

**POSSESSION AND USE AGREEMENT FOR TRANSPORTATION/UTILITY  
PURPOSES**

**STATE OF TEXAS**

§

§

**COUNTY OF WILLIAMSON**

§

Project: Future County Road and CR 404

This Possession and Use Agreement For Transportation Purposes (the “Agreement”) between **WILLIAMSON COUNTY, TEXAS** (the “County”), and Samsung Austin Semiconductor, LLC, a Delaware limited liability company (the “Grantor” whether one or more), grants to the County, their contractors, agents and all others deemed reasonably necessary by the County, an irrevocable right to possession and use of portions of the Grantor’s property for the purpose of constructing the Future County Road and CR 404 and related appurtenances and utility relocations (the “Roadway Construction Projects”) according, in part, to that certain Williamson County Development Agreement (the “Development Agreement”) recorded under Document No. 2022044232 in the Public Records of Williamson County, Texas. The property subject to this Agreement is described fully in field notes, plat map or other description (attached as “Exhibit “A”) and made a part of this Agreement by reference (the “Property”).

1. For the consideration paid by the County which is set forth in Paragraph 2 below and the Development Agreement, the receipt and sufficiency of which is acknowledged, the Grantor grants, bargains, sells and conveys to the County the right of entry and possession and use of the Property for the purpose of constructing the Roadway Construction Projects and related utility adjustments and appurtenances thereto and the right to remove any improvements. Authorized activities include surveying, inspection, environmental studies, archeological studies, clearing, demolition, construction of permanent improvements, relocating, replacing, and improving existing utility facilities, locating new utility facilities, and other work required to be performed in connection with the Roadway Construction Projects. This Possession and Use Agreement will extend to the County, its contractors and assigns, owners of any existing utilities on the Property and those which may be lawfully permitted on the Property by the County in the future, and all others deemed reasonably necessary by the County for the purpose of the Roadway Construction Projects. This grant will allow the construction, relocation, replacement, repair, improvement, operation and maintenance of utilities on the Property.
2. In full consideration for this irrevocable grant of possession and use and other Grantor and Grantee covenants, warranties, and obligations under this Agreement, the County and Grantor agree to postpone any proceeding with a formal condemnation proceedings so that the parties may engage in additional good faith efforts to negotiate all available monetary and non-monetary compensation alternatives for acceptable conveyance of the Property upon terms which are acceptable to the parties herein. The County will be entitled to take possession and use of the Property upon full execution and recording of this document by County in the Official Records of Williamson County, subject to the conditions in Paragraph 13 below, if any. The parties agree that the conditions and representations in this Agreement and the Development Agreement represent adequate and full compensation for the possession and use of the Property.

3. The effective date of this Agreement will be the date on which the final required party executes the Agreement (the "Effective Date").
4. The Grantor warrants and represents by, through, or under Grantor but not otherwise, that, except for the Permitted Encumbrances (defined below), the title to the Property is free and clear of all liens and encumbrances (and any subsequent updates prior to the Effective Date) that would interfere with the Roadway Construction Projects, and that, if required, proper releases will be executed for the Property prior to the commencement of the Roadway Construction Projects project work. The Grantor further warrants that no other person or entity owns an interest in the fee title to the Property and further agrees to indemnify the County from all unreleased or undisclosed liens, claims or encumbrances affecting the Property.
5. The parties agree that the valuation date for determining the amount of just compensation for the real property interest proposed to be acquired by the County in the Property, for negotiation or eminent domain proceeding purposes, will be the Effective Date of this Agreement.
6. This Agreement is made with the understanding that the County will continue to proceed with acquisition of interest(s) in the Property as described in the Development Agreement and as further required by the County. The Grantor reserves all rights of compensation for the proposed interest(s) in and to the Property which the Grantor holds as of the time immediately prior to the Effective Date of this Agreement. This Agreement shall in no way prejudice the Grantor's rights to receive full and just compensation as allowed by law for the proposed interests in and to the Property to be acquired by the County, encumbered with the improvements thereon, if any, and damages, if any, to the remainder of the Grantor's interest in any larger tract of which the Property is a part (the "Remainder"), all as the Property exists on the Effective Date of this Agreement. The County's removal or construction of improvements on the Property shall in no way affect the fair market value of the Property in determining compensation due to the Grantor in the eminent domain proceedings, except as such removal or construction of improvements may impact or damage the Remainder. No beneficial project influence will impact the appraised value of the Property to be acquired. This grant will not prejudice the Grantor's rights to any relocation benefits for which Grantor may be eligible.
7. In the event the County institutes or has instituted eminent domain proceedings, the County will not be liable to the Grantor for interest upon any award or judgment as a result of such proceedings for any period of time prior to the date of the award. Payment of any interest may be deferred by the County until sixty (60) days after entry of judgment.
8. The purpose of this Agreement is to allow the County to proceed with its Roadway Construction Projects without delay and to allow the Grantor and Grantee to continue negotiations for monetary and/or non-monetary alternative forms of compensation for the Property which is acceptable to both parties. The Grantor expressly acknowledges that the proposed Roadway Construction Projects is for a valid public use and voluntarily waives any right the Grantor has or may have, known or unknown, to contest the jurisdiction of the court in any condemnation proceeding for acquisition of the Property related to the Roadway

Construction Projects, based upon claims that the condemning authority has no authority to acquire the Property through eminent domain, has no valid public use for the Property, or that acquisition of the Property is not necessary for the public use.

9. The undersigned Grantor agrees to pay as they become due, all unpaid ad valorem property taxes and special assessments assessed against Property as of the Effective Date until the Property has been conveyed to the County.
10. Notwithstanding the acquisition of right of possession to the Property by the County in a condemnation proceeding by depositing the Special Commissioners' award into the registry of the court, less any amounts tendered to the Grantor pursuant to Paragraph 2 above, this Agreement shall continue to remain in effect until the County acquires title to the Property either by negotiation, settlement, or final court judgment.
11. This Agreement will also extend to and bind the heirs, devisees, executors, administrators, legal representatives, successors in interest and assigns of the parties.
12. It is agreed the County will record this document.
13. To the extent allowed by law, Grantee agrees to defend, indemnify and hold Grantor and its successors and assigns, and Grantor property harmless from any and all injuries, losses, liens, claims judgments, liabilities, costs, expenses or actual damages (including reasonable attorneys' fees and court costs) that are incurred by Grantor to the extent arising out of or in connection with the Roadway Construction Projects work by Grantee or its authorized representatives and agents.
14. This Agreement is granted and accepted subject to any and all easements, covenants, rights-of-way, conditions, restrictions, encumbrances, mineral reservations and royalty reservations, if any, relating to the property, including but not limited to (a) the Exxon/Winks Pipeline, (b) natural gas lines, (c) any existing water, wastewater, fire water, or drainage facilities, and (d) any easements contemplated or included in the Chapter 212 Development Agreement with the City of Taylor Texas, recorded as Document Number 2022044163 in the Public Records of Williamson County, Texas, the Development Agreement with Williamson County, recorded as Document Number 2022044232 in the Public Records of Williamson County, Texas, and that certain Water Utility Easement by and between Grantor and the City of Hutto, Texas, recorded as Document No. 2022061139 in the Public Records of Williamson County, Texas (the "Permitted Encumbrances").
15. Exxon/Winks Pipeline Relocation. So long as such relocation does not unreasonably interfere with the Roadway Construction Projects, Grantor or its designee reserves the right to relocate relevant portions of the Exxon/Winks Pipeline such that it crosses the Property. Grantee shall grant to the pipeline owner/operator at no cost to the Company, one or more nonexclusive perpetual easements for the purposes of such relocation. Such encroachment is subject to review and approval by Grantee, which shall not be unreasonably withheld.
16. Other conditions: N/A

At no time during the possession of the Property by County for the purposes described herein shall Grantor be denied reasonable access and/or ingress to or egress from the remainder of Grantor's land for its current uses, unless otherwise agreed to in writing in advance.

To have and to hold the Agreement herein described and conveyed, together with all the rights and appurtenances belonging to the County and its assigns forever, for the purposes and subject to the limitations set forth above.

*[signature pages follow]*

**GRANTOR:**

Samsung Austin Semiconductor, LLC,  
a Delaware limited liability company

By: 

Name: Sangki Bae

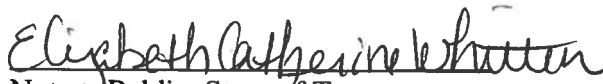
Its: CFO

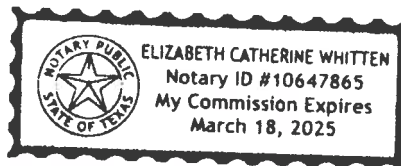
**ACKNOWLEDGMENT**

STATE OF Texas

COUNTY OF Travis

This instrument was acknowledged before me on this the 2 day of August, 2022 by Sangki Bae, in the capacity and for the purposes and consideration recited herein.

  
Notary Public, State of Texas



**COUNTY:**

WILLIAMSON COUNTY, TEXAS

By: \_\_\_\_\_  
Bill Gravell, Jr.  
County Judge

**ACKNOWLEDGMENT**

**STATE OF TEXAS**  
**COUNTY OF WILLIAMSON**

This instrument was acknowledged before me on this the \_\_\_\_ day of \_\_\_\_\_, 2022  
by Bill Gravell, Jr., County Judge of Williamson County, Texas, in the capacity and for the  
purposes and consideration recited herein.

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

## EXHIBIT "A"

County: Williamson  
Parcel No.: 12  
Highway: C.R. 401/404  
Limits: From: FM 973  
To: Intersection of US 79

Page 1 of 4  
June 24, 2022

### PROPERTY DESCRIPTION FOR PARCEL 12

DESCRIPTION OF A 1.533 ACRE (66,767 SQ. FT.) PARCEL OF LAND LOCATED IN THE H.Y. & B.R.R. CO. SURVEY NO. 2, ABSTRACT NO. 634, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 100.57 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SAMSUNG AUSTIN SEMICONDUCTOR, LLC, RECORDED DECEMBER 3, 2021 IN DOCUMENT NO. 2021184352, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.); SAID 1.533 ACRE (66,767 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 5/8-inch iron rod with a plastic cap stamped "Bryan Tech Services" found 68.85 feet left of County Road 404 (C.R. 404) Engineer's Centerline Station (E.C.S.) 228+30.41 on the existing north right-of-way line of C.R. 404, a variable width right-of-way as described to Williamson County in Volume 361, Page 175, Deed Records of Williamson County, Texas (D.R.W.C.TX.), for the southeast corner of a called 2.00 acre tract of land, described in a deed to Samsung Austin Semiconductor, LLC, recorded in Document No. 2021184507, O.P.R.W.C.TX., from which a 5/8-inch iron rod with a plastic cap stamped "Bryan Tech Services" found for the northeast corner of said 2.00 acre tract bears N 07°49'03" E, a distance of 53.26 feet;

**THENCE** S 54°51'34" E, departing the existing north right-of-way line of said C.R. 404, over and across said C.R. 404, a distance of 131.97 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,171,022.32, E=3,204,927.75) set 8.29 feet left of C.R. 404 E.C.S. 229+47.67 at the intersection of the existing south right-of-way line of said C.R. 404 and the proposed south right-of-way line of C.R. 404, for the northwest corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 82°05'50" E, departing the proposed south right-of-way line of said C.R. 404, with the existing south right-of-way line of said C.R. 404, a distance of 799.77 feet to a calculated point at the intersection of the existing south right-of-way line of said C.R. 404 and the existing west right-of-way line of Farm to Market Road 973 (F.M. 973), a 200 foot wide right-of-way, recorded in Volume 1717, Page 543, D.R.W.C.TX., as depicted in TxDOT right-of-way strip map CSJ No. 2295-01-007, dated 1992, for the northeast corner of said 100.57 acre tract and the parcel described herein;

2) **THENCE** S 07°26'52" W, departing the existing south right-of-way line of said C.R. 404, with the existing west right-of-way line of said F.M. 973, a distance of 289.58 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 282.35 feet right of C.R. 404 E.C.S. 237+49.35 on the proposed south right-of-way line of said C.R. 404, for the southeast corner of the parcel described herein;

## EXHIBIT “A”

County: Williamson  
Parcel No.: 12  
Highway: C.R. 401/404  
Limits: From: FM 973  
To: Intersection of US 79

Page 2 of 4  
June 24, 2022

**THENCE** departing the existing west right-of-way line of said F.M. 973, with the proposed south right-of-way line of said C.R. 404, over and across said 100.57 acre tract, the following three (3) courses and distances numbered 3-5:

- 3) N 07°32'23" W, a distance of 222.30 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 404 E.C.S. 236+90.45, for an interior corner of the parcel described herein,
- 4) N 82°10'24" W, a distance of 742.76 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of C.R. 404 E.C.S. 229+47+68, for the southwest corner of the parcel described herein, and
- 5) N 07°49'03" E, a distance of 76.29 feet to the **POINT OF BEGINNING**, and containing 1.533 acres (66,767 sq. ft.) of land, more or less.

This property description is accompanied by a separate plat of even date.

**Bearing Basis:**

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. Units: U.S. Survey Feet.

THE STATE OF TEXAS                   §  
  §  
COUNTY OF TRAVIS   §                   KNOW ALL MEN BY THESE PRESENTS:

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

# Preliminary

06/24/2022 10:50:08 AM

**SURVEYING AND MAPPING, LLC**  
**4801 Southwest Pkwy**  
**Building Two, Suite 100**  
**Austin, Texas 78735**  
**TX. Firm No. 10064300**

Scott C. Brashear  
Registered Professional Land Surveyor  
No. 6660 – State of Texas



P.O.R.  
5/8" W/PCAP  
"BRYAN TECH SERVICES"

BEVERLEY ANN  
GRACE AND  
HUSBAND CRAIG  
THOMAS GRACE  
CALLED 0.35 AC.  
VOL. 697,  
PG. 920  
D. B. W. C. TX.

TONY DANIEL MICHALIK  
WEST 1/2 OF 150 AC.  
CALLED 75 AC.  
VOL. 440, PG. 579  
D. R. W. C. TX.

SURVEY NO. 7, H.Y. & B.R.R. CO  
ABSTRACT NO. 315

P.O.C.  
5/8" W/PCAP  
"BRYAN TECH  
228+30.41  
68.85' LT

SERVICES"

APPROXIMATE LOCATION OF SURVEY LINE

EXISTING ROW

P.O.B.  
N=10,171,022.32  
E=3,204,927.75  
229+47.67  
8.29' LT

C.R. 404 NORTH  
VARIABLE WIDTH R.O.W.

WILLIAMSON COUNTY  
VOL. 361, PG. 175  
D. R. W. C. TX.

(S82° 09' 51" E 1,677.53')  
S82° 05' 50" E 799.77

EXISTING ROW

PROPOSED WATERLINE  
EASEMENT

230+00

S82° 10' 24"E 1,506.92'

235+00

C.R. 404  
ENGINEER'S CENTERLINE

(12) (1.533 AC.)

N82° 10' 24" W 742.76'

PROPOSED ROW

229+47.68  
68.00' RT

236+90.45  
68.00' RT

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
CALLED 100.57 AC.  
DOC. NO. 2021184352  
RECORDED DECEMBER 3, 2021  
O.P.R.W.C.TX.

237+49.35  
282.35' RT

F.M. 973  
(200' WIDE R.O.W.)  
CSJ NO. 2295-01-007  
DATED 1992

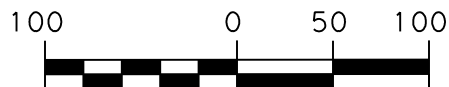
VOL. 1717, PG. 543  
D. R. W. C. TX.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S54° 51' 34"E	131.97'
L2	N07° 49' 03"E	53.26'
L3	N07° 49' 03"E	76.29'

SURVEY NO. 2. H.Y. & B.R.R. CO  
ABSTRACT NO. 634

-----  
PROPOSED WATERLINE  
EASEMENT



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS



FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\12\PLAT\03\P-12\_PART\_1.dgn

PAGE 3 OF 4

REF. FIELD NOTE NO. 48903

EXISTING	100.57 AC.	ACQUIRE	1.533 AC.	REMAINING	99.037 AC. RIGHT
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4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
PARCEL 12  
1.533 AC. (66,767 SQ. FT.)

# LEGEND

# EXHIBIT "A"

- 5/8" IRON ROD SET WITH ALUMINUM CAP  
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◊ FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 80D NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ✕ RAILROAD TIE
- △ CALCULATED POINT
- ℙ PROPERTY LINE
- ( ) RECORD INFORMATION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- P.O.R. POINT OF REFERENCE
- N.T.S. NOT TO SCALE
- D.R.W.C. TX. DEED RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- O.R.W.C. TX. OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C. TX. OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS
- 1 --- DISTANCE NOT TO SCALE
- 1 --- DEED LINE (COMMON OWNERSHIP)

A  
SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
CALLED 2.000 AC.  
DOC. NO. 2021184507  
O.P.R.W.C. TX.

B  
SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
CALLED 140.37 AC.  
DOC. NO. 2021184511  
O.P.R.W.C. TX.

C.R. 404

12 (1.533 AC.)

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
CALLED 100.57 AC.  
DOC. NO. 2021184352  
RECORDED DECEMBER 3, 2021  
O.P.R.W.C. TX.

PARENT TRACT  
NOT TO SCALE

F.M. 973

## NOTES:

1. ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
  2. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
  3. C.R. 404 ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM HNTB. SCHEMATIC RECEIVED BY SAM, LLC. IN AUGUST, 2021.
  4. THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- \* AREA CALCULATED BY SAM, LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

# Preliminary

06/24/2022 10:50:16 AM

SCOTT C. BRASHEAR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6660, STATE OF TEXAS

DATE

FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\12\PLAT\03\P-12\_PART\_1.dgn

EXISTING	100.57 AC.	ACQUIRE	1.533 AC.	REMAINING	99.037 AC. RIGHT
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4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
PARCEL 12  
1.533 AC. (66,767 SQ. FT.)

PAGE 4 OF 4  
REF. FIELD NOTE NO. 48903

## EXHIBIT "A"

County: Williamson  
Parcel No.: 14  
Highway: Future County Road  
Limits: From: C.R. 404  
To: F.M. 973

Page 1 of 16  
June 23, 2022

### PROPERTY DESCRIPTION FOR PARCEL 14

DESCRIPTION OF A 52.689 ACRE (2,295,133 SQ. FT.) PARCEL OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY NO. 1, ABSTRACT NO. 318, THE H.T. & B.R.R. CO. SURVEY NO. 2, ABSTRACT NO. 636, AND IN THE JACOB EBBERLY SURVEY, ABSTRACT NO. 923, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 23.58 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SAMSUNG AUSTIN SEMICONDUCTOR, LLC, RECORDED DECEMBER 6, 2021 IN DOCUMENT NO. 2021184841, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), A PORTION OF A CALLED 33.62 ACRE TRACT OF LAND, DESCRIBED AS TRACT 1 PARCEL A IN A DEED TO SAMSUNG AUSTIN SEMICONDUCTOR, LLC, RECORDED DECEMBER 6, 2021 IN DOCUMENT NO. 2021184917, O.P.R.W.C.TX., A PORTION OF A CALLED 159.14 ACRE TRACT OF LAND, DESCRIBED AS TRACT 2 IN A DEED TO SAMSUNG AUSTIN SEMICONDUCTOR, LLC, RECORDED DECEMBER 3, 2021 IN DOCUMENT NO. 2021184492, O.P.R.W.C.TX., AND A PORTION OF A CALLED 11.02 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO SAMSUNG AUSTIN SEMICONDUCTOR, LLC, RECORDED DECEMBER 3, 2021 IN DOCUMENT NO. 2021184141, O.P.R.W.C.TX.; SAID 52.689 ACRE (2,295,133 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a TXDOT Type II Bronze Disk in concrete found 149.79 feet left of Future County Road Engineer's Centerline Station (E.C.S.) 372+41.47 on the existing west right-of-way line of F.M. 973, a variable width right-of-way, no record information found, and as depicted in TXDOT right-of-way strip map CSJ No. 2295-01-012, same being the east line of said 11.02 acre tract;

**THENCE** S 07°26'52" W, with the existing west right-of-way line of said F.M. 973, a distance of 15.95 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" (Surface Coordinates: N=10,167,530.84, E=3,205,319.20) set 107.82 feet left of Future County Road E.C.S. 372+62.67 on the proposed north right-of-way line of Future County Road, for the northeast corner and the **POINT OF BEGINNING** of the parcel described herein;

1) **THENCE** S 07°26'52" W, departing the proposed north right-of-way line of said Future County Road, continuing with the existing west right-of-way line of said F.M. 973, a distance of 201.84 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 68.00 feet right of Future County Road E.C.S. 372+42.59, for the northeast corner of a remainder of a called 100.43 acre tract of land, described in a deed to Howard E. Teichelman, Jr. and Margaret Teichelman, husband and wife, recorded in Document No. 2011011311, O.P.R.W.C.TX., same being the southeast corner of said 11.02 acre tract and the parcel described herein,

2) **THENCE** N 82°15'31" W, departing the existing west right-of-way line of said F.M. 973, with the common line of said 11.02 acre tract and said remainder of a called 100.43 acre tract, passing at a distance of 1,906.35 feet a 1/2-inch iron rod found on the north line of a called 93.583 acre tract of land described in a deed to M. Moore Family Farms, LLC, a Texas Limited Liability Company, recorded in Document No. 2018097226, O.P.R.W.C.TX., for the southwest corner of said 11.02 acre tract, same being the southeast corner of said 159.14 acre tract, and continuing with the common line of said 159.14 acre tract and said 95.583 acre tract for a total distance of 3,839.74 feet to a 1/2-inch iron rod found 68.00 feet right of Future County Road E.C.S. 334+02.85 on the east line of said 33.62 acre tract, for the northwest corner of said 95.583 acre tract, same being the southwest corner of said 159.14 acre tract,

## EXHIBIT "A"

County: Williamson  
Parcel No.: 14  
Highway: Future County Road  
Limits: From: C.R. 404  
To: F.M. 973

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June 23, 2022

**THENCE** departing the common line of said 159.14 acre tract and said 95.583 acre tract, with the common line of said 33.62 acre tract and said 93.583 acre tract, the following two (2) courses and distances numbered 3-4:

- 3) S 07°05'56" W a distance of 204.65 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 272.64 feet right of Future County Road E.C.S. 334+05.14, on the proposed south right-of-way line of said Future County Road, and
- 4) S 07°05'56" W a distance of 638.67 to a 2-inch iron pipe found 911.28 feet right of Future County Road E.C.S. 334+12.30 for the most easterly northeast corner of a called 242.54 acre tract of land, described in a deed to Billy R. Trimble and Wife, Betty O' Brien Trimble, recorded in Volume 2420, Page 29, Official Public Records of Williamson County, Texas (O.R.W.C.TX.), same being the southeast corner of said 33.62 acre tract.

**THENCE** departing the common line of said 33.62 acre tract and said 93.583 acre tract, with the common line of said 33.62 acre tract and said 242.54 acre tract, the following three (3) courses and distances numbered 5-7:

- 5) N 39°26'26" W a distance of 834.63 feet to a calculated point 263.22 feet right of Future County Road E.C.S. 327+90.34,
- 6) N 34°42'12" W a distance of 91.02 feet to a calculated point 196.52 feet right of Future County Road E.C.S. 327+34.62, and
- 7) S 84°59'48" W a distance of 145.56 feet to a calculated point 230.80 feet right of Future County Road E.C.S. 325+93.15, for the most northerly northeast corner of said 242.54 acre tract, same being the most easterly northeast corner of a called 23.63 acre tract of land, described in a deed to John William Wilder, recorded in Volume 2406, Page 378, O.R.W.C.TX., being further described in Volume 547, Page 614, Deed Records of Williamson County, Texas (D.R.W.C.TX.)

**THENCE** departing the common line of said 33.62 acre tract and said 242.54 acre tract, along the common line of said 33.62 acre tract and said 26.63 acre tract, the following three (3) courses and distances numbered 8-10:

- 8) N 82°12'12" W a distance of 424.84 feet to a calculated point 236.86 feet right of Future County Road E.C.S. 321+68.35, same being the southwest corner of said 33.62 acre tract,
- 9) N 07°29'13" E a distance of 37.03 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 199.84 feet right of Future County Road E.C.S. 321+67.62, on the south proposed right-of-way of Future County Road, and
- 10) N 07°29'13" E a distance of 105.40 feet to a calculated point 94.45 feet right of Future County Road E.C.S. 321+65.54, for the most northerly northeast corner of said 26.63 acre tract and the southeast corner of said 23.58 acre tract.

## EXHIBIT "A"

County: Williamson  
Parcel No.: 14  
Highway: Future County Road  
Limits: From: C.R. 404  
To: F.M. 973

Page 3 of 16  
June 23, 2022

11) **THENCE** N 81°50'40" W, departing the common line of said 33.62 acre tract and said 26.63 acre tract, with the common line of said 23.58 acre tract and said 26.63 acre tract, a distance of 2,604.68 feet to a railroad spike found 115.31 feet right of Future County Road E.C.S. 295+60.94 on the existing east right-of-way line of C.R. 404, a variable width right-of-way as described to Williamson County in Volume 393, Page 118, for the northwest corner of said 26.63 acre tract, same being the southwest corner of said 23.58 acre tract and the parcel described herein,

12) **THENCE** N 07°34'33" E, departing the common line of said 26.63 acre tract and said 23.58 acre tract, with the existing east right-of-way line of said C.R. 404, a distance of 288.15 feet to a 5/8-inch iron rod with an aluminum cap stamped "WILLIAMSON COUNTY" set 172.79 feet left of Future County Road E.C.S. 295+55.72, on the proposed north right-of-way line of said Future County Road, for the northwest corner of the parcel described herein.

13) **THENCE** S 82°12'22" E departing the existing right-of-way line of said C.R. 404, with the proposed north right-of-way line of said Future County Road, over and across said 23.58 acre tract, said 33.62 acre tract, said 159.14 acre tract, and said 11.02 acre tract, a distance of 7,675.80 feet to the **POINT OF BEGINNING**, and containing 52.689 acres (2,295,133 sq. ft.) of land, more or less.

This property description is accompanied by a separate plat of even date.

Bearing Basis:

All bearings shown are based on the Texas Coordinate System, Central Zone, NAD 83/2011. All distances shown are surface and may be converted to grid by dividing by a Surface Adjustment Factor of 1.00012352. Units: U.S. Survey Feet.

THE STATE OF TEXAS                   §  
   §                   KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF TRAVIS                   §

That I, Scott C. Brashear, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

# Preliminary

06/23/2022 3:19:30 PM

**SURVEYING AND MAPPING, LLC**  
**4801 Southwest Pkwy**  
**Building Two, Suite 100**  
**Austin, Texas 78735**  
**TX. Firm No. 10064300**

Scott C. Brashear  
Registered Professional Land Surveyor  
No. 6660 – State of Texas

# EXHIBIT "A"

## LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S07° 26' 52" W	15.95'

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
CALLED 35.18 AC.  
DOC. NO. 2021183985  
O.P.R.W.C. TX.

JACOB EBBERLY SURVEY  
ABSTRACT NO. 923

P.O.C.  
372+41.47  
149.79' LT

S82° 12' 22" E 7,675.80'

PROPOSED WATERLINE EASEMENT

PROPOSED ROW

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
CALLED 11.02 AC.  
RECORDED DECEMBER 3, 2021  
DOC. NO. 2021184141  
O.P.R.W.C. TX.

P.O.B.  
N=10,167,530.84  
E=3,205,319.20  
372+62.67  
107.82' LT

FUTURE COUNTY ROAD  
ENGINEER'S CENTERLINE

S82° 15' 31" E 3,939.71'

14 (52.689 AC.)  
FUTURE COUNTY ROAD

370+00

(N82° 16' 01" W 1,907.29')

1,906.35'

N82° 15' 31" W 3,839.74'

M. MOORE FAMILY FARMS, LLC,  
A TEXAS LIMITED  
LIABILITY COMPANY  
CALLED 93.583 AC.  
DOC. NO. 2018097226  
O.P.R.W.C. TX.

HOWARD E. TEICHELMAN, JR. AND  
MARGARET TEICHELMAN, HUSBAND AND WIFE  
REMAINDER OF A  
CALLED 100.43 AC.  
DOC. NO. 2011011311  
O.P.R.W.C. TX.

(S07° 23' 06" W 252.02')

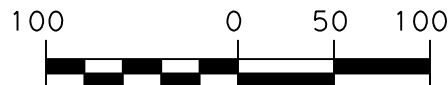
S07° 26' 52" W 201.84'

EXISTING ROW

372+42.59  
68.00' RT

F.M. 973  
(VARIABLE WIDTH R.O.W.)  
NO RECORD INFORMATION FOUND  
CSJ: 2295-01-012

EXISTING ROW



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS



FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\14\PLAT\01\P-14\_1.dgn  
PAGE 4 OF 16  
REF. FIELD NOTE NO. 49244

EXISTING	227.36 AC.	ACQUIRE	52.689 AC.	REMAINING	174.671 AC. LEFT
				REMAINING	0.000 AC. RIGHT



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SAMSUNG AUSTIN SEMICONDUCTOR, LLC  
PARCEL 14  
52.689 AC. (2,295,133 SQ. FT.)

JACOB EBBERLY SURVEY  
ABSTRACT NO. 923

EXHIBIT "A"

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
CALLED 35.18 AC.  
DOC. NO. 2021183985  
O.P.R.W.C. TX.

PROPOSED WATERLINE EASEMENT

S82° 12' 22" E 7,675.80'

PROPOSED ROW

14 (52.689 AC.)  
FUTURE COUNTY ROAD

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
CALLED 11.02 AC.  
RECORDED DECEMBER 3, 2021  
DOC. NO. 2021184141  
O.P.R.W.C. TX.

S82° 15' 31" E 892.47'

FUTURE COUNTY ROAD  
ENGINEER'S CENTERLINE

S82° 15' 31" E 3,939.71'

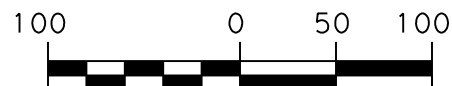
360+00

365+00

(N82° 16' 01" W 1,907.29')  
1,906.35'

N82° 15' 31" W 3,839.74'

M. MOORE FAMILY FARMS, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
CALLED 93.583 AC.  
DOC. NO. 2018097226  
O.P.R.W.C. TX.



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS



FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\14\PLAT\01\P-14\_2.dgn  
PAGE 5 OF 16  
REF. FIELD NOTE NO. 49244

EXISTING	227.36 AC.	ACQUIRE	52.689 AC.	REMAINING	174.671 AC. LEFT
				REMAINING	0.000 AC. RIGHT



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RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SAMSUNG AUSTIN SEMICONDUCTOR, LLC  
PARCEL 14  
52.689 AC. (2,295,133 SQ. FT.)

# EXHIBIT "A"

JACOB EBBERLY SURVEY  
ABSTRACT NO. 923

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
TRACT 2  
CALLED 159.14 AC.  
RECORDED DECEMBER 3, 2021  
DOC. NO. 2021184492  
O. P. R. W. C. TX.

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
CALLED 35.18 AC.  
DOC. NO. 2021183985  
O. P. R. W. C. TX.

PROPOSED WATERLINE EASEMENT

S82° 12' 22" E 7,675.80'

PROPOSED ROW

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
CALLED 11.02 AC.  
RECORDED DECEMBER 3, 2021  
DOC. NO. 2021184141  
O. P. R. W. C. TX.

FUTURE COUNTY ROAD  
ENGINEER'S CENTERLINE

S82° 15' 31" E 3,939.71'

350+00

(52.689 AC.)  
14 FUTURE COUNTY ROAD

355+00

(N82° 16' 01" W 1,933.26')

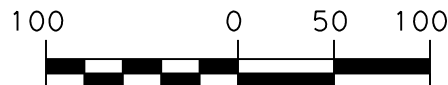
1,933.39'

1,906.35'

(N82° 16' 01" W 1,907.29')

N82° 15' 31" W 3,839.74'

M. MOORE FAMILY FARMS, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
CALLED 93.583 AC.  
DOC. NO. 2018097226  
O. P. R. W. C. TX.



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS



FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\14\PLAT\01\P-14\_1.dgn  
PAGE 6 OF 16  
REF. FIELD NOTE NO. 49244

EXISTING	227.36 AC.	ACQUIRE	52.689 AC.	REMAINING	174.671 AC. LEFT
				REMAINING	0.000 AC. RIGHT



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Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SAMSUNG AUSTIN SEMICONDUCTOR, LLC  
PARCEL 14  
52.689 AC. (2,295,133 SQ. FT.)



# EXHIBIT "A"

JACOB EBBERLY SURVEY  
ABSTRACT NO. 923

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
TRACT 2  
CALLED 159.14 AC.  
RECORDED DECEMBER 3, 2021  
DOC. NO. 2021184492  
O.P.R.W.C. TX.

PROPOSED WATERLINE EASEMENT

S82° 12' 22"E 7,675.80'

PROPOSED ROW

FUTURE COUNTY ROAD  
ENGINEER'S CENTERLINE

S82° 15' 31"E 3,939.71'

340+00

14

(52.689 AC.)

345+00

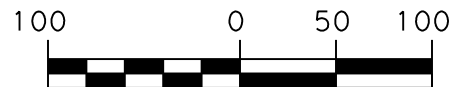
FUTURE COUNTY ROAD

(N82° 16' 01"W 1,933.26')

1,933.39'

N82° 15' 31"W 3,839.74'

M. MOORE FAMILY FARMS, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
CALLED 93.583 AC.  
DOC. NO. 2018097226  
O.P.R.W.C. TX.



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS



FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\14\PLAT\01\P-14\_2.dgn  
PAGE 7 OF 16  
REF. FIELD NOTE NO. 49244

EXISTING	227.36 AC.	ACQUIRE	52.689 AC.	REMAINING	174.671 AC. LEFT
				REMAINING	0.000 AC. RIGHT



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Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SAMSUNG AUSTIN SEMICONDUCTOR, LLC  
PARCEL 14  
52.689 AC. (2,295,133 SQ. FT.)

H.T. & B.R.R. CO  
SURVEY NO. 1,318  
ABSTRACT NO.

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
TRACT 1 PARCEL A  
CALLED 33.62 AC.  
RECORDED DECEMBER 6, 2021  
DOC. NO. 2021184917  
O.P.R.W.C. TX.

ENGINEER'S CENTERLINE  
CURVE DATA  
PI Sta 332+46.51  
N = 10,167,965.10  
E = 3,201,324.24  
Δ = 14°54'53.58" (RT)  
D = 04°46'28.73"  
L = 312.38'  
T = 157.08'  
R = 1,200.00'  
PC Sta 330+90.33  
PT Sta 334+02.71

EXHIBIT "A"

H.Y. & B.R.R. CO  
SURVEY NO. 2,636  
ABSTRACT NO.

JACOB EBBERLY SURVEY  
ABSTRACT NO. 923

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
TRACT 2  
CALLED 159.14 AC.  
RECORDED DECEMBER 3, 2021  
DOC. NO. 2021184492  
O.P.R.W.C. TX.

PROPOSED WATERLINE EASEMENT

S82°12'22"E 7,675.80'

PROPOSED ROW

PRC 330+90.33

331+00

PT 334+02.71

335+00

S82°15'31"E 3,939.71' ENGINEER'S CENTERLINE

14 (52.689 AC.)  
FUTURE COUNTY ROAD

(N82°16'01"W 1,933.26')

1,933.39'

N82°15'31"W 3,839.74'

M. MOORE FAMILY FARMS, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
CALLED 93.583 AC.  
DOC. NO. 2018097226  
O.P.R.W.C. TX.

334+02.85  
68.00' RT

S07°05'56"W 204.65'  
(S07°05'14"W 843.78')

334+05.14  
272.64' RT

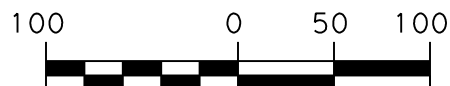
PROPOSED ROW

ENGINEER'S CENTERLINE  
CURVE DATA  
PI Sta 329+25.00  
N = 10,167,924.71  
E = 3,201,003.32  
Δ = 15°47'17.15" (LT)  
D = 04°46'28.73"  
L = 330.67'  
T = 166.39'  
R = 1,200.00'  
PC Sta 327+59.67  
PT Sta 330+90.33

MATCH SHEET 9 OF 16

PAGE 8 OF 16  
REF. FIELD NOTE NO. 49244

FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\14\PLAT\01P-14\_1.dgn



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS

EXISTING	227.36 AC.	ACQUIRE	52.689 AC.	REMAINING	174.671 AC. LEFT
				REMAINING	0.000 AC. RIGHT



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SAMSUNG AUSTIN SEMICONDUCTOR, LLC  
PARCEL 14  
52.689 AC. (2,295,133 SQ. FT.)

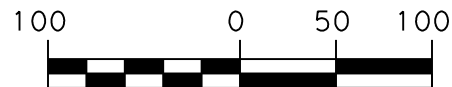
MATCH SHEET 10 OF 16

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
TRACT 1 PARCEL A  
CALLED 33.62 AC.  
RECORDED DECEMBER 6, 2021  
DOC. NO. 2021184917  
O. P. R. W. C. TX.

14 (52.689 AC.)  
FUTURE COUNTY ROAD

H.T. & B.R.R. CO  
SECTION NO. 1, ABSTRACT NO. 318

BILLY B. TRIMBLE AND  
WIFE, BETTY O'BRIEN TRIMBLE  
CALLED 242.54 AC.  
VOL. 2420, PG. 29  
O. R. W. C. TX.



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS



S07°05'56"W 638.67'  
(S07°05'14"W 843.78')

APPROXIMATE LOCATION OF SURVEY LINE

334+12.30  
911.28' RT  
(2" IRON PIPE)

H.Y. & B.R.R. CO  
SURVEY NO. 2.  
ABSTRACT NO. 636

JACOB EBBERLY SURVEY  
ABSTRACT NO. 923

M. MOORE FAMILY FARMS, LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
CALLED 93.583 AC.  
DOC. NO. 2018097226  
O. P. R. W. C. TX.

APPROXIMATE LOCATION OF SURVEY LINE

FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\14\PLAT\01\P-14\_3.dgn  
PAGE 9 OF 16  
REF. FIELD NOTE NO. 49244

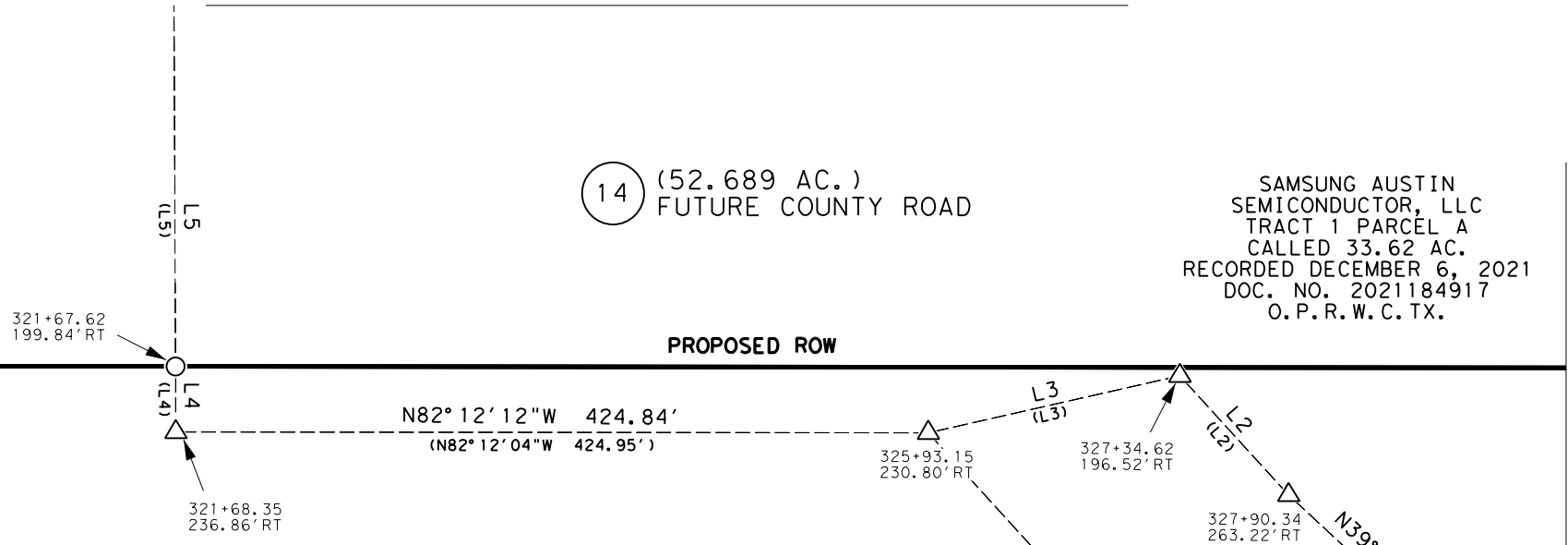
EXISTING	227.36 AC.	ACQUIRE	52.689 AC.	REMAINING	174.671 AC. LEFT
				REMAINING	0.000 AC. RIGHT



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(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SAMSUNG AUSTIN SEMICONDUCTOR, LLC  
PARCEL 14  
52.689 AC. (2,295,133 SQ. FT.)

EXHIBIT "A"  
MATCH SHEET 11 OF 16



JOHN WILLIAM WILDER  
CALLED 23.63 AC.  
VOL. 2406, PG. 378  
O.R.W.C. TX.

FURTHER DESCRIBED  
VOL. 547, PG. 614  
D.R.W.C. TX.

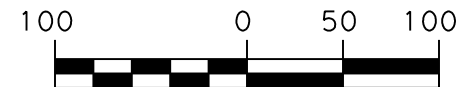
LINE TABLE

LINE NO.	BEARING	DISTANCE
L2	N34° 42' 12" W	91.02'
(L2)	N34° 42' 04" W	91.04'
L3	S84° 59' 48" W	145.56'
(L3)	S84° 59' 56" W	145.60'
L4	N07° 29' 13" E	37.03'
L5	N07° 29' 13" E	105.40'

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
TRACT 1 PARCEL A  
CALLED 33.62 AC.  
RECORDED DECEMBER 6, 2021  
DOC. NO. 2021184917  
O.P.R.W.C. TX.

BILLY B. TRIMBLE AND  
WIFE, BETTY O'BRIEN TRIMBLE  
CALLED 242.54 AC.  
VOL. 2420, PG. 29  
O.R.W.C. TX.

H.T. & B.R.R. CO  
SURVEY NO. 1,318  
ABSTRACT NO.



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS

FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\14\PLAT\01\P-14\_4.dgn  
PAGE 10 OF 16  
REF. FIELD NOTE NO. 49244

EXISTING	227.36 AC.	ACQUIRE	52.689 AC.	REMAINING	174.671 AC. LEFT
				REMAINING	0.000 AC. RIGHT



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SAMSUNG AUSTIN SEMICONDUCTOR, LLC  
PARCEL 14  
52.689 AC. (2,295,133 SQ. FT.)

MATCH SHEET 9 OF 16

# EXHIBIT "A"

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
CALLED 29.87 AC.  
DOC. NO. 2021183753  
O.P.R.W.C. TX.

H.T. & B.R.R. CO  
SURVEY NO. 1,318  
ABSTRACT NO.

ENGINEER'S CENTERLINE  
CURVE DATA  
PI Sta 329+25.00  
N = 10,167,924.71  
E = 3,201,003.32  
Δ = 15°47'17.15" (LT)  
D = 04°46'28.73"  
L = 330.67'  
T = 166.39'  
R = 1,200.00'  
PC Sta 327+59.67  
PT Sta 330+90.33

PROPOSED WATERLINE EASEMENT S82°12'22"E 7,675.80'

PROPOSED ROW

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
CALLED 23.58 AC.  
RECORDED DECEMBER 6, 2021  
DOC. NO. 2021184841  
O.P.R.W.C. TX.

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
TRACT 1 PARCEL A  
CALLED 33.62 AC.  
RECORDED DECEMBER 6, 2021  
DOC. NO. 2021184917  
O.P.R.W.C. TX.

14 (52.689 AC.)  
FUTURE COUNTY ROAD

FUTURE COUNTY ROAD  
ENGINEER'S CENTERLINE

PC 327+59.67  
S81°23'07"E 3,759.67'  
325+00 329+00

## LINE TABLE

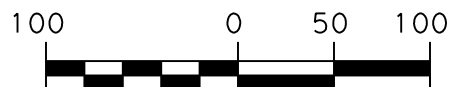
LINE NO.	BEARING	DISTANCE
L5	N07°29'13"E	105.40'
L6	N81°50'40"W	2,604.68'

321+65.54  
94.45'RT

JOHN WILLIAM WILDER  
CALLED 23.63 AC.  
VOL. 2406, PG. 378  
O.R.W.C. TX.

FURTHER DESCRIBED  
VOL. 547, PG. 614  
D.R.W.C. TX.

MATCH SHEET 10 OF 16



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS



FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\14\PLAT\01\P-14\_2.dgn  
PAGE 11 OF 16  
REF. FIELD NOTE NO. 49244

EXISTING	227.36 AC.	ACQUIRE	52.689 AC.	REMAINING	174.671 AC. LEFT
				REMAINING	0.000 AC. RIGHT



4801 Southwest Parkway  
Building Two, Suite 100  
Austin, Texas 78735  
(512) 447-0575  
Fax: (512) 326-3029  
Texas Firm Registration No. 10064300

RIGHT-OF-WAY SKETCH  
SHOWING PROPERTY OF  
SAMSUNG AUSTIN SEMICONDUCTOR, LLC  
PARCEL 14  
52.689 AC. (2,295,133 SQ. FT.)

MATCH SHEET 12 OF 16

MATCH SHEET 8 OF 16

# EXHIBIT "A"

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
CALLED 29.87 AC.  
DOC. NO. 2021183753  
O.P.R.W.C.TX.

H.T. & B.R.R. CO  
SURVEY NO. 1,318  
ABSTRACT NO. 318

PROPOSED WATERLINE EASEMENT

S82°12'22"E 7,675.80'

PROPOSED ROW

SAMSUNG AUSTIN  
SEMICONDUCTOR, LLC  
CALLED 23.58 AC.  
RECORDED DECEMBER 6, 2021  
DOC. NO. 2021184841  
O.P.R.W.C.TX.

S81°23'07"E 3,759.67'

FUTURE COUNTY ROAD  
ENGINEER'S CENTERLINE

315+00

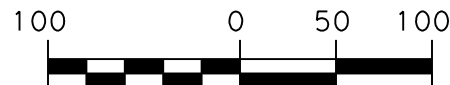
320+00

(14) (52.689 AC.)  
FUTURE COUNTY ROAD

(N81°50'43"W 2,604.65')  
N81°50'40"W 2,604.68'

JOHN WILLIAM WILDER  
CALLED 23.63 AC.  
VOL. 2406, PG. 378  
O.R.W.C.TX.

FURTHER DESCRIBED  
VOL. 547, PG. 614  
D.R.W.C.TX.



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS



FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\14\PLAT\01\P-14\_1.dgn  
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SURVEY NO. 1,318  
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S82°12'22"E 7,675.80'

PROPOSED ROW

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FUTURE COUNTY ROAD  
ENGINEER'S CENTERLINE

S81°23'07"E 3,759.67'

305+00

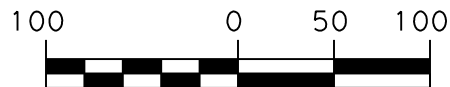
310+00

(14) (52.689 AC.)  
FUTURE COUNTY ROAD

(N81°50'43"W 2,604.65')  
N81°50'40"W 2,604.68'

JOHN WILLIAM WILDER  
CALLED 23.63 AC.  
VOL. 2406, PG. 378  
O.R.W.C. TX.

FURTHER DESCRIBED  
VOL. 547, PG. 614  
D.R.W.C. TX.



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS



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O.P.R.W.C. TX.

H.T. & B.R.R. CO  
SURVEY NO. 1.  
ABSTRACT NO. 318

NANCY RYDELL HOLUBEC  
AND JAMES F. HOLUBEC  
CALLED 85.681 AC.  
VOL. 1051, PG. 818  
O.P.R.W.C. TX.

C.R. 404  
(VARIABLE WIDTH R.O.W.)

WILLIAMSON COUNTY  
VOL. 393, PG. 118  
D.R.W.C. TX.

295+00

EXISTING ROW

N07°34'33"E 288.15'  
(N07°33'46"E 394.60')

EXISTING ROW

295+55.72  
172.79' LT

295+60.94  
115.31' RT

S82°12'22"E 7,675.80'

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SEMICONDUCTOR, LLC  
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RECORDED DECEMBER 6, 2021  
DOC. NO. 2021184841  
O.P.R.W.C. TX.

PROPOSED ROW

FUTURE COUNTY ROAD  
ENGINEER'S CENTERLINE

S81°23'07"E 3,759.67'

300+00

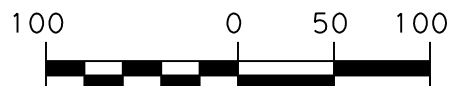
(14) (52.689 AC.)  
FUTURE COUNTY ROAD

(N81°50'43"W 2,604.65')  
N81°50'40"W 2,604.68'

JOHN WILLIAM WILDER  
CALLED 26.63 AC.  
VOL. 2406, PG. 378  
O.P.R.W.C. TX.

FURTHER DESCRIBED  
VOL. 547, PG. 614  
D.R.W.C. TX.

MATCH SHEET 13 OF 16



GRAPHIC SCALE  
SCALE: 1" = 100'  
WILLIAMSON COUNTY, TEXAS



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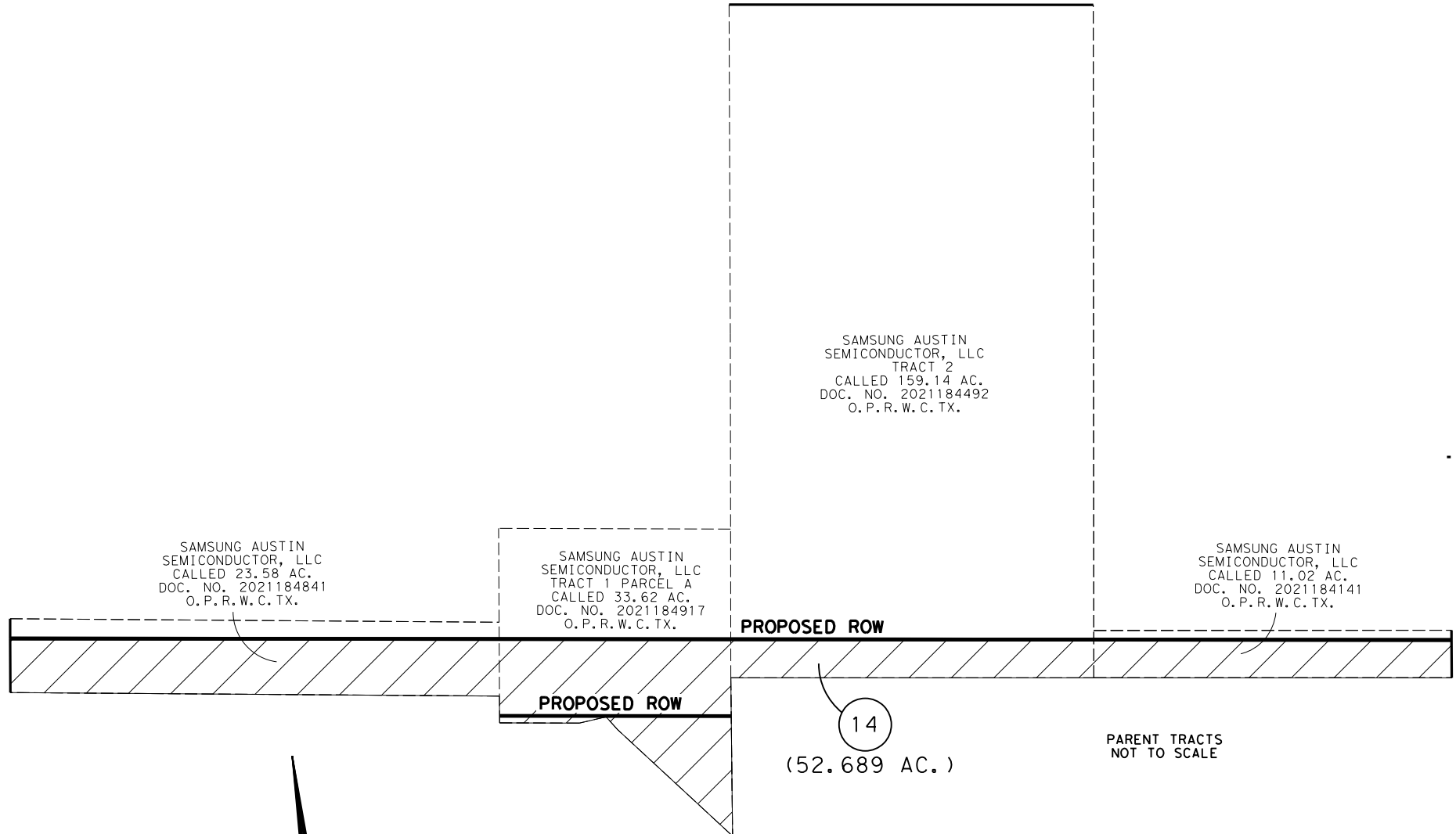


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52.689 AC. (2,295,133 SQ. FT.)



# EXHIBIT "A"



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# LEGEND

# EXHIBIT "A"

○	5/8" IRON ROD SET WITH ALUMINUM CAP STAMPED "WILLIAMSON COUNTY"
●	1/2" IRON ROD FOUND UNLESS NOTED
◊	FENCE POST (TYPE NOTED)
■	TYPE I CONCRETE MONUMENT FOUND
◼	TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
◎	1/2" IRON PIPE FOUND UNLESS NOTED
▲	80D NAIL FOUND
⊕	MAGNAIL FOUND
⊗	SPINDLE FOUND
✕	RAILROAD SPIKE
△	CALCULATED POINT
ℙ	PROPERTY LINE
( )	RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.O.R.	POINT OF REFERENCE
N.T.S.	NOT TO SCALE
D.R.W.C.TX.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.TX.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
---	DISTANCE NOT TO SCALE
---	DEED LINE (COMMON OWNERSHIP)

## NOTES:

- ALL BEARINGS SHOWN ARE BASED ON NAD83/2011/NAVD88 TEXAS COORDINATE SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY A SURFACE ADJUSTMENT FACTOR OF 1.00012352. ALL COORDINATES SHOWN ARE IN SURFACE AND MAY BE CONVERTED TO GRID BY DIVIDING BY THE SAME FACTOR. PROJECT UNITS ARE IN U.S. SURVEY FEET.
  - THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF TITLE REPORT, THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
  - FUTURE COUNTY ROAD ENGINEER'S CENTERLINE ALIGNMENT DERIVED FROM HNTB. SCHEMATIC RECEIVED BY SAM, LLC. IN AUGUST, 2021.
  - THIS PLAT IS ACCOMPANIED BY A PROPERTY DESCRIPTION OF EVEN DATE.
- \* AREA CALCULATED BY SAM, LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

PAGE 16 OF 16  
REF. FIELD NOTE NO. 49244

# Preliminary

06/23/2022 3:19:39 PM

SCOTT C. BRASHEAR  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6660, STATE OF TEXAS

DATE

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