

REAL ESTATE CONTRACT

THIS REAL ESTATE CONTRACT ("Contract") is made by and between **SAMSUNG AUSTIN SEMICONDUCTOR, LLC** (referred to in this Contract as "Seller") and **WILLIAMSON COUNTY, TEXAS** (referred to in this Contract as "Purchaser"), upon the terms and conditions set forth in this Contract.

ARTICLE I PURCHASE AND SALE

By this Contract, Seller sells and agrees to convey, and Purchaser purchases and agrees to pay for, the tract(s) of land described as follows:

All of that certain approximately 52.689 acres of land being more fully described by metes and bounds as Parcel 12 in Exhibit A attached hereto and incorporated herein, and

All of that certain approximately 1.533 acres of land being more fully described by metes and bounds as Parcel 14 in Exhibit "A", attached hereto and incorporated herein, and together with all and singular the rights and appurtenances pertaining to the property, including any right, title and interest of Seller in and to adjacent streets, alleys or rights-of-way (all of such real property, rights, and appurtenances being referred to in this Contract as the "Property"), and any improvements situated on and attached to the Property described in Exhibits "A" and "B" not otherwise agreed herein to be retained by Seller, for the consideration and upon and subject to the terms, provisions, and conditions set forth below.

ARTICLE II PURCHASE PRICE

Purchase Price

2.1. The Purchase Price for the Property shall be the sum of ONE MILLION THREE HUNDRED AND FOUR THOUSAND, SIX HUNDRED AND SIXTY-SIX DOLLARS (\$1,304,666).

Payment of Purchase Price

2.2. The Purchase Price shall be payable in cash at the Closing.

**ARTICLE III
PURCHASER'S OBLIGATIONS**

Conditions to Purchaser's Obligations

3.01. The obligations of Purchaser hereunder to consummate the transactions contemplated hereby are subject to the satisfaction of each of the following conditions (any of which may be waived in whole or in part by Purchaser at or prior to the Closing).

Miscellaneous Conditions

Seller shall have performed, observed, and complied with all of the covenants, agreements, and conditions required by this Contract to be performed, observed, and complied with by Seller prior to or as of the closing.

**ARTICLE IV
REPRESENTATIONS AND WARRANTIES OF SELLER**

NONE.

**ARTICLE V
CLOSING**

Closing Date

5.01. The Closing shall be held at the office of Heritage Title Company of Austin, 401 Congress Avenue, Suite 1500, Austin, Texas 78701 on or before October 15, 2022, or at such time, date, and place as Seller and Purchaser may otherwise agree, or within 10 days after the completion of any title curative matters if necessary for items as shown on the Title Commitment or in the contract (which date is herein referred to as the "Closing Date").

Seller's Obligations at Closing

5.2. At the Closing Seller shall:

(1) Deliver to Purchaser a duly executed and acknowledged Special Warranty Deed conveying good and indefeasible title to Purchaser in fee simple to all of the Property described in Exhibit "A", free and clear of any and all liens and restrictions, except for the following:

- (a) General real estate taxes for the year of closing and subsequent years not yet due and payable; and
- (b) Any exceptions approved by Purchaser in writing.

(2) Provide reasonable assistance as requested, at no cost to Seller, to cause Title Company to issue Purchaser a Texas Owner's Title Policy at Purchaser's sole expense, in Purchaser's favor in the full amount of the Purchase Price, insuring Purchaser's contracted interests in and to the Property subject only to those title exceptions listed herein, such other exceptions as may be approved in writing by Purchaser, and the standard printed exceptions contained in the usual form of Texas Owner's Title Policy, provided, however:

- (a) The boundary and survey exceptions shall be deleted;
- (b) The exception as to restrictive covenants shall be endorsed "None of Record", if applicable;
- (c) The exception as to the lien for taxes shall be limited to the year of Closing and shall be endorsed "Not Yet Due and Payable"; and
- (d) Deliver to Purchaser possession of the Property if not previously done.

Purchaser's Obligations at Closing

5.3. At the Closing, Purchaser shall:

- (a) Pay the cash portion of the Purchase Price (100%).

Prorations

5.4. General real estate taxes for the then current year relating to the Property shall be prorated as of the Closing Date and shall be adjusted in cash at the Closing but shall otherwise be the obligation of Purchaser to satisfy. If the Closing shall occur before the tax rate is fixed for the then current year, the apportionment of taxes shall be upon the basis of the tax rate for the next preceding year applied to the latest assessed valuation but shall otherwise be the continuing obligation of Purchaser to fully satisfy. Agricultural roll-back taxes, if any, which directly result from the completion of this transaction and conveyance shall be paid by Purchaser.

Closing Costs

5.05. All costs and expenses of closing in consummating the sale and purchase of the Property shall be borne and paid as follows:

- (1) Owner's Title Policy and survey to be paid by Purchaser.
- (2) Deed, tax certificates, and title curative matters, if any, paid by Purchaser.
- (3) All other closing costs shall be paid by Purchaser.
- (4) Attorney's fees paid by each party respectively.

ARTICLE VI BREACH BY SELLER

In the event Seller shall fail to fully and timely perform any of its obligations hereunder or shall fail to consummate the sale of the Property for any reason, except Purchaser's default, Purchaser may enforce specific performance of this Contract as its exclusive remedy

ARTICLE VII BREACH BY PURCHASER

In the event Purchaser should fail to consummate the purchase of the Property, the conditions to Purchaser's obligations set forth in Article III having been satisfied and Purchaser being in default and Seller not being in default hereunder, Seller shall have the right to receive the amount of \$500 as liquidated damages for any failure by Purchaser.

ARTICLE VIII MISCELLANEOUS

Notice

8.1. Any notice required or permitted to be delivered hereunder shall be deemed received when forty-eight (48) hours after being sent by United States mail, postage prepaid, certified mail, return receipt requested, addressed to Seller or Purchaser, as the case may be, at the address set forth opposite the signature of the party.

Texas Law to Apply

8.2. This Contract shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Williamson County, Texas.

Parties Bound

8.3. This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, executors, administrators, legal representatives, successors and assigns where permitted by this Contract.

Legal Construction

8.4. In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

Prior Agreements Superseded

8.5. This Contract constitutes the sole and only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the within subject matter.

Time of Essence

8.6. Time is of the essence in this Contract.

Gender

8.7. Words of any gender used in this Contract shall be held and construed to include any other gender, and words in the singular number shall be held to include the plural, and vice versa, unless the context requires otherwise.

Memorandum of Contract

8.8. Upon request of either party, the parties shall promptly execute a memorandum of this Contract suitable for filing of record.

Compliance

8.9 In accordance with the requirements of Section 20 of the Texas Real Estate License Act, Purchaser is hereby advised that it should be furnished with or obtain a policy of title insurance or Purchaser should have the abstract covering the Property examined by an attorney of Purchaser's own selection.

Effective Date

8.10 This Contract shall be effective as of the date it is approved by Purchaser, Texas which date is indicated beneath the County Judge's signature below.

Counterparts

8.11 This Contract may be executed in any number of counterparts, which may together constitute the Contract. Signatures transmitted by facsimile or electronic mail may be considered effective as originals for purposes of this Contract.

[signature page follows]

SELLER:

SAMSUNG AUSTIN SEMICONDUCTOR, LLC

By: 

Name: Sang Sup Jeong

Title: President

Date: November 2, 2022

PURCHASER:

WILLIAMSON COUNTY, TEXAS

By: _____
Bill Gravell, Jr.
County Judge

Date: _____

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.

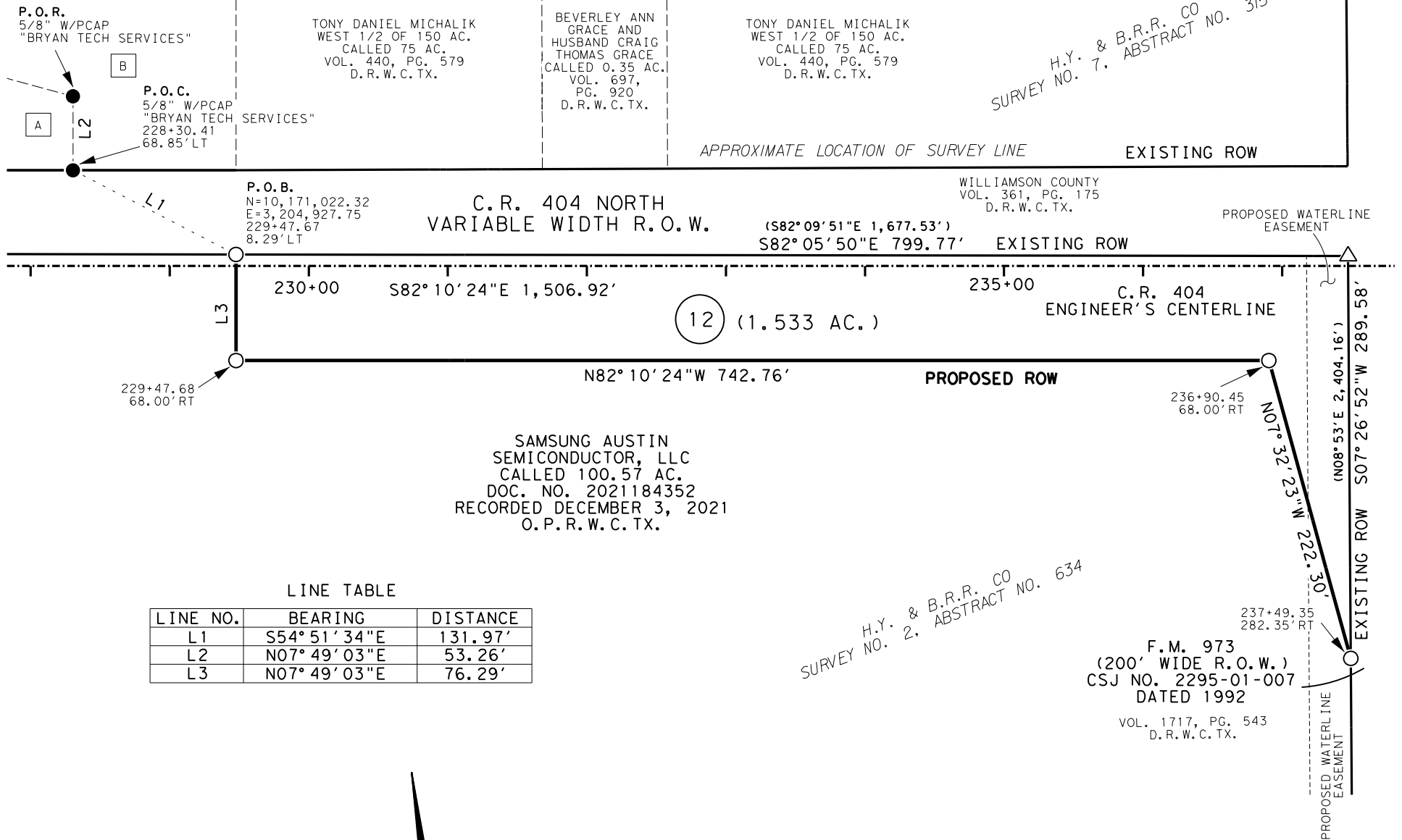
Preliminary

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

EXHIBIT "A"



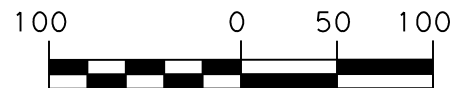
LINE TABLE

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

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

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



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



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
----------	------------	---------	-----------	-----------	------------------



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 3 OF 4
REF. FIELD NOTE NO. 48903

LEGEND

EXHIBIT "A"

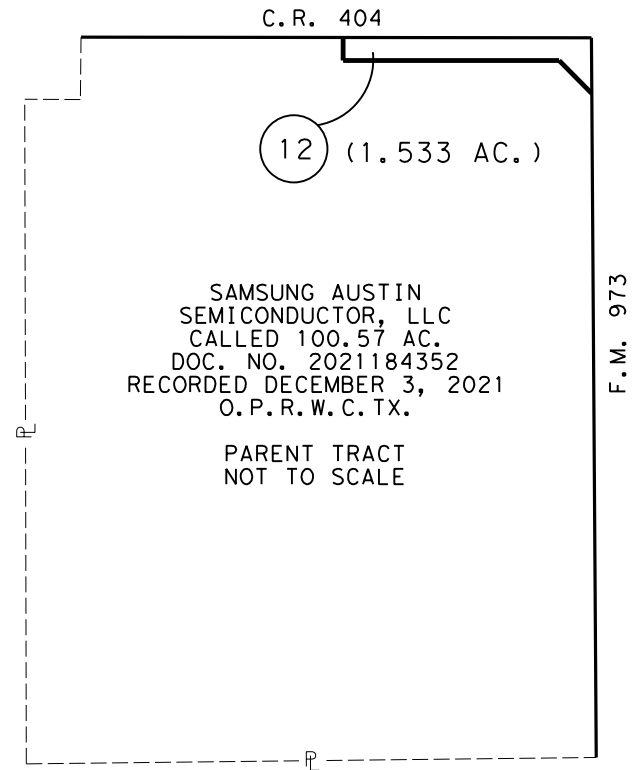
- 5/8" IRON ROD SET WITH ALUMINUM CAP
STAMPED "WILLIAMSON COUNTY"
- 1/2" IRON ROD FOUND UNLESS NOTED
- ◊ FENCE POST (TYPE NOTED)
- TYPE I CONCRETE MONUMENT FOUND
- ◻ TXDOT TYPE II BRONZE DISK IN CONCRETE FOUND
- ⊙ 1/2" IRON PIPE FOUND UNLESS NOTED
- ▲ 80D NAIL FOUND
- ⊕ MAGNAIL FOUND
- ⊗ SPINDLE FOUND
- ✕ 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.



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
----------	------------	---------	-----------	-----------	------------------



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 "B"

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 "B"

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

Page 2 of 16
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 “B”

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')

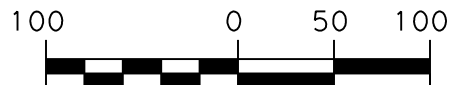
S07° 26' 52" W 201.84'

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'

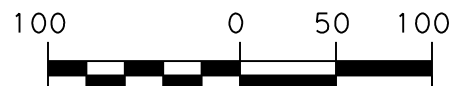
360+00

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



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.)

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')

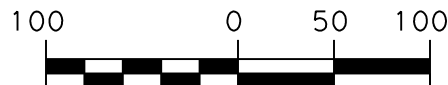
(N82° 16' 01" W 1,907.29')

1,933.39'

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_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



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
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.)
FUTURE COUNTY ROAD

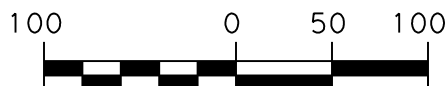
345+00

(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



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.)

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.

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 ROW

334+02.85
68.00' RT

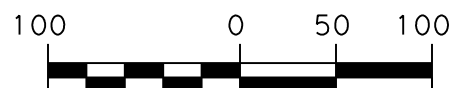
S07°05'56"W 204.65'
(S07°05'14"W 843.78')

334+05.14
272.64' RT

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.)

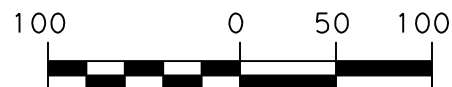
MATCH SHEET 10 OF 16

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

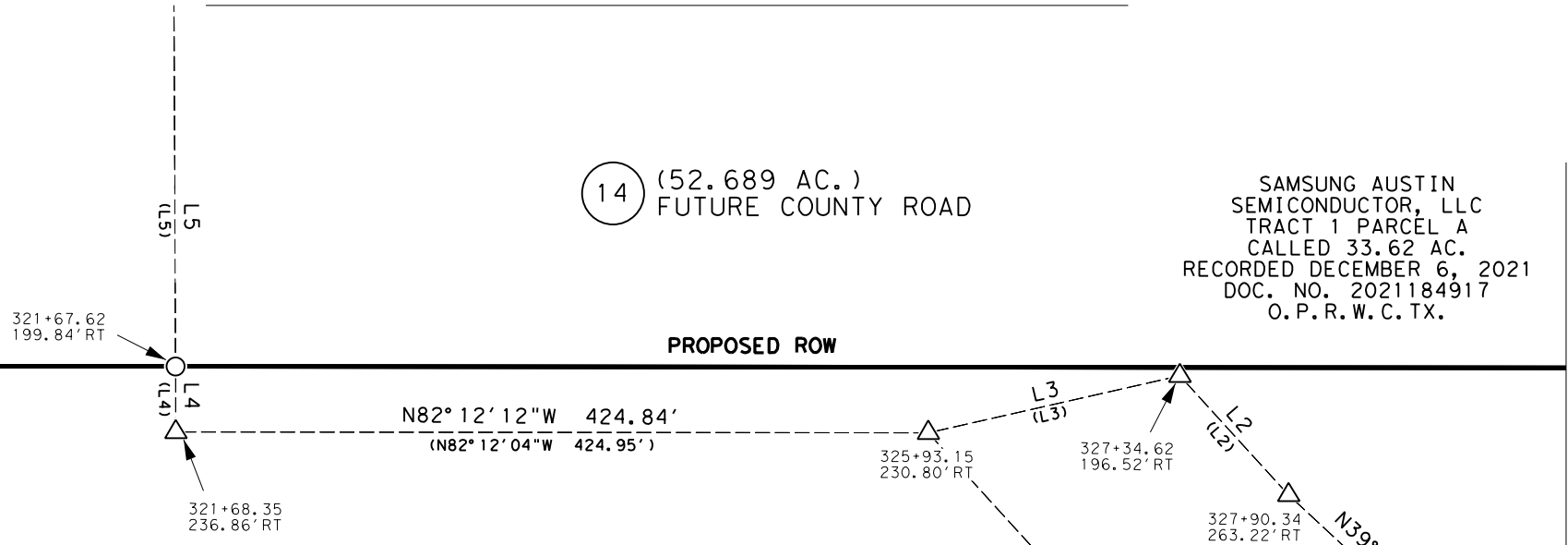
EXISTING	227.36 AC.	ACQUIRE	52.689 AC.	REMAINING	174.671 AC. LEFT
				REMAINING	0.000 AC. RIGHT



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.)

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.

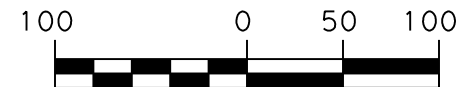
LINE TABLE

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

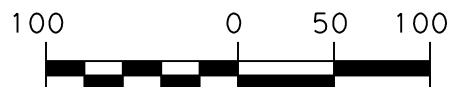
LINE NO.	BEARING	DISTANCE
L5	N07°29'13"E	105.40'
L6	N81°50'40"W	2,604.68'

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

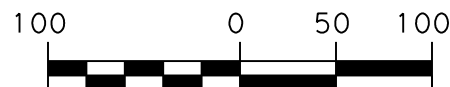
320+00

(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
PAGE 12 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.)

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

EXHIBIT "A"

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

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.

FUTURE COUNTY ROAD
ENGINEER'S CENTERLINE

S81°23'07"E 3,759.67'

305+00

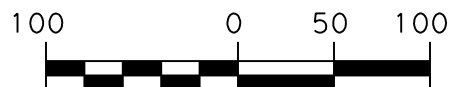
310+00

(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



FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\14\PLAT\01\P-14_2.dgn

PAGE 13 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.)

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.
ABSTRACT NO. 318

NANCY RYDELL HOLUBEC
AND JAMES F. HOLUBEC
CALLED 85.681 AC.
VOL. 1051, PG. 818
O.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'

PROPOSED WATERLINE EASEMENT

SAMSUNG AUSTIN
SEMICONDUCTOR, LLC
CALLED 23.58 AC.
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

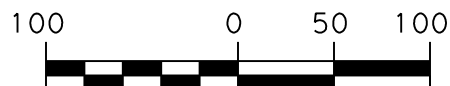
(14) (52.689 AC.)
FUTURE COUNTY ROAD

(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.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



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

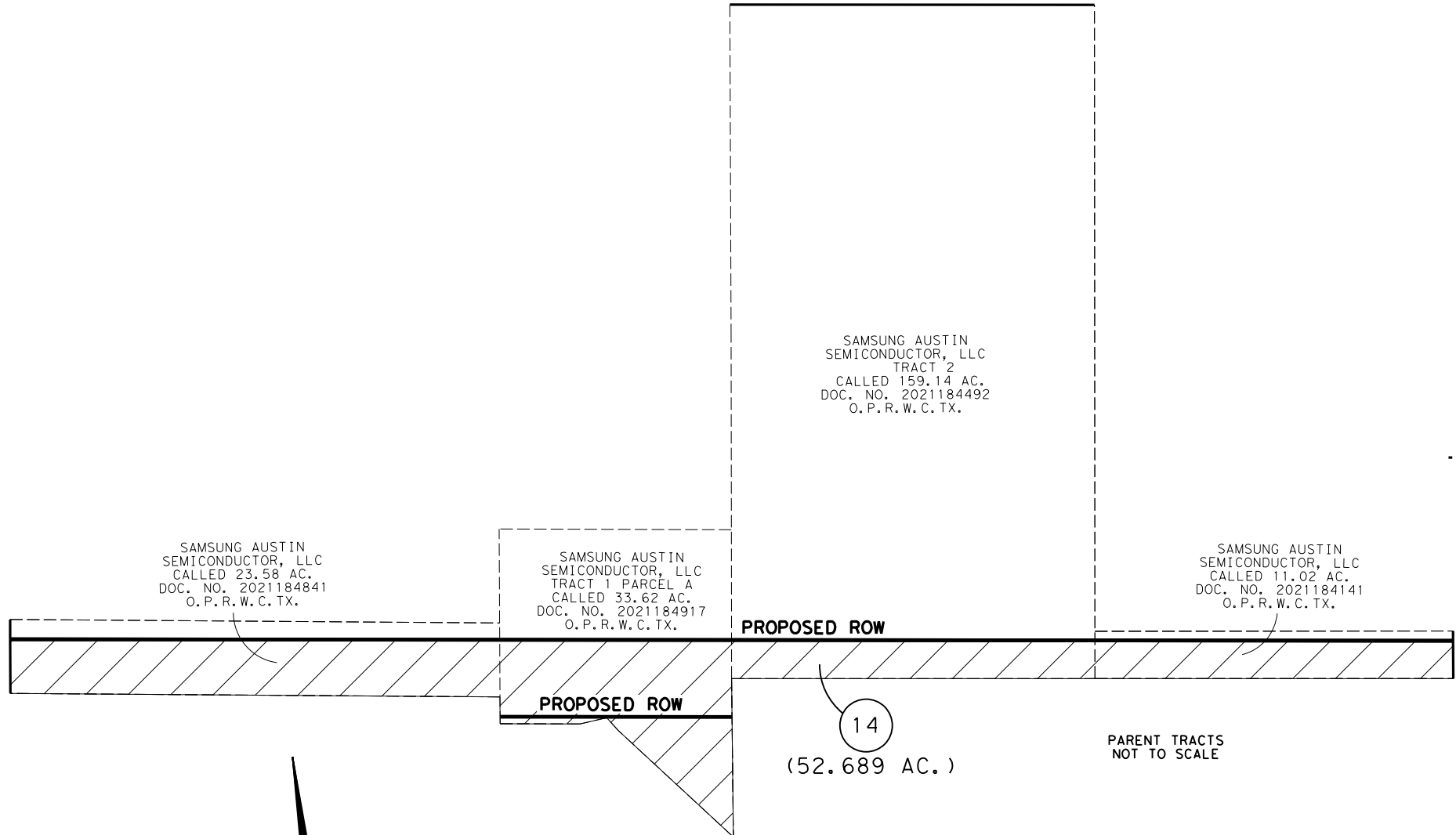
EXISTING	227.36 AC.	ACQUIRE	52.689 AC.	REMAINING	174.671 AC. LEFT
				REMAINING	0.000 AC. RIGHT



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.)

EXHIBIT "A"



PAGE 15 OF 16
REF. FIELD NOTE NO. 49244
FILE: \\saminc\AUS\PROJECTS\1020058261B\100\Survey\03Exhibits\14\PLAT\01\P-14_1.dgn

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.)

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
- 1 --- DISTANCE NOT TO SCALE
- 1 --- DEED LINE (COMMON OWNERSHIP)

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

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.)