

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-98-0115.9A(VAC)**ZAP DATE:** February 2,2021**SUBDIVISION NAME:** Pioneer Crossing East Section One “Samsung Boulevard”**AREA:** 2,800 sf**APPLICANT:** Austin Semiconductor**AGENT:** Dave Anderson (Drenner Group)**ADDRESS OF SUBDIVISION:** 11909 Samsung Boulevard**GRIDS:** MP31**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Full Purpose**DISTRICT:** 1**LAND USE:** public ROW

DEPARTMENT COMMENTS: The request is for the approval of the partial vacation of the Pioneer Crossing East Section One “Samsung Boulevard” plat. The original plat is comprised of public ROW for Samsung Blvd. As part of the Samsung campus reconfiguration, Samsung Blvd. will be relocated and land adjacent to the campus will be platted. This partial plat vacation is the first step in that process and will facilitate the ROW vacation and relocation of the road.

STAFF RECOMMENDATION: The staff recommends approval of the partial plat vacation. The vacation meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov

DRENNER GROUP

David Anderson
direct dial: (512) 807-2908
danderson@drennergroupp.com

November 10, 2020

Via Electronic Delivery

Mr. Andrew Linseisen
Development Services Department
City of Austin
6310 Wilhelmina Drive
Austin, TX 78752

Re: Samsung Blvd. South – Partial Plat Vacation application for the 6.415-acre piece of property located at 11881 – 12161 Samsung Boulevard in Austin, Travis County, Texas (the “Property”)

Dear Mr. Linseisen:

As representatives of the Owner of the Property, we respectfully submit the enclosed Partial Plat Vacation of a Subdivision Plat application package for partial vacation of the approximately 2,800 feet of Samsung Boulevard that lies within the Pioneer Crossing East Section One “Samsung Boulevard” Final Plat immediately north of E. Braker Lane. The portion of the plat to be vacated consists of 6.415 acres adjacent to the property at 11910 1/2 Samsung Blvd, Austin, TX. The entirety of the Property is located in the full purpose jurisdiction of the City of Austin and was originally dedicated by the adjacent Samsung property on November 20, 2002 via City of Austin case no. C8-98-0115.9A.

This partial plat vacation is intended to follow the vacation of the same portion of Samsung Boulevard Right-of-Way (ROW) currently under review by City of Austin staff. This partial plat vacation is necessary to relocate Samsung Boulevard to the east on property also owned by the Owner. The Owner of the tracts adjacent to the Pioneer Crossing East Section One “Samsung Boulevard” Final Plat owns all abutting tracts to Samsung Boulevard.

Samsung Boulevard is a functional ROW that shall remain as such until a new alignment is determined and dedicated to the City of Austin. Dedication of public ROW for the new alignment of Samsung Blvd. is proceeding along with this application, and the design of the roadway, utilities, and associated infrastructure and appurtenances will be addressed through a Site Development Permit process. City staff will have the opportunity for review to ensure compliance with all local, State, and Federal regulations and that local design guidelines are met during the Site Development Permitting process for this new roadway alignment.

In the interim, and as a condition of the approval of the ROW Vacation request, public utility and public access easements shall be granted back to the City of Austin until the new Samsung Boulevard alignment is constructed and accepted by the City of Austin.

Once the ROW vacation application has been approved, the resulting land will revert to the Owner. To facilitate potential future development on the site, the Owner desires to partially vacate the portion of the Pioneer Crossing East Section One “Samsung Boulevard” Final Plat described herein.

November 10, 2020
Page 2

Please let me know if you or your team members require additional information or have any questions.
Thank you for your time and attention to this project.

Best Regards,

A handwritten signature in black ink, appearing to read 'D. Anderson', with a long horizontal flourish extending to the right.

David J. Anderson, P.E., D.WRE, CFM, CPESC
Director of Land Use and Entitlements
Drenner Group, P.C.

cc: Jerry Rusthoven, Planning and Zoning Review Department (*via electronic delivery*)




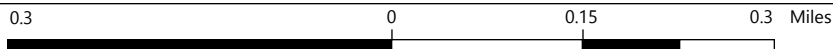
B-5 Property Profile

Legend

- Street Labels
- TCAD Parcels



1:9,600 



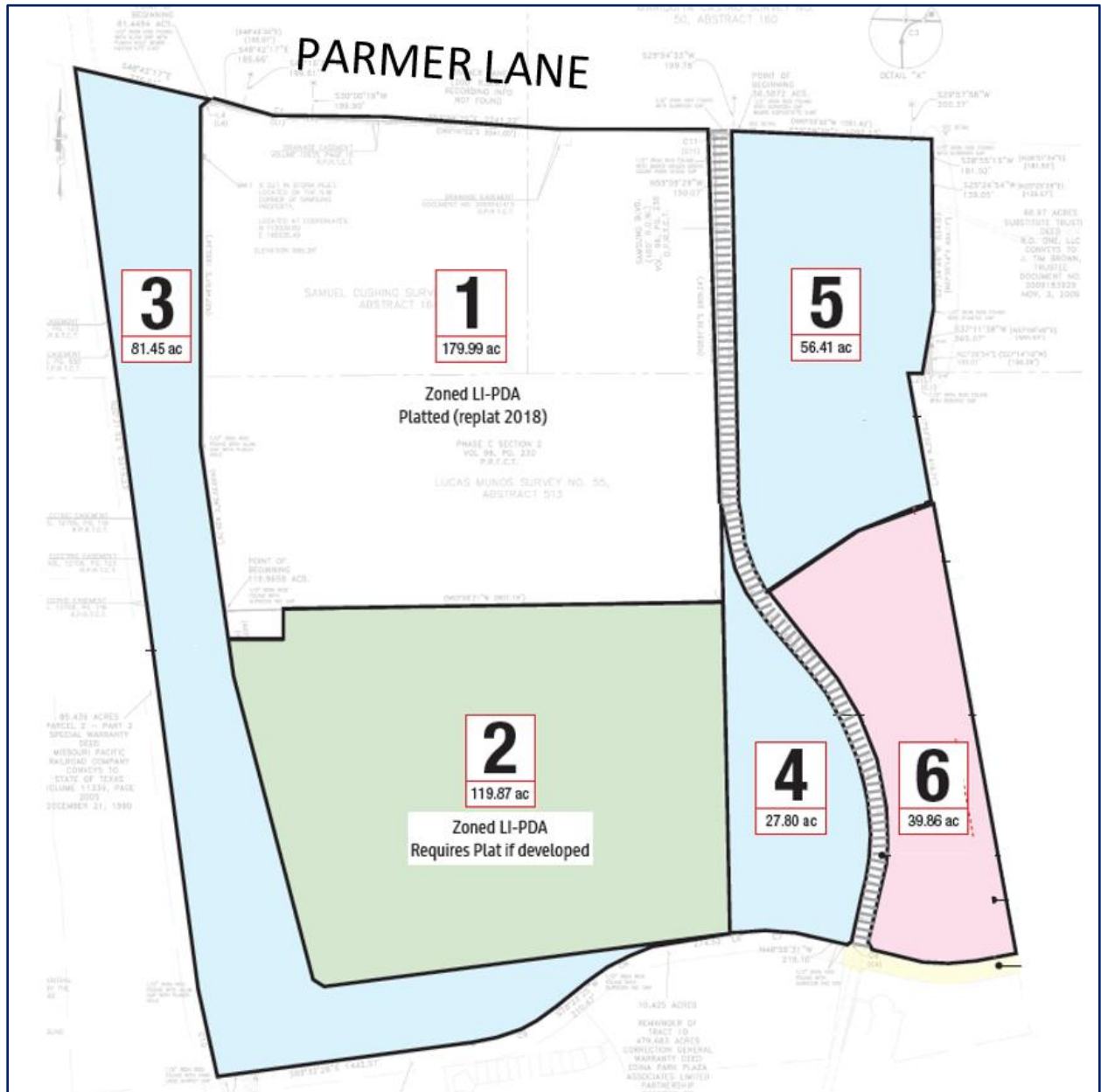
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

4. Tract Nomenclature Exhibit



B-5

Pioneer Crossing East Sec One

P-30
P-31 6 of 20

C8-98-0115.9A

THE STATE OF TEXAS }
COUNTY OF TRAVIS } KNOW ALL BY THESE PRESENTS...

ART COLLECTION, INC., A NEVADA CORPORATION ACTING BY AND THROUGH BRUCE ENDENDYK, VICE PRESIDENT, OWNERS OF THAT CERTAIN 1428.707 ACRE TRACT OF LAND, SITUATED IN THE SAMUEL CUSHING SURVEY NO. 70, A-184, THE MARIQUITA CASTRO SURVEY NO. 50, A-180, AND THE LUCAS MUNOS SURVEY NO. 55, A-513, TRAVIS COUNTY TEXAS, AS DESCRIBED IN VOLUME 13270, PAGE 1369, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 8.918 ACRES OUT OF THE LUCAS MUNOS SURVEY NO. 55, A-513 IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS **PIONEER CROSSING EAST SECTION ONE "SAMSUNG BOULEVARD"**, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS AND STREETS SHOWN HEREON SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

EXECUTED THIS 16th DAY OF July, 2002.

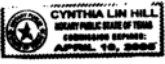
ART COLLECTION, INC., A NEVADA CORPORATION

Michael E. Bogel
BY: MICHAEL E. BOGEL, VICE PRESIDENT
1800 VALLEY VIEW LANE, SUITE 300
DALLAS, TEXAS 75235

STATE OF TEXAS }
COUNTY OF TRAVIS } KNOW ALL BY THESE PRESENTS

THIS INSTRUMENT WAS SWORN TO AND SUBSCRIBED AND ACKNOWLEDGED BEFORE ME BY MICHAEL E. BOGEL, VICE PRESIDENT OF ART COLLECTION, INC. ON THE 16th DAY OF July, 2002.

Arletta Kim Hill
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Cynthia Lim Hill
PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-10-05

STATE OF TEXAS }
COUNTY OF TRAVIS } KNOW ALL BY THESE PRESENTS

I, DANA DEBEAUVOIR, COUNTY CLERK OF TRAVIS COUNTY, COURT DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 20 DAY OF November, 2002, A.D. AT 10:35 O'CLOCK A.M. AND DULY RECORDED ON THE 20 DAY OF November, 2002, A.D. AT 10:35 O'CLOCK A.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 200200313

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, OF SAID COUNTY THE 20 DAY OF November, 2002, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS



R. ZAVALA
DEPUTY
FILED FOR RECORD AT 10:35 O'CLOCK A.M., THIS 20 DAY OF November, 2002, A.D.

DANA DEBEAUVOIR, CLERK COUNTY CLERK TRAVIS COUNTY, TEXAS



R. ZAVALA
DEPUTY
ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, ON THE 16th DAY OF July, 2002.

Betty Baker
BETTY BAKER, CHAIR
Jean Allen Mather
MICHAEL CASAS, SECRETARY

THIS SUBDIVISION IS LOCATED WITHIN FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THE 16th DAY OF July, 2002, A.D.

APPROVED FOR ACCEPTANCE THIS 16th DAY OF July, 2002, A.D.

Don't Henderson
MICHAEL HETZ, DIRECTOR
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

- NOTES:
1. ALL STREETS, DRAINAGE, SIDEWALKS, AND WATER AND WASTEWATER UTILITIES WILL BE CONSTRUCTED TO CITY OF AUSTIN URBAN STANDARDS.
 2. PRIOR TO CONSTRUCTION OF THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
 3. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN SYSTEM DESIGN CRITERIA AND SPECIFICATIONS AND STATE OF TEXAS STANDARDS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVAL.
 4. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT VIOLATION OR REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 5. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: SAMSUNG BOULEVARD AND BRAKER LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJACENT LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
 6. THE OWNER/DEVELOPER OF THE SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED FOR INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 7. PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY DWELLING, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
 8. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED Nov. 20, 2001, 2001, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 200222407 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
 9. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
 10. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 11. THIS SUBDIVISION IS LOCATED IN THE HARRIS BRANCH WATERSHED IS CLASSIFIED AS SUBURBAN AND SHALL BE SUBDIVIDED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AS MODIFIED BY ORDINANCE NO. 970410-1.
 12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN 10 FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
 13. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 25-8-211.
 14. EXCESS IMPERVIOUS COVER FROM BRAKER LANE RIGHT-OF-WAY (185 SF) MUST BE DEDUCTED FROM DEVELOPMENT ADJACENT TO SOUTH SIDE OF BRAKER LANE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C00115E DATED JUNE 16, 1993 FOR TRAVIS COUNTY, TEXAS.

Richard H. Malone
RICHARD H. MALONE, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 41865
MALONE/WHEELER, INC.
5318 HWY. 280 WEST, SUITE 150
AUSTIN, TEXAS 78735
(512)899-0801; (512)899-0855(FAX)



THIS IS TO CERTIFY I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I HAVE RECEIVED THE PLAT SUBMITTED HERewith, AND THAT ALL OF THE INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS OF THIS PLAT AND THAT SAID:

Richard H. Malone
RICHARD H. MALONE, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 41865
MALONE/WHEELER, INC.
5318 HWY. 280 WEST, SUITE 150
AUSTIN, TEXAS 78735
(512)899-0801; (512)899-0855(FAX)



I, WILLIAM D. WARRICK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY STATE THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

William D. Warrick
WILLIAM D. WARRICK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4428
ZAMORA-WARRICK AND ASSOCIATES, L.L.C.
5318 HWY. 280 WEST, SUITE 150
AUSTIN, TEXAS 78735
(512)899-3333; (512)899-0855(FAX)



C8-98-0115.10 A

PROJECT: SAMSUNG
SAMSUNG
JOB NUMBER: 00-066-020
DATE: 11-19-00
SCALE: 1"=100'
SURVEYOR: W. WARRICK
TECHNICIAN: C. ZAMORA
DRAWING: SAMSUNG/SAMSUNG.DWG
FIELDNOTES:
PARTYCHIEF:
FIELDBOOKS:

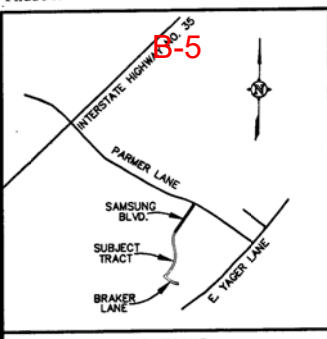


ZWA
Zamora-Warrick and Associates, L.L.C.
Professional Land Surveyors
5318 Highway 280 West, Suite 150 • Austin, Texas 78735
Tel (512) 899-3333 • Fax (512) 899-0855

**Pioneer Crossing
East Section One
"Samsung Boulevard"**

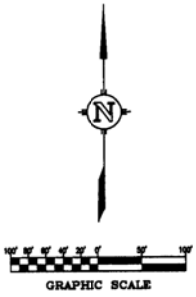
SHEET
1
OF
4
ZWA PLAT No.
Z01-020

11-20



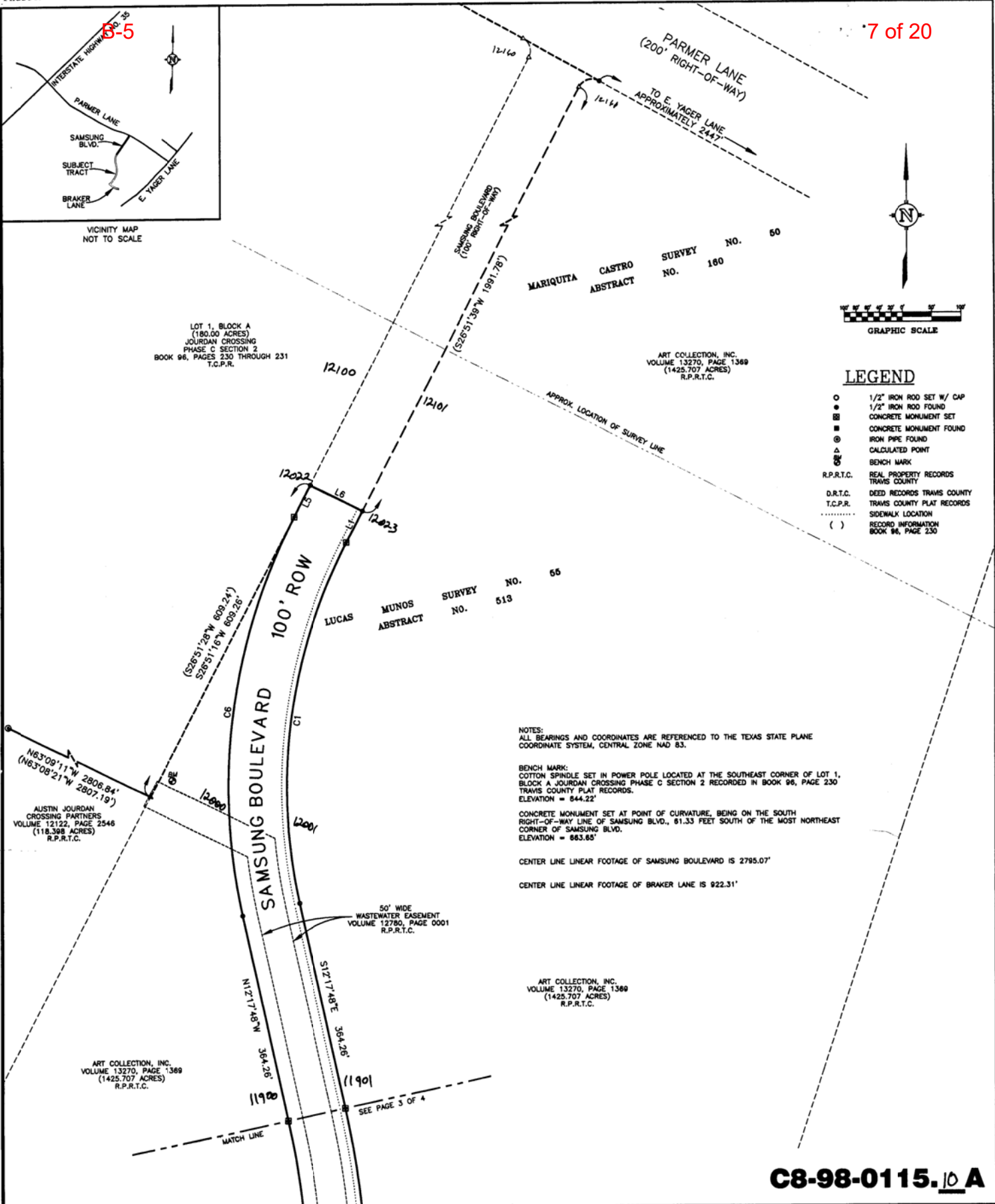
LOT 1, BLOCK A
(180.00 ACRES)
JOURDAN CROSSING
PHASE C SECTION 2
BOOK 96, PAGES 230 THROUGH 231
T.C.P.R.

ART COLLECTION, INC.
VOLUME 13270, PAGE 1369
(1425.707 ACRES)
R.P.R.T.C.



LEGEND

- 1/2" IRON ROD SET W/ CAP
- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- ⊙ IRON PIPE FOUND
- ⊙ CALCULATED POINT
- △ BENCH MARK
- ⊙ BENCH MARK
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- SIDEWALK LOCATION
- () RECORD INFORMATION BOOK 96, PAGE 230



C8-98-0115.10_A

PROJECT:	SAMSUNG SAMSUNG SOUTH
JOB NUMBER:	00-066-020
DATE:	11-19-00
SCALE:	1"=100'
SURVEYOR:	W. WARRICK
TECHNICIAN:	G. ZAMORA
DRAWING:	SAMSUNG_SAMSUNG.DWG
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	



ZWA
Zamora-Warrick and Associates, L.L.C.
Professional Land Surveyors
5316 Highway 290 West, Suite 150 • Austin, Texas 78735
Tel: (512) 896-3333 • Fax: (512) 896-0655

**Pioneer Crossing
East Section One
"Samsung Boulevard"**

SHEET	2
OF	4
ZWA PLAT No.	Z01-012

242001001

AUSTIN JOURDAN
CROSSING PARTNERS
VOLUME 12122, PAGE 2546
(118.398 ACRES)
R.P.R.T.C.

ART COLLECTION, INC.
VOLUME 13270, PAGE 1369
(1425.707 ACRES)
R.P.R.T.C.

ART COLLECTION, INC.
VOLUME 13270, PAGE 1369
(1425.707 ACRES)
R.P.R.T.C.



LEGEND

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- CONCRETE MONUMENT FOUND
- ⊙ IRON PIPE FOUND
- ⊙ CALCULATED POINT
- △ BENCH MARK
- ⊙ R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- ⊙ D.R.T.C. DEED RECORDS TRAVIS COUNTY
- ⊙ T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- ⋯ SIDEWALK LOCATION
- () RECORD INFORMATION BOOK 96, PAGE 230

100 YEAR FLOOD PLAN

50' WIDE WASTEWATER EASEMENT
VOLUME 12780, PAGE 0001
R.P.R.T.C.

LUCAS MUNOS SURVEY NO. 518 NO. 55
ABSTRACT

ART COLLECTION, INC.
VOLUME 13270, PAGE 1369
(1425.707 ACRES)
R.P.R.T.C.

ART COLLECTION, INC.
VOLUME 13270, PAGE 1369
(1425.707 ACRES)
R.P.R.T.C.

SAMSUNG BOULEVARD

BRAKER LANE

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S28°51'16"W	61.31'
L2	S40°59'40"W	285.74'
L3	N49°00'20"W	150.00'
L4	N40°59'40"E	285.74'
L5	N28°51'16"E	61.31'
L6	S82°08'44"E	100.00'
L7	N40°59'40"E	110.00'

CURVE TABLE						
CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	TANGENT
C1	649.26'	39°09'27"	950.00'	S07°16'32"W	636.70'	337.88'
C2	1441.84'	53°17'51"	1550.00'	S14°20'44"W	1360.42'	777.84'
C3	39.27'	80°00'00"	25.00'	S04°00'20"E	35.38'	25.00'
C4	39.27'	80°00'00"	25.00'	N82°59'40"E	35.38'	25.00'
C5	1348.82'	53°17'51"	1450.00'	N14°20'44"E	1300.71'	727.65'
C6	717.60'	39°09'27"	1050.00'	N07°16'32"E	703.72'	373.45'
C7	455.93'	24°45'39"	1055.00'	N81°23'10"W	452.59'	251.58'
C8	408.39'	24°45'39"	945.00'	S81°23'10"E	405.22'	207.43'

C8-98-0115.0A

PROJECT: SAMSUNG SAMSUNG SOUTH
JOB NUMBER: 00-066-020
DATE: 11-19-00
SCALE: 1"=100'
SURVEYOR: W. WARRICK
TECHNICIAN: G. ZAMORA
DRAWING: SAMSUNG/SAMSUNG.DWG
FIELD NOTES:
PARTY CHIEF:
FIELD BOOKS:



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Zamora-Warrick and Associates, L.L.C.
Professional Land Surveyors
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Tel: (812) 996-3333 • Fax: (812) 996-0655

**Pioneer Crossing
East Section One
"Samsung Boulevard"**

SHEET
3
OF
4
ZWA PLAT No.
Z01-012

LUCAS MUNOS SURVEY NO. 513



LEGEND

- 1/2" IRON ROD SET W/ CAP
- 1/2" IRON ROD FOUND
- CONCRETE MONUMENT SET
- CONCRETE MONUMENT FOUND
- ⊙ IRON PIPE FOUND
- ⊕ CALCULATED POINT
- △ BENCH MARK
- ⊙ R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- D.R.T.C. DEED RECORDS TRAVIS COUNTY
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- ⋯ SIDEWALK LOCATION
- () RECORD INFORMATION BOOK 96, PAGE 230

ART COLLECTION, INC. VOLUME 13270, PAGE 1369 (1425.707 ACRES) R.P.R.T.C.

ART COLLECTION, INC. VOLUME 13270, PAGE 1369 (1425.707 ACRES) R.P.R.T.C.

ADRIENNE J. WILLIAMS VOLUME 10780, PAGE 25 (15.00 ACRES) D.R.T.C.

CHRIEEL VOLUME 7869, PAGE 324 (15.00 ACRES) D.R.T.C.

ROGER R. WALLIS & NELDA TAYLOR VOLUME 8416, PAGE 932 (7.90 ACRES) D.R.T.C.

CLARA E. JONES VOLUME 849, PAGE 31 (11.00 ACRES) D.R.T.C.

C8-98-0115.10A

SAMSUNG

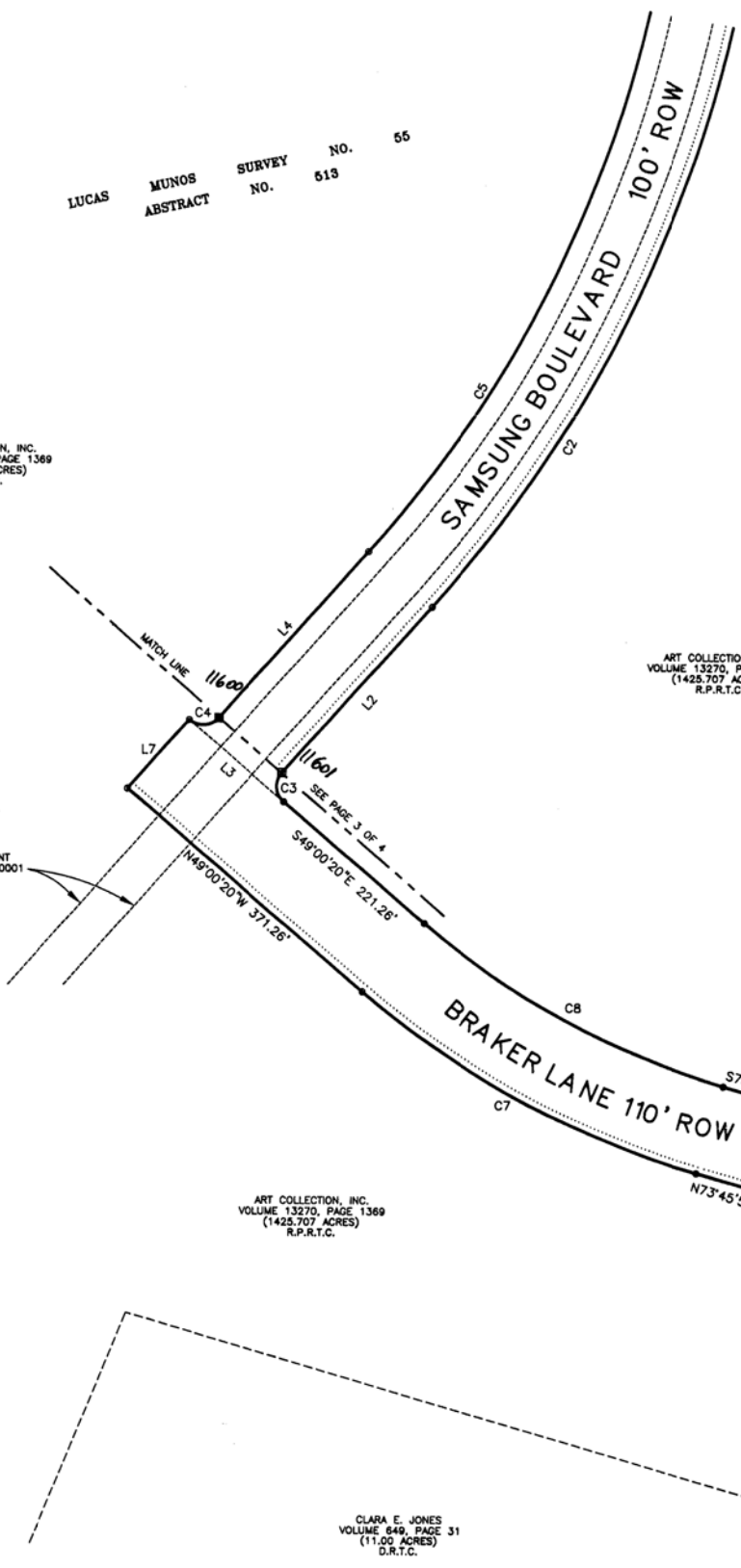
PROJECT: SAMSUNG SAMSUNG SOUTH
 JOB NUMBER: 00-066-020
 DATE: 11-19-00
 SCALE: 1"=100'
 SURVEYOR: W. WARRICK
 TECHNICIAN: G. ZAMORA
 DRAWING: SAMSUNG/SAMSUNG.DWG
 FIELDNOTES:
 PARTYCHIEF:
 FIELDBOOKS:



ZWA
 Zamora-Warrick and Associates, L.L.C.
 Professional Land Surveyors
 5316 Highway 290 West, Suite 150 • Austin, Texas 78738
 Tel: (512) 899-3333 • Fax (512) 899-0655

**Pioneer Crossing
 East Section One
 "Samsung Boulevard"**

SHEET
 4
 OF
 4
 ZWA PLAT No.
 Z01-012



50' WIDE WASTEWATER EASEMENT VOLUME 12780, PAGE 0001 R.P.R.T.C.

MATCH LINE 116.00
SEE PAGE 3 OF 4
S49°00'20"E 221.26'

BRAKER LANE 110' ROW
S73°45'59"E 185.07'

110.00'
S16°38'32"W
N73°45'59"W 184.26'

250.93'
N16°38'32"E 451.11'

80.26'

N15°37'19"E 243.38'

**PARTIAL VACATION OF PIONEER CROSSING EAST SECTION ONE
"SAMSUNG BOULEVARD"**

THE STATE OF TEXAS

COUNTY OF TRAVIS

Whereas, Art Collection, Inc., owners of that certain 8.918-acre tract of land, situated in the Lucas Munos Survey No. 55, A-513, did heretofore subdivide the same into the subdivision designated **PIONEER CROSSING EAST SECTION ONE "SAMSUNG BOULEVARD"**, the plat of which is recorded in Document Number 200200313 of the Travis County, Texas Official Public Records, and

WHEREAS, all of said subdivision is now owned by the parties indicated, to wit:

<u>LOT</u>	<u>OWNER</u>
Legal Descriptions attached as Exhibit "A"	Samsung Austin Semiconductor, LLC

WHEREAS, Samsung Austin Semiconductor, LLC, for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government code, does hereby vacate that certain ROW tract described in Exhibit "B". Said subdivision shall, however, remain in full force and effect as to all other lots in **PIONEER CROSSING EAST SECTION ONE "SAMSUNG BOULEVARD"**.

EXECUTED THE DAYS HEREAFTER NOTED.

Samsung Austin Semiconductor, LLC

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, _____, known to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

SEAL

Printed name: _____
Notary Public in and for the State of
Texas

My commission expires: _____

APPROVAL OF PARTIAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 2021, the Land Use Commission of the City of Austin, at its regular meeting, did approve the partial vacation of the subdivision known as **PIONEER CROSSING EAST SECTION ONE "SAMSUNG BOULEVARD"**, as recorded in Document Number 200200313 of the Travis County, Texas Official Public Records, upon application therefore by all of the owners of all the lots in aid subdivision.

EXECUTED, this _____ day of _____, 2021.

_____, Chair
LAND USE COMMISSION
City of Austin
Travis County, Texas

ATTEST:

Steve Hopkins, Senior Planner
City of Austin Development Services Department

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Steve Hopkins, known to be the person whose name is subscribed to the foregoing instrument as Senior Planner with the City of Austin Development Services Department, a municipal corporation, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

Printed name: _____

Notary Public in and for the State of Texas

My commission expires: _____

Exhibit A
Legal Description – Lot 1

Lot 1, Block A, JOURDAN CROSSING PHASE C SECTION 2, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 96, Pages 230-231 of the Plat Records of Travis County, Texas.

Legal Description – Tract 5

Being a tract containing 56.597 Acres of land, situated in the, Marquitta Castro Survey Number 50, Abstract 160 and Lucas Munos Survey Number 55, Abstract 513 of Travis County, Texas and being a portion of the land described as Tract 10 in a Deed to Art Collection, Inc., recorded in Volume 13262, Page 145 and corrected by deed recorded in Volume 13270, Page 1369 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.). Said 56.597 Acre tract being more particularly described by Metes and Bounds as follows with all bearings and coordinates referenced to the Texas State Plane Coordinate System, Central Zone, and based on NAD83 Datum converted to US Survey Feet and reduced to surface values by a combined factor of 1.0001, Origin of coordinates in Texas Department of Transportation Monument No. N2270399 (North=10,110,689.81; East=3,150,910.08).

Beginning at a 1/2-inch iron rod (North= 10,111,171.61; East=3,149,694.91) found at the Easterly Northeast corner of said Tract 10 and being in the Northwest line of the remainder of a called 54.40 Acre tract recorded in a Deed to J. Tim Brown in Volume 4533, Page 1981, Deed Records of Travis County, Texas (D.R.T.C.T), in the Southerly line of Parmer Lane (200 feet wide) and for the Northeast corner of the herein described tract;

THENCE, with the Northwest line of said 54.40 Acre tract and the Southeast line of said Tract 10, South 27° 46' 33" West, a distance of 1,157.27 foot to a 40D nail found;

THENCE, continuing with the Northwest line of said 54.40 Acre tract South 27° 14' 10" West, a distance of 159.28 feet to a 1-inch iron pipe found;

THENCE, with the Southerly Northeast line of said 54.40 Acre tract, North 61° 43' 12" West, a distance of 56.87 feet to a 1/2-inch iron rod found;

THENCE, continuing with the Southerly Northeast line of said 54.40 Acre tract, North 61° 15' 16" West, a distance of 79.01 feet to a 5/8-inch iron pipe found for the Southerly Northwest corner of said 54.40 Acre tract;

THENCE, with the Southerly Northwest line of said 54.40 Acre J. Tim Brown Tract, South 18° 21' 26" West, a distance of 110.05 feet to a 5/8-inch iron pipe found for the Southwest corner of said 54.40 Acre tract and the Northwest corner of a called 30 Acre tract recorded in a Deed to J. Tim Brown in Volume 3427, Page 2022, D.R.T.C.T;

THENCE, with the Northwest line of said 30 Acre tract, South 17° 52' 03" West, a distance of 618.77 feet to 1/2-inch iron rod found;

THENCE, over and across said Tract 10 the following two (2) calls:

1. North 84° 01' 42" West, a distance of 451.23 feet to a 1/2-inch iron rod with plastic cap stamped Survcon Inc. set;
2. South 83° 55' 04" West, a distance of 605.25 feet to a 5/8-inch iron rod found for the beginning of a non-tangent curve to the right, being a point in the East right-of-way (100' R.O.W.) line of Samsung Boulevard as dedicated by plat as recorded in Document No. TRV200200313 (T.C.P.R.);

THENCE, along the East right-of-way (100' R.O.W.) line of Samsung Boulevard as dedicated by plat as recorded in Document No. TRV200200313 (T.C.P.R.) and as dedicated by plat as recorded in Volume 96, Pages 230-231 (T.C.P.R) the following Three courses:

1. An arc distance of 531.45 feet along said curve to the right, with a radius of 950.00 feet, a Delta Angle of 32° 03' 08" and having a chord bearing and distance of North 10° 50' 05" East, 524.54 feet to a 1/2-inch iron rod found for the end of said curve to the right;

2. North 26° 51' 39" East, at a distance of 61.31 feet pass the Southeast corner of Samsung Boulevard as shown on Jourdan Crossing Phase C, Section 2, plat as record in said Book 96, Page 230, P.R.T.C.T., and continue for a total distance of 2053.09 feet to a 1/2-inch iron rod with aluminum cap found for the beginning of a tangent curve to the right;

3. An arc distance of 40.64 feet along the arc of said curve to the right, with a Radius of 25.00 feet, a delta angle of 93° 08' 19" and a Chord Bearing and Distance of North 73° 25' 50" East, 36.31 feet to a 1/2-inch iron pipe found in the Southerly right-of-way line of said Parmer Lane;

THENCE, with the Southerly right-of-way line of Parmer Lane, South 60° 00' 02" East, a distance of 1,091.92 feet, to the point of beginning and containing a computed area of 56.597 acres of land.

Legal Description – Tract 4

Being a tract containing 27.802 acres of land, situated in the Lucas Munos Survey Number 55, Abstract 513 of Travis County, Texas and being a portion of the land described as Tract 10 in a Deed to Art Collection, Inc., recorded in Volume 13262, Page 145 and corrected by Deed recorded in Volume 13270, Page 1369 of the Real Property Records of Travis County, Texas (R.P.R.T.C.T.). Said 27.802 acre tract being more particularly described by Metes and Bounds as follows with all bearings and coordinates referenced to the Texas State Plane Coordinate System, Central Zone, and based on NAD83 Datum converted to US Survey Feet and reduced to surface values by a combined factor of 1.0001. Origin of coordinates is Texas Department of Transportation Monument No. N2270399 (North=10,110,689.81; East=3,150,910.08).

Beginning at a 1/2-inch iron rod with aluminum cap (North= 10,107,762.15; East=3,146,604.31) found for the Southeast corner of a called 120.00 acre tract recorded in Volume 12666, Page 990, R.P.R.T.C.T.;

THENCE, along the Easterly line of said 120.00 Acre tract and West line of Lot 1, Block A of Jourdan Crossing Phase C Section 2 as recorded in Volume 94, Pages 230-231 P.R.T.C.T. and the Westerly line of said Tract 10, North 26° 51' 39" East, a distance of 2,419.74 feet to a 1/2-inch iron rod with plastic cap stamped Survcon Inc., set in the West right-of-way (100' R.O.W.) of Samsung Boulevard as dedicated by plat as recorded in Document No. TRV200200313 (T.C.P.R.); From said point a 1/2-inch iron rod with aluminum cap found for the Southwest corner of Samsung Boulevard (100 feet wide) as dedicated by said plat of Jourdan Crossing Phase C Section 2, bears North 26° 51' 39" East, a distance of 61.31 feet;

THENCE, along the West right-of-way (line of said Samsung Boulevard as dedicated by plat as recorded in Document No. TRV200200313 (T.C.P.R.)) the following five (5) courses:

1. 717.60 feet along the arc of a curve to the left, with a Radius of 1,050.00 feet, a Delta Angle of 39° 09' 28" and having a Chord Bearing and Distance of South 07° 16' 56" West, 703.72 feet to a 1/2-inch iron rod with "Survcon Inc." cap set at the end of said curve;
2. South 12° 17' 48" East, a distance of 364.26 feet, to a 1/2-inch iron rod with "Survcon Inc." cap set for the beginning of a tangent curve to the right;
3. 1,348.32 feet along said curve to the right, with a Radius of 1,450.00 feet, a Delta Angle of 53° 17' 51" and a Chord Bearing and Distance of South 14° 21' 07" West, 1,300.71 feet to a 1/2-inch iron rod found for the end of said curve;
4. South 41° 00' 03" West, a distance of 265.74 feet to a 1/2-inch Iron with "Survcon Inc." cap set for the beginning of a tangent curve to the right;
5. 39.27 feet along the arc of said curve to the right, with a Radius of 25.00 feet, a Delta Angle of 90° 00' 00" and a Chord Bearing and Distance of South 86° 00' 03" West, 35.36 feet to a 1/2-inch iron rod with "Survcon Inc." cap set at the end of said curve, being the current Northwest terminus point of Braker Lane as dedicated by the same plat as recorded in Document No. TRV200200313 (T.C.P.R.);

THENCE, over and across said Tract 10 and along the proposed extension of Braker Lane, the following Three (3) courses:

1. North 48° 59' 57" West, a distance of 217.56 feet to a 1/2-inch iron rod found with "Survcon Inc." cap for the beginning of a tangent curve to the left;
2. 380.88 feet along said curve to the left, with a Radius of 1,060.00 feet, a Delta Angle of 20° 35' 16" and a Chord Bearing and Distance of North 59° 17' 35" West, 378.84 feet, to a 1/2-inch iron rod with "Survcon Inc." cap set for the end of said curve to the left;
3. North 69° 35' 13" West, a distance of 63.74 feet to the point of beginning and containing a computed area of 27.802 acres of land.

Legal Description – Tract 6

A 39.2753 acre (1,710,833 square feet), tract of land, lying within the Lucas Munos Survey No. 55, Abstract 513, Travis County, Texas, and being all 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, described as follows:

BEGINNING at an iron rod found with cap stamped "SURVCON INC" 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, also being the northwestern corner of a said 39.285 acre tract and also being in the eastern right-of-way line of Samsung Boulevard (100' wide right-of-way), as dedicated by Pioneer Crossing East Section One "Samsung Boulevard", a subdivision, recorded in Document No. 200200313 of the Official Public Records of Travis County, Texas, for the northwestern corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the southern boundary line of said 56.597 acre tract and the northern boundary line of said 39.285 acre tract, the following two (2) courses and distances:

1. N83°54'15"E a distance of 605.29 feet to a 1/2-inch iron rod found;
2. S84°02'00"E a distance of 451.81 feet to a 1/2-inch iron rod found, for the northernmost corner of said called 39.285 acre tract, also being the southeastern corner of said called 56.597 acre tract, and also being in the western line of a called 68.97 acre tract conveyed to J. Tim Brown, Trustee in Document No. 2009183929, Official Public Records of Travis County, Texas;

THENCE, with the eastern boundary line of said called 39.285 acre tract and the western boundary line of said called 68.97 acre tract, S17°52'17"W a distance of 449.05 feet to a 1/2-inch iron rod found, for the southwestern corner of said called 68.97 acre tract, also being the northwestern corner of Lot 4A & 4B, of Resubdivision of a portion of Lot 4 of the Estate of H.E. Jourdan, a subdivision recorded in Volume 48, Page 57, Plat Records of Travis County, Texas, conveyed to Yager 1.0 LP in Document No. 2020009065, Official Public Records of Travis County, Texas;

THENCE, with the eastern boundary line of said called 39.285 acre tract, the western boundary line of said Yager 1.0 LP tract and the western boundary line of a called 6.57 acre tract conveyed to Don Keeling in Volume 7531, Page 65, Real Property Records of Travis County, Texas, S18°01'51"W a distance of 748.17 feet to an iron pipe found for the southwestern corner of said called 6.57 acre tract, also being the northwestern corner of a called 10.015 acre tract conveyed to EMC Development Company, Inc in Document No. 2000172794, Official Public Records of Travis County, Texas;

THENCE, with the eastern boundary line of said called 39.285 acre tract, the western boundary line of said called 10.015 acre tract, S17°26'55"W a distance of 319.37 feet to a 5/8" iron rod set with cap stamped "ATWELL LLC", for the southwestern corner of said called 10.015 acre tract, also being the northwestern corner of Lot 1 & Lot 2, Hyden Addition, a subdivision recorded in Volume 56, Page 5, Plat Records of Travis County, Texas, conveyed to EMC Development Company Inc. in Document No. 2000172794, Official Public Records of Travis County Texas;

THENCE, with the eastern boundary line of said called 39.285 acre tract, the western boundary line of said Lot 1 & Lot 2, S17°15'42"W a distance of 322.62 feet to an iron pipe found for the southwestern corner of said Lot 1 & Lot 2, also being the northwestern corner of a called 15.0 acre tract conveyed to Adrienne J. Williams in Volume 10760, Page 25, Real Property Records of Travis County, Texas;

THENCE, with the eastern boundary line of said called 39.285 acre tract, the western boundary line of said called 15.0 acre Williams tract, S16°23'11"W a distance of 491.19 feet to an iron pipe found for the southwestern corner of said called 15.0 acre tract, also being the northwestern corner of a called 15.0 acre tract conveyed to Pamela Ann Cirkiel and Husband Martin Jay Cirkiel in Volume 7669, Page 324, Real Property Records of Travis County, Texas;

THENCE, with the eastern boundary line of said called 39.285 acre tract, the western boundary line of said called 15.0 acre Cirkiel tract, S16°46'53"W a distance of 251.04 feet to iron rod with cap stamped "SURVCON INC" found

for the southeastern corner of said called 39.285 acre tract, also being in the western line of said called 15.0 acre Cirkiel tract and also being the northernmost southeastern corner of said Pioneer Crossing East Samsung Boulevard;

THENCE, with the common boundary line of said 39.285 acre tract and said Pioneer Crossing East Samsung Boulevard, the following eight (8) courses and distances;

1. N73°46'58"W a distance of 184.55 feet to a capped iron rod found with red unreadable cap at a point of curvature to the right;
2. Along said curve to the right, an arc distance of 407.90 feet, having a radius of 945.00 feet, a central angle of 24°43'52", and a chord which bears N61°23'29"W, a distance of 404.74 feet capped iron rod found with red unreadable cap;
3. N49°02'47"W a distance of 221.79 feet to a capped iron rod found with red unreadable cap at a point of curvature to the right;
4. Along said curve to the right, 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 N03°55'18"W, a distance of 35.79 feet to an iron rod with cap stamped "SURVCON INC" found;
5. N40°52'33"E a distance of 265.40 feet to an iron rod with cap stamped "SURVCON INC" found at a point of curvature to the left;
6. Along said curve to the left, 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 N14°22'15"E, a distance of 1390.25 feet to an iron rod with cap stamped "SURVCON INC" found;
7. N12°19'49"W a distance of 364.29 feet to an iron rod with cap stamped "SURVCON INC" found at a point of curvature to the right;
8. Along said curve to the right, 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 N08°41'54"W, a distance of 117.46 feet to the **POINT OF BEGINNING**;

Containing 39.2753 acres or 1,710,833 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.

Exhibit B - Field Notes

Page 1 of 4
Pioneer Crossing East Partial Plat Vacation

DESCRIPTION FOR PARTIAL VACATION OF PIONEER CROSSING EAST SECTION ONE "SAMSUNG BOULEVARD" SUBDIVISION PLAT

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 Pioneer Crossing East Section One, Samsung Boulevard, a subdivision recorded in Document No. 200200313, Official Public Records of Travis County, Texas, 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 $07^{\circ}05'20''$, and a chord which bears $S08^{\circ}41'54''E$, 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. $S12^{\circ}19'49''E$ 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 $53^{\circ}17'27''$, and a chord which bears $S14^{\circ}22'15''W$, 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. $S40^{\circ}52'33''W$ 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 $91^{\circ}25'48''$, and a chord which bears $S03^{\circ}55'18''E$, 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, $N49^{\circ}00'35''W$ 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 $90^{\circ}34'38''$, and a chord which bears $N86^{\circ}09'17''E$, a distance of 35.53 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 654.67 feet"
2. $N40^{\circ}55'28''E$ 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;

Page 2 of 4
Pioneer Crossing East Partial Plat Vacation

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 a 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 a 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 northerly 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 99.99 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;

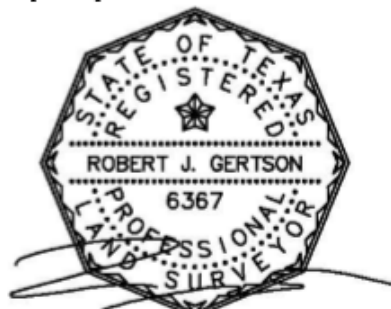
1. $S26^{\circ}51'48''W$ a distance of 61.31 feet to a 1/2-inch iron rod found, having an NAVD 88 elevation of 663.70 feet, at the point of curvature of a curve to the left;
2. Along said curve to the left, an arc distance of 531.59 feet, having a radius of 950.00 feet, a central angle of $32^{\circ}03'38''$,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

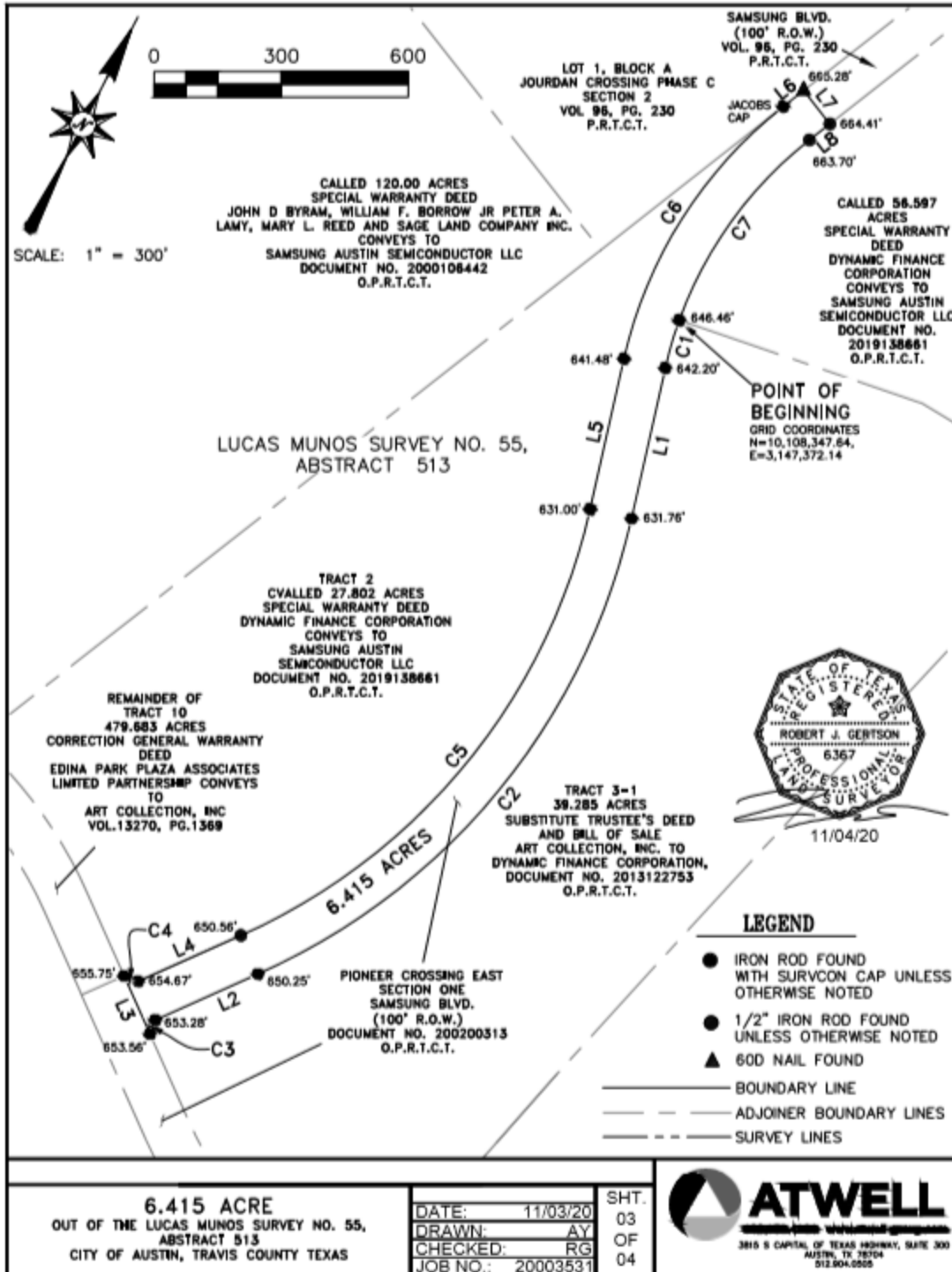
Bearings are based on the Texas State Plane Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83), 2011 Adjustment. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a combined adjustment factor of 1.00010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



11/12/20



k:\20003531 - star survey plots and topo\deg\survey\jacobs\6.415acsamvac.dwg Savedate:11/4/2020 10:33 AM Plotdate:11/4/2020 10:44 AM


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	99.99'
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'



11/03/20

<p>6.415 ACRE OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT 513 CITY OF AUSTIN, TRAVIS COUNTY TEXAS</p>	DATE: 11/03/20	SHT. 04
	DRAWN: AY	OF 04
	CHECKED: RG	04
	JOB NO.: 20003531	



ATWELL
3810 S CAPITAL OF TEXAS HIGHWAY, SUITE 300
 AUSTIN, TX 78704
 512.504.5555