (167,874 SQ. FT.)

MATCH SHEET 6 OF 8

~~_____~~ **Z** ~~_____~~

LEGEND

1/2" IRON ROD FOUND UNLESS NOTED

FENCE POST (TYPE NOTED)

CALCULATED POINT

PROPERTY LINE

() RECORD INFORMATION

P.O.B. POINT OF BEGINNING

P.O.C. POINT OF COMMENCING

P.O.R. POINT OF REFERENCE

N. T. S. NOT TO SCALE

D. R. W. C. T X. DEED RECORDS OF
WILLIAMSON COUNTY, TEXAS

O. R. W. C. T X. OFFICIAL RECORDS OF
WILLIAMSON COUNTY, TEXAS

O. P. R. W. C. TX. OFFICIAL PUBLIC RECORDS OF
WILLIAMSON COUNTY, TEXAS

DISTANCE NOT TO SCALE

DEED LINE (COMMON OWNERSHIP)

HENRY FIELD SURVEY
ABSTRACT NO.233

573+05.96
124.99' LT

L2

573.58.91
119.42' LT

N 69° 01' 35" E 91.58

EXISTING R.O.W.

(500° 14' 30" E 754.62')

S02° 13' 31" E 354.59'

N02° 13' 31" W 754.50'

P.O.R.
5/8"

572-00

BAGDAD ROAD
ENGINEER'S CENTERLINE
N01° 43' 11" W 518.22'

574-00

COUNTY ROAD 279
(BAGDAD ROAD)
(NO RECORD FOUND)

EXISTING R.O.W.

GG7 LP
CALLED 10.01 AC.
DOC. NO. 2009043506
O. P. R. W. C. TX.

PAGE 7 OF 8

REF. FIELD NOTE NO. 32406

FILE:\\samin\aus\PROJECTS\1016036782\100\Survey\02Base\DGN V8i\Parcels\P-6_4.dgn

EXISTING	*92.846 AC.	ACQUIRE	3.854 AC.	REMAINING	88.992 AC. LEFT
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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JBS HOLDINGS, LP
PARCEL 6
3.854 AC. (167,874 SQ. FT.)

50 0 25 50



GRAPHIC SCALE
SCALE: 1" = 50'
WILLIAMSON COUNTY, TEXAS

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N01° 26' 02"E	200.25'
L2	N04° 16' 55"E	53.25'

JBS HOLDINGS, LP
REMAINDER OF A
CALLED 99.57 AC.
TRACT NO. 2
DOC. NO. 2002103000
O. P. R. W. C. TX.

PARENT TRACT
NOT TO SCALE

NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/93/NAVD88 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A SURFACE ADJUSTMENT FACTOR OF 1.00014. ALL COORDINATES SHOWN ARE IN GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
2. THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF TITLE REPORT, PROVIDED BY FIRST NATIONAL TITLE INSURANCE COMPANY, FILE NO. 16-285062-GT, EFFECTIVE DATE FEBRUARY 2, 2017 AND ISSUED DATE FEBRUARY 8, 2017, NO ADDITIONAL RESEARCH WAS PERFORMED FOR ANY EASEMENTS AND OR BUILDING LINES WHICH MAY OR MAY NOT AFFECT SUBJECT TRACT.
3. BAGDAD ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM LOCKWOOD, ANDREWS, & NEWMAN, INC. SCHEMATIC RECEIVED BY SAM, LLC. IN AUGUST, 2016.
4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
* AREA CALCULATED BY SAM, LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



William R. Herring
WILLIAM R. HERRING
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6355, STATE OF TEXAS

5/17/17
DATE

FILE: \\saminc\aus\PROJECTS\1016036782\100\Survey\02Base\DGN V81\Parcels\P-6_4.dgn

EXISTING	*92.846 AC.	ACQUIRE	3.854 AC.	REMAINING	88.992 AC. LEFT
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RIGHT-OF-WAY SKETCH
SHOWING PROPERTY OF
JBS HOLDINGS, LP
PARCEL 6
3.854 AC. (167,874 SQ. FT.)

PAGE 8 OF 8
REF. FIELD NOTE NO. 32406