

**DESCRIPTION FOR DEDICATION OF SAMSUNG BOULEVARD RIGHT-OF-WAY**

A 14.211 acre (619,036 square feet), tract of land, lying within the Mariquita Castro Survey No. 50, Abstract No. 160 and the Lucas Munos Survey No. 55, Abstract 513, Travis County, Texas, and being a portion of a called 56.597 acre tract (Tract 1) as described in a Quitclaim Deed, dated November 4, 2020 to Samsung Austin Semiconductor, LLC, recorded in Document No. 2020211712, of the Official Public Records of Travis County, Texas, and a portion of a called 39.2753 acre tract as described in a Special Warranty Deed, dated November 4, 2020 to Samsung Austin Semiconductor, LLC, recorded in Document No. 2020211710, of the Official Public Records of Travis County, Texas:

**BEGINNING** at a 1/2-inch iron rod with cap stamped "SURVCON INC" found in base of a tree for the northeasterly corner of said 56.597 acre tract, the northwesterly corner of a called 68.97 acre tract as described in a Substitute Trustee's Deed, dated November 3, 2009 to J. Tim Brown, Trustee, recorded in Document No. 2009183929, of the Official Public Records of Travis County, Texas and being on the southerly right-of-way of Parmer Lane (200' wide Right- Of-Way), (Grid Coordinates: N=10,110,158.31, E=3,149,378.49);

**THENCE**, with the easterly line of said 56.597 acre tract and the westerly line of said 68.97 acre tract (a conflicting boundary line), the following seven (7) courses and distances;

1. S28°55'13"W, a distance of 181.52 feet to a 1/2-inch iron rod with cap stamped "STANTEC" found;
2. S25°24'54"W, a distance of 139.05 feet to a 1/2-inch iron rod with cap stamped "STANTEC" found;
3. S27°34'46"W, a distance of 634.03 feet to a 1/2-inch iron rod with cap stamped "STANTEC" found;
4. S37°11'38"W, a distance of 365.07 feet to a 1/2-inch iron rod with cap stamped "STANTEC" found; for an ell corner of said 68.97 acre tract;
5. N61°22'00"W, a distance of 78.90 feet to a 5/8-inch iron pipe found for an ell corner;
6. S18°27'44"W, a distance of 110.71 feet to a 3/4-inch iron pipe with 60d nail found;
7. S17°49'45"W, a distance of 618.81 feet to a 1/2-inch iron rod found for the southeasterly corner of said 56.597 acre tract and the northeasterly corner of said 39.2753 acre tract;

**THENCE**, with the eastern boundary line of said called 39.2753 acre tract and the western boundary line of said 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 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;

**THENCE**, with the eastern boundary line of said 39.2753 acre tract, the western boundary line of said Lot 4A & 4B 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 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 39.2753 acre tract, the western boundary line of said 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 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;

**THENCE**, with the eastern boundary line of said 39.2753 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 39.2753 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 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 39.2753 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 39.2753 acre tract, also being in the western line of said 15.0 acre Cirkiel tract and also being the northernmost southeastern 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 the common boundary line of said 39.2753 acre tract and said Pioneer Crossing East Samsung Boulevard, N73°46'58"W a distance of 120.69 feet to iron rod with cap stamped "ATWELL" set, from which a capped iron rod with red unreadable cap found, bears N73°46'58"W a distance of 63.85 feet;

**THENCE**, over and across said 39.2753 acre tract and said 56.597 acre tract, the following six (6) courses and distances;

1. N16°32'48"E, a distance of 992.22 feet to a iron rod with cap stamped "ATWELL" set at the point of curvature of a curve to the right;
2. N17°46'33"E, a distance of 2238.77 feet to a iron rod with cap stamped "ATWELL" set at the point of curvature of a curve to the right;
3. Along said curve to the right, an arc distance of 300.79 feet, having a radius of 785.00 feet, a central angle of 21°57'15", and a chord which bears N28°45'10"E, a distance of 298.95 feet to a iron rod with cap stamped "ATWELL" set;
4. N39°43'48"E, a distance of 507.80 feet to a iron rod with cap stamped "ATWELL" set at the point of curvature of a curve to the left;
5. Along said curve to the left, an arc distance of 138.46 feet, having a radius of 665.00 feet, a central angle of 11°55'45", and a chord which bears N33°45'55"E, a distance of 138.21 feet to a iron rod with cap stamped "ATWELL" set;
6. N27°48'02"E, a distance of 489.00 feet to a iron rod with cap stamped "ATWELL" set on the northern line of said 56.597 acre tract and being on the said southerly right-of-way of Parmer Lane (200' wide Right- Of-Way);

**THENCE**, with the common boundary line of said 56.597 acre tract and being on the said southerly right-of-way of Parmer Lane, S59°59'29"E a distance of 120.08 feet to the **POINT OF BEGINNING**;

Containing 14.211 acre (619,036 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.

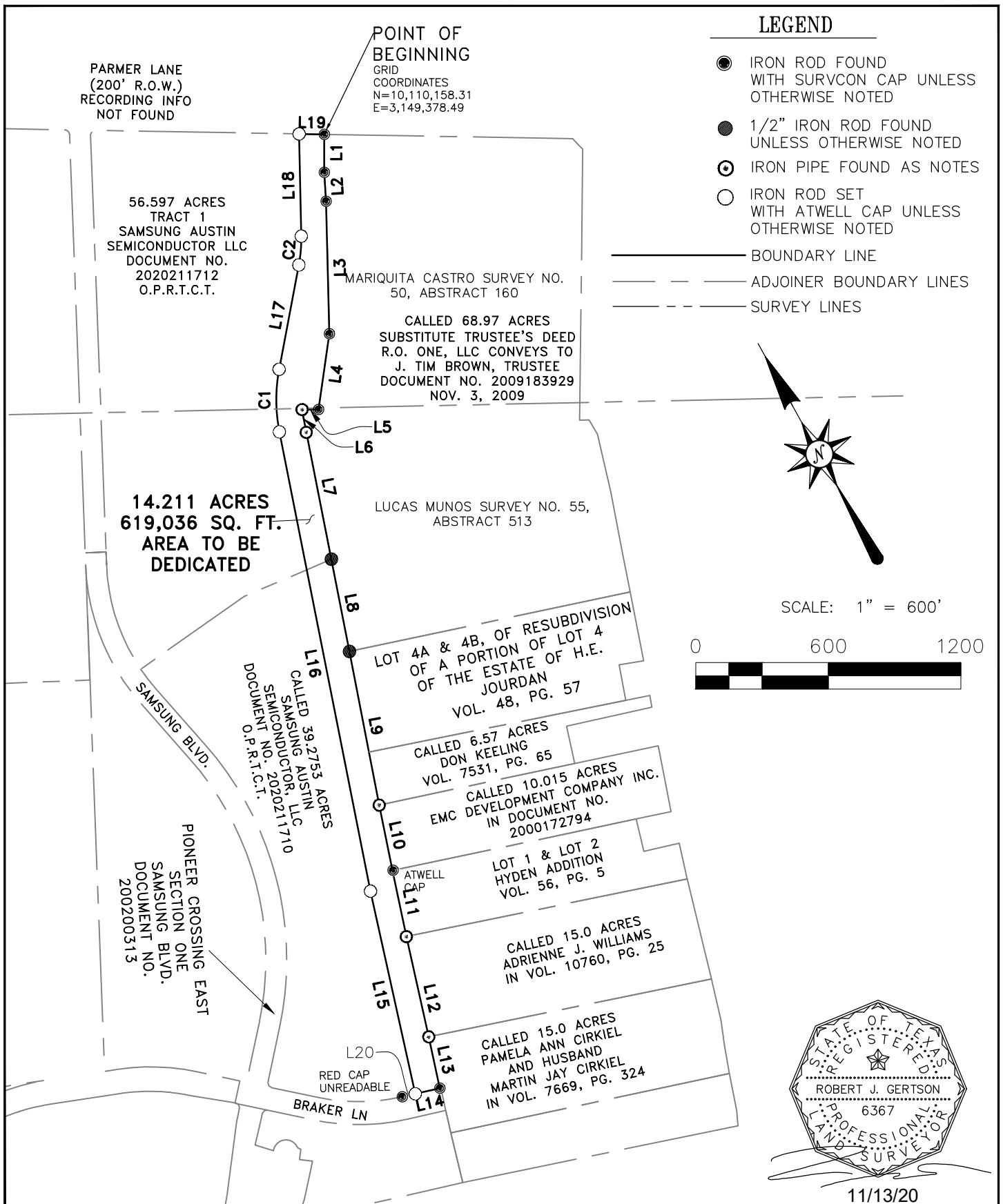
I hereby certify that this boundary description represents the results of a survey made on the ground October 20 of 2020. This description is accompanied by a separate plat of even date.

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



11/13/2020

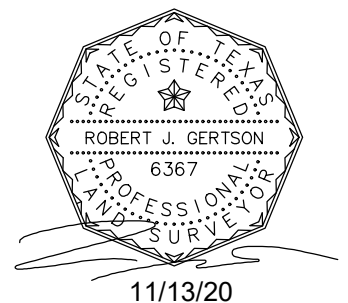
FIELD NOTES REVIEWED  
BY: [Signature] DATE: 12/16/20  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT



<p>14.211 ACRE</p> <p>OUT OF THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT 513 AND THE MARIQUITA CASTRO SURVEY NO. 50, ABSTRACT NO. 160 CITY OF AUSTIN, TRAVIS COUNTY TEXAS</p>	<p>DATE: 11/13/20</p> <p>DRAWN: AY</p> <p>CHECKED: RG</p> <p>JOB NO.: 20003531</p>	<p>SHT. 04 OF 05</p>	<p><b>ATWELL</b></p> <p>866.850.4200 www.atwell-group.com</p> <p>3815 S CAPITAL OF TEXAS HIGHWAY, SUITE 300 AUSTIN, TX 78704 512.904.0505</p>
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LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	S28°55'13"W	181.52'
L2	S25°24'54"W	139.05'
L3	S27°34'46"W	634.03'
L4	S37°11'38"W	365.07'
L5	N61°22'00"W	78.91'
L6	S18°27'44"W	110.71'
L7	S17°49'45"W	618.81'
L8	S17°52'17"W	449.05'
L9	S18°01'51"W	748.17'
L10	S17°26'55"W	319.37'
L11	S17°15'42"W	322.62'
L12	S16°23'11"W	491.19'
L13	S16°46'53"W	251.04'
L14	N73°46'58"W	120.69'
L15	N16°32'48"E	992.22'
L16	N17°46'33"E	2238.77'
L17	N39°43'48"E	507.80'
L18	N27°48'02"E	489.00'
L19	S59°59'29"E	120.08'
L20	N73°46'58"W	63.85'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	21°57'15"	785.00'	300.79'	N28°45'10"E	298.95'
C2	11°55'45"	665.00'	138.46'	N33°45'55"E	138.21'



11/13/20

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

DATE: 11/13/20  
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JOB NO.: 20003531

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**ATWELL**  
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