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Pharr, Texas 78577

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117 W. Craig Place
San Antonio, Texas 78212

September 2, 2022

Local Government Assistance & Economic Analysis
Texas Comptroller of Public Accounts
P.O. Box 13528
Austin, Texas 78711-3528

RE: 2050_Supplement002 of the Application to the Manor Independent School District from Samsung Austin Semiconductor, LLC (Fab 3)

To the Local Government Assistance & Economic Analysis Division:

Enclosed. Please find 2050_Supplement002 of the Application to the Manor Independent School District from Samsung Austin Semiconductor, LLC (Fab 3). The following changes have been made:

1. Section 14: Wage and Employment Information, Q4a, 4b, 6, 7 and Tab 13 wages updated
2. Tab 11 maps
3. Tab 16 Reinvestment Zone

A copy of the application will be submitted to the Travis County Appraisal District.

Sincerely,

Kevin O'Hanlon
School District Consultant

Cc: Travis CAD
Samsung Austin Semiconductor, LLC

Tab 1

Application for Appraised Value Limitation on Qualified Property

See attached Form 50-296-A Sections 1-16

SECTION 14: Wage and Employment Information

1. What is the number of new qualifying jobs you are committing to create? 25
2. What is the number of new non-qualifying jobs you are estimating you will create? (See TAC 9.1051(14)) 875
3. Do you intend to request that the governing body waive the minimum new qualifying job creation requirement, as provided under Tax Code §313.025(f-1)? . . . . . ☐ Yes ☑ No

   3a. If yes, attach evidence of industry standard in **Tab 12** documenting that the new qualifying job creation requirement above exceeds the number of employees necessary for the operation, according to industry standards.

4. Attach in **Tab 13** the four most recent quarters of data for each wage calculation below, including documentation from the Texas Workforce Commission website. The final actual statutory minimum annual wage requirement for the applicant for each qualifying job — which may differ slightly from this estimate — will be based on information available at the time of the application review start date (date of a completed application). See TAC §9.1051(21) and (22). **Note**: If a more recent quarter of information becomes available before the application is deemed complete, updated wage information will be required.

   a. Non-qualified job wages
   - average weekly wage for all jobs (all industries) in the county is . . . . . $ 1,651.00

   b. Qualifying job wage minimum option §313.021(5)(A)
   -110% of the average weekly wage for manufacturing jobs in the county is . . . . . $ 2,654.30

   c. Qualifying job wage minimum option §313.021(5)(B)
   -110% of the average weekly wage for manufacturing jobs in the region is . . . . . $ 1,368.61

5. Which Tax Code section are you using to estimate the qualifying job wage standard required for this project? . . . . . ☑ §313.021(5)(A) or ☐ §313.021(5)(B)
6. What is the minimum required annual wage for each qualifying job based on the qualified property? . . . . . $ 138,023.60
7. What is the annual wage you are committing to pay for each of the new qualifying jobs you create on the qualified property? . . . . . $ 158,944.76
8. Will the qualifying jobs meet all minimum requirements set out in Tax Code §313.021(3)? . . . . . ☑ Yes ☐ No
9. Do you intend to satisfy the minimum qualifying job requirement through a determination of cumulative economic benefits to the state as provided by §313.021(3)(F)? . . . . . ☐ Yes ☑ No

   9a. If yes, attach in **Tab 13** supporting documentation from the TWC, pursuant to §313.021(3)(F).

10. Do you intend to rely on the project being part of a single unified project, as allowed in §313.024(d-2), in meeting the qualifying job requirements? . . . . . ☐ Yes ☑ No

    10a. If yes, attach in **Tab 6** supporting documentation including a list of qualifying jobs in the other school district(s).

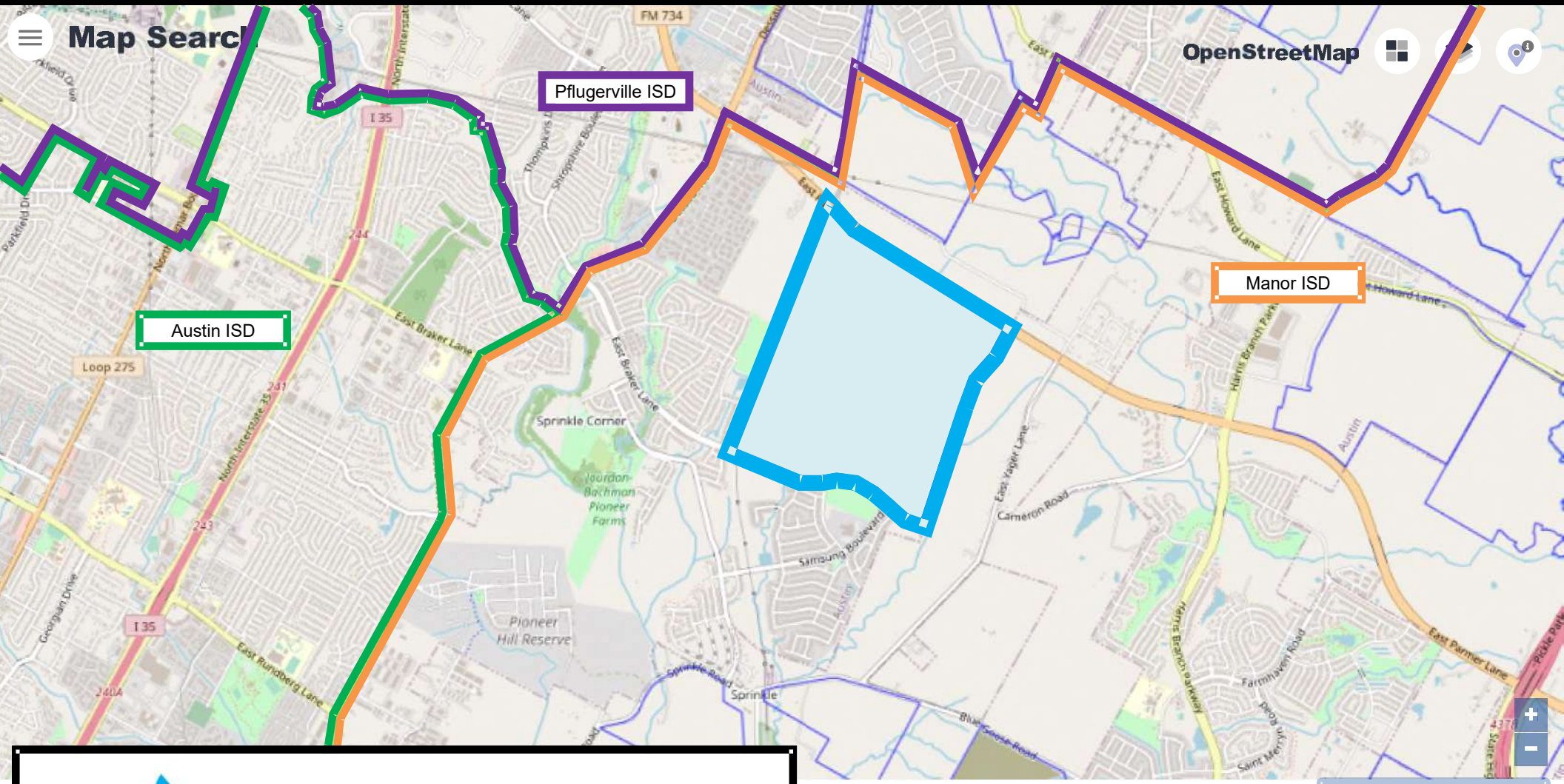
SECTION 15: Economic Impact

1. Complete and attach Schedules A1, A2, B, and C in **Tab 14**. **Note**: Excel spreadsheet versions of schedules are available for download and printing at URL listed below.
2. Attach an Economic Impact Analysis, if supplied by an entity other than the Comptroller's office, in **Tab 15**. *(not required)*
3. If there are any other payments made in the state or economic information that you believe should be included in the economic analysis, attach a separate schedule showing the amount for each year affected, including an explanation, in **Tab 15**.

Tab 11

Maps that clearly show:

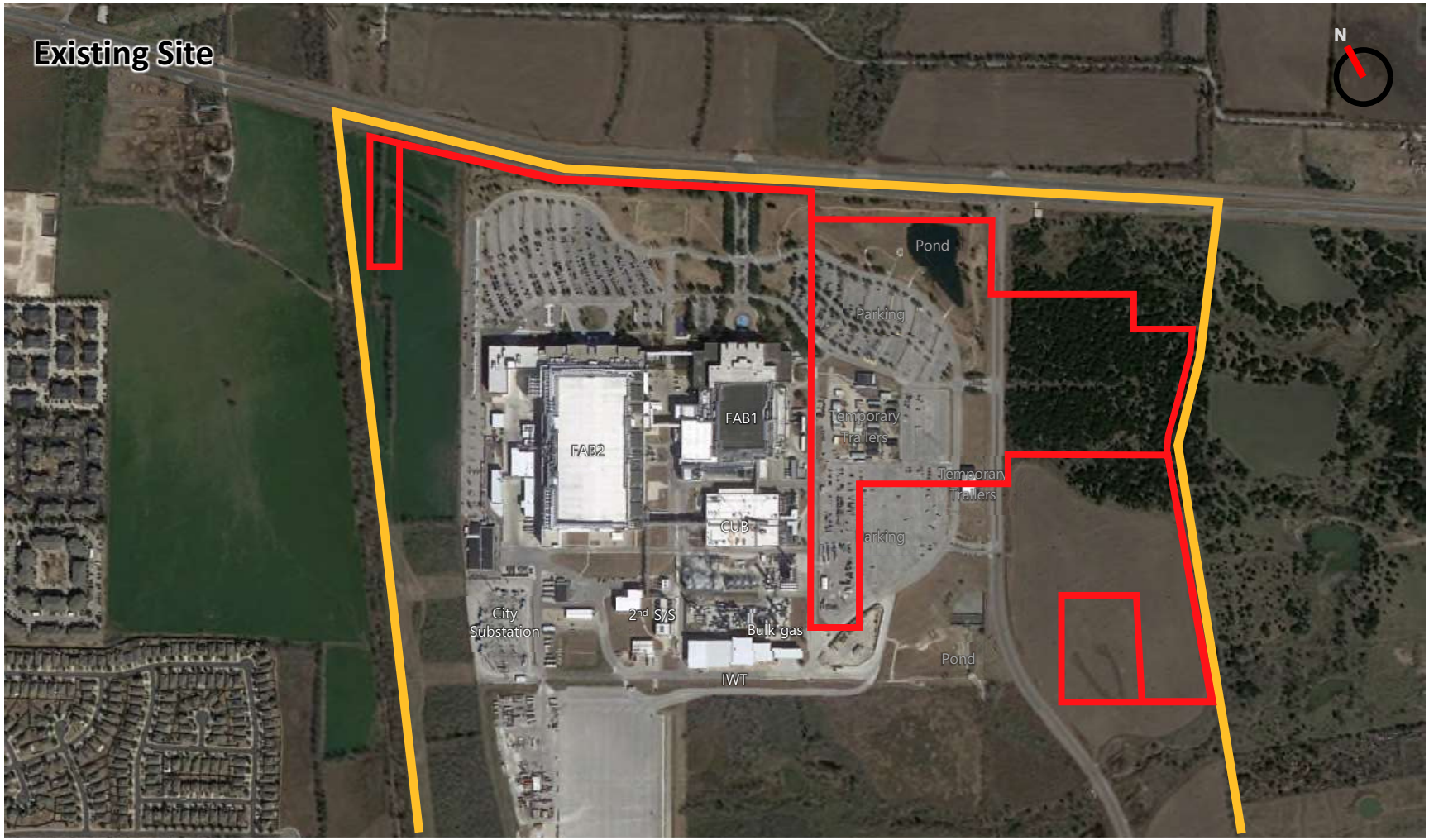
a) Project vicinity
b) Qualified investment including location of new building or new improvements
c) Qualified property including location of new building or new improvements
d) Existing property
e) Land location within vicinity map
f) Reinvestment or Enterprise Zone within vicinity map, showing the actual or proposed boundaries and size



Reinvestment Zone Boundary

Fab 3 Project Boundary

Reinvestment Zone Boundary



SAMSUNG
AUSTIN SEMICONDUCTOR

12.1.C SITE LOCATION MAP

Tab 13

Calculation of three possible wage requirements with TWC documentation

See the following calculations attached:

- Travis County average weekly wage for all jobs (all industries)
- Travis County average weekly wage for all jobs (manufacturing)
- Council of Governments Capital Area Region average weekly wage (manufacturing)

Travis County All Industries Average Weekly Wages

Non-qualified job wages calculated pursuant to Tex. Tax Code § 313.024(d)

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2021	02	Travis	Total All	10	Total, All Industries	$1,540.00
2021	03	Travis	Total All	10	Total, All Industries	$1,579.00
2021	04	Travis	Total All	10	Total, All Industries	$1,778.00
2022	01	Travis	Total All	10	Total, All Industries	$1,707.00
					County average weekly wage for all jobs	**$1,651.00**

Travis County Manufacturing Average Weekly Wages

Qualified job wages calculated pursuant to Tex. Tax Code § 313.021(5)(A)

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2021	02	Travis	Private	31-33	Manufacturing	$2,138.00
2021	03	Travis	Private	31-33	Manufacturing	$2,392.00
2021	04	Travis	Private	31-33	Manufacturing	$2,693.00
2022	01	Travis	Private	31-33	Manufacturing	$2,429.00
					County average weekly wage for all jobs	**$2,413.00**
					110% of county average, Tex. Tax Code § 313.021(3)(E)	**$2,654.30**

Council of Government - Capital Area Region Average Weekly Wages

Qualified job wages calculated pursuant to Tex. Tax Code § 313.021(5)(B)

Wages as calculated by the Texas Workforce Commission		Average Weekly Wage
Hourly Average Wages:		$31.10
Annual Average Wages:		$64,698.00
	Region weekly wage for all manufacturing jobs	**$1,244.19**
	110% of county average, Tex. Tax Code § 313.021(3)(E)	**$1,368.61**

Quarterly Census of Employment and Wages (QCEW)

Select Area Type

Texas | WDA | County | Metro

Travis ×

Select from Map

☐ Include Texas

Select Time Period

2022 × 2021 ×

1 × 2 × 3 × 4 ×

Select Ownership

☐ Private ☐ Local Govt. ☐ State Govt. ☐ Federal Govt. ☑ Total

Get Industries | Reset

Table Customizations/Keyboard Shortcuts

Select Industries

total | Search | Clear

Select Industry Levels

Selected 1 of 1 industries.

Selections	Level	Industry Code	Industry Title	Hierarchical Ordering
☑	0	10	Total, All Industries	1

Get Report

Quarterly Census of Employment and Wages (QCEW) Report

Customize the report/Help with Accessibility

Reset | Export to Excel

Drag a column header and drop it here to group by that column

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2021	01	Travis	Total All	10	Total, All Industries	1,599
2021	02	Travis	Total All	10	Total, All Industries	1,540
2021	03	Travis	Total All	10	Total, All Industries	1,579
2021	04	Travis	Total All	10	Total, All Industries	1,778
2022	01	Travis	Total All	10	Total, All Industries	1,707

Showing 5 items

2050_Manor_Samsung_Supplement002
September 2, 2022

Quarterly Census of Employment and Wages (QCEW)

Select Area Type

Texas | WDA | County | Metro

Travis ×

Select from Map

☐ Include Texas

Select Time Period

2022 × 2021 ×

1 × 2 × 3 × 4 ×

Select Ownership

☑ Private ☐ Local Govt. ☐ State Govt. ☐ Federal Govt. ☐ Total

Get Industries | Reset

Table Customizations/Keyboard Shortcuts

Select Industries

manufacturing | Search | Clear

Select all Level 2 industries

Selected 1 of 1 industries.

Selections	Level	Industry Code	Industry Title	Hierarchical Ordering
☑	2	31-33	Manufacturing	311

Get Report

Quarterly Census of Employment and Wages (QCEW) Report

Customize the report/Help with Accessibility

Reset | Export to Excel

Drag a column header and drop it here to group by that column

Year	Period	Area	Ownership	Industry Code	Industry	Average Weekly Wage
2021	01	Travis	Private	31-33	Manufacturing	2,315
2021	02	Travis	Private	31-33	Manufacturing	2,138
2021	03	Travis	Private	31-33	Manufacturing	2,392
2021	04	Travis	Private	31-33	Manufacturing	2,693
2022	01	Travis	Private	31-33	Manufacturing	2,429

Showing 5 items

2021 Manufacturing Average Wages by Council of Government Region
Wages for All Occupations

COG	COG Number	Wages	
		Hourly	Annual
Panhandle Regional Planning Commission	1	$24.32	$50,587
South Plains Association of Governments	2	$22.03	$45,816
NORTEX Regional Planning Commission	3	$20.95	$43,566
North Central Texas Council of Governments	4	$34.32	$71,384
Ark-Tex Council of Governments	5	$21.58	$44,877
East Texas Council of Governments	6	$32.27	$67,113
West Central Texas Council of Governments	7	$20.59	$42,826
Rio Grande Council of Governments	8	$22.10	$45,974
Permian Basin Regional Planning Commission	9	$23.37	$48,620
Concho Valley Council of Governments	10	$29.52	$61,399
Heart of Texas Council of Governments	11	$24.29	$50,533
Capital Area Council of Governments	12	$31.10	$64,698
Brazos Valley Council of Governments	13	$20.21	$42,038
Deep East Texas Council of Governments	14	$18.22	$37,906
South East Texas Regional Planning Commission	15	$22.03	$45,824
Houston-Galveston Area Council	16	$29.40	$61,144
Golden Crescent Regional Planning Commission	17	$24.06	$50,039
Alamo Area Council of Governments	18	$27.82	$57,874
South Texas Development Council	19	$20.68	$43,021
Coastal Bend Council of Governments	20	$34.62	$72,003
Lower Rio Grande Valley Development Council	21	$21.88	$45,517
Texoma Council of Governments	22	$18.21	$37,880
Central Texas Council of Governments	23	$22.73	$47,288
Middle Rio Grande Development Council	24	$22.44	$46,673
Texas		$28.48	$59,228

Calculated by the Texas Workforce Commission Labor Market and Career Information Department.
Data published: July 2022.
Annual Wage Figure assumes a 40-hour work week.

Note: Data is not supported by the Bureau of Labor Statistics (BLS).
Wage data is produced from Texas Occupational Employment and Wage Statistics (OEWS) data, and is not to be compared to BLS estimates.
Data intended only for use implementing Chapter 313, Texas Tax Code.

Tab 16

Description of Reinvestment Zone

See attached for Manor ISD Board of Trustees order designating the reinvestment zone.

MANOR INDEPENDENT SCHOOL DISTRICT

RESOLUTION CREATING SILICON SILVER REINVESTMENT ZONE NO. 2

WHEREAS, Section 312.0025 of the Texas Tax Code permits a school district to designate a reinvestment zone if that designation is reasonably likely to contribute to the expansion of primary employment in the reinvestment zone, or attract major investment in the reinvestment zone that would be a benefit to property in the reinvestment zone and to the school district and contribute to the economic development of the region of this state in which the school district is located; and,

WHEREAS, the Manor Independent School District (the "District") desires to encourage the development of primary employment and to attract major investment in the District and contribute to the economic development of the region in which the school district is located; and,

WHEREAS, a public hearing is required by Chapter 312 of the Texas Tax Code prior to approval of a reinvestment zone; and,

WHEREAS, the District published notice of a public hearing regarding the possible designation of the area described in the attached **Exhibit A** as a reinvestment zone for the purposes of Chapter 313 of the Texas Tax Code; and,

WHEREAS, the District wishes to create a reinvestment zone within the boundaries of the school district in Travis County, Texas as shown on the map attached as **Exhibit B**; and,

WHEREAS, the District has given written notice of the proposed action and the Public Hearing to all political subdivisions and taxing authorities having jurisdiction over the property proposed to be designated as the reinvestment zone, described in the attached **Exhibits A & B**; and,

WHEREAS, all interested members of the public were given an opportunity to make comments at the public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT:

SECTION 1. That the facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. That the Board of Trustees of the Manor Independent School District, after conducting such hearing and having heard such evidence and testimony, has made the following findings and determinations based on the evidence and testimony presented to it:

(a) That the public hearing on the adoption of *SILICON SILVER REINVESTMENT ZONE NO. 2* has been called, held and conducted, and that notices of such hearing have been published and mailed to the respective presiding officers of the

governing bodies of all taxing units overlapping the territory inside the proposed reinvestment zone; and,

(b) That the boundaries of *SILICON SILVER REINVESTMENT ZONE NO. 2* be and, by the adoption of this Resolution, are declared and certified to be the area as described in the description attached hereto as "**Exhibit A**"; and,

(c) That the map attached hereto as "**Exhibit B"** is declared to be and, by the adoption of this Resolution, is certified to accurately depict and show the boundaries of *SILICON SILVER REINVESTMENT ZONE NO. 2* which is described in **Exhibit A**; and further certifies that the property described in **Exhibit A** is inside the boundaries shown on **Exhibit B**; and,

(d) That creation of *SILICON SILVER REINVESTMENT ZONE NO. 2* with boundaries as described in **Exhibit A** and **Exhibit B** will result in benefits to the Manor Independent School District and to land included in the zone, and that the improvements sought are feasible and practical; and,

(e) That the *SILICON SILVER REINVESTMENT ZONE NO. 2* described in **Exhibit A** and **Exhibit B** meets the criteria set forth in Texas Tax Code §312.0025 for the creation of a reinvestment zone as set forth in the Property Redevelopment and Tax Abatement Act, as amended, in that it is reasonably likely that the designation will contribute to the retention or expansion of primary employment, and/or will attract investment in the zone that will be a benefit to the property, and would contribute to economic development within the Manor Independent School District.

SECTION 3. That pursuant to the Property Redevelopment and Tax Abatement Act, as amended, the Manor Independent School District hereby creates a reinvestment zone under the provisions of Texas Tax Code §312.0025, encompassing the area described by the descriptions in **Exhibit A** and **Exhibit B,** and such reinvestment zone is hereby designated and shall hereafter be referred to as *SILICON SILVER REINVESTMENT ZONE NO. 2.*

SECTION 4. That the existence of the *SILICON SILVER REINVESTMENT ZONE NO. 2* shall first take effect upon, May 24, 2022, the date of the adoption of this Resolution by the Board of Trustees and shall remain designated as a commercial-industrial reinvestment zone for a period of five (5) years from such date of such adoption.

SECTION 5. That if any section, paragraph, clause or provision of this Resolution shall for any reason beheld to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 6. That it is hereby found, determined and declared that a sufficient notice of the date, hour, place and subject of the meeting of the Manor Independent School District Board of Trustees, at which this Resolution was adopted, was posted at a place convenient and readily

accessible at all times, as required by the Texas Open Government Act, Texas Government Code, Chapter 551, as amended; and that a public hearing was held prior to the designation of such reinvestment zone, and that proper notice of the hearing was published in newspapers of general circulation in Travis County of the State of Texas, and furthermore, such notice was, in fact, delivered to the presiding officer of any effected taxing entity as prescribed by the Property Redevelopment and Tax Abatement Act.

PASSED, APPROVED AND ADOPTED on this 24th day of May, 2022.

MANOR INDEPENDENT SCHOOL DISTRICT

By: _____ ATTEST:_____

President
Board of Trustees

Secretary
Board of Trustees

EXHIBIT A

LEGAL DESCRIPTION OF SILICON SILVER REINVESTMENT ZONE NO. 2

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL BY THESE PRESENTS
THAT, SAMSUNG AUSTIN SEMICONDUCTOR, LLC, ACTING BY AND THROUGH ITS VP AND CFO, SANGKI BAE, OWNER OF THE FOLLOWING: A CALLED 81.411 ACRES , AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2019138661 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, REMAINDER OF A CALLED 120.00 ACRES, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2000106442 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A CALLED 27.802 ACRES, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2019138661 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A CALLED 56.597 ACRES, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2020211712 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A CALLED 39.2753 ACRES, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 2020211710 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND LOCATED IN THE MARIQUITA CASTRO SURVEY NO. 50, ABSTRACT 160 AND THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT 513, TRAVIS COUNTY TEXAS.
ALSO BEING PART OF THIS PLAT ALL OF THE RESUBDIVISION OF JOURDAN CROSSING PHASE C SECTION 2, A SUBDIVISION, RECORDED IN DOCUMENT NO. 201800339 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THAT PORTION OF SAMSUNG BOULEVARD AS DEDICATED BY JOURDAN CROSSING PHASE C SECTION 2, A SUBDIVISION, RECORDED IN VOLUME 96, PAGE 230 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, AND TO BE VACATED BY DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT PORTION OF SAMSUNG BOULEVARD AS DEDICATED BY PIONEER CROSSING EAST SECTION ONE, SAMSUNG BOULEVARD, A SUBDIVISION, RECORDED IN DOCUMENT NO. 200200313 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND TO BE VACATED BY DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO THE PROVISION OF CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE SAID TRACT OF LAND, COMPRISING A TOTAL OF 501.756 ACRES, IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS

REPLAT JOURDAN CROSSING PHASE 1

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE __ DAY OF _____ _, A.D. 20_.

_____
SANGKI BAE, VP AND CFO
SAMSUNG AUSTIN SEMICONDUCTOR, LLC
SANGKI.BAE@SAMSUNG.COM
512-672-1060

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, A.D., 20___, DID PERSONALLY APPEAR SANGKI BAE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC _____
PRINTED NAME
COMMISSION EXPIRES _____

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF , 20_A.D., AT_ O'CLOCK __ .M. AND DULY RECORDED ON THE ___ DAY OF _____ , A.D, AT __ O'CLOCK _.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO._____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THIS THE ____ DAY OF _____ 20_, A.D.

DANA DEBEAUVOIR,COUNTY CLERK TRAVIS COUNTY,TEXAS

BY: _____
DEPUTY

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____ , 20_, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE. _____ DAY OF _____ , 20____, A.D..

_____
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, THIS THE ____ DAY OF _____ 20 ___ ,A.D.

_____ _____
JOLENE KIOLBASSA CHAIRPERSON ANA AGUIRRE SECRETARY

THIS IS TO CERTIFY THAT:
- I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS;
- I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAN OR PLAT SUBMITTED HEREWITH;
- ALL SURVEYING INFORMATION SHOWN ON THE PLAN OR PLAT IS ACCURATE AND CORRECT; AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAN OR PLAT COMPLIES WITH TITLE 25 AND/OR TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES, EXCEPT FOR SPECIFIC VARIANCES AND WAIVERS FROM THE ABOVE REGULATIONS THAT ARE IDENTIFIED AND REQUESTED AS OF THIS DATE, AS FOLLOWS: NONE

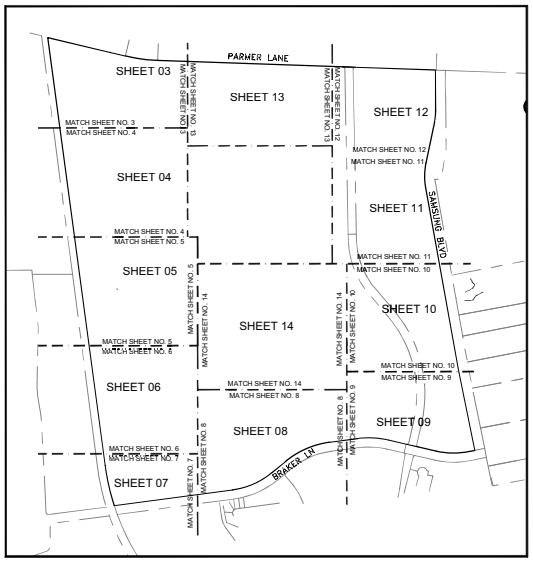
WITNESS MY HAND THIS 25TH DAY OF JANUARY 2021

STATE OF TEXAS · REGISTERED · ROBERT J. GERTSON · 6367 · PROFESSIONAL LAND SURVEYOR

ROBERT J. GERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6367
ATWELL LLC
3815 S. CAPITOL OF TEXAS HWY. STE. 300
512-904-0505

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, STEVEN GRANADO, P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING SECTION 131.152(E). I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT, AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.
THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.
NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48453C0270J, DATED AUGUST 18, 2014 AND FIRM PANEL 48453C0460K, DATED JANUARY 6, 2016.

_____
STEVEN GRANADO
JACOBS
911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TX 78232
210-494-0088



SHEET INDEX MAP LAYOUT

LOCATION MAP
NOT TO SCALE

NOTES:
1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
8. ALL STREETS, DRAINAGE, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS, INCLUDING ANY APPROVED VARIANCES OR WAIVERS TO THOSE STANDARDS.
9. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
12. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
13. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PRIVATE STREET INTERSECTIONS. AN ADDITIONAL "PRIVATE STREET" SIGN WILL BE POSTED AT ALL INTERSECTIONS OF PRIVATE STREETS WITH PUBLIC STREETS.
14. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
15. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
16. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
17. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

PROJECT:	Star Platting
JOB NUMBER:	20003531
SURVEY DATE:	NOVEMBER 2020
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

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AUSTIN, TX 78704
512.904.0505
TBPE LS NO. 10193726

SUBDIVISION PLAT ESTABLISHING
REPLAT
JOURDAN CROSSING PHASE 1

SHEET 1 OF 14

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BOUNDARY DESCRIPTION

A 501.756 ACRE (21,856,496 SQUARE FEET), TRACT OF LAND, LYING WITHIN THE MARIQUITA CASTRO SURVEY NO. 50, ABSTRACT 160, THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164 AND THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT 513, TRAVIS COUNTY, TEXAS, AND BEING THE FOLLOWING TRACTS OF LAND CONVEYED TO SAMSUNG AUSTIN SEMICONDUCTOR, LLC, AS FOLLOWS: CALLED 81.411 ACRES, RECORDED IN DOCUMENT NO. 2019138661, REMAINDER OF CALLED 120.00 ACRES, RECORDED IN DOCUMENT NO. 2000106442, CALLED 27.802 ACRES, RECORDED IN DOCUMENT NO. 2019138661, CALLED 56.597 ACRES, RECORDED IN DOCUMENT NO. 2020211712 AND CALLED 39.2753 ACRES, RECORDED IN DOCUMENT NO. 2020211710 ALL IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING ALL OF THE RESUBDIVISION JOURDAN CROSSING PHASE C SECTION 2, A SUBDIVISION, RECORDED IN DOCUMENT NO. 201800339 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALL OF SAMSUNG BOULEVARD AS DEDICATED BY JOURDAN CROSSING PHASE C, SECTION 2, A SUBDIVISION, RECORDED IN VOLUME 96, PAGE 230 OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, SAID SAMSUNG BOULEVARD TO BE VACATED BY DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT PORTION OF SAMSUNG BOULEVARD AS DEDICATED BY PIONEER CROSSING EAST SECTION ONE, SAMSUNG BOULEVARD, A SUBDIVISION, RECORDED IN DOCUMENT NO. 200200313 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID PORTION TO BE VACATED BY DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DESCRIBED AS FOLLOWS

BEGINNING AT THE MOST NORTHERLY NORTHEASTERLY CORNER OF SAID 81.411 ACRE TRACT, BEING THE MOST EASTERLY NORTHWEST CORNER OF THE RESUBDIVISION JOURDAN CROSSING PHASE C, SECTION 2, A SUBDIVISION, RECORDED IN DOCUMENT NUMBER 201800339 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS AND BEING ON THE SOUTHERLY RIGHT-OF-WAY OF PARMER LANE (200' WIDE RIGHT- OF-WAY), FROM WHICH A 1/2-INCH IRON ROD WITH ALUMINUM CAP WITH A PUNCH HOLE FOUND BEARS, N23°59'10"E A DISTANCE OF 0.40 FEET;

THENCE, WITH THE NORTHERN LINE OF SAID RESUBDIVISION JOURDAN CROSSING PHASE C, SECTION 2, AND THE SOUTHERN RIGHT-OF-WAY LINE OF SAID PARMER LANE, THE FOLLOWING THREE (3) COURSES:

1. S48°42'17"E A DISTANCE OF 185.66 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
2. ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 395.52 FEET, HAVING A RADIUS OF 2009.86 FEET, A CENTRAL ANGLE OF 11°16'30", AND A CHORD WHICH BEARS S54°20'52"E, A DISTANCE OF 394.88 FEET TO A TXDOT TYPE II MONUMENT FOUND;
3. S59°59'29"E A DISTANCE OF 2241.22 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHERNMOST NORTHEASTERN CORNER OF SAID RESUBDIVISION JOURDAN CROSSING PHASE C, SECTION 2, BEING ON NORTHERN RIGHT-OF-WAY LINE OF SAID SAMSUNG BOULEVARD AS DEDICATED BY JOURDAN CROSSING PHASE C, SECTION 2, ALSO BEING IN THE SOUTHERN RIGHT-OF-WAY LINE OF PARMER LANE (200' WIDE RIGHT- OF-WAY);

THENCE, S59°59'29"E, WITH THE NORTHERN LINE OF SAID SAMSUNG BOULEVARD, AND THE SOUTHERN RIGHT-OF-WAY LINE OF SAID PARMER LANE, A DISTANCE OF 150.10 FEET TO THE MOST EASTERLY NORTHWEST CORNER OF SAID 56.597 ACRE TRACT AND BEING THE EASTERLY RIGHT-OF-WAY LINE OF SAID SAMSUNG BOULEVARD, FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "SURVCON INC" FOUND, BEARS, N30°00'31"E A DISTANCE OF 0.55 FEET;

THENCE, S59°59'29"E, WITH THE NORTHERLY LINE OF SAID 56.597 ACRE TRACT AND THE SOUTHERLY RIGHT-OF-WAY OF PARMER LANE, A DISTANCE OF 972.05 FEET TO A IRON ROD WITH CAP STAMPED "ATWELL" SET ON THE WESTERN RIGHT OF WAY OF SAMSUNG BOULEVARD, AS DEDICATED BY DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

THENCE, WITH THE WESTERN RIGHT OF WAY OF SAMSUNG BOULEVARD, THE FOLLOWING SIX (6) COURSES AND DISTANCES;

1. S27°48'02"W, A DISTANCE OF 489.00 FEET TO A IRON ROD WITH CAP STAMPED "ATWELL" SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
2. ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 138.46 FEET, HAVING A RADIUS OF 665.00 FEET, A CENTRAL ANGLE OF 11°55'45", AND A CHORD WHICH BEARS S33°45'55"W, A DISTANCE OF 138.21 FEET TO A IRON ROD WITH CAP STAMPED "ATWELL" SET;
3. S39°43'48"W, A DISTANCE OF 507.80 FEET TO A IRON ROD WITH CAP STAMPED "ATWELL" SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
4. ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 300.79 FEET, HAVING A RADIUS OF 785.00 FEET, A CENTRAL ANGLE OF 21°57'15", AND A CHORD WHICH BEARS S28°45'10"W, A DISTANCE OF 298.95 FEET TO A IRON ROD WITH CAP STAMPED "ATWELL" SET;
5. S17°46'33"W, A DISTANCE OF 2238.77 FEET TO A IRON ROD WITH CAP STAMPED "ATWELL" SET;
6. S16°32'48"W, A DISTANCE OF 992.22 FEET TO A IRON ROD WITH CAP STAMPED "ATWELL" SET ON THE SOUTHERN LINE OF SAID 39.2753 ACRE TRACT AND A NORTHERN LINE OF SAID PIONEER CROSSING EAST SECTION ONE, SAMSUNG BOULEVARD;

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 39.2753 ACRE TRACT AND SAID PIONEER CROSSING EAST SAMSUNG BOULEVARD, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. N73°46'58"W A DISTANCE OF 63.85 FEET TO A CAPPED IRON ROD FOUND WITH RED UNREADABLE CAP AT A POINT OF CURVATURE TO THE RIGHT;
2. ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 407.90 FEET, HAVING A RADIUS OF 945.00 FEET, A CENTRAL ANGLE OF 24°43'52", AND A CHORD WHICH BEARS N61°23'29"W, A DISTANCE OF 404.74 FEET CAPPED IRON ROD FOUND WITH RED UNREADABLE CAP;
3. N49°02'47"W A DISTANCE OF 221.79 FEET TO A CAPPED IRON ROD FOUND WITH "SURVCON INC" CAP;

THENCE, CROSSING SAID PIONEER CROSSING EAST SECTION ONE, SAMSUNG BOULEVARD, N49°00'35"W A DISTANCE OF 150.20 FEET TO A CAPPED IRON ROD FOUND WITH "SURVCON INC" CAP FOR THE WESTERLY SOUTHEASTERLY CORNER OF SAID 27.802 ACRE TRACT AND BEING ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF BRAKER LANE, SAME BEING THE REMAINDER OF A CALLED 479.683 ACRE TRACT (TRACT 10) AS CONVEYED TO ART COLLECTION, INC., RECORDED IN VOLUME 13270, PAGE 1369, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, WITH THE SOUTHERLY LINE OF SAID 27.802 ACRE TRACT, THE SOUTHERLY LINE OF SAID 120.00 ACRE TRACT, THE SOUTHERLY LINE OF SAID 81.411 ACRE TRACT AND THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF BRAKER LANE, SAME BEING THE SAID REMAINDER OF 479.683 ACRE TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES;

1. N48°59'31"W A DISTANCE OF 218.10 FEET TO A 1/2-INCH IRON ROD FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
2. ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 378.94 FEET, HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 20°28'57", AND A CHORD WHICH BEARS N59°13'57"W, A DISTANCE OF 376.92 FEET TO A 1/2-INCH IRON ROD FOUND;
3. N69°34'41"W A DISTANCE OF 339.88 FEET TO THE EASTERLY CORNER OF SAID 81.411 ACRE TRACT, AT A POINT OF CURVATURE TO THE LEFT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS S20°25'19"W A DISTANCE OF 0.36 FEET;
4. ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 592.54 FEET, HAVING A RADIUS OF 1060.00 FEET, A CENTRAL ANGLE OF 32°01'41", AND A CHORD WHICH BEARS N85°38'16"W, A DISTANCE OF 584.85 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "SURVCON INC" FOUND;
5. S78°23'25"W, A DISTANCE OF 210.47 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "VARA LAND SURVEY" FOUND AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6. ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 527.75 FEET, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 32°10'04", AND A CHORD WHICH BEARS N85°33'22"W, A DISTANCE OF 520.84 FEET TO A 1/2-INCH IRON ROD FOUND;
7. N69°32'26"W, A DISTANCE OF 1442.57 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "VARA LAND SURVEY" FOUND ON THE ARC OF A CURVE TO THE RIGHT ON THE WESTERLY LINE OF SAID 81.411 ACRE TRACT AND THE EASTERLY LINE OF CALLED 85.439 ACRE TRACT (PARCEL 2, PART 2) AS DESCRIBED IN A SPECIAL WARRANTY DEED, DATED DECEMBER 21, 1990 TO STATE OF TEXAS RECORDED IN VOLUME 11339, PAGE 2005, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE, THE WESTERLY LINE OF SAID 81.411 ACRE TRACT AND THE EASTERLY LINE OF SAID 85.439 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 498.90 FEET, HAVING A RADIUS OF 2815.00 FEET, A CENTRAL ANGLE OF 10°09'16", AND A CHORD WHICH BEARS N15°17'18"E, A DISTANCE OF 498.25 FEET TO A 1/2-INCH IRON ROD WITH ALUMINUM CAP WITH A PUNCH HOLE FOUND;
2. N20°21'52"E, A DISTANCE OF 5219.23 FEET TO A TXDOT TYPE II MONUMENT FOUND FOR THE NORTHWESTERLY CORNER OF SAID 81.411 ACRES TRACT AND BEING ON THE SAID SOUTHERLY RIGHT-OF-WAY OF PARMER LANE;

THENCE, S48°42'17"E, WITH A NORTHERLY LINE OF SAID 81.411 ACRE TRACT AND THE SAID SOUTHERLY RIGHT-OF-WAY OF PARMER LANE, A DISTANCE OF 776.61 FEET TO THE POINT OF BEGINNING;

CONTAINING 501.756 ACRE (21,856,496 SQUARE FEET), MORE OR LESS.

PROJECT:	Star Platting
JOB NUMBER:	20003531
SURVEY DATE:	NOVEMBER 2020
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	

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SUBDIVISION PLAT ESTABLISHING

REPLAT
JOURDAN CROSSING PHASE 1

SHEET
2
OF 14

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