

TO: Andrew Rivera, Planning and Zoning Department

FROM: Stephany Roy, Senior Property Agent, Land Management
Development Services Department

DATE: December 7, 2020

SUBJECT: F#10356-2011, 10357-2011 Street Right-of-Way Vacation
Applications for 11910-12100 Samsung BLVD

Attached are the departmental comments and other information pertinent to the two joint referenced right of way vacation applications requesting to vacate street rights, and also dedicate land to relocate Samsung Blvd. **The area being requested for vacation will be developed in a fashion consistent with the zoning district within which it lies. The owner has submitted a rezoning application on October 12, 2020 to rezone the relevant parcel from PUD to LI-PDA (Limited Industrial Services – Planned Development Area).** All affected departments and private utility franchise holders are reviewing this request and comments can be seen on the Master Comment Report, attached.

A Public Utility Easement (PUE) and Access Easement will be retained along the current Samsung BLVD until construction of the new Samsung BLVD is finished.

Land Management, with Development Services Department, is requesting the applications be submitted for placement on the **December 22, 2020 Planning Commission Agenda** for their consideration. The applicant and/or landowner adjoining the alleys, and/or their representative will be present at the meeting.

Staff: Stephany Roy, Senior Property Agent, Land Management
Development Services Department, 404-357-1814;
landmanagement@austintexas.gov

Applicant: David Anderson, Drenner Group, PC, 512-807-2908;
danderson@drennergroupp.com

Adjoining Landowner: Samsung Austin Semiconductor LLC

Stephany Roy, Senior Property Agent
Land Management

Development Services Department

Attachment - PC Packet: Master Comment Report, Intro letter, Application (2),
Survey with new Proposed Samsung BLVD (1), Surveys (2), Location Maps (2)

MASTER COMMENT REPORT

As of: December 07, 2020

PROJECT NUMBER: 2020-172935 LM

PROJECT NAME: [10356-2011] 12100 SAMSUNG BLVD

LOCATION: 12100 SAMSUNG BLVD, AUSTIN, TX 78754



<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM AT&T (SWBT)				

Approved With Conditions

Lucy Cabading

11/19/2020

11/19/2020

Comments: I approve of this ROW vacation as long as we have an easement in place covering our existing facilities until the facilities are moved.
Thank you,
David A. Williams
LEAD OSP PLNG & ENGRG DESIGN
817 W. North Loop
Austin, TX 78756
737 255-4856

LM ATD Review**Approved With Conditions**

Ravi Dhamrat

512-974-1217

11/18/2020

11/18/2020

Comments: Approved with the conditions that a public access agreement be provided for the vacated area until Arterial A is constructed.

As of: December 07, 2020

PROJECT NUMBER: 2020-172935 LM

PROJECT NAME: [10356-2011] 12100 SAMSUNG BLVD



LOCATION: 12100 SAMSUNG BLVD, AUSTIN, TX 78754

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM AW Infrastructure Management

Approved With Conditions	Eric Sermenio	512-972-0497	11/20/2020	11/20/2020
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Comments: Per Assistant Director, Kevin Critendon, P.E., Austin Water (AW) has no objections to the requested 4.645 acre (202,323 square feet) Samsung Boulevard Right-of-Way Vacation as long the City of Austin retains a Public Utility Easement (PUE) covering the original 4.645 acre (202,323 square feet). The PUE will protect Austin Water's (AW) rights to properly operate and maintain the existing AW infrastructure and appurtenances within the requested ROW area which is more particularly described as being within the Mariquita Castro Survey No. 50, Abstract 160 and the Lucas Munos Survey No. 55, Abstract 513, and being all of Samsung Boulevard as dedicated in Final Plat for Jourdan Crossing Phase C, Section 2, a subdivision recorded in volume 96, page 230 of the plat records of Travis County, Texas and with an address of 12100 Samsung Boulevard, Austin, Texas, 78754.

LM Drainage Engineering Review

No Comment	Sona Singh	512-974-7632	11/16/2020	11/16/2020
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Comments: not related to an active site plan. Please defer to WPD.

As of: December 07, 2020

PROJECT NUMBER: 2020-172935 LM

PROJECT NAME: [10356-2011] 12100 SAMSUNG BLVD

LOCATION: 12100 SAMSUNG BLVD, AUSTIN, TX 78754



<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Electric Review				
Approved	Rosario Navarro	512-322-6754	12/02/2020	12/02/2020
Comments:	AE approved.			

LM EMS Review

Approved	Milissa Warren	(512)972-7234	11/16/2020	11/16/2020
Comments:	EMS will support staff recommendation on this request.			

As of: December 07, 2020

PROJECT NUMBER: 2020-172935 LM

PROJECT NAME: [10356-2011] 12100 SAMSUNG BLVD

LOCATION: 12100 SAMSUNG BLVD, AUSTIN, TX 78754



<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Fire For Site Plan Review				
Approved	Tom Migl	512-974-0164	11/23/2020	11/23/2020
Comments:	None			

LM GAATN Review

Approved	Carlos DeMatos	(512) 974-6513	11/19/2020	11/19/2020
Comments:	None			

As of: December 07, 2020

PROJECT NUMBER: 2020-172935 LM

PROJECT NAME: [10356-2011] 12100 SAMSUNG BLVD

LOCATION: 12100 SAMSUNG BLVD, AUSTIN, TX 78754



<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Google Fiber Texas

Approved	Fredric Ritter		11/19/2020	11/19/2020
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Comments: Google Fiber approves this Easement Vacation.
Thank you,
Lorena Veldañez
Engineering Technician
(Provided for by Adecco)
veldanezgaspar@google.com
(512) 230-2385

LM Grande Communications

Approved	Daniel Pina		12/02/2020	12/02/2020
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Comments: Grande has no objections
Daniel Piña
Utility Coordinator- Austin/San Marcos
Grande Communications®
Cell:737-346-7155
daniel.pina@mygrande.com

As of: December 07, 2020

PROJECT NUMBER: 2020-172935 LM

PROJECT NAME: [10356-2011] 12100 SAMSUNG BLVD

LOCATION: 12100 SAMSUNG BLVD, AUSTIN, TX 78754



Review Dept.

Reviewer

Phone

Attempt Date

Approved Date

LM PAZ Zoning Review

Approved

Wendy Rhoades

512-974-7719

11/16/2020

11/16/2020

Comments: No comment; Approved

LM PWD Sidewalks & Special Projects Review

Approved

Eric Dusza

512-974-6504

12/04/2020

12/04/2020

Comments: None

As of: December 07, 2020

PROJECT NUMBER: 2020-172935 LM

PROJECT NAME: [10356-2011] 12100 SAMSUNG BLVD



LOCATION: 12100 SAMSUNG BLVD, AUSTIN, TX 78754

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM PWD Urban Trails Review				
Approved	Katie Wettick	512-974-3529	11/17/2020	11/17/2020
Comments:	No Comments			

LM Texas Gas Services

Approved	Aaron Diaz	11/23/2020	11/23/2020
Comments:	Approved- No conflicts expected. Aaron Diaz Engineer I P: 512-465-1132 C: 512-348-4650 Aaron.Diaz@onegas.com		

As of: December 07, 2020

PROJECT NUMBER: 2020-172935 LM

PROJECT NAME: [10356-2011] 12100 SAMSUNG BLVD

LOCATION: 12100 SAMSUNG BLVD, AUSTIN, TX 78754



<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Time Warner Cable / Charter

Rejected	Timothy White		11/23/2020	
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Comments: Charter Communications does have a need for an easement on the property as described
Thanks,
Troy Smith

Approved With Conditions	Timothy White		11/24/2020	11/24/2020
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Comments: Charter Communications Approved with Conditions that a PUE be kept in place for this stretch of Samsung Blvd.
Troy Smith

LM Urban Design Review

No Comment	Aaron Jenkins	512-974-1243	12/02/2020	12/02/2020
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Comments: no review for Urban Design is required for these applications

As of: December 07, 2020

PROJECT NUMBER: 2020-172935 LM

PROJECT NAME: [10356-2011] 12100 SAMSUNG BLVD

LOCATION: 12100 SAMSUNG BLVD, AUSTIN, TX 78754



<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Watershed Engineering Review

Approved	Sofia Reyes	512-974-7792	12/03/2020	12/03/2020
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Comments: WPD has no objection to the ROW vacation due to the Permanent Access Easement and Public Utility Easement being in place concurrently with the recordation of this ROW vacation as well as withholding the recordation of the vacation until the easements are completed.

Mobility Bond Review

No Review Required	Gregory Pepper	512-974-7282	11/18/2020	11/18/2020
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Comments: This does not fall within the Corridor Construction Program Limits.

MASTER COMMENT REPORT

As of: December 07, 2020

PROJECT NUMBER: 2020-173128 LM

PROJECT NAME: [10357-2011] 11910 1/2 SAMSUNG BLVD.

LOCATION: 11910 1/2 SAMSUNG BLVD, AUSTIN, TX 78754



<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM AT&T (SWBT)				

Approved	Lucy Cabading		11/19/2020	11/19/2020
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Comments: I approve of this ROW vacation.
Thank you,
David A. Williams
LEAD OSP PLNG & ENGRG DESIGN
817 W. North Loop
Austin, TX 78756
737 255-4856

LM ATD Review

Approved With Conditions	Ravi Dhamrat	512-974-1217	11/18/2020	11/18/2020
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Comments: Approved with the conditions that a public access agreement be provided for the vacated area until Arterial A is constructed.

As of: December 07, 2020

PROJECT NUMBER: 2020-173128 LM

PROJECT NAME: [10357-2011] 11910 1/2 SAMSUNG BLVD.



LOCATION: 11910 1/2 SAMSUNG BLVD, AUSTIN, TX 78754

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM AW Infrastructure Management

Approved With Conditions	Eric Sermenio	512-972-0497	11/20/2020	11/20/2020
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Comments: Per Assistant Director, Kevin Critendon, P.E., Austin Water (AW) has no objections to the requested 6.415 acre (279,445 square feet) Samsung Boulevard Right-of-Way (ROW) Vacation as long one of the two conditions below are met for the requested ROW area which is more particularly described as being within the Lucas Munos Survey No. 55, Abstract 513, and being a portion of Pioneer Crossing East Section One, Samsung Boulevard, a subdivision recorded in document number 200200313, Official Public Records of Travis County, Texas and with an address of 11910-1/2 Samsung Boulevard, Austin, Texas, 78754.

The City of Austin Development Services Division and or City of Austin Office of Real Estate Services Division must ensure one of the following two (2) conditions will exist and or confirmed prior to vacation of the requested ROW:

1. The entire intersection of Samsung Boulevard and Braker Lane stays as City of Austin Right-of-Way and not vacated in the partial plat vacation request; or,
2. Ensure the applicant revises their request for this ROW vacation to include the additional acreage/square footage for the entire intersection of Samsung Boulevard and Braker Lane.

LM Drainage Engineering Review

No Comment	Sona Singh	512-974-7632	11/16/2020	11/16/2020
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Comments: not related to an active site plan. Please defer to WPD.

As of: December 07, 2020

PROJECT NUMBER: 2020-173128 LM

PROJECT NAME: [10357-2011] 11910 1/2 SAMSUNG BLVD.

LOCATION: 11910 1/2 SAMSUNG BLVD, AUSTIN, TX 78754



<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Electric Review				
Approved	Rosario Navarro	512-322-6754	12/02/2020	12/02/2020
Comments:	AE approved.			

LM EMS Review

Approved	Milissa Warren	(512)972-7234	11/16/2020	11/16/2020
Comments:	EMS will support staff recommendation on this request.			

As of: December 07, 2020

PROJECT NUMBER: 2020-173128 LM

PROJECT NAME: [10357-2011] 11910 1/2 SAMSUNG BLVD.

LOCATION: 11910 1/2 SAMSUNG BLVD, AUSTIN, TX 78754



<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Fire For Site Plan Review				
Approved	Tom Migl	512-974-0164	11/23/2020	11/23/2020
Comments:	None			

LM GAATN Review

Approved	Carlos DeMatos	(512) 974-6513	11/19/2020	11/19/2020
Comments:	None			

As of: December 07, 2020

PROJECT NUMBER: 2020-173128 LM

PROJECT NAME: [10357-2011] 11910 1/2 SAMSUNG BLVD.



LOCATION: 11910 1/2 SAMSUNG BLVD, AUSTIN, TX 78754

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Google Fiber Texas

Approved	Fredric Ritter		11/19/2020	11/19/2020
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Comments: Google Fiber approves this Easement Vacation.
Thank you!
Lorena Veldañez
Engineering Technician
(Provided for by Adecco)
veldanezgaspar@google.com
(512) 230-2385

LM Grande Communications

Approved	Daniel Pina		12/02/2020	12/02/2020
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Comments: Grande has no objections
Daniel Piña
Utility Coordinator- Austin/San Marcos
Grande Communications®
Cell:737-346-7155
daniel.pina@mygrande.com

As of: December 07, 2020

PROJECT NUMBER: 2020-173128 LM
PROJECT NAME: [10357-2011] 11910 1/2 SAMSUNG BLVD.



LOCATION: 11910 1/2 SAMSUNG BLVD, AUSTIN, TX 78754

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM PAZ Zoning Review				
Approved	Wendy Rhoades	512-974-7719	11/16/2020	11/16/2020
Comments:	No comments; Approved			

LM PWD Sidewalks & Special Projects Review

Approved	Eric Dusza	512-974-6504	12/04/2020	12/04/2020
Comments:	None			

As of: December 07, 2020

PROJECT NUMBER: 2020-173128 LM

PROJECT NAME: [10357-2011] 11910 1/2 SAMSUNG BLVD.



LOCATION: 11910 1/2 SAMSUNG BLVD, AUSTIN, TX 78754

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM PWD Urban Trails Review				
Approved	Katie Wettick	512-974-3529	11/17/2020	11/17/2020
Comments:	No comments.			

LM Texas Gas Services

Approved	Aaron Diaz	11/23/2020	11/23/2020
Comments:	Approved- No conflicts expected. Aaron Diaz Engineer I P: 512-465-1132 C: 512-348-4650 Aaron.Diaz@onegas.com		

As of: December 07, 2020

PROJECT NUMBER: 2020-173128 LM

PROJECT NAME: [10357-2011] 11910 1/2 SAMSUNG BLVD.



LOCATION: 11910 1/2 SAMSUNG BLVD, AUSTIN, TX 78754

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
LM Time Warner Cable / Charter				
Approved	Timothy White		11/23/2020	11/23/2020
Comments:	Charter Communications does not have a need for an easement on the property as described.			

LM Urban Design Review

No Comment	Aaron Jenkins	512-974-1243	12/02/2020	12/02/2020
Comments:	no review for Urban Design is required for these applications			

As of: December 07, 2020

PROJECT NUMBER: 2020-173128 LM

PROJECT NAME: [10357-2011] 11910 1/2 SAMSUNG BLVD.



LOCATION: 11910 1/2 SAMSUNG BLVD, AUSTIN, TX 78754

<u>Review Dept.</u>	<u>Reviewer</u>	<u>Phone</u>	<u>Attempt Date</u>	<u>Approved Date</u>
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LM Watershed Engineering Review

Approved	Sofia Reyes	512-974-7792	12/03/2020	12/03/2020
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Comments: WPD has no objection to the ROW vacation due to the Permanent Access Easement and Public Utility Easement being in place concurrently with the recordation of this ROW vacation as well as withholding the recordation of the vacation until the easements are completed.

Mobility Bond Review

No Review Required	Gregory Pepper	512-974-7282	11/18/2020	11/18/2020
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Comments: This does not fall within the Corridor Construction Program Limits.

DRENNER GROUP

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

November 13, 2020

Via Electronic Delivery

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

Re: Samsung Blvd. North – ROW vacation application for the 4.645-acre piece of property located at 11880 – 12100 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 Right-of-Way (ROW) application package for vacation of the approximately 2,038 feet of the Samsung Boulevard ROW immediately south of E. Parmer Lane. The Property consists of 4.645 acres adjacent to the property at 12100 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 February 20, 1996 via City of Austin case no. C8-85-098.02.1A.

As described in the Policies and Procedures for Requesting Street or Alley Vacations, the reason for the vacation can be described in the answers to the following questions:

1. **Is this a residential or commercial project?** Commercial.
2. **How was the area to be vacated dedicated?** It was dedicated by the Jourdan Crossing Phase C Section 2 Final Plat (Volume 96, Pages 230-231 in the Official Public Records of Travis County, Texas).
3. **Did the City purchase the area to be vacated?** Not to our knowledge.
4. **Are both the area to be vacated and your property in the same subdivision?** Yes.
5. **Is the area to be vacated functional right-of-way or is it only dedicated on paper:** Functional ROW, but this vacation request is being made contingent upon the granting of public utility and public access easements back to the City of Austin until the new Samsung Blvd. alignment is constructed and accepted by the City of Austin.
6. **Are there any utility lines within the area to be vacated? If yes, what are your plans for the utilities?** Yes. This vacation request is being made contingent upon the granting of public utility and public access easements back to the City of Austin until the new Samsung Blvd. alignment is constructed and accepted by the City of Austin. The new Samsung Blvd. alignment will include the relocation of all impacted utilities.
7. **How do you plan to develop the area to be vacated?** The area to be vacated will be developed in a fashion consistent with the zoning district within which it lies. The Owner submitted a rezoning

November 13, 2020

Page 2

application (C14-2020-0117) on October 12, 2020 to rezone the relevant parcel from PUD to LI-PDA (Limited Industrial Services – Planned Development Area).

8. **Has a site plan been submitted on your project?** No.
9. **Is your project a Unified Development?** No.
10. **Is your project a S.M.A.R.T. Housing Project?** No.
11. **When do you anticipate starting construction of the development?** Undetermined.
12. **What is the current zoning on the adjacent properties:** The tract to the west is zoned LI-PDA (Limited Industrial Services – Planned Development Area), and the tract to the east is zoned Planned Unit Development (PUD). The Owner submitted a rezoning application (C14-2020-0117) on October 12, 2020 to rezone the relevant parcel from PUD to LI-PDA (Limited Industrial Services – Planned Development Area).
13. **What is the current status of the adjacent properties?** The property to the west has ongoing manufacturing activities. The property to the east is undeveloped.
14. **What type of parking facilities currently exist?** The property to the west is fully parked. The property to the east is undeveloped and thus has no parking area(s).
15. **Will your parking requirements increase with expansion?** If expansion occurs, additional parking will be required.
16. **How will the increase be handled?** If expansion occurs, additional parking will be provided per Land Development Code standards and/or as described in the LI-PDA zoning ordinance.
17. **Have any agreements or easements been executed with adjacent landowner(s) or in draft form? If yes, please include this in your letter and provide us a copy.** There are numerous easements on the tracts on both side of the proposed vacation. They are referenced on the boundary survey included in this application package.
18. **Does the area to be vacated lie within the Austin Downtown Plan (DAP)?** No.
19. **Does the area to be vacated lie within the UT Boundaries: East of Lamar Boulevard, west of IOH-35, North of Martin Luther King Boulevard, and south of 45th Street?** No.
20. **Does the proposed vacation support the Priority Programs and policy directives set forth in the Imagine Austin Comprehensive Plan? If so, how?** The vacation of Samsung Blvd. supports the policy directives set forth in the Imagine Austin Comprehensive Plan by allowing SAS to create a fertile environment to invest in the existing workforce campus established within the Austin economy.

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 this ROW Vacation request, public utility and public access easements shall be granted back to the City of Austin until the new Samsung Blvd. alignment is constructed and accepted by the City of Austin.

Copies of these draft easements are included in this ROW vacation application package for your information but will be processed separately from this application.

November 13, 2020

Page 3

Further, the partial vacation of the plat by which this ROW was dedicated will immediately follow the approval of this ROW vacation application and is also being processed separately from this application. 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 dark 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*)

APPLICATION FOR STREET OR ALLEY VACATION

File No. _____
Department Use OnlyDATE: _____
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: _____; ROW X Hundred Block: 11880-12100
 Name of Street/Alley/ROW: Samsung Blvd. Is it constructed: (Yes) No
 Property address: 12100 SAMSUNG BLVD, Austin, TX 78754
 Purpose of vacation: Reclaiming dedicated ROW

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: 0242310231
 Survey & Abstract No.: _____
 Lot(s): 1 Block: A Outlot: _____
 Subdivision Name: Jourdan Crossing Phase C Section 2
 Plat Book 96 Page Number 230 Document Number _____

Neighborhood Association Name: N/A
 Address including zip code: N/A

RELATED CASES

	FILE NUMBERS
Existing Site Plan (circle one): <u>(YES)</u> NO	<u>SP-2018-0316C</u>
Subdivision: Case (circle one): <u>(YES)</u> NO	<u>C8-2018-0113.0A</u>
Zoning Case (circle one): YES <u>(NO)</u>	_____

PROJECT NAME, if applicable:

Name of Development Project: N/A
 Is this a S.M.A.R.T. Housing Project (circle one): YES (NO)
 Is this within the Downtown Austin Plan Boundaries (circle one): YES (NO)

OWNER INFORMATION

Name: SAMSUNG AUSTIN SEMICONDUCTOR LLC (as shown on Deed)
 Address: 12100 Samsung Blvd. Phone: () _____ Fax No.: () _____
 City: Austin County: Travis State: TX Zip Code: 78754
 Contact Person/Title: See applicant information Cell Phone: () _____
 Email Address: _____
 (If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

Name: David Anderson
 Firm Name: Drenner Group, PC
 Address: 200 Lee Barton Drive, Suite 100
 City: Austin State: TX Zip Code: 78704
 Office No.: (512) 807-2908 Cell No.: () _____ Fax No.: () _____
 EMAIL ADDRESS: DAnderson@DrennerGroup.com

The undersigned Landowner/Applicant understands: 1) This application will be handled in accordance with standard City policies and procedures. 2) No action will be taken without (a) payment of the nonrefundable application fee, or (b) necessary documentation. 3) The application and fee in no way obligate the City to vacate the subject area. 4) All documents related to this transaction and a certified check for the appraised value must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: 
 Landowner/Applicant

APPLICATION FOR STREET OR ALLEY VACATION

File No. _____
Department Use OnlyDATE: _____
Department Use Only

TYPE OF VACATION

Type of Vacation: Street: _____; Alley: _____; ROW <u>X</u> Hundred Block: <u>11600 - 11880</u>
Name of Street/Alley/ROW: <u>Samsung Blvd.</u> Is it constructed: <u>(Yes)</u> No
Property address: <u>11910 1/2 SAMSUNG BLVD, Austin, TX 78754</u>
Purpose of vacation: <u>Reclaiming dedicated ROW</u>

PROPERTY DESCRIPTION ADJACENT TO AREA TO BE VACATED

Parcel #: _____
Survey & Abstract No.: _____
Lot(s): _____ Block: _____ Outlot: _____
Subdivision Name: <u>Pioneer Crossing East Section One "Samsung Boulevard"</u>
Plat Book _____ Page Number _____ Document Number <u>200200313</u>

Neighborhood Association Name: <u>N/A</u>
Address including zip code: <u>N/A</u>

RELATED CASES

Existing Site Plan (circle one): <u>YES</u> <u>(NO)</u>	FILE NUMBERS
Subdivision: Case (circle one): <u>(YES)</u> NO	<u>C8-98-0115.9A</u>
Zoning Case (circle one): YES <u>(NO)</u>	

PROJECT NAME, if applicable:

Name of Development Project: <u>N/A</u>
Is this a S.M.A.R.T. Housing Project (circle one): YES <u>(NO)</u>
Is this within the Downtown Austin Plan Boundaries (circle one): YES <u>(NO)</u>

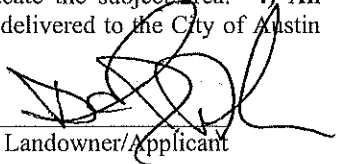
OWNER INFORMATION

Name: <u>SAMSUNG AUSTIN SEMICONDUCTOR LLC</u> (as shown on Deed)
Address: <u>12100 Samsung Blvd.</u> Phone: () _____ Fax No.: () _____
City: <u>Austin</u> County: <u>Travis</u> State: <u>TX</u> Zip Code: <u>78754</u>
Contact Person/Title: _____ Cell Phone: () _____
Email Address: _____
(If multiple owners are joining in this request, complete names and addresses for each must be attached.)

APPLICANT INFORMATION

Name: <u>David Anderson</u>
Firm Name: <u>Drenner Group, PC</u>
Address: <u>200 Lee Barton Drive, Suite 100</u>
City: <u>Austin</u> State: <u>TX</u> Zip Code: <u>78704</u>
Office No.: <u>(512) 807-2908</u> Cell No.: () _____ Fax No.: () _____
EMAIL ADDRESS: <u>DAnderson@DrennerGroup.com</u>

The undersigned Landowner/Applicant understands: 1) This application will be handled in accordance with standard City policies and procedures. 2) No action will be taken without (a) payment of the nonrefundable application fee, or (b) necessary documentation. 3) The application and fee in no way obligate the City to vacate the subject area. 4) All documents related to this transaction and a certified check for the appraised value must be delivered to the City of Austin prior to placing the item on the Council Agenda for final approval.

Signed By: 
Landowner/Applicant



B-09

Property Profile

25 of 40

Legend

Street Labels

TCAD Parcels



1: 9,600



0.3 0 0.15 0.3 Miles

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



B-09

Property Profile

26 of 40

Legend

- Street Labels
- TCAD Parcels



1: 9,600



0.3 0 0.15 0.3 Miles

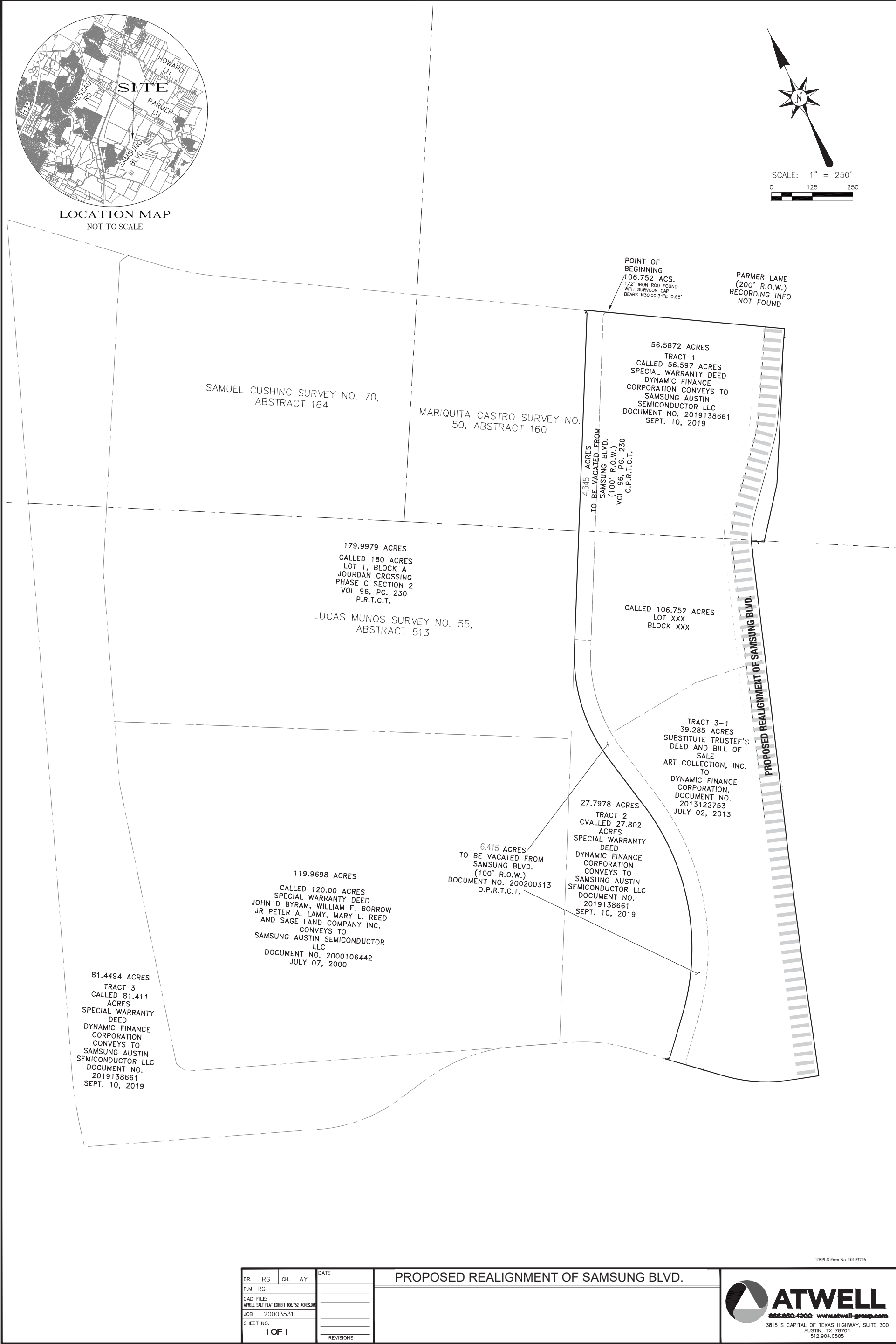
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

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

[illegible]



DR.	RG	CH.	AY	DATE
P.M.	RG			
CAD FILE: ATWELL SALT PLAT EXHIBIT 106.752 ACRES.DWG				
JOB 20003531				
SHEET NO. 1 OF 1				
REVISIONS				

PROPOSED REALIGNMENT OF SAMSUNG BLVD.

ATWELL
366.850.4200 www.atwell-group.com
3815 S CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
512.904.0505

TBPLS Firm No. 10193726

EXHIBIT "A"

Page 1 of 3
Samsung Boulevard Right-of-Way Vacation

DESCRIPTION FOR VACATION OF SAMSUNG BOULEVARD RIGHT-OF-WAY

A 4.645 acre (202,323 square feet), tract of land, lying within the Mariquita Castro Survey No. 50, Abstract 160 and the Lucas Munos Survey No. 55, Abstract 513, Travis County, Texas, and being all of Samsung Boulevard as dedicated in Final Plat for Jourdan Crossing Phase C, Section 2, a subdivision recorded in Volume 96, Page 230, Plat Records of Travis County, Texas, described as follows:

BEGINNING at the most easterly northwestern corner of a called 56.597 acre tract (Tract 1) 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, being the easterly right-of-way line of said Samsung Boulevard (100' Right-Of-Way), and also being on the southern right-of-way of Parmer Lane (200' wide Right- Of-Way), from which a 1/2-inch iron rod with cap stamped "SURVCON INC" found, bears, N30°00'31"E a distance of 0.55 feet, (Grid Coordinates: N=10,110,704.47, E=3,148,432.85);

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

1. Along a curve to the left, an arc distance of 40.29 feet, having a radius of 25.00 feet, a central angle of 92°20'18", and a chord which bears S73°31'51"W, a distance of 36.07 feet to a iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 644.75 feet;
2. S26°51'48"W, a distance of 1991.79 feet to an iron rod found, having an NAVD 88 elevation of 664.41 feet, at the southeast corner of said Samsung Boulevard, being the northeastern corner of Pioneer Crossing East Section One, Samsung Boulevard, a subdivision recorded in Document No. 200200313, Official Public Records of Travis County, Texas;

THENCE, with a southern line of said Jourdan Crossing Phase C, Section 2 and the northern line of said Pioneer Crossing East Section One, Samsung Boulevard, N63°07'33"W, a distance of 99.99 feet to a 60d nail found, having an NAVD 88 elevation of 665.28 feet, being the southwestern corner of said Samsung Boulevard, the northwestern corner of said Pioneer Crossing East Section One, Samsung Boulevard, and being on the eastern line of Lot 1, Block A of said Final Plat for Jourdan Crossing Phase C, Section 2;

THENCE, with the eastern line of said Lot 1, Block A and the western right-of-way line of Samsung Boulevard, the following two (2) courses and distances;

1. N26°51'48"E, a distance of 2000.00 feet to iron rod with cap stamped "BAKER AIKLEN ASSOC CEDAR PARK TEXAS" found, having an NAVD 88 elevation of 645.09 feet, at a point of curvature to the left;
2. Along said curve to the left, an arc distance of 37.71 feet, having a radius of 25.00 feet, a central angle of 26°25'44", and a chord which bears N16°48'38"W, a distance of 34.24 feet to a iron rod found, having an NAVD 88 elevation of 645.83 feet, for the northernmost northeastern corner of said Lot 1, also being in the southern right-of-way line of Parmer Lane (200' wide Right- Of-Way);

EXHIBIT "A"

Page 2 of 3
Samsung Boulevard Right-of-Way Vacation

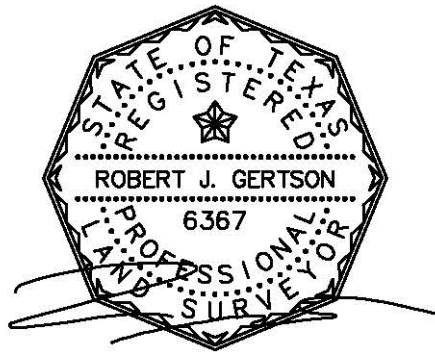
THENCE, S59°59'29"E, with the northern line of said Samsung Boulevard as dedicated in Final Plat for Jourdan Crossing Phase CS Section 2 and the southern right-of-way line of said Parmer Lane, a distance of 150.10 feet to the **POINT OF BEGINNING**;

Containing 4.645 acre (202,323 square feet), more or less.

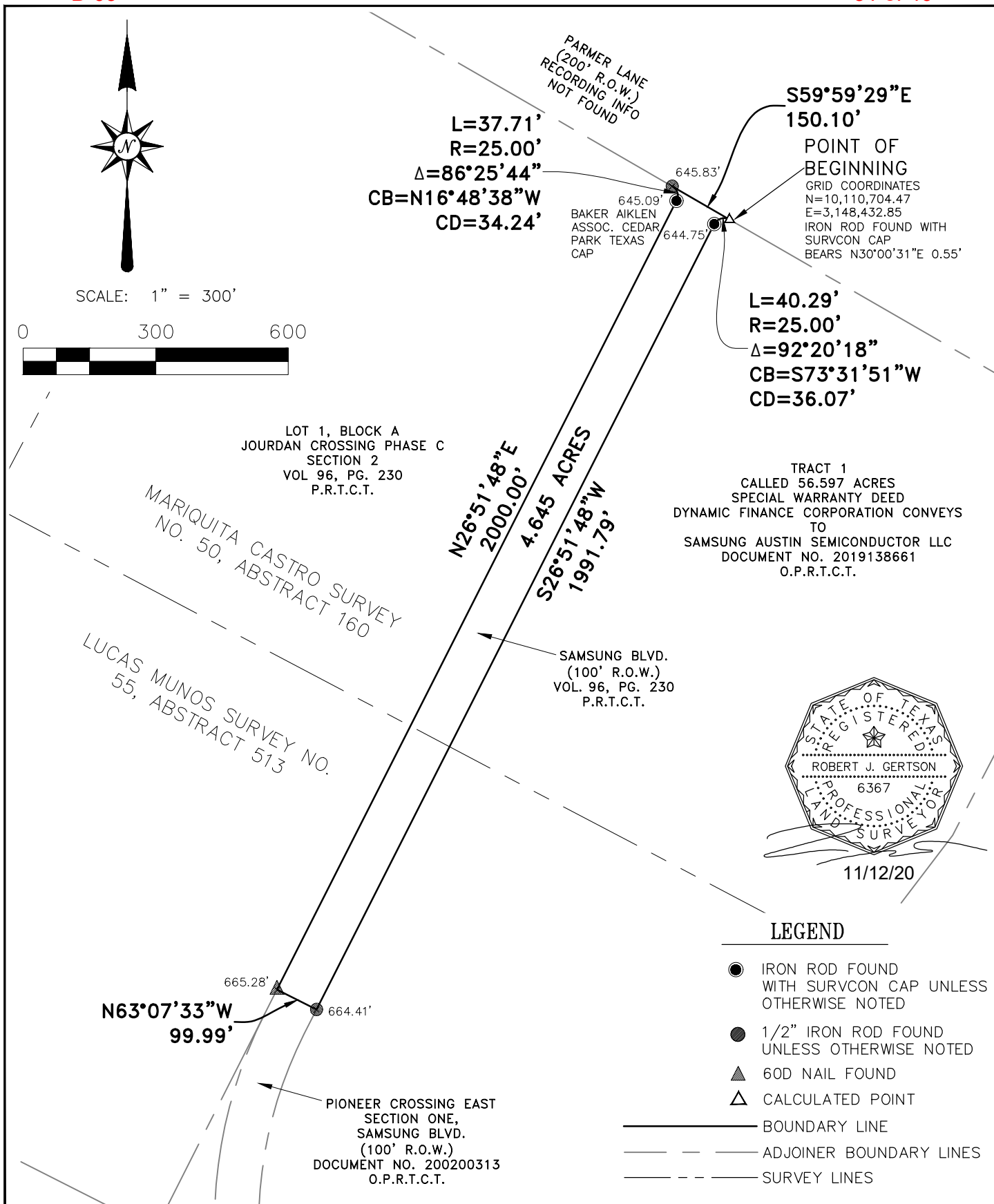
Bearings are based on the Texas State Plane Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83), 2011 Adjustment. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a combined adjustment factor of 1.00010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



4.645 ACRE
OUT OF THE MARIQUITA CASTRO SURVEY NO. 50,
ABSTRACT 160 AND THE LUCAS MUNOS SURVEY NO. 55,
ABSTRACT 513
CITY OF AUSTIN, TRAVIS COUNTY TEXAS

DATE: 11/12/20
DRAWN: AY
CHECKED: RG
JOB NO.: 20003531

SHT.
03
OF
03



ATWELL

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

Mapcheck 1: SamVac01

Closure Summary

Precision, 1 part in: 654098.43'
Error distance: 0.01'
Error direction: N50.2356E (dms)
Area: 4.6447acres
Square area: 202322.87
Perimeter: 4319.88'

Point of Beginning

Easting: 3148747.6921'
Northing: 10111715.5416'

Side 1: Curve

Curve direction: Counter-clockwise
Radius: [25.00']
Arc length: 40.29'
Delta angle: 92.2018 (dms)
Tangent: [26.04']
Chord direction: S73.3151W (dms)
Chord angle: [73.3151 (dms)]
Deflection angle: [-106.2809 (dms)]
Chord distance: 36.07'
Easting: 3148713.1020'
Northing: 10111705.3158'

Side 2: Line

Direction: S26.5148W (dms)
Angle: [179.3006 (dms)]
Deflection angle: [-0.2954 (dms)]
Distance: 1991.79'
Easting: 3147813.0840'
Northing: 10109928.4661'

Side 3: Line

Direction: N63.0733W (dms)
Angle: [-89.5921 (dms)]
Deflection angle: [90.0039 (dms)]
Distance: 99.99'
Easting: 3147723.8928'
Northing: 10109973.6648'

Side 4: Line

Direction: N26.5148E (dms)
Angle: [-90.0039 (dms)]
Deflection angle: [89.5921 (dms)]
Distance: 2000.00'
Easting: 3148627.6206'
Northing: 10111757.8386'

Side 5: Curve

Curve direction: Counter-clockwise
Radius: [25.00']
Arc length: 37.71'
Delta angle: 86.2544 (dms)
Tangent: [23.49']
Chord direction: N16.4838W (dms)
Chord angle: [136.1934 (dms)]
Deflection angle: [-43.4026 (dms)]

B-09
Chord distance: 34.24'
Easting: 3148617.7181'
Northing: 10111790.6154'
Side 6: Line
Direction: S59.5929E (dms)
Angle: [0.0201 (dms)]
Deflection angle: [-179.5759 (dms)]
Distance: 150.10'
Easting: 3148747.6972'
Northing: 10111715.5458'

EXHIBIT "A"

Page 1 of 4
Samsung Boulevard Right-of-Way Vacation

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 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 a 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;

EXHIBIT "A"

Page 2 of 4
Samsung Boulevard Right-of-Way 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 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 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 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 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;

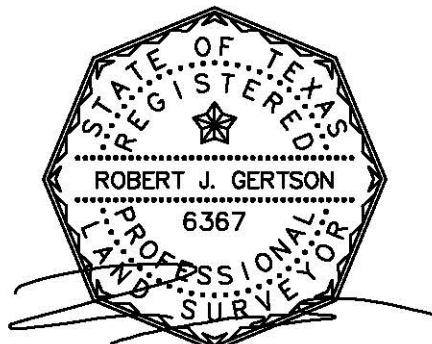
1. $S26^{\circ}51'48''W$ a distance of 61.31 feet to a 1/2-inch iron rod found, having an NAVD 88 elevation of 663.70 feet, at the point of curvature of a curve to the left;
2. Along said curve to the left, an arc distance of 531.59 feet, having a radius of 950.00 feet, a central angle of $32^{\circ}03'38''$,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

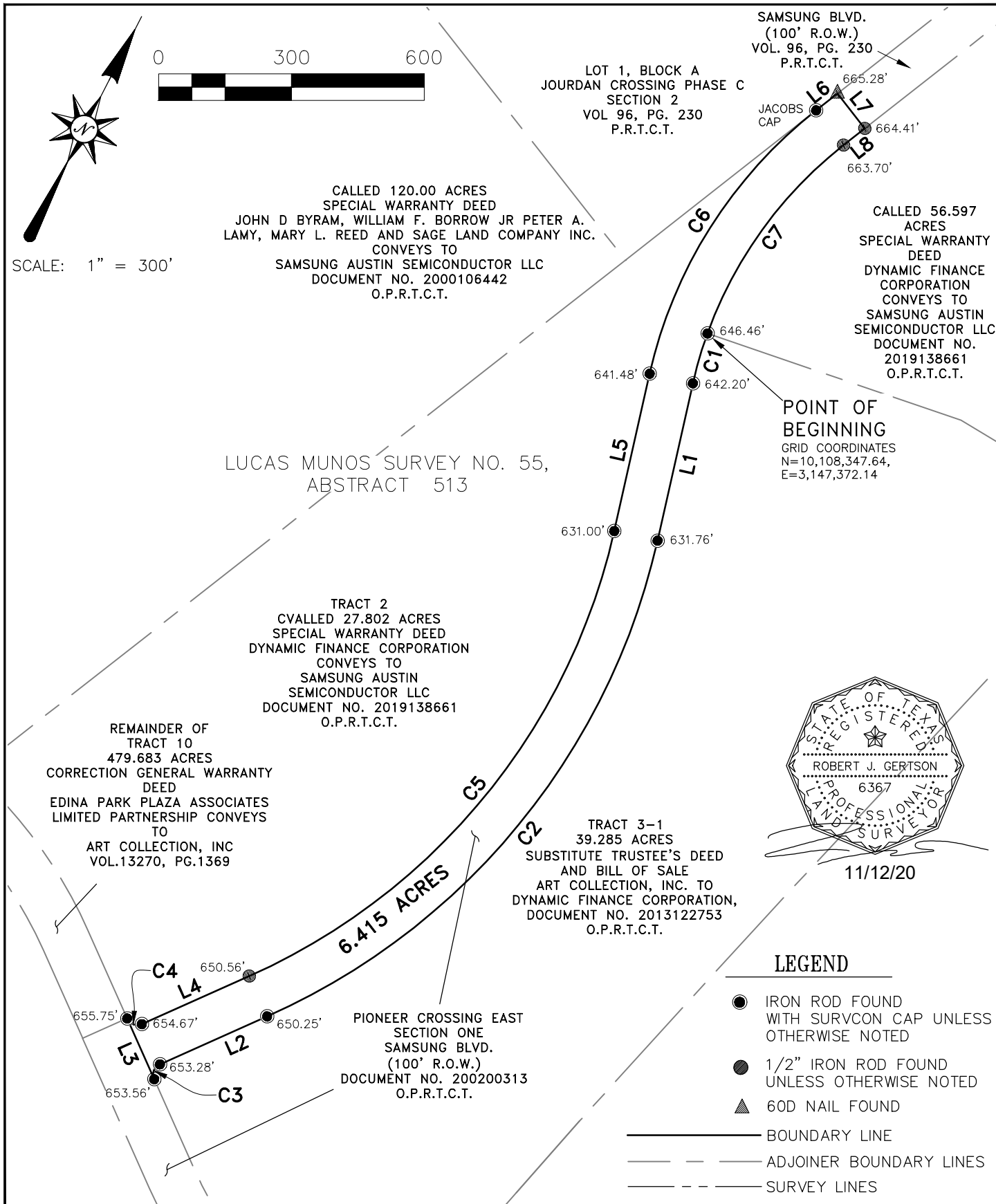
Bearings are based on the Texas State Plane Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83), 2011 Adjustment. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a combined adjustment factor of 1.00010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



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

DATE: 11/12/20
DRAWN: AY
CHECKED: RG
JOB NO.: 20003531

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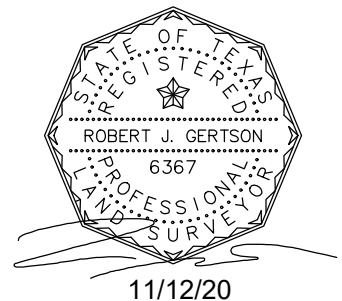
866.850.4200 www.atwell-group.com
3815 S CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
512.904.0505

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	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'



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

DATE: 11/12/20
DRAWN: AY
CHECKED: RG
JOB NO.: 20003531

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OF
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AUSTIN, TX 78704
512.904.0505

Mapcheck 1: SamVac#02

Closure Summary

Precision, 1 part in: 713724.78'
Error distance: 0.01'
Error direction: S88.0244W (dms)
Area: 6.4152acres
Square area: 279444.71
Perimeter: 5869.05'

Point of Beginning

Easting: 3147686.7176'
Northing: 10109358.4528'

Side 1: Curve

Curve direction: Counter-clockwise
Radius: [949.97']
Arc length: 117.54'
Delta angle: 7.0520 (dms)
Tangent: [58.84']
Chord direction: S8.4154E (dms)
Chord angle: [-8.4154 (dms)]
Deflection angle: [171.1806 (dms)]
Chord distance: 117.46'
Easting: 3147704.4813'
Northing: 10109242.3438'

Side 2: Line

Direction: S12.1949E (dms)
Angle: [179.5445 (dms)]
Deflection angle: [-0.0515 (dms)]
Distance: 364.29'
Easting: 3147782.2742'
Northing: 10108886.4569'

Side 3: Curve

Curve direction: Clockwise
Radius: [1550.00']
Arc length: 1441.66'
Delta angle: 53.1727 (dms)
Tangent: [777.72']
Chord direction: S14.2215W (dms)
Chord angle: [-153.1756 (dms)]
Deflection angle: [26.4204 (dms)]
Chord distance: 1390.25'
Easting: 3147437.2187'
Northing: 10107539.7083'

Side 4: Line

Direction: S40.5233W (dms)
Angle: [179.5134 (dms)]
Deflection angle: [-0.0826 (dms)]
Distance: 265.40'
Easting: 3147263.5351'
Northing: 10107339.0315'

Side 5: Curve

Curve direction: Counter-clockwise
Radius: [25.00']
Arc length: 39.89'

Delta angle: 91.2548 (dms)
 Tangent: [25.63']
 Chord direction: S3.5518E (dms)
 Chord angle: [135.1209 (dms)]
 Deflection angle: [-44.4751 (dms)]
 Chord distance: 35.79'
 Easting: 3147265.9828'
 Northing: 10107303.3253'

Side 6: Line

Direction: N49.0035W (dms)
 Angle: [0.3737 (dms)]
 Deflection angle: [-179.2223 (dms)]
 Distance: 150.20'
 Easting: 3147152.6087'
 Northing: 10107401.8462'

Side 7: Curve

Curve direction: Counter-clockwise
 Radius: [25.00']
 Arc length: 39.52'
 Delta angle: 90.3438 (dms)
 Tangent: [25.25']
 Chord direction: N86.0917E (dms)
 Chord angle: [-44.5008 (dms)]
 Deflection angle: [135.0952 (dms)]
 Chord distance: 35.53'
 Easting: 3147188.0588'
 Northing: 10107404.2289'

Side 8: Line

Direction: N40.5528E (dms)
 Angle: [-179.5630 (dms)]
 Deflection angle: [0.0330 (dms)]
 Distance: 265.82'
 Easting: 3147362.1877'
 Northing: 10107605.0756'

Side 9: Curve

Curve direction: Counter-clockwise
 Radius: [1450.00']
 Arc length: 1348.41'
 Delta angle: 53.1653 (dms)
 Tangent: [727.39']
 Chord direction: N14.2106E (dms)
 Chord angle: [153.2538 (dms)]
 Deflection angle: [-26.3422 (dms)]
 Chord distance: 1300.34'
 Easting: 3147684.5065'
 Northing: 10108864.8354'

Side 10: Line

Direction: N12.1859W (dms)
 Angle: [179.5822 (dms)]
 Deflection angle: [-0.0138 (dms)]
 Distance: 364.31'
 Easting: 3147606.7956'
 Northing: 10109220.7606'

Side 11: Curve

Curve direction: Clockwise
 Radius: [1050.00']
 Arc length: 717.79'
 Delta angle: 39.1004 (dms)
 Tangent: [373.55']
 Chord direction: N7.1742E (dms)
 Chord angle: [-160.2319 (dms)]
 Deflection angle: [19.3641 (dms)]
 Chord distance: 703.89'
 Easting: 3147696.1741'
 Northing: 10109918.9530'

Side 12: Line

Direction: N26.5148E (dms)
 Angle: [179.5904 (dms)]
 Deflection angle: [-0.0056 (dms)]
 Distance: 61.33'
 Easting: 3147723.8870'
 Northing: 10109973.6647'

Side 13: Line

Direction: S63.0733E (dms)
 Angle: [-89.5921 (dms)]
 Deflection angle: [90.0039 (dms)]
 Distance: 99.99'
 Easting: 3147813.0782'
 Northing: 10109928.4660'

Side 14: Line

Direction: S26.5148W (dms)
 Angle: [-90.0039 (dms)]
 Deflection angle: [89.5921 (dms)]
 Distance: 61.31'
 Easting: 3147785.3744'
 Northing: 10109873.7721'

Side 15: Curve

Curve direction: Counter-clockwise
 Radius: [950.01']
 Arc length: 531.59'
 Delta angle: 32.0338 (dms)
 Tangent: [272.95']
 Chord direction: S10.5020W (dms)
 Chord angle: [163.5832 (dms)]
 Deflection angle: [-16.0128 (dms)]
 Chord distance: 524.68'
 Easting: 3147686.7094'
 Northing: 10109358.4525'