

Denied

Johnson County

Commissioners Court

Slaughter House / Meat Processing Plant

MAR 14 2016

**Permit Application
SECTION 1**

Date: 01/14/2015

Permit Application #

Name of Applicant: Madina Farms Inc

Mailing Address: 11065 County Road 418

Grandview, TX 76050

Phone Number: (732) 213-6932

SECTION 2

Name, address, and phone number of **property owner** if different from applicant:

Name of Property Owner _____

Mailing Address of Property Owner _____

Telephone Number of Property Owner (_____) _____

SECTION 3

Location of Property:

5

Address of Property to be utilized 11065 County Road 418, Grandview TX 76050

Attach scale map and legal description of property, including total acreage as Exhibit

SECTION 4

Name of Owner of Proposed Business Madina Farms Inc

Mailing Address of Owner of Proposed Business:
11065 County Road 418, Grandview, TX 76050

Phone Number: (732) 213-6932

(This may be a corporation different from the "Applicant")

If the Owner of the proposed business is a corporation, identify the officers of the corporation and the position each holds. Provide the name address and telephone numbers of the officers. If the Owner is a partnership, identify each of the partners in the partnership and provide the name and address of each of the partners. Attach additional sheets if necessary.

President: Kamal Ahmed - 2317 Rolling Hills Trl Alington, Tx 76011 (732)-213-6932

Vice President: Korshed Alam - 1305 Joseph Ct., S. Plainfield, NJ 07080 (732)259-3229

Treasurer: Mohammed Abul Kalam Azed -2720 Laro Vista Loop Irving, Tx 75062 (214)524-1970

Secretary: Mohammed Karim -2616 Salmon St., Irving, Tx 75062 (732)-447-6063

SECTION 5

Does any part of the property lie within a FEMA Floodplain? Yes No

Does any part of the property lie within the city limits or the extraterritorial jurisdiction (ETJ) of any city? Yes City: _____ No

SECTION 6

Species of animals to be processed:

List each species of animal that will be slaughtered at the facility

Goat / Sheep

Cattle

Poultry

List the maximum quantity of each species of animal to be processed daily at the facility.

Goat/Sheep +/- 10 per week

Cattle +/- 1 per week

Poultry +/- 50 per week

For each type of animal to be slaughtered, specify the maximum number of each species of those animals that will be held on the subject property for a period exceeding 24 hours prior to the slaughter of the animals

Goat +/- 100

Sheep +/- 20

Cattle +/- 10

Poultry +/- 100

SECTION 7

Method of Waste Removal: Madina Farm has contracts and/or LOIs with two state licenced by-product disposal companies to haul the animal by-products, carcuses, hides and blood from our location

Please attach a detailed plan for waste management and waste removal.

See business plan

Identify the provider of water service to the facility: On-site well water

SECTION 8

Will a USDA representative be on site during all hours of operation? Yes No

SECTION 9

Applicant hereby releases, acquits, and forever discharges, and by making this application for permit does indemnify, release, acquit, and forever discharge Johnson County together with its

officials, officers, employees, agents, representatives, attorneys, and assigns, and all other persons, firms or corporations in privity with them, from any and all claims, demands actions and causes of action, of any kind whatsoever, known or unknown, whether in contract, tort, or equity, for any form of damages whatsoever, which may arise on account of Johnson County considering or granting this Application for Slaughterhouse / Meat Processing permit.

I understand this is a Government Document and the statements and representations made in this document are material to the decisions and determinations to be made by Johnson County, a political subdivision of the State of Texas. I further understand any false statement I make on this document will subject me to criminal and civil penalties and liability including but not limited to that arising pursuant to Section 37.10 of the Texas Penal Code. By signing this application the Applicant understands that there are other state and federal regulations pertaining to this type of business and Applicant accepts responsibility for understanding and adhering to all such requirements.

Kamal Ahmed

Signature of Applicant

01/19/2016

Date

KAMAL AHMED

Printed Name of Applicant

PRESIDENT

Office, Authority or Capacity of Applicant

This application will be presented to the Commissioner's Court of Johnson County for approval or denial after receipt and review by the Public Works Department.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF# 17452

GENERAL WARRANTY DEED

Date: October 30, 2015

Grantor: Martin P. Parra and spouse, Maria Luisa Parra

Grantor's Mailing Address:

3432 Gladipus Ln.
Dallas TX 75233

Grantee: Madina Farm, Inc.

Grantee's Mailing Address:

2317 Rolling Hills Trail
Arlington, Texas 76011

Consideration: TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by Grantor.

Property (including any improvements):

See Exhibit A attached hereto.

Reservations from Conveyance:

None.

Exceptions to Conveyance and Warranty:

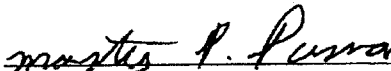
1. Interest in and to all coal, lignite, oil, gas and other minerals, and all rights incident thereto, contained in instrument dated April 10, 1946, recorded on April 22, 1946 in Volume 352, Page 64 of the Deed Records of Johnson County, Texas;
2. An Easement and Right-of-Way executed by Martin Pedro Parra and Maria Luisa Parra to Johnson County Electric Cooperative, dated October 3, 2000, filed July 26, 2001, recorded in Volume 2669, Page 254, of the Deed, Johnson, Texas;
3. Lease for coal, lignite, oil, gas and other minerals, together with rights incident thereto, contained in instrument dated November 2, 2005, by and between Martin

P. Parra and Maria Luisa Parra, as Lessor, and Chief Holdings, LLC, as Lessee, recorded on November 30, 2005 in Volume 2861, Page 326 of the Dccd Records of Johnson County, Texas;

4. Any portion of the property herein described which falls within the boundaries of any road or roadway;
5. Visible and apparent easements not of record on or across the property herein described;
6. All, licenses, 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 of Johnson County, Texas; and
7. All easements, rights-of-way, restrictions, reservations, covenants, conditions, and other instruments that affect the Property and appear of record in the Official Public Records or Plat Records of Johnson County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.



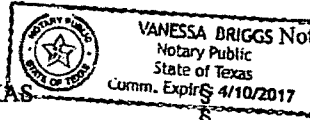
Martin P. Parra



Maria Luisa Parra

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

This instrument was acknowledged before me on the 30 day of October, 2015, by Martin P. Parra.

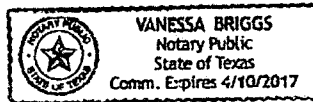


Vanessa Briggs

Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF ELLIS §

This instrument was acknowledged before me on the 30 day of October 2015, by Maria Luisa Parra.



Vanessa Briggs

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
Madina Farm, Inc.
2317 Rolling Hills Trail
Arlington, Texas 76011

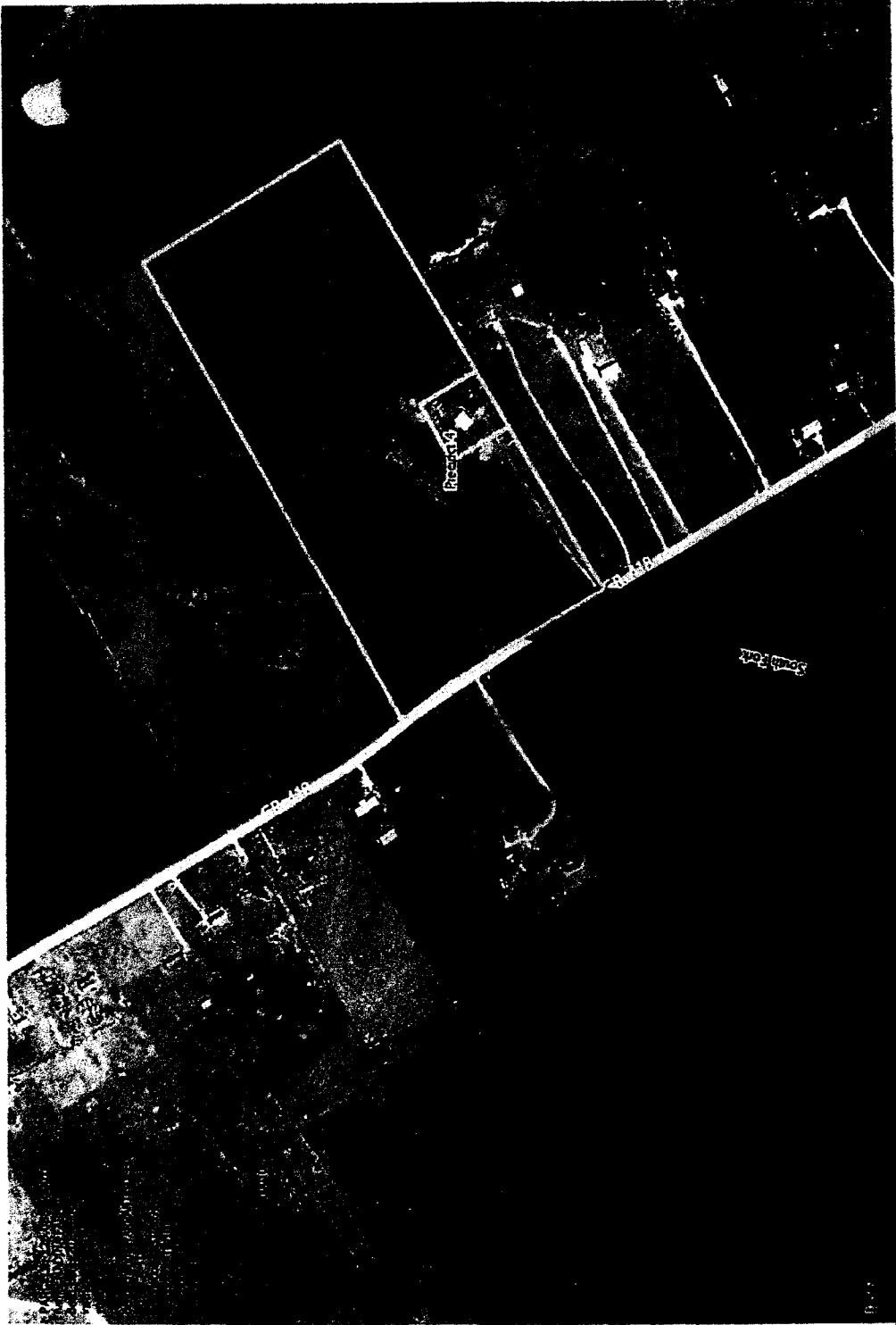
PREPARED IN THE LAW OFFICE OF:
John C. Wray
Wray, Willett & Staffer, PLLC
200A North Rogers Street
Waxahachie, Texas 75165

Pictometry Online 1.11.4

Workspace

Workspace (Author)
Annotations
Bookmarks
Layers

ABSTRACTS
ADDRESSES
Changed
CITIES
Demolished
ESD
ETJ
Erasing



Properties

Selections

PARCELS 128 0889 00015

name MADIRA PARK INC
 deqd_dtlm 2015-11-04
 instrument 2504
 volume_num
 page_num
 deqd_chang WARRANTY DEED
 siter 11005 CIT 418
 describe ABST 889
 descrpl_1 TR 10 PT
 descrpl_2 IN WATKINS
 descrpl_3
 descrpl_4
 descrpl_5 SA TXFLA/DA/032812101
 descrpl_6 LA TEX03937056
 srf_aerea_1
 gpo_accoun 128 0889 00015
 PARCELS 128 0889 00010

Penmeter Distance 845.11 Feet Shape Area

Madina Farm

A NATURAL ORGANIC STYLE FARMING SYSTEM

Business Plan

Prepared January 2016

Contact Information

Kamal Ahmed

kamal7780@gmail.com

732-213-6932

11065 County Road 418

Johnson County, Texas 76050

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Company

Overview

Ownership & Structure

Madina Farms, Inc. is a family owned and operated company since 2015.

Company History

Madina Farm was established to provide our family and the local community with naturally grown vegetables and livestock. Our natural organic type farming system allows us to produce fresh vegetables and raise livestock free from added hormones, unnecessary antibiotics and unwanted chemicals. We believe utilizing this type of farming system provides the best nourishment possible for ourselves, our children, friends and neighbors. The livestock being raised will focus on goats and sheep but will also include a few head of cattle and poultry.

Team

Management Team

President: Kamal Ahmed

Vice President: Khorshed Alam

Treasurer: Mohammed Abul Kalam Azed

Secretary: Mohammed Karim

Advisors

Madina Farm has contracted Perkins Engineering Consultants, Inc. to engineer a wastewater disposal system that will conform to state standards and eliminate the potential of any nuisance odors. Perkins Engineering Consultants specialize in wastewater management and order control projects.

Perkins Engineering Consultants, Inc.

6001 Interstate 20 West, Suite 219 Arlington, Texas 76017

Madina Farm has contracts and/or LOIs with two state licensed by-product disposal companies to haul the animal by-products, carcasses, hides and blood from our location.

DARLING INGREDIENTS INC

1240 Sargent Rd Dallas, TX 75203

TEXAS-BY-PRODUCT

515 Pontiac Street Dallas, Texas, 75203

Objectives

Problem & Solution

Problem Worth Solving

In today's society people are much more conscious and particular of the types of food they put in their bodies. A growing majority tend to desire organically and naturally grown vegetables and livestock. Animals raised on open pasture enjoy a much higher quality of life than those confined in factory farms. They roam freely and are able to carry out their natural instincts and behaviors. Confined animals are more prone to disease, injury, depression and stress. Not only are pastured animals happier and healthier but they are also nutritionally superior to commercially raised animals. It is well documented that pastured livestock produce meat with lower levels of saturated fat and total fat, and higher levels of vitamins, minerals and antioxidants, Beta-Carotene, heart-friendly Omega 3's, and cancer/heart disease fighting CLA's (Conjugated Linoleic Acid).

Research shows that stress among livestock affects the quality of meat as regards to tenderness, perishability and color. Animals that yield quality prime meat are the ones that have not been subjected to these stress. Another risk to the quality of meat from livestock can come from transportation of the animal right before slaughter. Effects of transporting live animals right before slaughter can have serious deleterious effects on the welfare of livestock and can lead to significant loss of quality and production. Stress, bruising (perhaps the most insidious and significant production waste in the meat industry), trampling, suffocation, dehydration, exhaustion and injuries are all possibilities during the transporting of live animals to slaughter. It seems almost futile to spend so much time and care in the naturally raising of livestock to take the chance of something happening during transportation to the slaughterhouse.

Also, with the constant rise and fall of large "Wall Street" type companies that tend to focus more on their profits than the welfare of the consumer, individuals are beginning to realize the advantages of buying from small local farms. If you buy non-organic meat that isn't local or free-range from a supermarket chain then you are most likely supporting a "Wall Street" multinational food conglomerate. On the other hand, when you buy from a local farm your support is directly attributable to that farm and your local community. Buying from your local farm is better for your health, your local community, and the larger community as a whole.

Our Solution

Madina Farm, Inc. will provide individuals and families of the local community with an affordable means to purchase naturally raised Livestock and Poultry. Our core business will focus on meeting the demand for a family owned and operated facility whose emphasis is on the quality and care of the animals raised rather than bigger and bigger profits. Customers will have the ability to roam freely through the farm and select the individual Livestock they would like to purchase. Once selected, we will offer slaughtering if desired. This not only allows our clients a hands on approach but also a total experience of interacting on the farm. By supporting local, sustainable and organic farms in your community you also support the larger community of which we are all a part.

Target Market

Madina Farm intends to make our fresh vegetables and naturally raised Livestock (cattle, sheep, goat and poultry) available for sale to individuals and their families in the local community. These customers will be looking to purchase live animals that have been raised in a natural organic type farming system. Considering the typical individual usually does not have the means to slaughter the animal or transport it live, we will also be able to provide this service if desired. Although this customer base is small, it fits well with our objectives of quality over

quantity and the consumer's well-being over profits. Madina Farm will not be selling intra-state nor to any wholesalers.

Products and Services

Operations

Locations & Facilities

Madina Farm is located at 11065 County Road 418 in Grandview, Texas 76050. The location provides us with +/- 30 acres to implement a natural organic type farming system. Much of the lay of the land will look like any other farm whose primary goal is to raise livestock in a natural way. This would include the main house, barns, as well as corrals and pens to separate the animals. In addition to these facilities, our farm will have a small slaughterhouse that will meet or exceed the local, state and federal guidelines. Since, our client base does not include the wholesale market but rather individuals and families that may not necessarily have the means to slaughter purchased livestock. This additional facility is an essential part of our overall business plan. We plan to apply for a "Custom Exempt Slaughterhouse Permit" with the State of Texas once Johnson County has approved the site. This permit will allow us to set up the small slaughterhouse in order for us to properly, safely and legally slaughter livestock for individual customers who have purchased livestock from us.

Waste Management and Waste Removal

Madina Farm has contracted Perkins Engineering Consultants, Inc. in order to engineer a wastewater disposal system that will conform to state standards and eliminate the potential of any nuisance odors. This system is designed to contain odors to the inside of an underground concrete storage tank. An audible and visual alarm will provide notification to personnel when the wastewater level in the tanks reaches a point where 1 week of capacity remains available in the tank. In addition to this system, all blood, hides, and unused portions of carcasses will be refrigerated and/or stored in sealed containers prior to hauling off site for disposal, minimizing nuisance conditions. Madina Farms also has contracts with state licensed by-

product disposal companies to haul the animal by-products, carcasses, hides and blood from our location. This design system has worked very successfully for other newly licensed slaughterhouses in the DFW area. See Appendix "Perkins Engineering Proposal".

Appendix

Johnson County Application

Johnson County Application

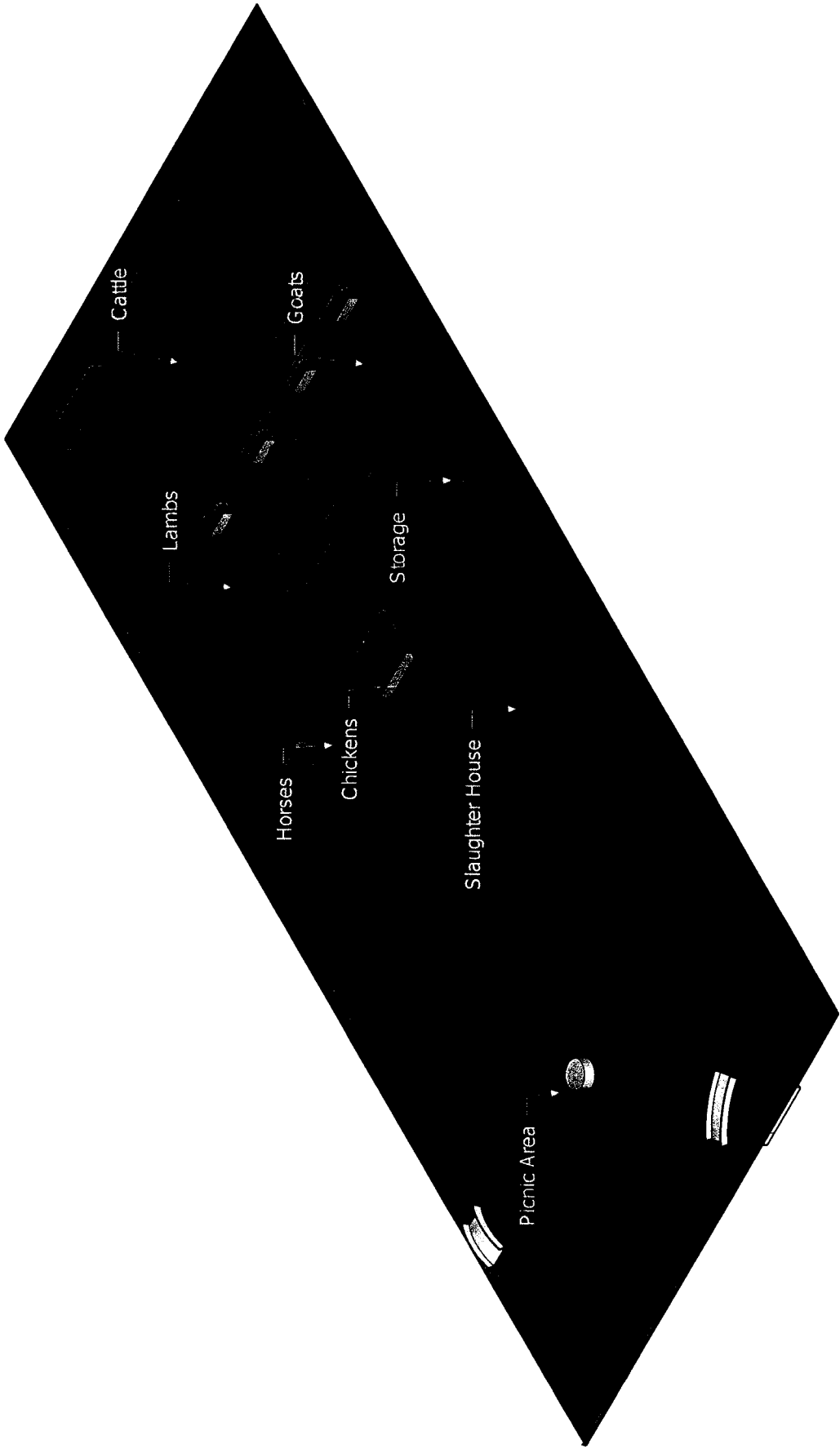
Perkins Engineering Proposal

Madina Farm Tec Memo

Mark Perkins Bio

Master Plan Design

Master Plan Design



Cattle

Lambs

Horses

Chickens

Slaughter House

Picnic Area

Goats

Storage