

STATE OF TEXAS

§

COUNTY OF WILLIAMSON

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### ROADWAY CLOSURE ORDER

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

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

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

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

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

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

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

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

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

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

**PASSED & APPROVED**, this the 14<sup>th</sup> day of December, 2021, by a majority vote of the Commissioners Court of Williamson County, Texas.

WILLIAMSON COUNTY, TEXAS

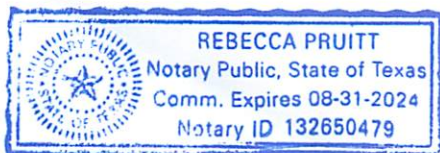
By: Bill Gravel  
Bill Gravel, County Judge

ATTEST:

Nancy E. Rister  
Nancy Rister, County Clerk

STATE OF TEXAS                   §  
   §  
COUNTY OF WILLIAMSON       §

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



Rebecca Pruitt  
Notary Public, State of Texas

## DESCRIPTION

A 15.29 Acre (666,211 Square Feet), tract of land, lying within the Benjamin J. Tyler Survey Abstract 631, the Lucius A Tyler Survey Abstract 632, the Thomas B Lee Survey Abstract 800, the Watkins Nobles Survey Abstract 484, the H.T.&B.R.R.Co Survey Abstract 318, the GW Tyler Survey Abstract 636, the George N Tyler Survey Abstract 634 and the H.T.&B.R.R.Co. Survey, Abstract 315, Williamson County, Texas, and being a portion of County Road 401 and County Road 404 as occupied and maintained by Williamson County Texas, as shown on Page 4 of 5, described As Follows:

**BEGINNING**, at a 1/2" iron rod found on the eastern right of way line of County Road 401 (right of way varies), being the northwestern corner of a called 8.43 acre tract, conveyed to Russel Ripple in Volume 1745, Page 154, Deed Records of Williamson County, Texas, the southwestern corner of a called 48.100 acre tract, conveyed to Laurice Marie Bush in Document No. 2018101419, Official Public Records of Williamson County, Texas, for the **POINT OF BEGINNING** of the herein described tract;

**THENCE**, with the eastern right of way line of County Road 401 and also being the western line of said 8.43 acre tract, S 07° 18' 23" W, a distance of 482.83 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set, for the southwestern corner of said 8.43 acre tract and also being an ell corner of a called 79.49 acre tract, (Tract 2 - Tract 2) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas;

**THENCE**, with the eastern right of way line of County Road 401 and also being the western line of said 79.49 acre tract, S 07° 06' 15" W, a distance of 1524.62 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set, for the southwestern corner of said 79.49 acre tract and also being the northwestern corner of a called 0.86 acre tract, (Tract 2) conveyed to Prophet Capital Management, LTD. in Document No. 2019032467, Official Public Records of Williamson County, Texas;

**THENCE**, with the eastern right of way line of County Road 401 and also being the western line of said 0.86 acre tract, S 09° 41' 07" W, a distance of 19.59 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set, for the southwestern corner of said 0.86 acre tract and also being the northwestern corner of the remainder of a called 149.15 acre tract, (Tract 5) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas;

**THENCE**, with the eastern right of way line of County Road 401 and also being the western line of said remainder of 149.15 acre tract, S 07° 49' 01" W, a distance of 2491.60 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for an ell corner of said remainder of 149.15 acre tract and also being the northwestern corner of a called 5.300 acre tract, conveyed to Christopher H. Fritz and wife, Trina Renee Fritz in Document No. 2020002212, Official Public Records of Williamson County, Texas;

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

**THENCE**, with the northern right of way line of County Road 404 and also being the southern line of said 5.300 acre tract, S 82° 10' 59" E, a distance of 655.87 feet to a 1/2" iron rod found for the southeastern corner of said 5.300 acre tract and also being an ell corner of said remainder of 149.15 acre tract;

**THENCE**, with the northern right of way line of County Road 404 and also being the southern line of said remainder of 149.15 acre tract, S 82° 10' 59" E, a distance of 874.15 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found for an ell corner of said remainder of 149.15 acre tract and also being the southwestern corner of a called 2.000 acre tract, conveyed to Bethany Fritz Grissom and husband, Russell Lane Grissom in Document No. 2015010250, Official Public Records of Williamson County, Texas;

**THENCE**, with the northern right of way line of County Road 404 and also being the southern line of said 2.000 acre tract, S 82° 10' 59" E, a distance of 619.59 feet to a 1/2" iron rod found for the southeastern corner of said 2.000 acre tract and also being an ell corner of said remainder of 149.15 acre tract;

**THENCE**, with the northern right of way line of County Road 404 and also being the southern line of said remainder of 149.15 acre tract, S 82° 10' 59" E, a distance of 117.38 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the southeastern corner of said remainder of 149.15 acre tract and also being the southwestern corner of the remainder of a called 75 acre tract, conveyed to Tony Daniel Michalik in Volume 440, Page 579, Deed Records of Williamson County, Texas;

**THENCE**, over and across said County Road 404, S 07° 48' 15" W, a distance of 65.26 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set on the southern right of way line of County Road 404 and also being on the northern line of the remainder of a called 100.718 acre tract, (Tract II) conveyed to Wallin Farm & Ranch Partnership. Ltd. in Document No. 2004043044, Official Public Records of Williamson County, Texas;

**THENCE**, with the southern right of way line of County Road 404 and also being the northern line of said remainder of 100.718 acre tract, N 82° 09' 51" W, a distance of 880.85 feet to a fence post found for an ell corner said remainder of 100.718 acre tract and also being the northeastern corner of a called 0.879 acre tract, conveyed to Dennis Lee Carter and wife, Judy Carter in Volume 2309, Page 782, Deed Records of Williamson County, Texas;

**THENCE**, with the southern right of way line of County Road 404 and also being the northern line of said 0.879 acre tract, N 80° 54' 23" W, a distance of 188.66 feet to a fence post found for the northwestern corner of said 0.879 acre tract and also being the northeastern corner of the remainder of a called 160 acre tract, (Tract 2 - Tract 1) conveyed to Christopher Henry Fritz in Document No. 2017012204, Official Public Records of Williamson County, Texas;

**THENCE**, with the southern right of way line of County Road 404 and also being the northern line of said remainder of 160 acre tract, N 82° 11' 33" W, a distance of 1941.14 feet to a 1/2" iron rod found, for the northwestern corner of said remainder of 160 acre tract and also being the northeastern corner of a called 84.81 acre tract conveyed to Larry Gene Hamann in Document No. 2010026596, Official Public Records of Williamson County, Texas;

**THENCE**, with the southern right of way line of County Road 404 and also being the northern line of said 84.81 acre tract, the following two (2) courses and distance:

1. N 81° 52' 45" W, a distance of 1365.92 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found;
2. N 82° 10' 07" W, a distance of 718.39 feet to a mag nail on top of fence post found, for the northwestern corner of said 84.81 acre tract and also being the northeastern corner of the remainder of a called 71.19 acre tract conveyed to George F. Kutzschbach in Volume 2442, Page 261, Deed Records of Williamson County, Texas;

**THENCE**, with the southern right of way line of County Road 404 and also being the northern line of the said remainder of 71.19 acre tract, N 82° 00' 45" W, a distance of 1463.50 feet to a 1/2" iron rod with cap stamped "KC ENG" found;

**THENCE**, over and across said County Road 404, N 07° 58' 51" E, a distance of 55.72 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set on the northern right of way line of County Road 404 and also being on the southern line of a called 164.685 acre tract, conveyed to The Eugene R. and Judy A. Kanak Living Trust in Document No. 2015101314, Official Public Records of Williamson County, Texas;

**THENCE**, with the northern right of way line of County Road 404 and also being the southern line of said 164.685 acre tract, S 82° 01' 09" E, a distance of 1990.31 feet to a 1/2" iron rod found for the southeastern corner of said 164.685 acre tract and also being the southwestern corner of the remainder of a called 62 acre tract, conveyed to Larry Gene Hamann in Document No. 200610445, Official Public Records of Williamson County, Texas;

**THENCE**, with the northern right of way line of County Road 404 and also being the southern line of said remainder of 62 acre tract, S 82° 09' 52" E, a distance of 871.92 feet to a 1/2" iron rod found for the southeastern corner of said remainder of 62 acre tract and also being the southwestern corner of a called 95.260 acre tract, conveyed to Brandon Roznovak and wife, Abby Roznovak in Document No. 2014074516, Official Public Records of Williamson County, Texas;

**THENCE**, with the northern right of way line of County Road 404 and also being the southern line of said 95.260 acre tract, S 82° 10' 39" E, a distance of 1359.65 feet to a 1/2" iron rod with cap stamped "BRYAN TECH" found for the southeastern corner of said 95.260 acre tract and also being on the western right of way line of County Road 401 (right of way varies);

**THENCE**, with the western right of way line of County Road 401 and also being the eastern line of said 95.260 acre tract, N 08° 05' 03" E, a distance of 3031.44 feet to a 6" wood post found for the northeastern corner of said 95.260 acre tract and also being the southeastern corner of a called 51.4 acre tract, conveyed to Harvey Bill Hehman and described in Volume 366, Page 282, Deed Records of Williamson County, Texas;

**THENCE**, with the western right of way line of County Road 401 and also being the eastern line of said 51.4 acre tract, N 07° 34' 17" E, a distance of 990.46 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set for the northeastern corner of said 51.4 acre tract and also being the southeastern corner of a called 79.74 acre tract, conveyed to C. Ernest Lawrence Family Limited Partnership in Document No. 2005011333, Official Public Records of Williamson County, Texas;

**THENCE**, with the western right of way line of County Road 401 and also being the eastern line of said 79.74 acre tract, N 06° 56' 37" E, a distance of 848.18 feet to a 1/2" iron rod with cap stamped "ATWELL LLC" set;

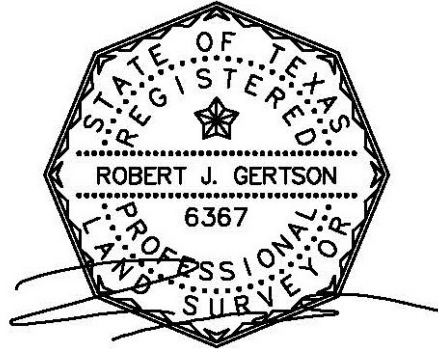
**THENCE**, over and across said County Road 401, S 82° 28' 11" E, a distance of 49.72 feet to the **POINT OF BEGINNING**.

Containing 15.29 acres or 666,211 square feet, more or less.

**BEARING BASIS NOTE**

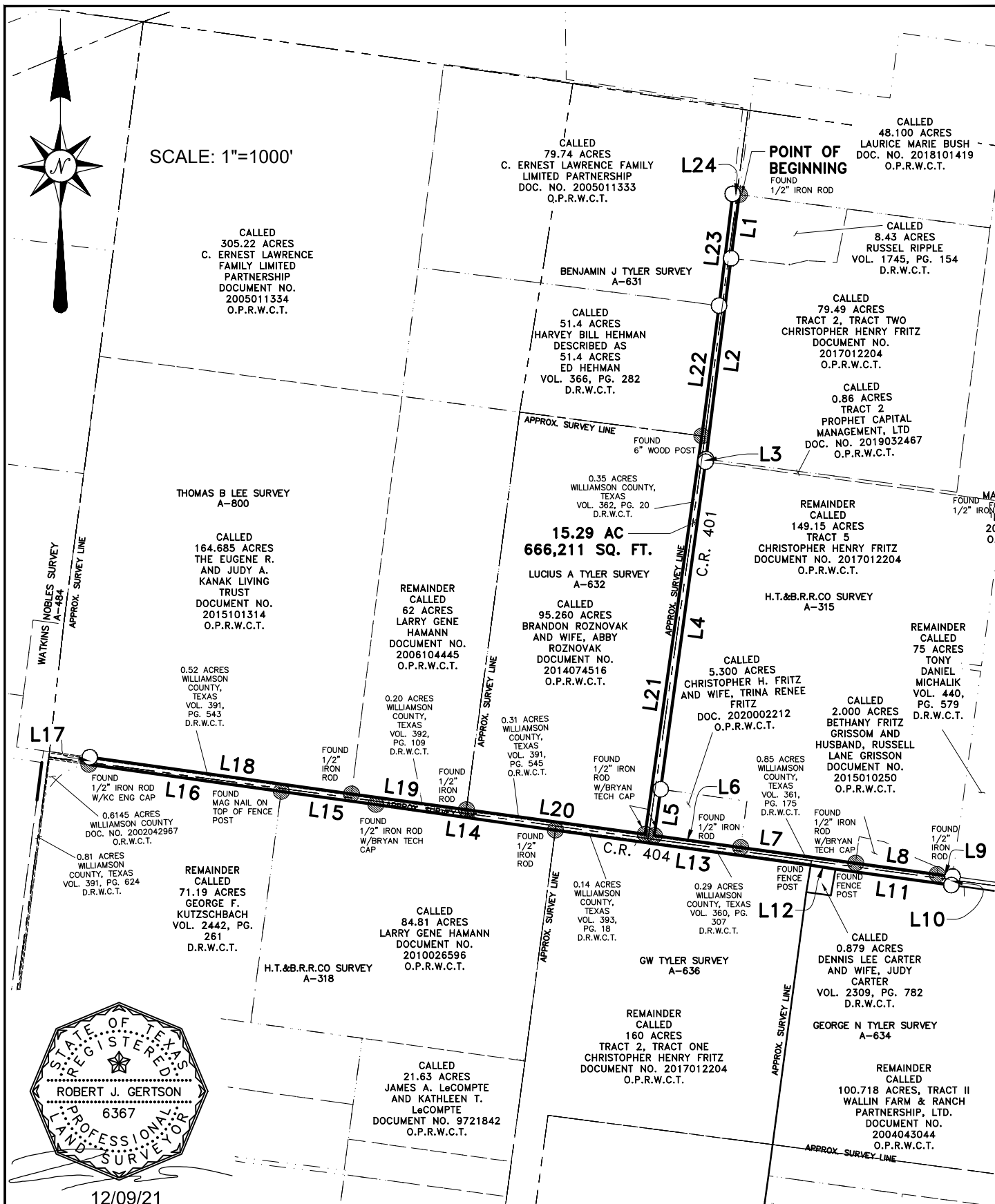
This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203). The Grid to Surface combined scale factor is 1.000120.

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



12/09/2021

k:\21002557\dwg\survey\21002557 vacate cr404&cr401.dwg Savedate:12/9/2021 7:16 AM Plotdate:12/9/2021 7:42 AM



| LINE DATA TABLE |             |          |
|-----------------|-------------|----------|
| LINE #          | DIRECTION   | LENGTH   |
| L1              | S7°18'23"W  | 482.83'  |
| L2              | S7°06'15"W  | 1524.62' |
| L3              | S9°41'07"W  | 19.59'   |
| L4              | S7°49'01"W  | 2491.60' |
| L5              | S7°49'01"W  | 352.00'  |
| L6              | S82°10'59"E | 655.87'  |
| L7              | S82°10'59"E | 874.15'  |
| L8              | S82°10'59"E | 619.59'  |
| L9              | S82°10'59"E | 117.38'  |
| L10             | S7°48'15"W  | 65.26'   |
| L11             | N82°09'51"W | 880.85'  |
| L12             | N80°54'23"W | 188.66'  |
| L13             | N82°11'33"W | 1941.14' |
| L14             | N81°52'45"W | 1365.92' |
| L15             | N82°10'07"W | 718.39'  |
| L16             | N82°00'45"W | 1463.50' |
| L17             | N7°58'51"E  | 55.72'   |
| L18             | S82°01'09"E | 1990.31' |
| L19             | S82°09'52"E | 871.92'  |
| L20             | S82°10'39"E | 1359.65' |
| L21             | N8°05'03"E  | 3031.44' |
| L22             | N7°34'17"E  | 990.46'  |
| L23             | N6°56'37"E  | 848.18'  |
| L24             | S82°28'11"E | 49.72'   |

15.29 ACRE  
WILLIAMSON COUNTY, TEXAS

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

PG.  
05  
OF  
05



**ATWELL**

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