

STATE OF TEXAS

§  
§  
§

COUNTY OF WILLIAMSON

**CORRECTION**

**ROADWAY CLOSURE ORDER**

**AN ORDER OF WILLIAMSON COUNTY, TEXAS, FINDING THAT PORTIONS OF CR 401 AND CR 404 ARE NOT NECESSARY FOR PUBLIC USE AS A THOROUGHFARE; PROVIDING FOR THE VACATION, ABANDONMENT AND CLOSURE OF THE ROADWAYS; AND RELEASING ANY AND ALL PUBLIC RIGHTS, TITLE, AND INTEREST.**

**WHEREAS,** pursuant to Chapter 251.058 of the Texas Transportation Code, the County has the authority to vacate, abandon, and close roadways within the County; and

**WHEREAS,** within the County there are portions of CR 401 and CR 404 described in more detail in Exhibit A, (hereafter referred to as the “Right-of-Way”); and

**WHEREAS,** in a sworn petition dated December 9, 2021, Samsung Austin Semiconductor, LLC has requested that the Right-of-Way be vacated; and

**WHEREAS,** the Commissioners Court has determined that the Right-of-Way is not necessary as a public thoroughfare and has no other public use; and

**WHEREAS,** the Commissioners Court finds that vacating the Right-of-Way would have no adverse effect on adjacent properties; and

**WHEREAS,** the Commissioners Court has determined that it is in the best interest of the County to vacate, abandon, and close the Right-of-Way; and

**NOW THEREFORE,** be it ordered by the Commissioners Court of Williamson County, Texas:

1. **Finding of Fact:** That the foregoing recitals are incorporated into this Order by reference as findings of fact as if set forth herein at length.
2. **Right-of-Way Closure:** The Commissioners Court hereby vacates, abandons, and closes the Right-of-Way which is more particularly described in Exhibit A.
3. **Abandonment of Rights:** The Commissioners Court hereby abandons any and all public rights, title and interest, if any, to the Right-of-Way.
4. **Land Records:** The Commissioners Court hereby authorizes and instructs a signed and sealed copy of this Order to be recorded in the Official Records of Williamson County, Texas. This Order corrects and replaces a previous Order approved by the Commissioners Court on December 14<sup>th</sup>, 2021 and recorded in Doc. # 2021189911,

Official Records, Williamson County, Texas, because incorrect field notes were attached to the previous Order.

- 5. **Severability:** If any word, article, phrase, paragraph, sentence, clause, or provision of this Order shall be adjusted by a court of competent jurisdiction to be invalid, the invalidity shall not affect other provisions or applications of this Order which can be given effect without the invalid provision, and to this end the provision of this Order is declared to be severable.
- 6. **Effective Date:** This Order shall take effect immediately from and after the date of this Order.
- 7. **Underlying Property Owner.** Pursuant to Section 251.058 of the Texas Transportation Code, Samsung Austin Semiconductor, LLC is the underlying property owner receiving this conveyance.
- 8. **Proper Notice & Open Meeting:** It is hereby officially found and determined that the meeting at which this Order was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**PASSED & APPROVED**, this the \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by a majority vote of the Commissioners Court of Williamson County, Texas.

WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_  
Bill Gravel, County Judge

ATTEST:

\_\_\_\_\_  
Nancy Rister, County Clerk

STATE OF TEXAS                   §  
  §  
COUNTY OF WILLIAMSON       §

Before me, the undersigned notary public, personally appeared Bill Gravel, County Judge for Williamson County, Texas, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

\_\_\_\_\_  
Notary Public, State of Texas

## DESCRIPTION

A 14.37 Acre (626,058 Square Feet), tract of land, lying within the Benjamin J. Tyler Survey Abstract 631, the Lucius A Tyler Survey Abstract 632, the Thomas B Lee Survey Abstract 800, the Watkins Nobles Survey Abstract 484, the H.T.&B.R.R.Co Survey Abstract 318, the GW Tyler Survey Abstract 636, the George N Tyler Survey Abstract 634 and the H.T.&B.R.R.Co. Survey, Abstract 315, Williamson County, Texas, and being a portion of County Road 401 and County Road 404 as occupied and maintained by Williamson County Texas, as shown on Page 4 of 5, described As Follows:

**COMMENCING**, at a 1/2" iron rod found on the eastern right of way line of County Road 401 (right of way varies), being the northwestern corner of a called 1.13 acre tract, Tract 2, conveyed to Prophet Capital Management, LTD in Document No. 2021187922, Official Public Records of Williamson County, Texas and also being the southwestern corner of a called 48.100 acre tract, conveyed to Laurice Marie Bush in Document No. 2018101419, Official Public Records of Williamson County, Texas;

**THENCE**, with the eastern right of way line of County Road 401 and also being the western line of said 1.13 acre tract and of the remainder of a called 8.43 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184854, Official Public Records of Williamson County, Texas, S 07° 18' 23" W, a distance of 482.83 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the southwestern corner of said remainder of 8.43 acre tract and also being an ell corner of a called 79.36 acre tract, Tract 1, conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184492, Official Public Records of Williamson County, Texas;

**THENCE**, with the eastern right of way line of County Road 401 and also being the western line of said 79.36 acre tract, S 07° 06' 15" W, a distance of 365.08 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, continuing with the eastern right of way line of County Road 401 and also being the western line of said 79.36 acre tract, S 07° 06' 15" W, a distance of 1159.54 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set, for the southwestern corner of said 79.36 acre tract and also being the northwestern corner of a called 0.93 acre tract, conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021187920, Official Public Records of Williamson County, Texas;

**THENCE**, with the eastern right of way line of County Road 401 and also being the western line of said 0.93 acre tract, S 09° 41' 07" W, a distance of 19.59 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set, for the southwestern corner of said 0.93 acre tract and also being the northwestern corner of a called 140.73 conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184511, Official Public Records of Williamson County, Texas;

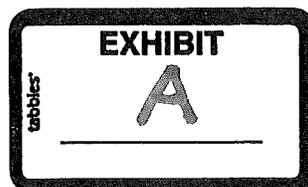
**THENCE**, with the eastern right of way line of County Road 401 and also being the western line of said 140.73 acre tract, S 07° 49' 01" W, a distance of 2491.60 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for an ell corner of said 140.73 acre tract and also being the northwestern corner of a called 5.30 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184505, Official Public Records of Williamson County, Texas;

**THENCE**, with the eastern right of way line of County Road 401 and also being the western line of said 5.300 acre tract, S 07° 49' 01" W, a distance of 352.00 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found for the southwestern corner of said 5.30 acre tract and also being on the northern right of way line of County Road 404 (right of way varies);

**THENCE**, with the northern right of way line of County Road 404 and also being the southern line of said 5.30 acre tract, S 82° 10' 59" E, a distance of 655.87 feet to a 1/2" iron rod found for the southeastern corner of said 5.30 acre tract and also being an ell corner of said 140.73 acre tract;

**THENCE**, with the northern right of way line of County Road 404 and also being the southern line of said 140.73 acre tract, S 82° 10' 59" E, a distance of 874.15 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found for an ell corner of said 140.73 acre tract and also being the southwestern of a called 2.00 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184507, Official Public Records of Williamson County, Texas;

**THENCE**, with the northern right of way line of County Road 404 and also being the southern line of said 2.00 acre tract, S 82° 10' 59" E, a distance of 619.59 feet to a 1/2" iron rod found for the southeastern corner of said 2.00 acre tract and also being an ell corner of said 140.73 acre tract;



**THENCE**, with the northern right of way line of County Road 404 and also being the southern line of said 140.73 acre tract, S 82° 10' 59" E, a distance of 117.38 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the southeastern corner of said 140.73 acre tract and also being the southwestern corner of the remainder of a called 75 acre tract, conveyed to Tony Daniel Michalik in Volume 440, Page 579, Deed Records of Williamson County, Texas;

**THENCE**, over and across said County Road 404, S 07° 48' 15" W, a distance of 65.26 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set on the southern right of way line of County Road 404 and also being on the northern line of a called 100.57 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184352, Official Public Records of Williamson County, Texas;

**THENCE**, with the southern right of way line of County Road 404 and also being the northern line of said 100.57 acre tract, N 82° 09' 51" W, a distance of 880.85 feet to a fence post found for an ell corner said 100.57 acre tract and also being the northeastern corner of a called 0.875acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021183313, Official Public Records of Williamson County, Texas;

**THENCE**, with the southern right of way line of County Road 404 and also being the northern line of said 0.875 acre tract, N 80° 54' 23" W, a distance of 188.66 feet to a fence post found for the northwestern corner of said 0.875 acre tract and also being the northeastern corner of a called 159.14 acre tract, Tract 2 conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184492, Official Public Records of Williamson County, Texas;

**THENCE**, with the southern right of way line of County Road 404 and also being the northern line of said 159.14 acre tract, N 82° 11' 33" W, a distance of 1941.14 feet to a 1/2" iron rod found, for the northwestern corner of said 159.14 acre tract and also being the northeastern corner of a called 84.06 acre tract, Tract 2 conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021181069, Official Public Records of Williamson County, Texas;

**THENCE**, with the southern right of way line of County Road 404 and also being the northern line of said 84.06 acre tract, the following two (2) courses and distance:

1. N 81° 52' 45" W, a distance of 1365.92 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found;
2. N 82° 10' 07" W, a distance of 718.39 feet to a mag nail on top of fence post found, for the northwestern corner of said 84.06 acre tract and also being the northeastern corner of a called 70.38 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184494, Official Public Records of Williamson County, Texas;

**THENCE**, with the southern right of way line of County Road 404 and also being the northern line of the said 70.38 acre tract, N 82° 00' 45" W, a distance of 1463.50 feet to a 1/2" iron rod with cap stamped "KC ENG" found;

**THENCE**, over and across said County Road 404, N 07° 58' 51" E, a distance of 55.72 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set on the northern right of way line of County Road 404 and also being on the southern line of a called 164.63 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184270, Official Public Records of Williamson County, Texas;

**THENCE**, with the northern right of way line of County Road 404 and also being the southern line of said 164.63 acre tract, S 82° 01' 09" E, a distance of 1990.31 feet to a 1/2" iron rod found for the southeastern corner of said 164.63 acre tract and also being the southwestern corner of a called 61.29 acre tract, Tract 1 conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021181069, Official Public Records of Williamson County, Texas;

**THENCE**, with the northern right of way line of County Road 404 and also being the southern line of said 61.29 acre tract, S 82° 09' 52" E, a distance of 871.92 feet to a 1/2" iron rod found for the southeastern corner of said 61.29 acre tract and also being the southwestern corner of a called 95.27 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021184038, Official Public Records of Williamson County, Texas;

**THENCE**, with the northern right of way line of County Road 404 and also being the southern line of said 95.27 acre tract, S 82° 10' 39" E, a distance of 1359.65 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found for the southeastern corner of said 95.27 acre tract and also being on the western right of way line of County Road 401 (right of way varies);

**THENCE**, with the western right of way line of County Road 401 and also being the eastern line of said 95.27 acre tract, N 08° 05' 03" E, a distance of 3031.44 feet to a 6" wood post found for the northeastern corner of said 95.27 acre tract and also being the southeastern corner of a called 51.57 acre tract conveyed to Samsung Austin Semiconductor, LLC in Document No. 2021183993, Official Public Records of Williamson County, Texas;

**THENCE**, with the western right of way line of County Road 401 and also being the eastern line of said 51.57 acre tract, N 07° 34' 17" E, a distance of 990.46 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northeastern corner of said 51.57 acre tract and also being the southeastern corner of a called 79.74 acre tract, conveyed to C. Ernest Lawrence Family Limited Partnership in Document No. 2005011333, Official Public Records of Williamson County, Texas;

**THENCE**, over and across said County Road 401, S 82° 46' 28" E, a distance of 45.64 feet to the **POINT OF BEGINNING**.

Containing 14.37 acres or 626,058 square feet, more or less.

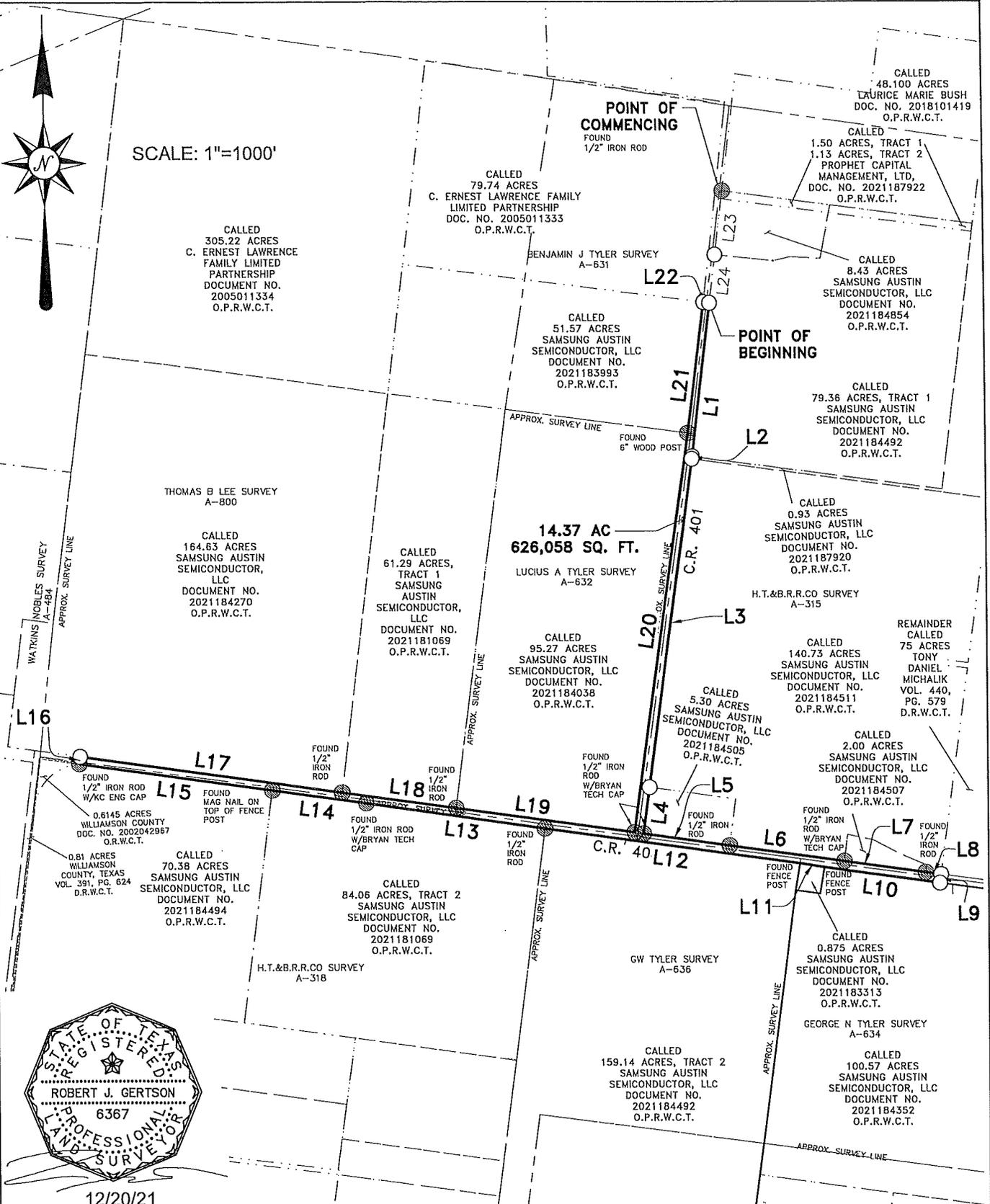
BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

Robert J. Gertson, RPLS  
Texas Registration No. 6367  
Atwell, LLC  
805 Las Cimas Parkway, Suite 310  
Austin, Texas 78746  
Ph. 512-904-0505  
TBPE LS Firm No. 10193726



12/20/2021



k:\21002557.dwg \survey\21002557 vacate cr-404&cr401.dwg Savedate:12/20/2021 2:57 PM Plotdate:12/20/2021 2:57 PM

<p><b>14.37 ACRE</b> WILLIAMSON COUNTY, TEXAS</p>	DATE:	12/07/21	PG.	04
	DRAWN:	AY	OF	05
	CHECKED:	RG		
	JOB NO.:	21002557		



**ATWELL**  
www.atwell-group.com  
805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.804.0505  
TFPE LS 10193726

k:\21002557\dwg\survey\21002557 vacate cr-404&cr-401.dwg Savedate:12/20/2021 2:57 PM Plotdate:12/20/2021 2:57 PM

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	S7°06'15"W	1159.54'
L2	S9°41'07"W	19.59'
L3	S7°49'01"W	2491.60'
L4	S7°49'01"W	352.00'
L5	S82°10'59"E	655.87'
L6	S82°10'59"E	874.15'
L7	S82°10'59"E	619.59'
L8	S82°10'59"E	117.38'
L9	S7°48'15"W	65.26'
L10	N82°09'51"W	880.85'
L11	N80°54'23"W	188.66'
L12	N82°11'33"W	1941.14'
L13	N81°52'45"W	1365.92'
L14	N82°10'07"W	718.39'
L15	N82°00'45"W	1463.50'
L16	N7°58'51"E	55.72'
L17	S82°01'09"E	1990.31'
L18	S82°09'52"E	871.92'
L19	S82°10'39"E	1359.65'
L20	N8°05'03"E	3031.44'
L21	N7°34'17"E	990.46'
L22	S82°46'28"E	45.64'
L23	S7°18'23"W	482.83'
L24	S7°06'15"W	365.08'

14.37 ACRE  
WILLIAMSON COUNTY, TEXAS

DATE: 12/07/21  
DRAWN: AY  
CHECKED: RG  
JOB NO.: 21002557

PG.  
05  
OF  
05



**ATWELL**

www.atwell-group.com  
805 LAS CIMAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.904.0505  
TBPE LS 10193726