

## **Exhibit “A”**

### Property Description

52.59 acres of right-of-way, collectively known as the “Northeast Loop,” comprised of Chandler Road, CR 100, CR 118, and CR 119

[See attached map.]

# Exhibit A

Chandler Road

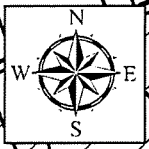
Hutto ETJ  
CORR ETJ

CR 100

CR 119

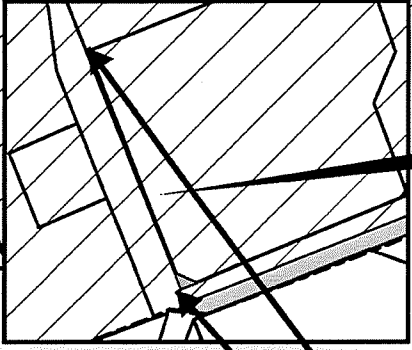
CR 118, ROW to be annexed

CR 118



SH130

CORR City Limit  
CORR ETJ



**Exhibit “A.1”**

Property Description

34.62 acres of Chandler Road right-of-way east of SH 130 and west CR 100

[See attached map.]



**Chandler Road, 34.62 acres**

DESCRIPTION OF PARCEL OF LAND SITUATED IN THE GEORGE KEITH SURVEY, ABSTRACT NO. 370, AND THE JOHN DYKES SURVEY, ABSTRACT NO. 186 IN WILLIAMSON COUNTY, TEXAS, SAID PARCEL BEING A PORTION OF CHANDLER ROAD IN WILLIAMSON COUNTY, TEXAS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a point on the existing northly right-of-way (ROW) line of Chandler Road, said right-of-way dedication shown on the recorded map of QT 4178 PHASE 2 (approximate X = 3,159,733.82, Y = 10,189,763.31)

**THENCE**, in an easterly direction, with the northerly ROW line of said Chandler Road, same line being the southerly boundary line of the following tracts of land:

- an approximate 39.05 acre tract of land being the northern remainder of that called 48.33 acre tract of land described in a Owelty Deed to Daryl R. Neans AKA Daryl Ray Neans recorded in Document No. 2003117175, Official Public Records,
- that called 3.821 acre, Lot 1, Block "A", FINAL PLAT JW HUTTO SUBDIVISION PHASE 1 recorded in Document No. 2019119268, Official Public Records,
- the remainder of that called 47.89 acre tract of land described in a Special Warranty Deed with Vendor's Lien to Trine Chandler 107, LLC recorded in Document No. 2017085823, Official Public Records,
- that called 5.970 acre, Lot 1, Block "A", VIAHART SUBDIVISION recorded in Document No. 2022096111, Official Public Records,
- that called 15.000 acre tract of land described in a Special Warranty Deed to Lonestar Concrete, LLC recorded in Document No. 2021005883, Official Public Records,
- an approximate 83.45 acre tract of land being the northern remainder tract of that called 148.5 acre tract of land described in a Special Warranty Deed to Kermit Wayne Harvel, as Trustee of the Harvel Bypass Trust UWD recorded in Document No. 2019109871, Official Public Records,
- that called 42.252 acre tract of land described in a Special Warranty Deed to Williamson Cameron Holdings LP recorded in Document No. 2007096998, Official Public Records,

to a point on the easterly ROW line of C.R. 100, for the easternmost southeast corner of said 42.252 acre tract of land, and for a corner of the herein described parcel;

**THENCE**, continuing in an easterly direction, crossing said C.R. 100, to a point in the easterly ROW line of said C.R. 100, for the western most southwest corner of that called 0.500 acre tract of land described in a Special Warranty Deed to Jonah Water Special Utility District recorded in Document No. 2012081072, Official Public Records, for the southernmost southwest corner of the herein described parcel;

**THENCE**, in a southerly direction, crossing said Chandler Road, to an approximate point X = 3,166,384.88, Y = 10,188,307.58 on the southerly ROW line of said Chandler Road,

**THENCE**, in a westerly direction, crossing said C.R. 100, to an approximate point X = 3,166,180.31, Y = 10,188,263.71. on the southerly ROW line of said Chandler Road,

- that called 65.528 acre tract of land described in a Special Warranty Deed to Williamson Brown Holdings, LP recorded in Document No. 2007096997, Official Public Records, to a point at its intersection with the southerly boundary line of Chandler Road, a variable width

roadway, for a corner of the herein described parcel;

**THENCE**, in a westerly direction, along said southerly ROW line of Chandler Road, same line being the northerly boundary line of the following tracts of land:

- said 65.528 acre tract of land, including the crossing of the northerly most ROW line of C.R. 119
- an approximate 58.43 acre tract of land being the southern remainder tract of that called 148.5 acre tract of land described in a Special Warranty Deed to Kermit Wayne Harvel, as Trustee of the Harvel Bypass Trust UWD recorded in Document No. 2019109871, Official Public Records,
- that called 5.291 acre tract of land described in a Deed to Williamson County, Texas recorded in Document No. 2019026019, Official Public Records,
- that called 9.79 acre tract of land described in a Deed to Williamson County, Texas, recorded in Document No. 2022095832, Official Public Records,
- an approximate 3.44 acre tract of land being the southern remainder of that called 48.33 acre tract of land described in a Owelty Deed to Daryl R. Neans AKA Daryl Ray Neans recorded in Document No. 2003117175, Official Public Records,
- that called 35.922 acre tract of land described in a Warranty Deed with Vendor's Lien to Round Rock/SH 130, LLC recorded in Document No. 2007091504, Official Public Records,

to a point at its intersection with the easterly ROW line of State Highway 130 (SH 130), as described as a called 86.829 ac tract of land in a Deed to the State of Texas, recorded in Document No. 2005026079, Official Public Records, for the northern most northwest corner of said 35.922 acre tract of land,

**THENCE**, in a northerly direction, with said easterly ROW line of SH 130, crossing said Chandler Road, to a point in the southern boundary line of the right-of-way dedication shown on the recorded map of QT 4178 PHASE 2 recorded in Document No. 2021081312, Official Public Records, for an eastern point of said 86.829 acre tract of land and for the northern most northeast corner of the herein described parcel to the **Point of Beginning** for 34.62 acres.

This is a Right-of-Way description for a portion of Chandler Road, Williamson County, Texas. The full description includes the remaining County Road 118, a portion of County Road 100, a portion of Chandler Road and a portion of County Road 119. The descriptions were provided by Inland Geodetics as professional services for the City of Round Rock, Texas.

## **Exhibit “A.2”**

### Property Description

2.30 acres of CR 100 right-of-way south of Chandler Road and north of CR 118

[See attached map.]

## Exhibit A.2

Chandler Rd

HUTTENLOE  
CORRETT

Subject Tracts  
2.30 ac.

CR 100  
ROW to be released by WILCO

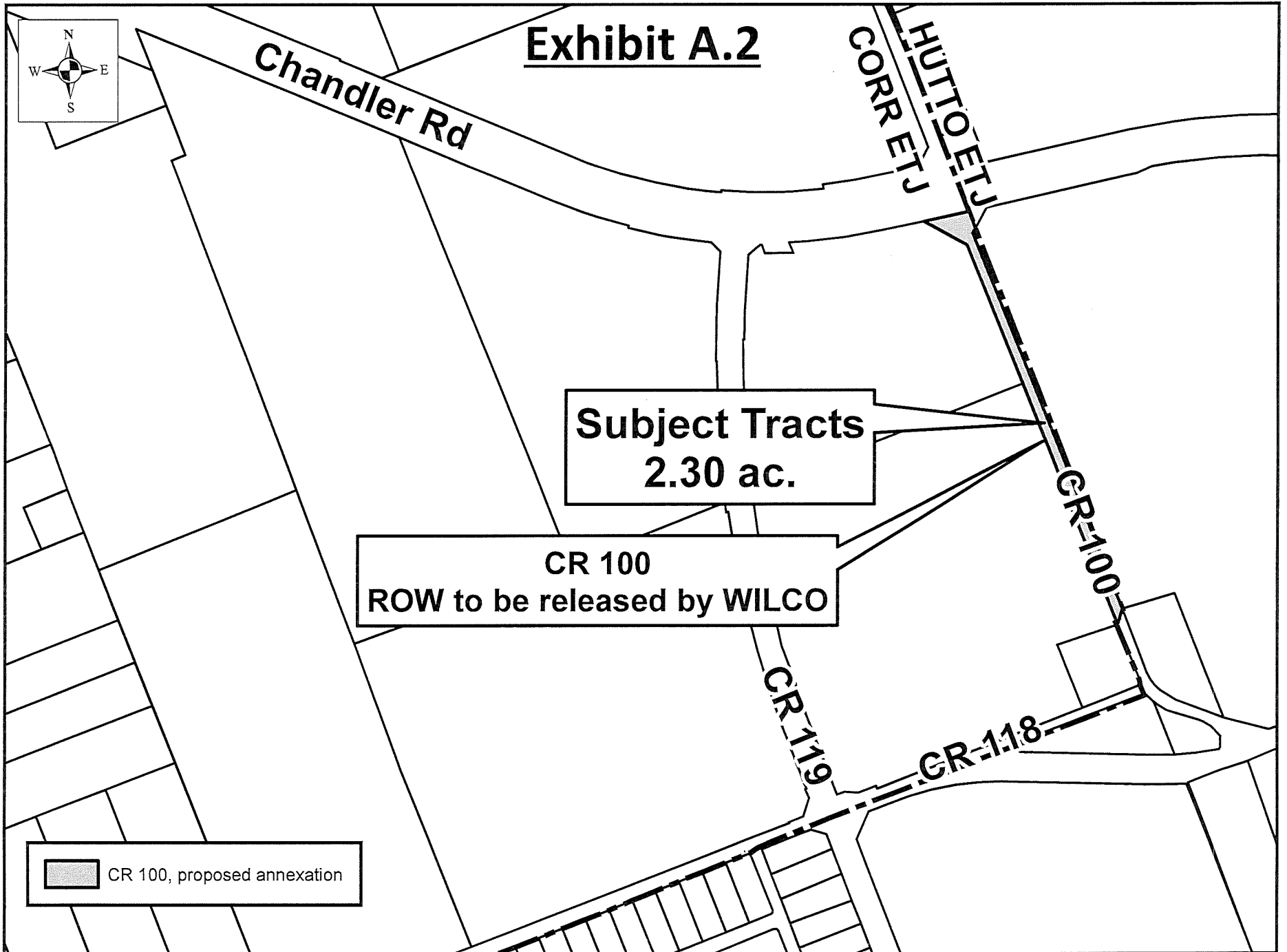
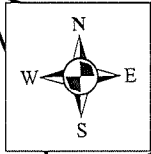
CR-100

CR-119

CR-118



CR 100, proposed annexation





**County Road 100 Annexation, 2.30 acres**

DESCRIPTION OF PARCEL OF LAND SITUATED IN THE WILLIAM THE JOHN DYKES SURVEY, ABSTRACT NO. 186, AND THE GEORGE KEITH SURVEY, ABSTRACT NO. 370, IN WILLIAMSON COUNTY, TEXAS, SAID PARCEL BEING COMPRISED OF A PORTION OF C.R. 100, IN WILLIAMSON COUNTY, TEXAS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** that called 2.042 acre tract of land described in a General Warranty Deed to Ricky D. Kruger and wife, Cheryle Kruger recorded in Volume 964, Page 701, Official Records, said being the northeast corner and being the easterly ROW of C.R. 100

**THENCE**, in a northwesterly direction, along said westerly ROW line of C.R. 100, same line being the easterly boundary line of the following tracts of land:

- said 45.8 acre tract of land,
- that called 65.528 acre tract of land described in a Special Warranty Deed to Williamson Brown Holdings, LP recorded in Document No. 2007096997, Official Public Records,

to a point of intersection with the southerly boundary line of Chandler Road, a variable width roadway, for a northwest corner of the herein described parcel.

**THENCE**, in an easterly direction, along said southerly ROW line of Chandler Road, crossing C.R. 100 to an approximate intersection point (X = 3,166,384.88, Y = 10,188,307.58) and a point in the most easterly City of Round Rock, Texas, Extra Territorial Jurisdiction line,

**THENCE**, in a southerly direction, to a point on the northeasterly ROW line of said C.R. 100, of that certain that called 142.38 acre tract of land described in an Executor Deed to John W. Noren & Christie Noren recorded in Document No. 1996067073, Official Records, and for a corner of the herein described parcel;

**THENCE**, continuing in a southerly direction, along the easterly ROW line of said C.R. 100, same line being the westerly boundary line of the following tracts of land:

- said 142.38 acre tract of land,
- crossing C.R. 100 southwesterly at the northwestern corner of that called 2.78 acre tract of land described in a General Warranty Deed to Daniel Robert Madueno and Deborah R. Taylor husband and wife, recorded in Document No. 2012092102, Official Public Records,
- continuing to that called 2.042 acre tract of land described in a General Warranty Deed to Ricky D. Kruger and wife, Cheryle Kruger recorded in Volume 964, Page 701, Official Records, said being the northeast corner and being the easterly ROW of C.R. 100

to the **POINT OF BEGINNING** and containing approximately 2.30 acres

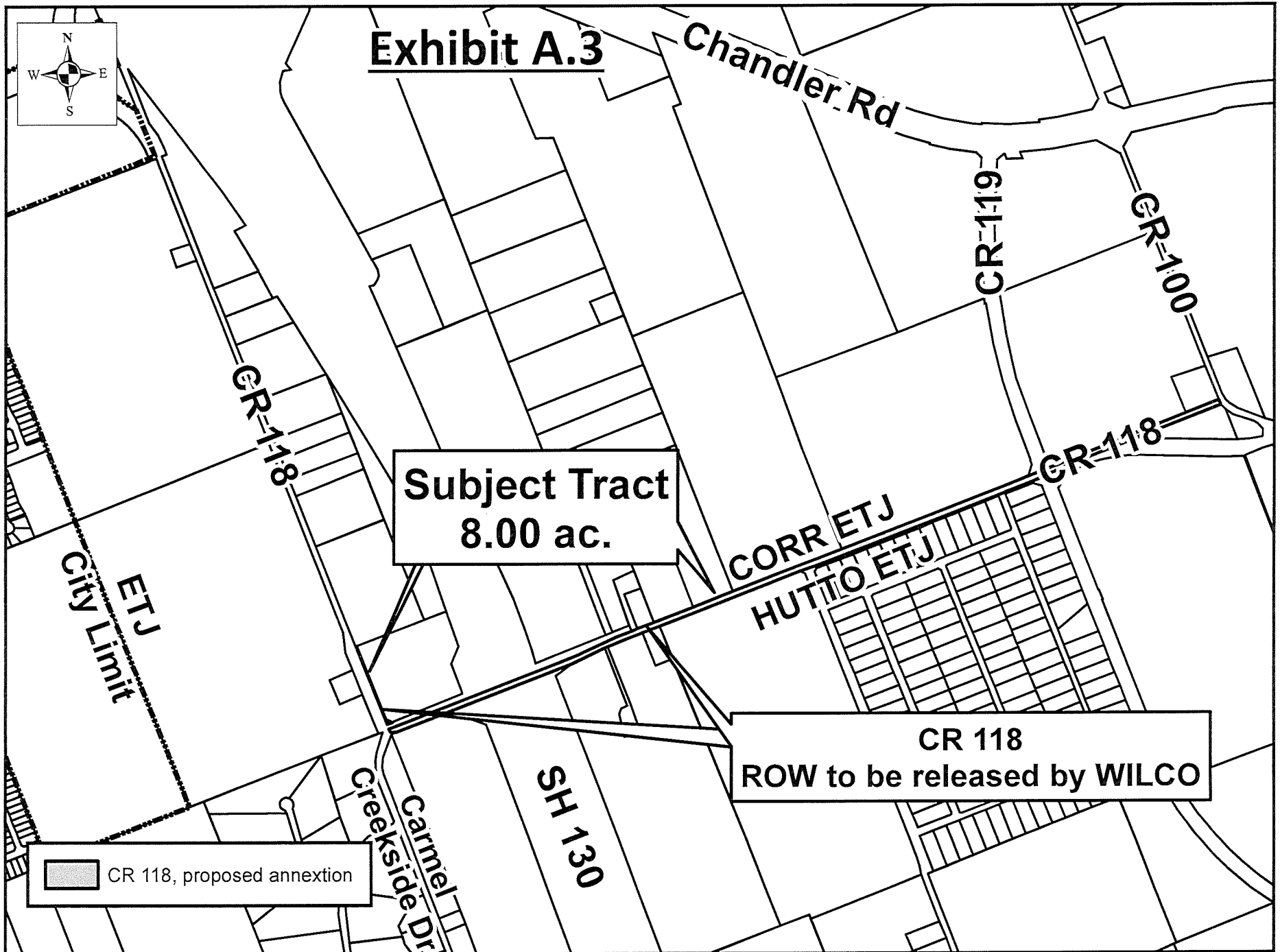
This is a Right-of-Way description for a portion of County Road 100, Williamson County, Texas. The full description includes the remaining County Road 118, a portion of County Road 119 and a portion and a portion of Chandler Road. The descriptions were provided by Inland Geodetics as professional services for the City of Round Rock, Texas

### **Exhibit “A.3”**

#### Property Description

8.00 acres of CR 118 right-of-way east of Carmel Creekside Drive and west of CR 100

[See attached map.]



**County Road 118 Annexation (east/west), 8.00 acres**

DESCRIPTION OF PARCEL OF LAND SITUATED IN THE HENRY MILLARD SURVEY, ABSTRACT NO. 452, THE AARON ARMSTRONG SURVEY, ABSTRACT NO. 26, AND THE GEORGE KEITH SURVEY, ABSTRACT NO. 370, IN WILLIAMSON COUNTY, TEXAS, SAID PARCEL BEING A PORTION OF COUNTY ROAD 118 IN WILLIAMSON COUNTY, TEXAS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a point on the existing northly right-of-way (ROW) line of C.R. 118 and being the northwest corner of a 0.118 ROW tract dedicated from said 11.324 acre tract of land LSB D ROUND ROCK 118, LLC described in recorded Document No. 2023064750, Official Public Records,

- continuing, in a northeasterly direction to the most northerly northeast corner of said 0.118 acre ROW tract,
- continuing, in a southerly direction of that called 11.37 acre tract and the same line being the easterly ROW line dedicated in 2023064750 to a point being the southwest corner of said 11.37 acre tract and said point being the southeast corner of the 0.118 acre ROW tract,
- continuing, in a westerly direction S67-31-21W and a total distance of 50 ft to a point which is the southwest corner of said 11.324 acre tract,
- continuing S21-38-54E and a total distance of 41.31 ft as described in Document-TXDOT ROW, CSJ Number: 0440-05-007 to a point being on the northerly ROW line of C.R. 118,
- continuing, along the northerly ROW line of C.R. 118 as described in Document-TXDOT ROW, CSJ Number: 0440-05-007, N68-29-44E and distance of 593.77 ft,
- continuing, along the northerly ROW line of C.R. 118, N68-26-26E and a total distance of 1033.48 ft,
- continuing, along the northerly ROW line of C.R. 118, N64-35-26E and a total distance of 352.02 ft,

**THENCE**, in a northeasterly direction, along the existing northerly ROW line of C.R. 118, same line being the southerly boundary line of the following tracts:

- that called 8.834 acre tract of land described in a Texas General Warranty Deed with Vendor's Lien to Roberto C. Migoyo, an unmarried man, & Humberto Migoyo & Elena Estevez-Roque, husband, and wife, recorded in Document No. 2017064469, Official Public Records,
- that called 0.999 acre tract of land described in a General Warranty Deed with Vendor's Lien to Donna J. Larson recorded in Document No. 2017054642, Official Public Records,
- that called 10.0 acre tract of land described in a Warranty Deed with Vendor's Lien to J Jesus Lopez Gonzalez and Maria Esther Lopez recorded in Document No. 2015010621, Official Public Records,
- that called 10.016 acre tract of land in an Assumption Warranty Deed to CR 118 Holdings, LLC recorded in Document No. 2021170077, described in Document No. 2020090425, Official Public Records,
- that called 48.969 acre tract of land described in a Special Warranty Deed to The Lee Family Trust, Rita Chiu-Yi Lee, Trustee, et al recorded in Document No. 2013029306, Official Public Records, and described in Volume 1057, Page 605, Deed Records,
- that called 58.6 acre tract of land and that called 45.8 acre tract of land, both described in a Warranty Deed of Assumption to Affordable Shops & RV CT 119, LLC recorded in Document No. 2022139264, Official Public Records,
- that called 2.042 acre tract of land described in a General Warranty Deed to Ricky D. Kruger and wife, Cheryle Kruger recorded in Volume 964, Page 701, Official Records,

to a point at its intersection with the westerly ROW line of C.R. 100, a variable width roadway, for the southeast corner of said 2.042 acre tract of land and for the northeast corner of C.R 118 ROW, herein described parcel,

**THENCE**, continuing in a southerly direction crossing C.R. 118 to a point in the northern boundary of that called 1.471 acre tract of land described in a Warranty Deed to Rick D. Kruger recorded in Document No. 9838806, Official Public Records and said point being the southeast corner of C.R 118 ROW herein described parcel,

**THENCE**, in a westerly direction, along the southerly ROW line of C.R. 118, same line being the northerly boundary line of the following tracts of land,

- that called 1.471 acre tract of land described in a Warranty Deed to Rick D. Kruger recorded in Document No. 9838806, Official Public Records,
- the remainder of a 100.98 acre tract of land described in a Warranty Deed to Rick D. Kruger and Richard H. Kruger recorded in Document No. 9838805, Official Public Records,
- that called 4.716 acre, Lots 10 through 14 Block "A", and Lot 1, Block "F", FINAL PLAT COTTONWOOD CREEK, SECTION TWO, recorded in Cabinet U, Slides 282-284, Plat Records,
- that called 7.092 acre, Lots 1 through 9, Block "A", FINAL PLAT COTTONWOOD CREEK, SECTION ONE, recorded in Cabinet R, Slides 369-371, Plat Records,
- that called 74.926 acre tract of land described in a Special Warranty Deed to The Whitestone Boulevard LTD recorded in Document No. 2021112383, Official Public Records, to a point,

**THENCE**, and continuing as described in TXDOT Doc. ROW CSJ Number:0440-05-007, to a point that called 74.926 acre tract of land described in a Special Warranty Deed to The Whitestone Boulevard LTD recorded in Document No. 2021112383, Official Public Records, S68-05-22W a total distance of 205.81 ft,

- that called 1.00 acre tract of land described in a Warranty Deed to Orlando Cuevas and Janeth Cuevas recorded in Document No. 2022044304, Official Public Records, S64-32-25W, a distance of 29.89 ft,
- continuing in a southerly direction that called 1.015 acre tract of land described in a Warranty Deed to John David Youngbloom recorded in Document No. 2005102733, Official Public Records,
- that called a 145.7 acre remnant tract of land described in a Warranty Deed to John David Youngbloom recorded in Document No. 2005102732, Official Public Records, S64-32-25W distance of 288.72 ft,
- continuing, that called a 145.7 acre remnant tract of land described in a Warranty Deed to John David Youngbloom recorded in Document No. 2005102732, Official Public Records to a point of intersection with City of Round Rock, Texas Extra Territorial Jurisdiction boundary line,
- continuing in a northwesterly direction to a point of intersection with the easterly ROW line of C.R. 118, said point being the southwestern corner of herein described parcel,

**THENCE**, in a northerly direction, along the easterly existing ROW line of said C.R. 118 to the northwest corner of herein described parcel,

to the **POINT OF BEGINNING** and containing approximately 8.00 acres.

This is a Right-of-Way description for a portion of County Road 118, Williamson County, Texas. The full description includes the remaining portion of County Road 118, a portion of County Road 100, County Road 119, and a portion of Chandler Road. The descriptions were provided by Inland Geodetics as professional services for the City of Round Rock, Texas.

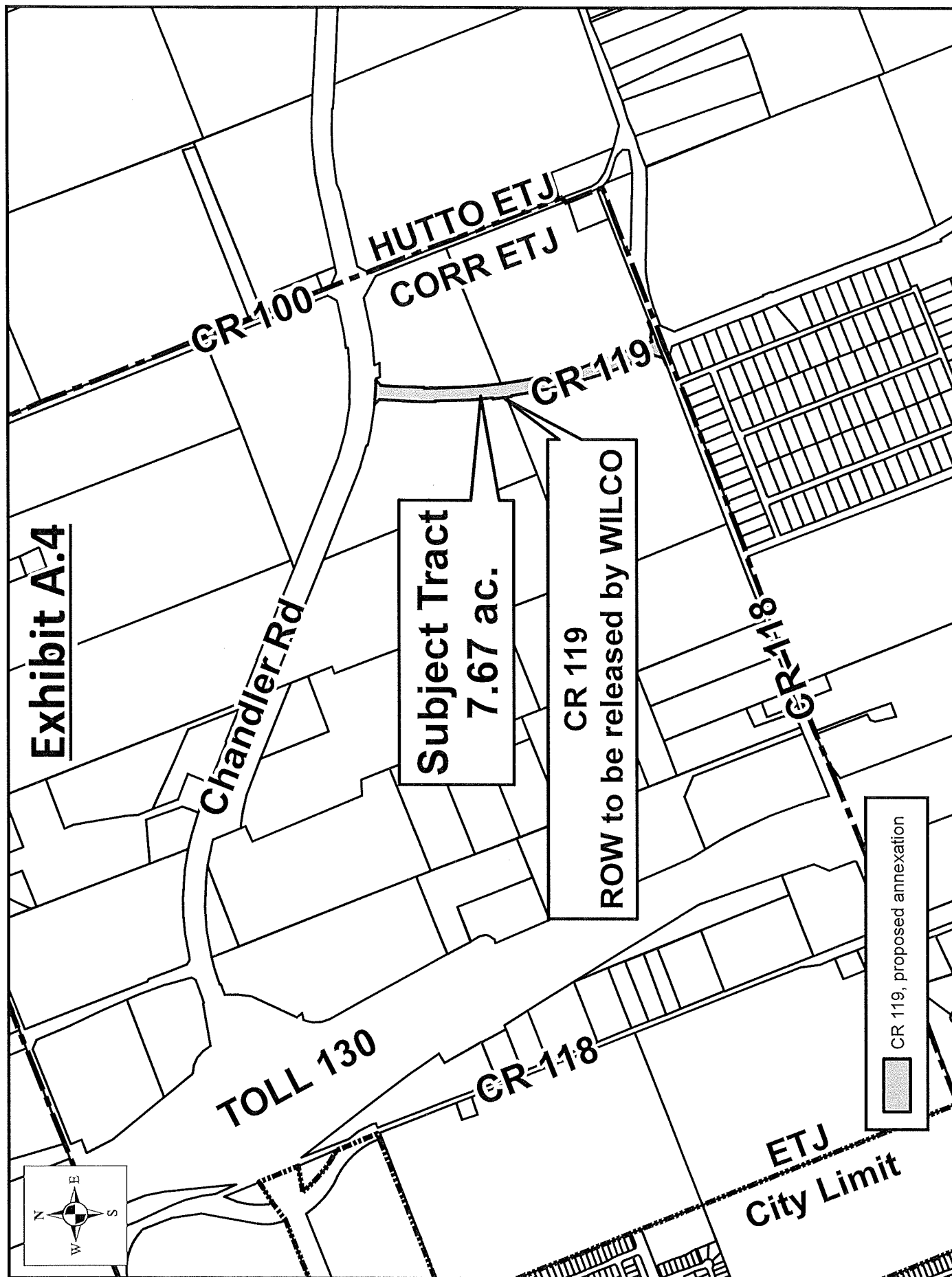
**Exhibit “A.4”**

Property Description

7.67 acres of CR 119 right-of-way south of Chandler Road and north of CR 118

[See attached map.]

# Exhibit A.4





**County Road 119 Annexation, 7.67 acres**

DESCRIPTION OF PARCEL OF LAND SITUATED IN THE GEORGE KEITH SURVEY, IN WILLIAMSON COUNTY, TEXAS, SAID PARCEL BEING A PORTION OF COUNTY ROAD 119 IN WILLIAMSON COUNTY, TEXAS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** at a point in the Chandler Road southern ROW line and said point being the northwest corner of C.R. 119 ROW line and said point being located in the northern boundary of that called 65.528 acre tract of land described in a Special Warranty Deed to Williamson Brown Holdings, LP recorded in Document No. 2007096997, Official Public Records,

**Thence** following the southern ROW line of Chandler Road and the northern boundary of C.R. 119 Row line in an easterly direction, to a point of intersection with the eastern ROW line of C.R. 119 and said point being the northeast corner of C.R. 119 and a point in the northern boundary of that called 65.528 acre tract, herein described parcel,

- following the eastern C.R. 119 ROW line in a southerly direction, of that called 65.528 acre tract of land described in a Special Warranty Deed to Williamson Brown Holdings, LP recorded in Document No. 2007096997, Official Public Record, for the southeast corner of said herein described parcel,
- that called 45.8 acre tract of land and crossing C.R 119 in a westerly direction to that called 58.6 acre tract of both described in a Warranty Deed of Assumption to Affordable Shops & RV CT 119, LLC recorded in Document No. 2022139264, Official Public Records, the southwest corner herein described parcel,
- that called 65.528 acre tract of land described in a Special Warranty Deed to Williamson Brown Holdings, LP recorded in Document No. 2007096997, Official Public Records,

to the **POINT OF BEGINNING** and containing approximately 7.67 acres.

This is a Right-of-Way description for a portion of County Road 119, Williamson County, Texas. The full description includes the remaining County Road 118, a portion of County Road 100 and a portion and a portion of Chandler Road. The descriptions were provided by Inland Geodetics as professional services for the City of Round Rock, Texas.

## **Exhibit “B”**

Williamson County request to City of Round Rock re: Annexation of Portions of CR 100,  
CR 118, CR 119, and Chander Road right-of-way

**ORDER REGARDING ANNEXATION BY THE CITY OF ROUND ROCK, TEXAS OF  
PORTIONS OF COUNTY ROAD 100, COUNTY ROAD 118, COUNTY ROAD 119 AND  
CHANDLER ROAD RIGHT OF WAY**

WHEREAS, Williamson County (the "County") owns and/or maintains a 34.62 acre portion of Chandler Road east of SH 130 and west of CR 100; said 34.62 acre portion of Chandler Road being more particularly described by metes and bounds and by sketch as set forth in Exhibit "A.1," attached hereto and incorporated herein by reference for all purposes; and

WHEREAS, the County also owns and/or maintains a 2.30 acre portion of CR 100 south of Chandler Road and north of CR 118; said 2.30 acre portion of CR 100 being more particularly described by metes and bounds and by sketch as set forth in Exhibit "A.2," attached hereto and incorporated herein by reference for all purposes; and

WHEREAS, the County also owns and/or maintains an 8.00 acre portion of CR 118 east of Carmel Creekside Drive and west of CR 100; said 8.00 acre portion of CR 118 being more particularly described by metes and bounds and by sketch as set forth in Exhibit "A.3," attached hereto and incorporated herein by reference for all purposes; and

WHEREAS, the County also owns and/or maintains a 7.67 acre portion of CR 119 south of Chandler Road and north of CR 118; said 7.67 acre portion of CR 119 being more particularly described by metes and bounds and by sketch as set forth in Exhibit "A.4," attached hereto and incorporated herein by reference for all purposes; and

WHEREAS, the City of Round Rock, Texas (the "City") desires to annex those portions of CR 100, CR 118, CR 119 and Chandler Road, being collectively shown on Exhibit "A," and as described in Exhibits "A.1," "A.2," "A.3," and "A.4," (the "Property"); and

WHEREAS, Section 43.1055 of the Texas Local Government Code allows the County to request municipal annexation of county roadways;

NOW, THEREFORE, the Commissioners Court of Williamson County, Texas, does hereby order the following:

1. The County hereby requests that the City annex the Property as described in Exhibits "A.1," "A.2," "A.3," and "A.4," attached hereto and incorporated herein, into the city limits of Round Rock, Texas.

SIGNED this 12 day of September, 2023.

*Valerie Covey*

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Valerie Covey  
County Commissioner









# 9/12/23 Agenda Item # 93

Final Audit Report

2023-09-12

Created:	2023-09-12
By:	Lisa Dworaczyk (lisad@scrrlaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAADQKijSH1_JupqbyepFnnDEwHVTGRsQva

## "9/12/23 Agenda Item # 93" History

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-  Email viewed by Rebecca Pruitt (becky.pruitt@wilco.org)  
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-  Document signing delegated to Valerie Covey (vcovey@wilco.org) by Rebecca Pruitt (becky.pruitt@wilco.org)  
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-  Document e-signed by Valerie Covey (vcovey@wilco.org)  
Signature Date: 2023-09-12 - 10:01:01 PM GMT - Time Source: server- IP address: 74.193.121.96
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