

DESCRIPTION FOR VACATION OF SAMSUNG BOULEVARD RIGHT-OF-WAY

A 6.415 acre (279,445 square feet), tract of land, lying within the Lucas Munos Survey No. 55, Abstract No. 513, Travis County, Texas, and being a portion of the plat of Pioneer Crossing East Section One, Samsung Boulevard, a subdivision recorded in Document No. 200200313, Official Public Records of Travis County, Texas, and being all of Samsung Boulevard as dedicated by said subdivision, described as follows:

BEGINNING at an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 646.46 feet, for the southwest corner of a called 56.597 acre tract conveyed to Samsung Austin Semiconductor LLC in Document No. 2019138661, Official Public Records of Travis County, Texas, the northwest corner of a called 39.285 acre tract (Tract 3-1) as described in a Special Warranty Deed, dated July 02, 2013 to Dynamic Finance Corporation, recorded in Document No. 2013122753, of the Official Public Records of Travis County, Texas, and also being in the arc of a curve to the left on the eastern right-of-way line of Samsung Boulevard (100' wide right-of-way), as dedicated by said Pioneer Crossing East Section One "Samsung Boulevard", for the **POINT OF BEGINNING** of the herein described tract (Grid Coordinates: N=10,108,347.64, E=3,147,372.14);

THENCE, with the common boundary line of said 39.285 acre tract and said Pioneer Crossing East Samsung Boulevard, the following five (5) courses and distances;

1. Along said curve to the left, an arc distance of 117.54 feet, having a radius of 950.00 feet, a central angle of 07°05'20", and a chord which bears S08°41'54"E, a distance of 117.46 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 642.20 feet;
2. S12°19'49"E a distance of 364.29 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 631.76 feet, at a point of curvature to the right;
3. Along said curve to the right, an arc distance of 1441.66 feet, having a radius of 1550.00 feet, a central angle of 53°17'27", and a chord which bears S14°22'15"W, a distance of 1390.25 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 650.25 feet;
4. S40°52'33"W a distance of 265.40 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 653.28 feet, at a point of curvature to the left;
5. Along said curve to the left, an arc distance of 39.89 feet, having a radius of 25.00 feet, a central angle of 91°25'48", and a chord which bears S03°55'18"E, a distance of 35.79 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 653.56 feet;

THENCE, crossing said Pioneer Crossing East Section One, Samsung Boulevard, N49°00'35"W a distance of 150.20 feet to a capped iron rod with "SURVCON INC" found, having an NAVD 88 elevation of 655.75 feet, at a point of curvature to the left; for the westerly southeasterly corner of a called 27.802 acre tract (Tract 2) as described in a Special Warranty Deed, dated September 10, 2019 to Samsung Austin Semiconductor LLC., recorded in Document No. 2019138661, of the Official Public Records of Travis County, Texas and being on the proposed northerly right-of-way line of Braker Lane, same being the remainder of a called 479.683 acre tract (Tract 10) as described in a Correction General Warranty Deed, dated September 17, 1998 to Art Collection, Inc., recorded in Volume 13270, Page 1369, of the Real Property Records of Travis County, Texas;

THENCE, with the easterly line of said 27.802 acre tract and the westerly right-of-way line of Samsung Boulevard, the following five (5) courses and distances;

1. Along said curve to the left, an arc distance of 39.52 feet, having a radius of 25.00 feet, a central angle of 90°34'38", and a chord which bears N86°09'17"E, a distance of 35.53 feet to a iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 654.67 feet"
2. N40°55'28"E a distance of 265.82 feet to a 1/2-inch iron rod found, having an NAVD 88 elevation of 650.56 feet, at the point of curvature of a curve to the left;

3. Along said curve to the left, an arc distance of 1348.41 feet, having a radius of 1450.00 feet, a central angle of $53^{\circ}16'53''$, and a chord which bears $N14^{\circ}21'06''E$, a distance of 1300.34 feet to a iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 631.00 feet;
4. $N12^{\circ}18'59''W$ a distance of 364.31 feet to a iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 641.48 feet, at the point of curvature of a curve to the right;
5. Along said curve to the right, an arc distance of 717.79 feet, having a radius of 1050.00 feet, a central angle of $39^{\circ}10'04''$, and a chord which bears $N07^{\circ}17'42''E$, a distance of 703.89 feet to an iron rod with cap stamped "JACOBS" found for the north corner of said 27.802 acre tract and being on the eastern line of Lot 1, Block A of the Final Plat for Jourdan Crossing Phase C, Section 2, a subdivision recorded in Volume 96, Page 230, Plat Records of Travis County, Texas;

THENCE, with the easterly line of said Lot 1, Block A and said western right-of-way line of Samsung Boulevard, $N26^{\circ}51'48''E$, a distance of 61.33 feet to a 60d nail found, having an NAVD 88 elevation of 665.28 feet, for the northwestern corner of said Pioneer Crossing East Section One, Samsung Boulevard, also being the southwestern corner of said Samsung Boulevard as dedicated in Final Plat for Jourdan Crossing Phase C, Section 2;

THENCE, with the northly line of said Pioneer Crossing East Section One, Samsung Boulevard and a southerly line of said Jourdan Crossing Phase C, Section 2, $S63^{\circ}07'33''E$, a distance of 100.00 feet to an iron rod found, having an NAVD 88 elevation of 664.41 feet, for the northeastern corner of said Pioneer Crossing East Section One, Samsung Boulevard, being the southeastern corner of said Samsung Boulevard as dedicated in Final Plat for Jourdan Crossing Phase C, Section 2 and being on the western line of said 56.597 acre tract;

THENCE, with the westerly line of said 56.597 acre tract and the easterly right-of-way line of Samsung Boulevard, the following two (2) courses and distances;

1. $S26^{\circ}51'48''W$ a distance of 61.31 feet to a 1/2-inch iron rod found, having an NAVD 88 elevation of 663.70 feet, at the point of curvature of a curve to the left;
2. Along said curve to the left, an arc distance of 531.59 feet, having a radius of 950.00 feet, a central angle of $32^{\circ}03'38''$, and a chord which bears $S10^{\circ}50'20''W$, a distance of 524.68 feet to the POINT OF BEGINNING;

Containing 6.415 acre (279,445 square feet), more or less.

Bearings are based on the Texas State Plane Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83), 2011 Adjustment. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a combined adjustment factor of 1.00010 exactly.

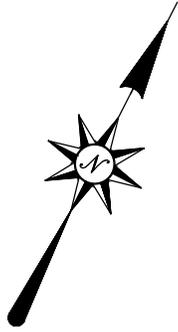
I hereby certify that this boundary description represents the results of a survey made on the ground October 20 of 2020. This description is accompanied by a separate plat of even date.

Robert J. Gertson, RPLS
Texas Registration No. 6367
Atwell, LLC
3815 Capital of Texas Highway, Suite 300
Austin, Texas 78704
Ph. 512-904-0505
TBPLS Firm No. 10193726



11/13/20

FIELD NOTES REVIEWED
BY:  DATE: 12/16/20
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



SCALE: 1" = 300'

CALLLED 120.00 ACRES
SPECIAL WARRANTY DEED
JOHN D BYRAM, WILLIAM F. BORROW JR PETER A.
LAMY, MARY L. REED AND SAGE LAND COMPANY INC.
CONVEYS TO
SAMSUNG AUSTIN SEMICONDUCTOR LLC
DOCUMENT NO. 2000106442
O.P.R.T.C.T.

LUCAS MUNOS SURVEY NO. 55,
ABSTRACT 513

TRACT 2
CYALLED 27.802 ACRES
SPECIAL WARRANTY DEED
DYNAMIC FINANCE CORPORATION
CONVEYS TO
SAMSUNG AUSTIN
SEMICONDUCTOR LLC
DOCUMENT NO. 2019138661
O.P.R.T.C.T.

REMAINDER OF
TRACT 10
479.683 ACRES
CORRECTION GENERAL WARRANTY
DEED
EDINA PARK PLAZA ASSOCIATES
LIMITED PARTNERSHIP CONVEYS
TO
ART COLLECTION, INC
VOL.13270, PG.1369

TRACT 3-1
39.285 ACRES
SUBSTITUTE TRUSTEE'S DEED
AND BILL OF SALE
ART COLLECTION, INC. TO
DYNAMIC FINANCE CORPORATION,
DOCUMENT NO. 2013122753
O.P.R.T.C.T.

PIONEER CROSSING EAST
SECTION ONE
SAMSUNG BLVD.
(100' R.O.W.)
DOCUMENT NO. 200200313
O.P.R.T.C.T.

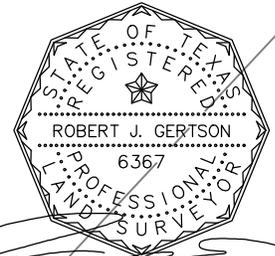
SAMSUNG BLVD.
(100' R.O.W.)
VOL. 96, PG. 230
P.R.T.C.T.

LOT 1, BLOCK A
JOURDAN CROSSING PHASE C
SECTION 2
VOL 96, PG. 230
P.R.T.C.T.

CALLLED 56.597
ACRES
SPECIAL WARRANTY
DEED
DYNAMIC FINANCE
CORPORATION
CONVEYS TO
SAMSUNG AUSTIN
SEMICONDUCTOR LLC
DOCUMENT NO.
2019138661
O.P.R.T.C.T.

POINT OF
BEGINNING
GRID COORDINATES
N=10,108,347.64,
E=3,147,372.14

AREA TO BE
VACATED



11/13/20

LEGEND

- IRON ROD FOUND WITH SURVCON CAP UNLESS OTHERWISE NOTED
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- ▲ 60D NAIL FOUND

- BOUNDARY LINE
- - - ADJOINER BOUNDARY LINES
- - - SURVEY LINES

6.415 ACRE
OUT OF THE LUCAS MUNOS SURVEY NO. 55,
ABSTRACT 513
CITY OF AUSTIN, TRAVIS COUNTY TEXAS

DATE:	11/13/20
DRAWN:	AY
CHECKED:	RG
JOB NO.:	20003531

SHT.
03
OF
04



ATWELL

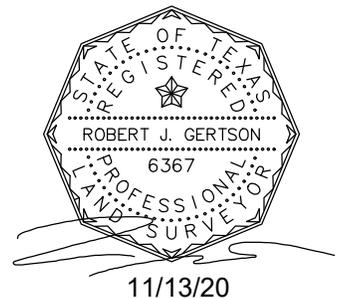
866.850.4200 www.atwell-group.com
3815 S CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
512.904.0505

LINE DATA TABLE

LINE #	DIRECTION	LENGTH
L1	S12°19'49"E	364.29'
L2	S40°52'33"W	265.40'
L3	N49°00'35"W	150.20'
L4	N40°55'28"E	265.82'
L5	N12°18'59"W	364.31'
L6	N26°51'48"E	61.33'
L7	S63°07'33"E	50.00'
L8	S26°51'48"W	61.31'

CURVE DATA TABLE

CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	7°05'20"	950.00'	117.54'	S8°41'54"E	117.46'
C2	53°17'27"	1550.00'	1441.66'	S14°22'15"W	1390.25'
C3	91°25'48"	25.00'	39.89'	S3°55'18"E	35.79'
C4	90°34'38"	25.00'	39.52'	N86°09'17"E	35.53'
C5	53°16'53"	1450.00'	1348.41'	N14°21'06"E	1300.34'
C6	39°10'04"	1050.00'	717.79'	N7°17'42"E	703.89'
C7	32°03'38"	950.00'	531.59'	S10°50'20"W	524.68'



6.415 ACRE
OUT OF THE LUCAS MUNOS SURVEY NO. 55,
ABSTRACT 513
CITY OF AUSTIN, TRAVIS COUNTY TEXAS

DATE:	11/13/20
DRAWN:	AY
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JOB NO.:	20003531

SHT.
04
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