

DESCRIPTION FOR ACCESS EASEMENT

A 3.211 acre (139,879 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°05'20", and a chord which bears S08°41'54"E, a distance of 117.46 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 642.20 feet;
2. S12°19'49"E a distance of 364.29 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 631.76 feet, at a point of curvature to the right;
3. Along said curve to the right, an arc distance of 1441.66 feet, having a radius of 1550.00 feet, a central angle of 53°17'27", and a chord which bears S14°22'15"W, a distance of 1390.25 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 650.25 feet;
4. S40°52'33"W a distance of 265.40 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 653.28 feet, at a point of curvature to the left;
5. Along said curve to the left, an arc distance of 39.89 feet, having a radius of 25.00 feet, a central angle of 91°25'48", and a chord which bears S03°55'18"E, a distance of 35.79 feet to an iron rod with cap stamped "SURVCON INC" found, having an NAVD 88 elevation of 653.56 feet;

THENCE, crossing said Samsung Boulevard as dedicated by said Pioneer Crossing East Section One, Samsung Boulevard, the following six (6) courses and distances;

1. N49°00'35"W a distance of 74.98 feet to a calculated point;
2. N40°55'28"E a distance of 290.90 feet to a calculated point, at the point of curvature of a curve to the left;
3. Along said curve to the left, an arc distance of 1394.88 feet, having a radius of 1500.00 feet, a central angle of 53°16'49", and a chord which bears N14°21'04"E, a distance of 1345.16 feet to a calculated point;
4. N12°18'59"W a distance of 364.34 feet to a calculated point, at the point of curvature of a curve to the right;
5. Along said curve to the right, an arc distance of 683.58 feet, having a radius of 999.97 feet, a central angle of 39°10'04", and a chord which bears N07°17'45"E, a distance of 670.35 feet to a calculated point;
6. N26°51'48"E, a distance of 61.34 feet to a calculated point in the northly line of said Pioneer Crossing East Section One, Samsung Boulevard and a southerly line 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, 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, with a northern line of said Pioneer Crossing East Section One, Samsung Boulevard and a southern line of said Jourdan Crossing Phase C, Section 2, S63°07'33"E, a distance of 49.99 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 (Tract 1);

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;

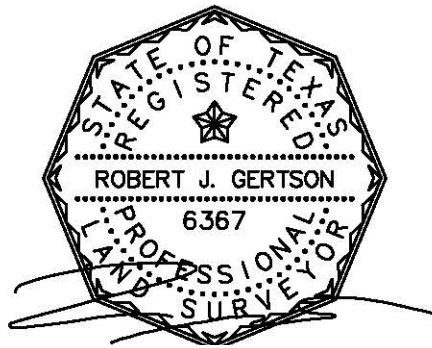
1. S26°51'48"W a distance of 61.31 feet to a 1/2-inch iron rod found, having an NAVD 88 elevation of 663.70 feet, at the point of curvature of a curve to the left;
2. Along said curve to the left, an arc distance of 531.59 feet, having a radius of 950.00 feet, a central angle of 32°03'38", and a chord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

Containing 3.211 acre (139,879 square feet), more or less.

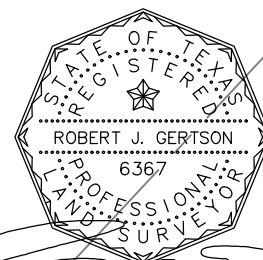
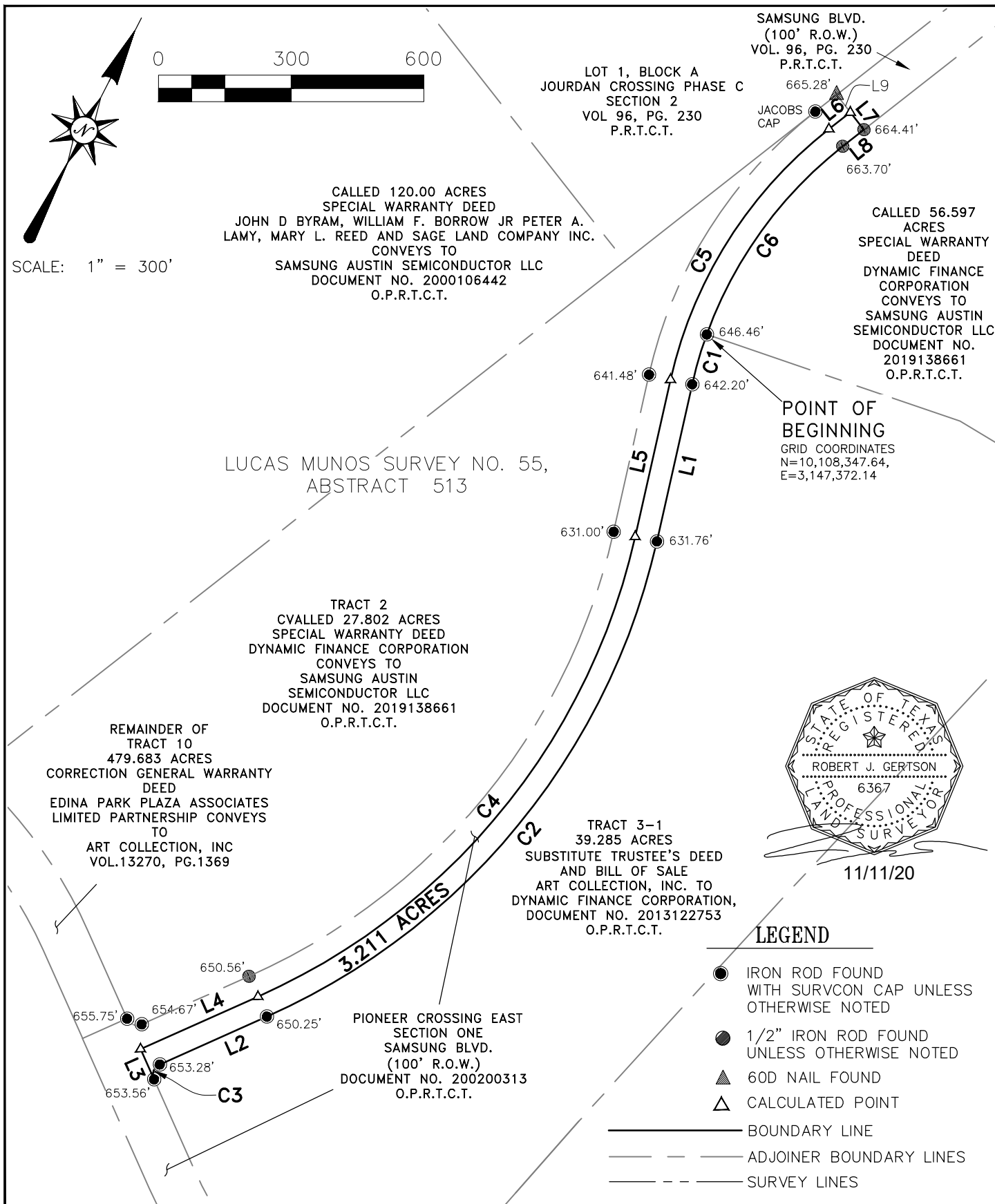
Bearings are based on the Texas State Plane Coordinate System, Central Zone (4203), North American Datum of 1983 (NAD83), 2011 Adjustment. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a combined adjustment factor of 1.00010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



<p>3.211 ACRE OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT 513 CITY OF AUSTIN, TRAVIS COUNTY TEXAS</p>	<p>DATE: 11/11/20 DRAWN: AY CHECKED: RG JOB NO.: 20003531</p>	<p>SHT. 03 OF 04</p>	<p>ATWELL 866.850.4200 www.atwell-group.com 3815 S CAPITAL OF TEXAS HIGHWAY, SUITE 300 AUSTIN, TX 78704 512.904.0505</p>
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Mapcheck 1: 3.211AcAccessS

Closure Summary

Precision, 1 part in: 249483.10'
Error distance: 0.02'
Error direction: N14.2413W (dms)
Area: 3.2111acres
Square area: 139874.24
Perimeter: 5741.69'

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: 74.98'
 Easting: 3147209.3864'
 Northing: 10107352.5070'
 Side 7: Line
 Direction: N40.5528E (dms)
 Angle: [-90.0357 (dms)]
 Deflection angle: [89.5603 (dms)]
 Distance: 290.90'
 Easting: 3147399.9443'
 Northing: 10107572.3035'
 Side 8: Curve
 Curve direction: Counter-clockwise
 Radius: [1500.00']
 Arc length: 1394.88'
 Delta angle: 53.1649 (dms)
 Tangent: [752.46']
 Chord direction: N14.2104E (dms)
 Chord angle: [153.2536 (dms)]
 Deflection angle: [-26.3424 (dms)]
 Chord distance: 1345.16'
 Easting: 3147733.3601'
 Northing: 10108875.4878'
 Side 9: Line
 Direction: N12.1859W (dms)
 Angle: [179.5821 (dms)]
 Deflection angle: [-0.0139 (dms)]
 Distance: 364.34'
 Easting: 3147655.6428'
 Northing: 10109231.4424'
 Side 10: Curve
 Curve direction: Clockwise
 Radius: [999.97']
 Arc length: 683.58'
 Delta angle: 39.1004 (dms)
 Tangent: [355.75']
 Chord direction: N7.1745E (dms)
 Chord angle: [-160.2316 (dms)]
 Deflection angle: [19.3644 (dms)]
 Chord distance: 670.35'
 Easting: 3147740.7722'
 Northing: 10109896.3650'
 Side 11: Line

Direction: N26.5148E (dms)
Angle: [179.5901 (dms)]
Deflection angle: [-0.0059 (dms)]
Distance: 61.34'
Easting: 3147768.4895'
Northing: 10109951.0856'

Side 12: Line

Direction: S63.0733E (dms)
Angle: [-89.5921 (dms)]
Deflection angle: [90.0039 (dms)]
Distance: 49.99'
Easting: 3147813.0807'
Northing: 10109928.4885'

Side 13: Line

Direction: S26.5148W (dms)
Angle: [-90.0039 (dms)]
Deflection angle: [89.5921 (dms)]
Distance: 61.31'
Easting: 3147785.3769'
Northing: 10109873.7947'

Side 14: 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: 3147686.7119'
Northing: 10109358.4751'