

EXHIBIT " \_\_\_\_ "

Right-Of-Way  
Parcel No. 4873.04

**LEGAL DESCRIPTION**

A DESCRIPTION OF 10.148 ACRE TRACT OF LAND OUT OF L. MUNOS SURVEY ABSTRACT NO. 513, BEING A PORTION OF TRACT 10, CONVEYED TO ART COLLECTION, INC. IN VOLUME 13262 PAGE 145 AND CORRECTED IN VOLUME 13270 PAGE 1369, BOTH OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY (R.P.R.T.C.), TEXAS AND FURTHER BEING A PORTION OF THAT CERTAIN ACCESS EASEMENT DESCRIBED IN DOCUMENT (DOC.) NO. 2001034877 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY (O.P.R.T.C.), TEXAS; SAID 10.148 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod found on the east line of a 85.439 acre tract (Parcel 2, Part 2) conveyed to the State of Texas as recorded by Special Warranty Deed in Volume 11339 Page 2005 of R.P.R.T.C., having Texas State Plane Coordinate (Texas Central Zone, NAD 83, (Grid) US feet, combined scale factor of 0.999916) values of N=10107392.280 and E=3143371.051, from which an iron rod found with cap (illegible) for a point of curvature on the east line of said 85.439 acre tract bears N 15°17'20" E and a distance of 498.19 feet, being on the west line of an 11.79 acre tract for an 110 feet access easement (Tract A) as recorded in Doc. No. 2001034877 of the O.P.R.T.C., Texas, also being the southwest corner of a 81.411 acre (Tract 3) deeded to Samsung Austin Semiconductor, LLC as recorded in Doc. No. 2020211712 of O.P.R.T.C., also being the northwest corner of herein described tract;

THENCE traveling along the north line of said 11.79-acre tract, and the south line of said 81.411 acre tract, the following four (4) courses and distances:

1. S 69°32'55" E, a distance of 1,442.61 feet to an iron rod found;
2. A curve to the left with a radius of 945.00 feet, central angle of 31°53'06", an arc length of 525.89 feet, and a chord bears S 85°31'15" E and a distance of 519.13 feet, to an iron rod set with "HEJL LEE" cap;
3. N 78°25'46" E, a distance of 212.20 feet to an iron rod found;
4. A curve to the right with a radius of 1,055.00 feet, central angle of 31°10'52", an arc length of 592.56 feet, and a chord bears S 85°35'55" E and a distance of 584.80 feet, to an iron rod found on the south line of a 120.0-acre tract conveyed to Samsung Austin Semiconductor, LLC as recorded in Doc. No. 2000106442 of O.P.R.T.C.;

THENCE, S 69°39'23" E, traveling along the north line of said 11.79-acre tract and the south line of said 120.0-acre tract, a distance of 274.29 feet to an iron rod found for the southeast corner of said 120.0-acre tract, being the southwest corner of a 27.802-acre tract (Tract 2) conveyed to Samsung Austin Semiconductor, LLC as recorded in Doc. No. 2020211712 of O.P.R.T.C.;

THENCE, traveling along the north line of said 11.79-acre tract and the south line of said 27.802-acre tract, the following three (3) courses and distances:

1. S 69°13'54" E, a distance of 65.44 feet to an iron rod set with "HEJL LEE" cap;
2. A curve to the right with a radius of 1,055.00 feet, central angle of 20°34'28", an arc length of 378.84 feet, and a chord bears S 59°17'37" E and a distance of 376.81 feet, to an iron rod set with "HEJL LEE" cap;
3. S 48°59'53" E, a distance of 218.26 feet to an iron rod found for a curve return point on the west line of the right-of-way of Samsung Boulevard as recorded in Doc. No. 2001034877, from which an iron rod found for a curve return point of said boulevard, bears N 87°11'22" E and a distance of 34.81 feet; being the northeast corner of herein described tract;

THENCE, S 31°36'58" W, traversing the interior of said 11.79-acre tract, a distance of 121.78 feet to an iron rod found for the northeast corner of a 17.96-acre tract conveyed to the City of Austin as recorded in Doc. No. 2017001969 of O.P.R.T.C., being the southeast corner of herein described tract;

THENCE traveling along the north line of said 17.96-acre tract, the following five (5) courses and distances:

1. N 49°03'30" W, a distance of 238.57 feet to an iron rod found;
2. A curve to the left with a radius of 940.00 feet, central angle of 20°32'21", an arc length of 336.96 feet, and a chord bears N 59°19'42" W and a distance of 335.17 feet, to an iron rod set with "HEJL LEE" cap;
3. N 69°31'51" W, a distance of 337.62 feet to an iron rod found;
4. A curve to the left with a radius of 940.00 feet, central angle of 32°06'43", an arc length of 525.35 feet, and a chord bears N 85°34'49" W and a distance of 518.53 feet, to an iron rod found;
5. S 78°23'20" W a distance of 84.40 feet to an iron rod set with "HEJL LEE" cap for the northwest corner of said 17.96 acre tract, being the northeast corner of a 1.428 acre (Tract 6B) tract deeded to Continental Homes of Texas, LP as recorded in Doc. No. 2016128108 of O.P.R.T.C.;

THENCE, traveling along the north line of said 1.428 acre tract, the following three (3) courses and distances:

1. S 78°26'07" W, a distance of 126.30 feet to an iron rod set with "HEJL LEE" cap;
2. a curve to the right with a radius of 1,055.00 feet, central angle of 32°17'04", an arc length of 594.46 feet, and a chord bears N 85°35'50" W and a distance of 586.63 feet, to an iron rod set with "HEJL LEE" cap;
3. N 69°25'41" W, a distance of 197.27 feet to an iron rod set with "HEJL LEE" cap for the northeast corner of a curve return for a 20.084 acre tract conveyed to GRMU Investors, LLC as recorded in Doc. No. 2019076547 of O.P.R.T.C.,

THENCE, N 69°32'40" W, traveling along the north line of said 20.084 acre tract, and the south line of said Art Collection tract, a distance of 1,221.76 feet to an iron rod set with "HEJL LEE" cap on the east line of said State of Texas tract, being the northwest corner of said GRMU tract, also being the southwest corner of herein described tract;

THENCE, traveling along the east line of said State of Texas tract and the west line of said Tract 10, a curve to the right with a radius of 2,815.00 feet, central angle of 2°28'57", an arc length of 121.96 feet, and a chord bears N 8°59'45" E and a distance of 121.96 feet to the POINT OF BEGINNING, containing 10.148 acres of land, more or less.

BEARING BASIS NOTE

The bearings described hereon are based on Texas Coordinate System on 1983, NAD83, Texas Central Zone 4203 (Grid) U.S. survey feet with a combined scale factor of 0.999916 resulting in a surface adjustment factor of 1.000084, as scaled hereon from origin (0,0). Texas State Plane Coordinates were determined using the Leica Smartnet North America Network based on RTCM-Reference Stations 2292 and 2309.

Prepared by



Chien Y. Lee      Date: **May 13, 2021**

Registered Professional Land Surveyor No. 5771

Hejl, Lee & Associates, Inc. (TBPLS Firm No. 10058500)

206 Taylor Street, Hutto, TX 78634

(512) 642-3292 Ph.



References:

TCAD #837619

GF NO. AUT19012385

AUSTIN GRID: N30/P30

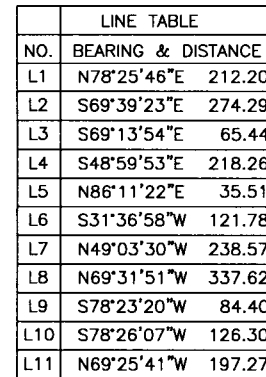
FIELD NOTES REVIEWED

BY  DATE: 05/27/21

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

LEGAL DESCRIPTION - ART COLLECTION -2021-05-13.DOC

1. HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON TEXAS COORDINATE SYSTEM OF 1983, NAD 83, TEXAS CENTRAL ZONE 4203 (GRID) U.S. SURVEY FEET WITH A COMBINED SCALE FACTOR OF 0.999916 RESULTING IN A SURFACE ADJUSTMENT FACTOR OF 1.000084, AS SCALED HEREON FROM ORIGIN (0,0). TEXAS STATE PLANE COORDINATES WERE DETERMINED USING THE LEICA SMARTNET NORTH AMERICA NETWORK BASED ON RTCM-REFERENCE STATION 2292 & RTCM-REFERENCE STATION 2309.



<b>POB</b>	POINT OF BEGINNING
● IRF	IRON ROD FOUND
● IRS	IRON ROD SET W/CAP
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
D.R.T.C.	DEED RECORDS OF TRAVIS COUNTY
_____	EXISTING PROPERTY/ RIGHT-OF-WAY LINE
_____	EXISTING EASEMENT LINE

