

**DESCRIPTION FOR ACCESS EASEMENT**

A 2.587 acre (112,691 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 a portion 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 50.00 feet to calculated point, from which 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, bears N63°07'33"W, a distance of 50.00 feet;

**THENCE**, crossing said Samsung Boulevard , the following two (2) courses and distances

1. N26°51'48"E, a distance of 1792.64 feet to calculated point;
2. N63°08'12"W, a distance of 50.00 feet to calculated point, on the eastern line of said Lot 1, Block A and the western right-of-way line of Samsung Boulevard;

**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 207.37feet 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  $26^{\circ}25'44''$ , and a chord which bears  $N16^{\circ}48'38''W$ , 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);

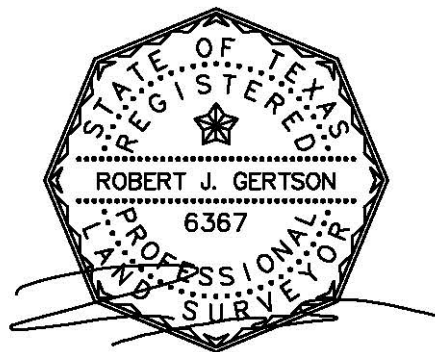
**THENCE,  $S59^{\circ}59'29''E$** , with the northern line of said Samsung Boulevard as dedicated in Final Plat for Jourdan Crossing Phase CS Section 2 and the southern right-of-way line of said Parmer Lane, a distance of 150.10 feet to the **POINT OF BEGINNING**;

Containing 2.587 acre (112,691 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



11/11/20

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



SCALE: 1" = 300'



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

MARIQUITA CASTRO SURVEY  
NO. 50, ABSTRACT 160  
LUCAS MUNOS SURVEY NO.  
55, ABSTRACT 513

LINE DATA TABLE

LINE #	DIRECTION	LENGTH
L1	N63°07'33"W	50.00'
L2	N63°08'12"W	50.00'
L3	N26°51'48"E	207.37'
L4	N63°07'33"W	50.00'

665.28'  
L4  
L1 664.41'

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

PARMER LANE  
(200' R.O.W.)  
RECORDING INFO  
NOT FOUND

L=37.71'  
R=25.00'  
 $\Delta=86^{\circ}25'44''$   
CB=N16°48'38"W  
CD=34.24'

645.09'  
BAKER AIKLEN  
ASSOC. CEDAR  
PARK TEXAS  
CAP

S59°59'29"E  
150.10'

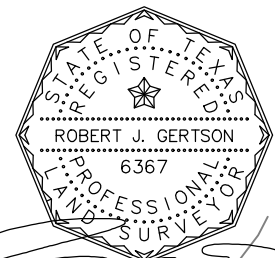
POINT OF  
BEGINNING

GRID COORDINATES  
N=10,110,704.47  
E=3,148,432.85  
IRON ROD FOUND WITH  
SURVCON CAP  
BEARS N30°00'31"E 0.55'

L=40.29'  
R=25.00'  
 $\Delta=92^{\circ}20'18''$   
CB=S73°31'51"W  
CD=36.07'

TRACT 1  
CALLED 56.597 ACRES  
SPECIAL WARRANTY DEED  
DYNAMIC FINANCE CORPORATION CONVEYS  
TO  
SAMSUNG AUSTIN SEMICONDUCTOR LLC  
DOCUMENT NO. 2019138661  
O.P.R.T.C.T.

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



11/11/20

### LEGEND

- IRON ROD FOUND  
WITH SURVCON CAP UNLESS  
OTHERWISE NOTED
- 1/2" IRON ROD FOUND  
UNLESS OTHERWISE NOTED
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT
- BOUNDARY LINE
- - - ADJOINER BOUNDARY LINES
- - - SURVEY LINES

2.587 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: 11/11/20  
DRAWN: AY  
CHECKED: RG  
JOB NO.: 20003531

SHT.  
03  
OF  
03



**ATWELL**

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