

Sheets & Crossfield, PLLC

ATTORNEYS AT LAW

309 East Main Street • Round Rock, TX 78664-5246

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don@scrrlaw.com

March 26, 2024

Via e-mail cbell@cbell-law.com

JBS Holdings, LP
c/o Christopher Bell
806 W. 10th Street
Austin, Texas 78701

Re: Bagdad @ CR 279 Improvement Project
PEC Electric Easement—Parcels 20.22

Dear Chris:

Please allow this letter to set out my understanding regarding our Agreement for the acquisition of a permanent electric easement by Williamson County and Pedernales Electric Cooperative, Inc. (collectively the “County”) in and across portions of the property owned by JBS Holdings, LP (“Owner”) as part of the County’s proposed Bagdad @ CR 279 roadway improvements (“Project”).

By execution of this letter the parties agree as follows:

1. Within ten (10) days following the full execution of this Agreement, Owner shall deliver to County (1) a fully executed and acknowledged electric easement (“Easement”) in and to those certain tracts of land totaling 0.390 acre, in the form as set out in Exhibit “A” attached hereto and incorporated herein; and (2) deliver good funds payable to Williamson County in the sum of \$23,000 for reimbursement of prior replacement fencing and gate payments.

2. As an obligation which shall survive the completion and Closing of this transaction, County shall at its sole cost and expense as part of the proposed Project improvements: (1) cause TxDOT Type “C” barbed wire fencing to be constructed along the newly acquired Project r.o.w. Parcels 20 + 22 property line; and (2) cause the replacement driveway identified as DW 20 on the attached plan sheets to be paved to a point extending fifty feet (50’) beyond the new right of way property line on to the remaining property of Owner, plus install TxDOT Type “C” wire fencing from the new right of way line along either side of the extended drive paving area, and either relocate the existing gate or install Type 1 replacement gate at the termination of DW 20 paving extension set out herein; or otherwise in the locations and according to the design and

specifications as shown in further detail on Exhibit "B" attached hereto and incorporated herein (the "Cure Improvements").

By execution of this Agreement Owner agrees to provide County, its contractors and agents the temporary right to enter the remaining property of Owner solely for the limited duration and location necessary for County to carry out the obligations of this paragraph and install the Cure Improvements. To the extent allowed by law, County agrees to release, indemnify, and otherwise hold Owner harmless from any damages, lien claims or other losses to Owner or any third party resulting from any acts or omissions performed under the limited temporary right of possession herein and installation of the Cure Improvements, except to the extent caused by the negligence or willful misconduct of Owner. The parties further agree to continue to use diligence in assisting with any title curative or lienholder consent measures required by the Agreement to expeditiously complete the obligations of the transaction herein.

Upon completion of the installation of the Cure Improvements all ownership shall vest with Owner and County shall have no additional responsibility for any future maintenance and/or repair or replacement of the items installed by County.

3. Upon request Owner shall provide reasonable assistance, at no cost to Owner, to cause Heritage Title Company to issue a policy of title insurance, with standard printed exceptions, to County or to the Easement Grantee in completion of this transaction. County shall be responsible for all fees and costs associated with this transaction, except that each party shall be responsible for any attorney's fees they incur. Owner shall assist County and Title Company with any curative measures or mortgage lien joinder, consent or subordination required as a condition of the obligations as set out herein.

4. This Agreement is being made, and the Easement is being delivered, in lieu of condemnation.

If this meets with your understanding, please have this letter executed by the appropriate person where indicated and return it to me, and we will have this considered, approved and signed by the County as quickly as possible.

Please feel free to contact me at any time if you have any questions or concerns about these issues.

Very truly yours,

Don Childs

Don Childs
Sheets & Crossfield, PLLC

[signature pages follow]

AGREED:

JBS HOLDINGS, LP

By: JBSJ Management, LLC,
its General Partner

By: 
Sheri Krause (Apr 2, 2024 13:19 CDT)

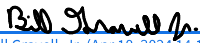
Name: Sheri Krause

Title: Managing partner

Date: Apr 2, 2024

ACCEPTED AND AGREED:

WILLIAMSON COUNTY, TEXAS

By: 
Bill Gravell, Jr. (Apr 10, 2024 14:16 CDT)
Bill Gravell, Jr.
County Judge

Date: _____

EXHIBIT “A” FORM OF EASEMENT FOLLOWS

ELECTRIC UTILITY EASEMENT

THE STATE OF TEXAS

§

§

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

§

That **JBS HOLDINGS, LP**, for and in consideration of ONE DOLLAR (\$1.00) in hand paid by Williamson County, Texas, has granted, sold, and conveyed and by these presents does grant, sell, and convey unto **PEDERNALES ELECTRIC COOPERATIVE, INC.** (“Grantee”) an easement and right-of-way as hereinafter described for the purpose of an electric distribution line consisting of variable number of wires, and all necessary or desirable appurtenances (including poles made of wood, metal or other materials, telephone and cable television wires, props, guys, and anchors), with guying easements as needed, over, across and upon the following described lands located in Williamson County, Texas, to-wit:

All of that certain 0.006 acre (253 square foot) tract in the Henry Field Survey, Abstract No. 233, Williamson County, Texas; being more fully described by metes and bounds in Exhibit “A-1”, attached hereto and incorporated herein (**Parcel 20E**); and

All of that certain 0.033 acre (1,417 square foot) tract in the Henry Field Survey, Abstract No. 233, Williamson County, Texas; being more fully described by metes and bounds in Exhibit “A-2”, attached hereto and incorporated herein (**Parcel 22EParts1-5**)

Together with the right of ingress and egress over Grantor’s adjacent lands to or from said right-of-way for the purpose of constructing, reconstructing, inspecting, patrolling, hanging new wire on, maintaining and removing said lines and appurtenances; provided however the right to use such adjacent lands shall only be permitted if there is no reasonably available access to the easement area from a public right of way; the right to relocate the lines within the limits of said easement and right-of-way; the right to remove from said lands all trees and parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or their appurtenances.

Grantor warrants that Grantor is the owner of said property and has the right to execute this easement.

TO HAVE AND TO HOLD the above described easement and rights unto Grantee and its successors and assigns, until said easement and rights shall be relinquished.

Grantor, Grantor’s heirs and legal representatives do hereby bind themselves to warrant and forever defend all and singular the above described easement and rights unto 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.

WITNESS my hand this _____ day of _____, 2024.

[signature page follows]

GRANTOR:

JBS HOLDINGS, LP

(Printed Corporate or Business Name)

By: JBSH Management, LLC,
its General Partner

By: _____

Its: _____

(Signature)

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of

_____, 2024.

Notary Public in and for
The State of Texas

Please Return to:

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

Page 1 of 4
11/28/23

EXHIBIT A-1
PROPERTY DESCRIPTION

DESCRIPTION OF A 0.006 ACRE (253 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 RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 0.006 ACRE (253 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) 114.54 feet left of Bagdad Road Baseline Station 263+40.45, (Grid Coordinates determined as N=10,205,486.11, E=3,059,752.07), being in the southerly boundary line of said 126.90 acre tract, same being the northerly boundary line 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 and **POINT OF BEGINNING** of the herein described parcel, and from which a 1/2" iron rod with plastic cap stamped "Williamson County found, in the existing westerly ROW line of County Road (C.R.) 279 (Bagdad Road) (ROW width varies), being the southeasterly corner of said 126.90 acre tract bears N 68°58'20" E, a distance of 120.27 feet;

- 1) **THENCE, S 69°01'35" W** with the southerly boundary line of said 126.90 acre tract, same being the northerly boundary line of said 99.57 acre tract, for a distance of **23.52** feet to a calculated point, for the southwesterly corner of the herein described parcel;

THENCE, departing said 99.57 acre boundary line, through the interior of said 126.90 acre tract, the following two (2) courses:

- 2) **THENCE, N 20°58'25" W**, for a distance of **10.00** feet, for the calculated northwesterly corner of the herein described parcel;
- 3) **THENCE, N 69°01'35" E**, for a distance of **27.00** feet to a calculated point in said proposed westerly ROW line, for the northeasterly corner of the herein described parcel, and from which an iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 118.60 feet left of Bagdad Road Baseline Station 270+95.74 in said proposed westerly ROW line of Bagdad Road, same being in the common boundary line of said 126.90 acre tract and Lot 2 of the Brinson Subdivision, recorded in Cabinet DD, Slides 240-241 of the Plat Records of Williamson County, Texas, bears N 01°47'49" W, a distance of 741.49 feet;

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

Page 2 of 4
11/28/23

- 4) **THENCE, S 01°47'49" E**, with said proposed westerly ROW line, continuing through the interior of said 126.90 acre tract, for a distance of **10.59** feet, to the **POINT OF BEGINNING**, containing 0.006 acres (253 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. All distances reported hereon are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00014.

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

I DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. NO. 4933 FROM JUNE 2020 TO DECEMBER 2021.

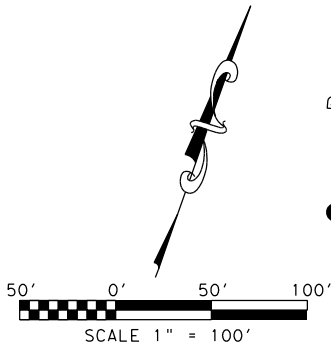
WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas.

Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
TBPELS Firm No. 10059100
BB-001



EXHIBIT "A-1"

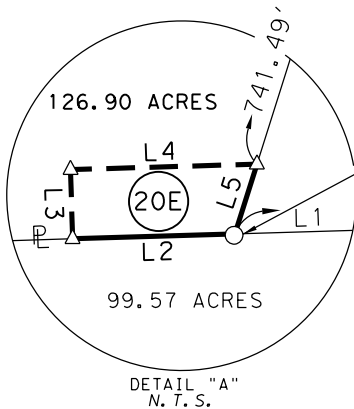
PLAT TO ACCOMPANY PARCEL DESCRIPTION



BRINSON SUBDIVISION LOT 2
CAB DD, SLDS. 240-241 5.701 ACRES STA. 270+95.74
P.R.W.C.T. 118.60' LT

(S66° 56' 31" W 508.12')
(N68° 53' 30" E 518.35')

NO.	DIRECTION	DISTANCE
L1	N68° 58' 20" E	120.27'
L2	S69° 01' 35" W	23.52'
L3	N20° 58' 25" W	10.00'
L4	N69° 01' 35" E	27.00'
L5	S01° 47' 49" E	10.59'
(L6)	(N69° 01' 35" E)	(91.58')



P.O.B.

STA. 263+40.45
114.54' LT
GRID COORDINATES:
N=10,205,486.11
E=3,059,752.07

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

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

STA. 263+51.03
114.60' LT

0.006 AC.
253 SQ. FT.

P.O.B.

STA. 263+40.45
114.54' LT
GRID COORDINATES:
N=10,205,486.11
E=3,059,752.07

"WILLIAMSON COUNTY"

L1

91.60' (L6)

WILLIAMSON COUNTY, TEXAS
PARCEL 6
3.854 ACRES
DOC. 2018029559
O.P.R.W.C.T.

PROPOSED R.O.W. N01° 47' 49" W 741.49'

EXISTING R.O.W. 265.00'

BAGDAD ROAD BASELINE 270+00
(R.O.W. WIDTH VARIES)

COUNTY ROAD 279 (BAGDAD ROAD)

EXISTING R.O.W.

BB-001

11/28/2023

PARCEL PLAT SHOWING PROPERTY OF

JBS HOLDINGS, LP

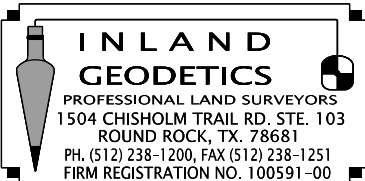
PARCEL 20E

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PAGE 3 OF 4



PLAT TO ACCOMPANY PARCEL DESCRIPTION

LEGEND

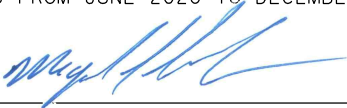
●	1/2" IRON ROD FOUND UNLESS NOTED
⊕	1/2" IRON ROD FOUND W/PLASTIC CAP
⊙	1/2" IRON PIPE FOUND UNLESS NOTED
▲	60/D NAIL FOUND IN FENCE POST
△	CALCULATED POINT
○	IRON ROD W/ ALUMINUM CAP STAMPED "WILLIAMSON COUNTY" SET (UNLESS NOTED OTHERWISE)
ℙ	PROPERTY LINE
()	RECORD INFORMATION
— —	LINE BREAK
↯	DENOTES COMMON OWNERSHIP
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
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 recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83. All distances reported hereon are surface values represented in US Survey Feet based on a Grid-to-Surface Combined Adjustment Factor of 1.00014.

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 DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S. NO. 4933 FROM JUNE 2020 TO DECEMBER 2021.



MIGUEL A. ESCOBAR, L.S.L.S., R.P.L.S.
TEXAS REG. NO. 5630
1504 CHISHOLM TRAIL #103
ROUND ROCK, TEXAS 78681
PHONE 512.238-1200
TBPELS FIRM REG. # 10059100



BB-001

11/28/2023

PARCEL PLAT SHOWING PROPERTY OF

JBS HOLDINGS, LP

PARCEL 20E

SCALE

1" = 100'

PROJECT

BAGDAD ROAD

COUNTY

WILLIAMSON

PAGE 4 OF 4

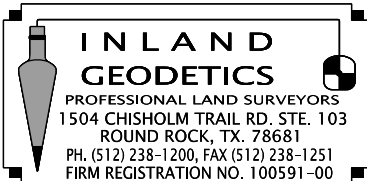


EXHIBIT A-2
PROPERTY DESCRIPTION

DESCRIPTION OF A OF 0.033 ACRE (1,417 SQUARE FOOT) PARCEL OF LAND SITUATED IN THE HENRY FIELD SURVEY, ABSTRACT NO. 233 IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 99.57 ACRE TRACT (TRACT 2) IN A GENERAL WARRANTY DEED TO JBS HOLDINGS, LP RECORDED IN DOCUMENT NO. 2002103000 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, (O.P.R.W.C.T.) AND DESCRIBED IN DOCUMENT NO. 199961486 OF THE O.P.R.W.C.T., SAID 0.033 ACRE (1,417 SQUARE FOOT) PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED IN FIVE PARTS (PART 1 THROUGH PART 5) BY METES AND BOUNDS AS FOLLOWS:

PART 1 (0.006 ACRES, 259 SQ. FT)

COMMENCING at an iron rod with plastic cap stamped "WALKER-5283" found in the northerly line of that called 6.829 acre tract in Deed to Williamson County recorded in Document No. 2014076251 of the O.P.R.W.C.T, being the River Ranch County Park entrance, same being the southerly boundary line of said 99.57 acre tract, thence with the common line of said 6.829 acre tract and said 99.57 acre tract N 87°55'30" E at a distance of 86.11 feet to a calculated angle point, thence continuing with said common line N 43°14'37" E at a distance of 60.77 feet to a calculated point in the existing westerly ROW line of County Road (C.R.) 279 (Bagdad Road) (variable width ROW), thence with said existing westerly ROW line, being the easterly line of said 99.57 acre tract, N 01°25'43" W at a distance of 92.92 feet to an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 102.83 feet left of Bagdad Road Baseline Station 249+25.67 in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), thence through the interior of said 99.57 acre tract, with said proposed westerly ROW line, N 14°25'31" W at a distance of 20.01 feet to a calculated point, 107.33 feet left of Bagdad Road Baseline Station 249+45.17 (Grid Coordinates determined as N=10,204,091.64 E=3,059,794.06), for the **POINT OF BEGINNING** of the herein described parcel;

THENCE, departing said proposed ROW line, through the interior of said 99.57 acre tract, the following three (3) courses:

- 1) **S 78°18'24" W** for a distance of **26.16** feet to the calculated southwesterly corner of the herein described parcel;
- 2) **N 11°41'36" W** for a distance of **10.00** feet the calculated northwesterly corner of the herein described parcel;
- 3) **N 78°18'24" E** for a distance of **25.68** feet a calculated point in said proposed westerly ROW line, for the northeasterly corner of the herein described parcel;
- 4) **THENCE**, continuing through said 99.57 acre tract, with said proposed ROW line, **S 14°25'31" E** for a distance of **10.01** feet to the **POINT OF BEGINNING**, containing 0.006 acres (259 square feet) of land, more or less.

PART 2 (0.006 ACRES, 273 SQ. FT)

BEGINNING at a calculated point in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), 147.60 feet left of Bagdad Road Baseline Station 251+24.72 (Grid Coordinates determined as N=10,204,270.11 E=3,059,749.33), being in the interior of said 99.57 acre tract, and the **POINT OF BEGINNING** of the herein described parcel and from which an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 149.50 feet left of Bagdad Road Baseline Station 253+56.98, in said proposed ROW line bears N 01°53'49" W at a distance of 232.26 feet;

THENCE, with said proposed westerly ROW line, continuing through the interior of said 99.57 acre tract, the following two (2) courses:

- 5) **S 01°53'49" E** for a distance of **5.28** 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 an angle point;
- 6) **S 14°25'31" E** for a distance of **4.78** feet to a calculated point, for the southeasterly corner of the herein described parcel;

THENCE, departing said proposed westerly ROW line, continuing through the interior of said 99.57 acre tract, the following three (3) courses:

- 7) **S 81°53'03" W** for a distance of **27.52** feet to the calculated southwesterly corner of the herein described parcel;
- 8) **N 08°06'57" W** for a distance of **10.00** feet to the calculated northwesterly corner of the herein described parcel;
- 9) **N 81°53'03" E** for a distance of **27.56** feet to the **POINT OF BEGINNING**, containing 0.006 acres (273 square feet) of land, more or less.

PART 3 (0.007 ACRES, 299 SQ. FT)

BEGINNING at a calculated point in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), 144.56 feet left of Bagdad Road Baseline Station 254+22.19 (Grid Coordinates determined as N=10,204,567.51 E=3,059,744.96), being in the interior of said 99.57 acre tract, and the **POINT OF BEGINNING** of the herein described parcel and from which an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 149.50 feet left of Bagdad Road Baseline Station 253+56.98, in said proposed ROW line bears S 02°54'15" W at a distance of 65.39 feet;

THENCE, departing the proposed ROW line, through the interior of said 99.57 acre tract, the following three (3) courses:

- 1) **N 89°10'56" W** for a distance of **29.68** feet to the calculated southwesterly corner of the herein described parcel;
- 2) **N 00°49'04" E** for a distance of **10.00** feet to the calculated northwesterly corner of the herein described parcel;
- 3) **S 89°10'56" E** for a distance of **30.05** feet to a calculated point in said proposed westerly ROW line, for the northeasterly corner of the herein described parcel;
- 4) **THENCE, S 02°54'06" W** with said proposed ROW line, continuing through the interior of said 99.57 acre tract for a distance of **10.01** feet to the **POINT OF BEGINNING**, containing 0.007 acres (299 square feet) of land, more or less;

PART 4 (0.007 ACRES, 294 SQ. FT)

BEGINNING at a calculated point in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), 133.04 feet left of Bagdad Road Baseline Station 255+74.32 (Grid Coordinates determined as N=10,204,719.87 E=3,059,752.67), being in the interior of said 99.57 acre tract, and the **POINT OF BEGINNING** of the herein described parcel;

THENCE, departing said proposed westerly ROW line, through the interior of said 99.57 acre tract the following three (3) courses:

- 5) **S 83°50'56" W** for a distance of **28.61** feet to the calculated southwesterly corner of the herein described parcel;

- 6) **N 06°09'35" W** for a distance of **10.00** feet to the calculated northwesterly corner of the herein described parcel;
- 7) **N 83°50'54" E** for a distance of **30.20** feet to a calculated point in said proposed westerly ROW line, for the northeasterly corner of the herein described parcel;
- 8) **THENCE, S 02°54'06" W** with said proposed ROW line, continuing through the interior of said 99.57 acre tract for a distance of **10.13** feet to the **POINT OF BEGINNING**, containing 0.007 acres (294 square feet) of land, more or less.

PART 5 (0.007 ACRES, 292 SQ. FT)

BEGINNING at a calculated point in the proposed westerly Right-of-Way (ROW) line of Bagdad Road (variable width ROW), 117.49 feet left of Bagdad Road Baseline Station 257+69.98 (Grid Coordinates determined as N=10,204,915.82 E=3,059,763.34), being in the interior of said 99.57 acre tract, and the **POINT OF BEGINNING** of the herein described parcel and from which an iron rod with aluminum cap stamped "WILLIAMSON COUNTY" set 92.83 feet left of Bagdad Road Baseline Station 258+81.95, in said proposed ROW line bears N 10°59'32" E at a distance of 114.66 feet;

THENCE, with said proposed westerly ROW line, continuing through the interior of said 99.57 acre tract, the following two (2) courses:

- 9) **S 10°59'32" W** for a distance of **5.19** 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 an angle point;
- 10) **S 02°54'06" W** for a distance of **4.84** feet to a calculated point, for the southeasterly corner of the herein described parcel;

THENCE, departing said proposed westerly ROW line, continuing through the interior of said 99.57 acre tract, the following three (3) courses

- 11) **N 83°41'21" W** for a distance of **29.28** feet to a calculated point, for the southwesterly corner of the herein described parcel;
- 12) **N 06°12'06" E** for a distance of **10.00** feet to a calculated point, for the northwesterly corner of the herein described parcel;
- 13) **S 83°41'23" E** for a distance of **29.44** feet to the **POINT OF BEGINNING**, containing 0.007 acres (292 square feet) of land, more or less.

PART 1 0.006 ACRES, 259 SQ. FT
PART 2 0.006 ACRES, 273 SQ. FT
PART 3 0.007 ACRES, 299 SQ. FT
PART 4 0.007 ACRES, 294 SQ. FT
PART 5 0.007 ACRES, 292 SQ. FT
Total Acreage 0.033 ACRES, 1,417 SQ. FT.

This property description is accompanied by a separate parcel plat.

County: Williamson
Parcel : 22E, Parts 1 & 5 – JBS Holdings, LP
Highway: Bagdad Rd (CR 279)

Page 4 of 6
12-13-23

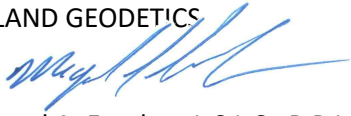
All bearings recited herein are based on the Texas State Plane Coordinate System, Central Zone No. 4203, NAD 83.

THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENT
COUNTY OF WILLIAMSON §

That I, Miguel A. Escobar, a Registered Professional Land Surveyor, do hereby certify that the above description and the accompanying sketch is true and correct to the best of my knowledge and belief and the property described herein was determined by a survey made on the ground during the month of August 2023, under my direct supervision.

WITNESS MY HAND AND SEAL at Round Rock, Williamson County, Texas on this 03th of January, 2024, A.D.

INLAND GEODETICS



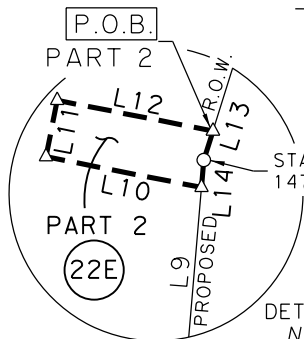
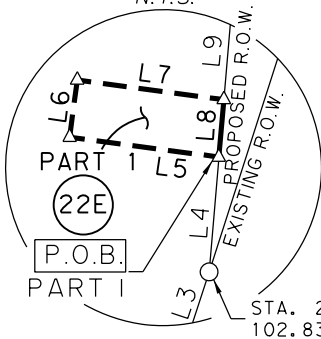
Miguel A. Escobar, L.S.L.S., R.P.L.S.
Texas Reg. No. 5630
1504 Chisholm Trail Rd #103
Round Rock, TX 78681
512-238-1200
TBPELS Firm No. 10059100
BB-001



S:\BINKLEY & BARFIELD\BAGDAD ROAD 2020\PARCELS\PARCEL 22-JBS HOLDINGS\PARCEL 22-JBS-HOLDINGS-PT1-5-COMBINED.doc

PLAT TO ACCOMPANY PARCEL DESCRIPTION

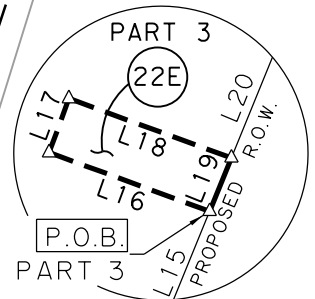
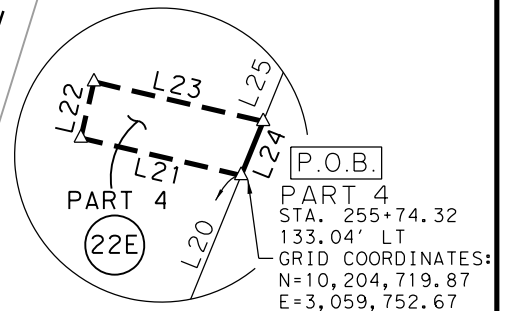
NO.	DIRECTION	DISTANCE
L1	N87°55'30"E	86.11'
(L1)	(S87°55'30"W)	(86.16')
L2	N43°14'37"E	60.77'
(L2)	(S43°14'37"W)	(60.77')
L3	N01°25'43"W	92.92'
L4	N14°25'31"W	20.01'
L5	S78°18'24"W	26.16'
L6	N11°41'36"W	10.00'
L7	N78°18'24"E	25.68'
L8	S14°25'31"E	10.01'
L9	N14°25'31"W	168.85'
L10	S81°53'03"W	27.52'
L11	N08°06'57"W	10.00'
L12	N81°53'03"E	27.56'
L13	S01°53'49"E	5.28'
L14	S14°25'31"E	4.78'
L15	S02°54'15"W	65.39'
L16	N89°10'56"W	29.68'
L17	N00°49'04"E	10.00'
L18	S89°10'56"E	30.05'
L19	S02°54'06"W	10.01'
L20	N02°54'06"E	142.56'
L21	S83°50'56"W	28.61'
L22	N06°09'35"W	10.00'
L23	N83°50'54"E	30.20'
L24	S02°54'06"W	10.13'
L25	N02°54'02"E	176.17'
(L33)	(N14°25'31"W)	(198.87')

DETAIL "A"
N.T.S.DETAIL "B"
N.T.S.HENRY FIELD SURVEY
ABSTRACT No. 233JBS HOLDINGS, LP
(TRACT 2)
99.57 ACRES
DOC. 2002103000
O.P.R.W.C.T.
DESCRIBED IN
DOC. 199961486
O.P.R.W.C.T.P.O.B.
PART 2
251+24.72
147.60' LT
GRID COORDINATES:
N=10,204,270.11
E=3,059,749.33SEE DETAIL "B"
PART 2
22E
0.006 AC.
273 SQ. FT.PART 1
22E
0.006 AC.
259 SQ. FT.SEE DETAIL "A"
P.O.B.
PART 1
STA. 249+45.17
107.33' LT
GRID COORDINATES:
N=10,204,091.64
E=3,059,794.06"WALKER-5283"
P.O.C. PART 1
STA. 251+19.44
147.55' LT
WILLIAMSON COUNTY, TEXAS
DOC. NO. 2014076251
O.P.R.W.C.T.
(RIVER RANCH
COUNTY PARK
ENTRANCE)PART 4
22E
0.007 AC.
294 SQ. FT.P.O.B.
PART 3
STA. 254+22.19
144.56' LT
GRID COORDINATES:
N=10,204,567.51
E=3,059,744.96P.O.B.
PART 2
251+24.72
147.60' LT
GRID COORDINATES:
N=10,204,270.11
E=3,059,749.33P.O.B.
PART 2
251+24.72
147.60' LT
GRID COORDINATES:
N=10,204,270.11
E=3,059,749.33P.O.B.
PART 2
251+24.72
147.60' LT
GRID COORDINATES:
N=10,204,270.11
E=3,059,749.33P.O.B.
PART 1
STA. 249+45.17
107.33' LT
GRID COORDINATES:
N=10,204,091.64
E=3,059,794.06P.O.B.
PART 1
STA. 249+45.17
107.33' LT
GRID COORDINATES:
N=10,204,091.64
E=3,059,794.06P.O.B.
PART 2
251+19.44
147.55' LT
WILLIAMSON COUNTY, TEXAS
DOC. NO. 2014076251
O.P.R.W.C.T.P.O.B.
PART 2
251+19.44
147.55' LT
WILLIAMSON COUNTY, TEXAS
DOC. NO. 2014076251
O.P.R.W.C.T.P.O.B.
PART 2
251+19.44
147.55' LT
WILLIAMSON COUNTY, TEXAS
DOC. NO. 2014076251
O.P.R.W.C.T.P.O.B.
PART 2
251+19.44
147.55' LT
WILLIAMSON COUNTY, TEXAS
DOC. NO. 2014076251
O.P.R.W.C.T.

SEE DETAIL "D" MATCHLINE

P.O.B.
PART 4
22EP.O.B.
PART 4
22EP.O.B.
PART 4
22EP.O.B.
PART 4
22EP.O.B.
PART 4
22EP.O.B.
PART 4
22EP.O.B.
PART 4
22EP.O.B.
PART 4
22EP.O.B.
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PART 4
22EP.O.B.
PART 4
22EP.O.B.
PART 4
22EP.O.B.
PART 4
22EP.O.B.
PART 4
22E

SCALE 1" = 100'

WILLIAMSON
COUNTY, TEXAS
PARCEL G
3.854 ACRES
DOC. 2018029559
O.P.R.W.C.T.DETAIL "C"
N.T.S.DETAIL "D"
N.T.S.

BB-001

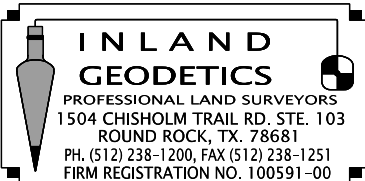
12/13/2023

PARCEL PLAT SHOWING PROPERTY OF

JBS HOLDINGS, LP

PARCEL 22E
PART 1-5SCALE
1" = 100'PROJECT
BAGDAD ROADCOUNTY
WILLIAMSON

PAGE 5 OF 6



LEGEND

PLAT TO ACCOMPANY PARCEL DESCRIPTION

12/13/23

- 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
- P.O.C. POINT OF COMMENCING
- 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

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

HENRY FIELD SURVEY
ABSTRACT No. 233

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

NO.	DIRECTION	DISTANCE
L25	N02°54'02"E	176.17'
L26	S10°59'32"W	5.19'
L27	S02°54'06"W	4.84'
L28	N83°41'21"W	29.28'
L29	N06°12'06"E	10.00'
L30	S83°41'23"E	29.44'
L31	N10°59'32"E	114.66'
(L32)	(N10°59'32"E)	(119.85')

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, STA. 257+69.98 117.49' LT Central Zone.

THE SURVEY SHOWN HEREON WAS PREPARED IN CONJUNCTION WITH THAT COMMITMENT FOR TITLE INSURANCE GF 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 DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF M. STEPHEN TRUESDALE, L.S.L.S., R.P.L.S., NO. 4933 FROM JUNE 2020 TO DECEMBER 2021.

INLAND GEODETICS

01/03/2024

MIGUEL A. ESCOBAR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5630
LICENSED STATE LAND SURVEYOR
INLAND GEODETICS
FIRM REGISTRATION NO. 100591-00
1504 CHISHOLM TRAIL ROAD, SUITE 103
ROUND ROCK, TEXAS 78681



50' 0' 50' 100'
SCALE 1" = 100'

BB-001

PARCEL PLAT SHOWING PROPERTY OF

JBS HOLDINGS, LP

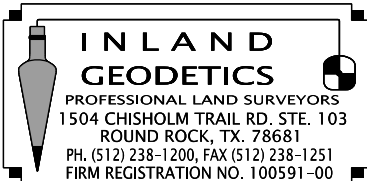
PARCEL 22E
PART 1-5

SCALE
1" = 100'

PROJECT
BAGDAD ROAD

COUNTY
WILLIAMSON

PAGE 6 OF 6



**EXHIBIT “B” DRIVE + FENCE + GATE
RECONSTRUCTION PLANS FOLLOW**

Aerial Map

extend drive No. 20
paving 50' past
r.o.w. line and fence/
gate to terminus w-
TxDoT spec

1.918 Ac.
Part Acquired

Fence new r.o.w.
line w-TxDoT
barbed wire Type C
spec

0.087 Ac.
Part Acquired

±16.8 Ac.
Economic Unit

existing entry to
remain in place

0.714 Ac.
Part Acquired

relocate existing
gate or reinstall w-
TxDoT Type 1 spec

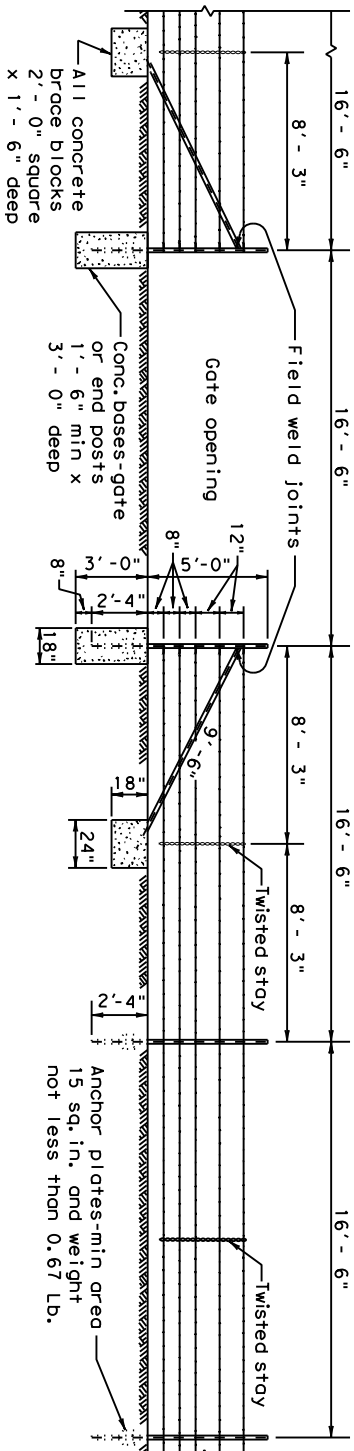
Date of Imagery 2023



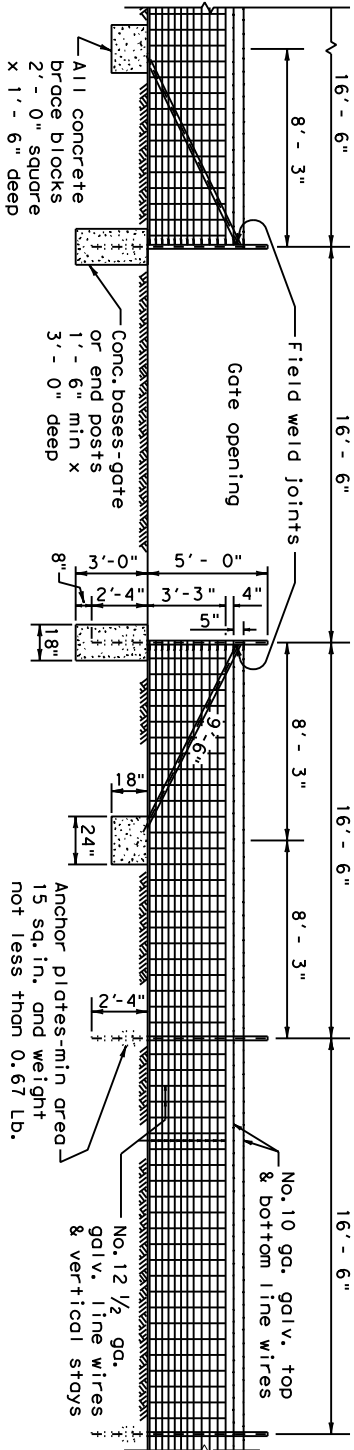
0 150 300 600
Feet

DISCLAIMER:
The use of this standard is governed by the "Texas Engineering Practice Act". No warranty of any kind is made by TxDOT for any purpose whatsoever. TxDOT assumes no responsibility for the conversion of this standard to other formats or for incorrect results or damages resulting from its use.

DATE:
FILE:

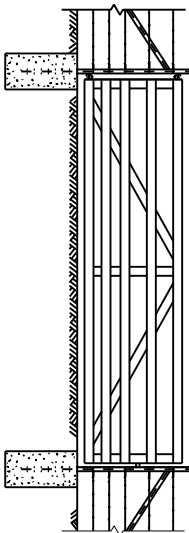


SECTION GALVANIZED BARBED WIRE FENCE WITH METAL POSTS
BRACING DETAIL USED AT ENDS AND GATES
TYPE "C" FENCE
(See General Note 8)

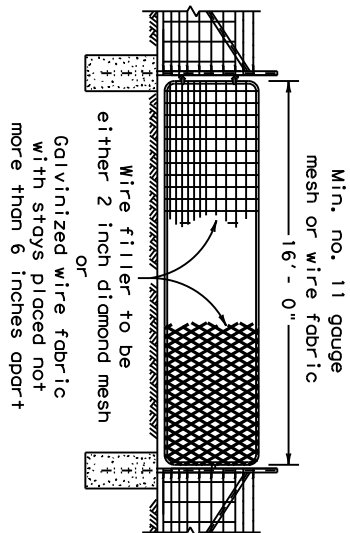


SECTION GALVANIZED WOVEN WIRE FENCE WITH METAL POSTS
BRACING DETAIL USED AT ENDS AND GATES
TYPE "D" FENCE
(See General Note 8)

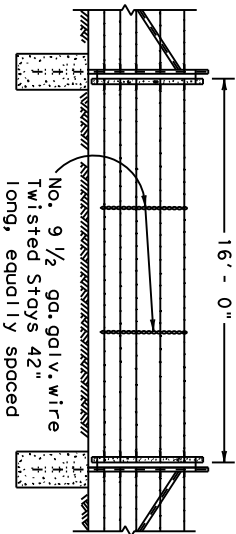
Metal gate shall consist of 5 panels not less than 4' - 4" high and shall be aluminum or galvanized metal and of good quality. Gate and hardware shall meet the approval of the engineer.



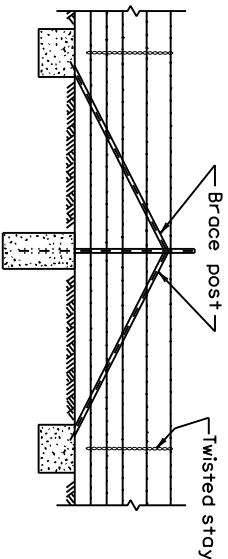
DETAIL TYPE 1 GATE



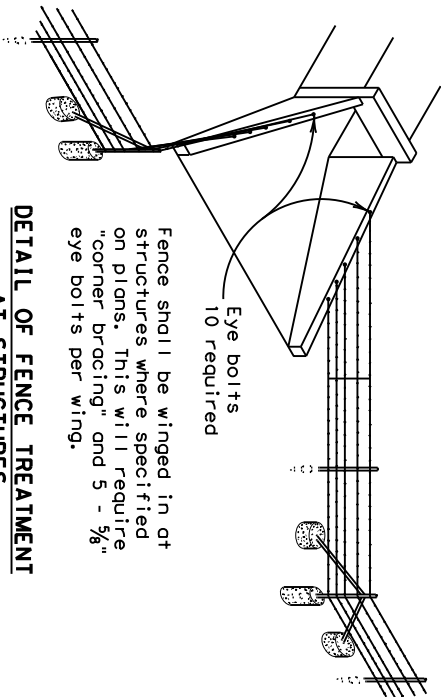
DETAIL TYPE 2 GATE



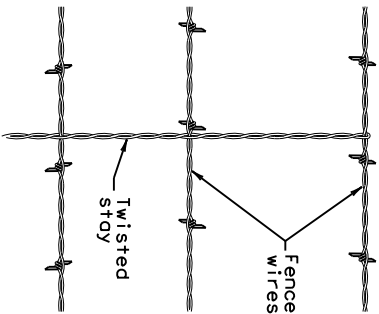
DETAIL TYPE 3 GATE



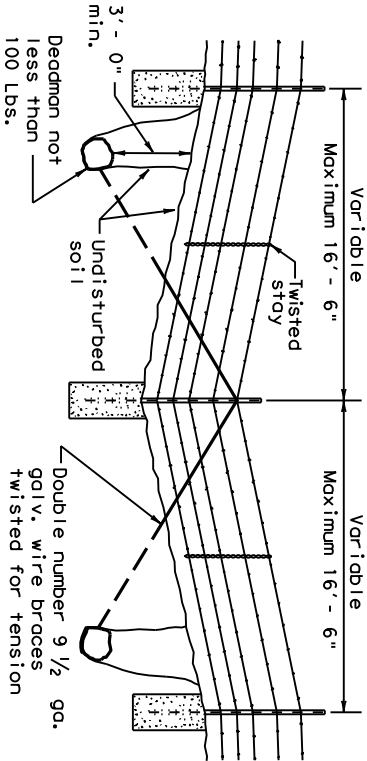
CORNER OR PULL POST ASSEMBLY



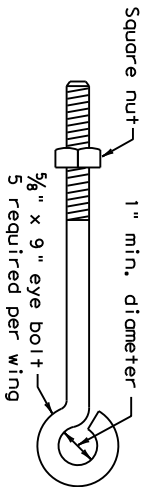
DETAIL OF FENCE TREATMENT AT STRUCTURES



DETAIL OF STAY (Barbed Wire Fence)



DETAIL OF FENCE SAG




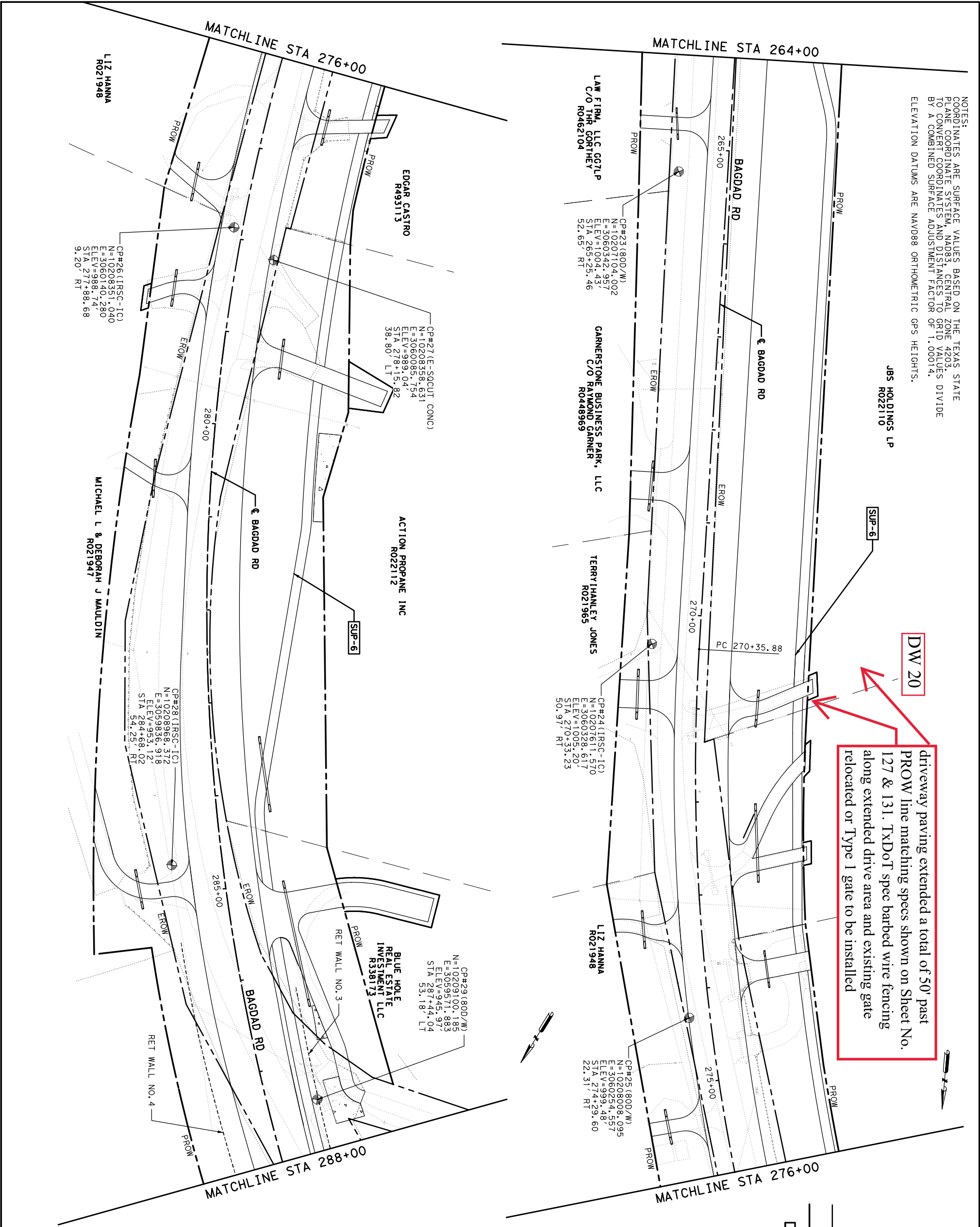
DETAIL OF EYE BOLT

Note:
For Steel pipe and T-Post requirements,
(See General Notes 6 & 7)

GENERAL NOTES

- Any high point which interferes with the placing of wire mesh shall be excavated to provide a 2 inch clearance.
- Latches for Type 1 and Type 2 gates shall be good commercial quality and design latch of the spring, fork or chain type. All latches shall be suitable to the gate and shall be approved by the Engineer.
- Hinges for Type 2 gates shall be a commercial design approved by the Engineer suitable for post and gate.
- Concrete shall be of the design and consistency approved by the Engineer and shall contain not less than 4 sacks of cement per cubic yard. Concrete footings are to be crowned at the top to shed water.
- Steel anchor plates shall be of a design and thickness sufficient to prevent turning of the post in firm soil.
- Steel pipe end posts, corner and pull posts shall be a minimum of 2" Std. pipe (2.375" O.D., 0.154" wall thickness) with a 1/4" Std. pipe brace (1.660" O.D., 0.140" wall thickness), with a 2"x2"x1/4" angle, or other as approved by the Engineer. Fasteners for securing barbed wire or woven wire fence to metal posts shall be a minimum of 11 gauge galvanized steel wire. Tubular posts shall be fitted with water malleable iron caps.
- If Steel pipe is used for posts and braces, use standard pipe in accordance with ASTM A 53, Class B or A 501. For T-Posts use steel that meets ASTM A 702. Metal line posts shall be not less than 6'-6" in length and shall weigh not less than (1.33 lbs./lin.ft.). These items shall be in accordance with Item 552, "Wire Fence."
- Barbed Wire shall be in accordance with ASTM A 121, Class 1 Design designation 12-2-4-1 4R or 12-2-5-1 4R, or as approved by the Engineer.
- Woven Wire Fence (Type D) shall be in accordance with ASTM A 116, Class 1 No. 12-1/2 Grade 60 (See Table 1 ASTM A 116) to the height and design shown on the plans, or as approved by the Engineer.
- The location of gates and corner posts will be as indicated elsewhere in these plans.

				Design Division Standard			
BARBED WIRE AND WOVEN WIRE FENCE (STEEL POSTS)				WF (2) - 10			
FILE#	WF210.dgn	ONE TxDOT	C&M	ONE VP	ONE		
REVISIONS	TxDOT 1996	CONT	SECT	JOB		HIGHWAY	
		DIST		COUNTY		SHEET NO.	



NO. DATE

REVISION

APPROVED

0' 25' 50' 100'

LEGEND:

EXIST R.O.W.

PROP R.O.W.

PROP EASEMENT/
ACCESS AGREEMENT

CONTROL POINT

WILLIAMSON
COUNTY
TEXAS

135528
1
RYAN H. HINSON
PROFESSIONAL ENGINEER

3/29/2023

Binkley & Barfield
INC.
2801 South Greenway Dr. Ste 200
Waco, TX 76798
512.292.0066
BinkleyBarfield.com

BAGDAD ROAD (CR 279)

PROJECT LAYOUT

STA 264+00 TO STA 288+00

SHEET 4 OF 5

CR 279

14

