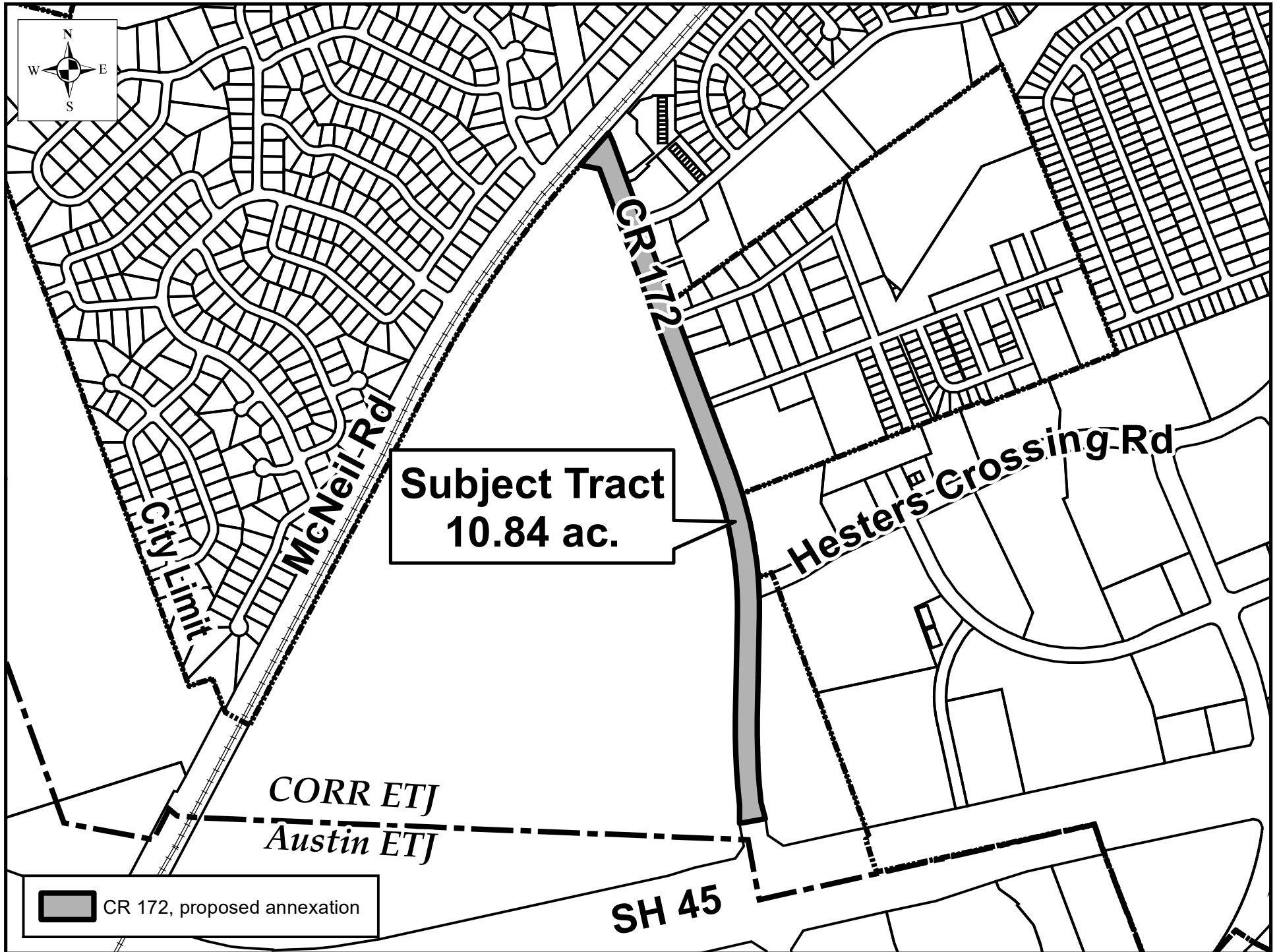


Exhibit "A"

Property Description

10.84 acres of CR 172 right-of-way, located south of McNeil Road and north of SH 45.

[See attached map.]




**Subject Tract
10.84 ac.**

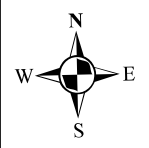
Hesters Crossing Rd

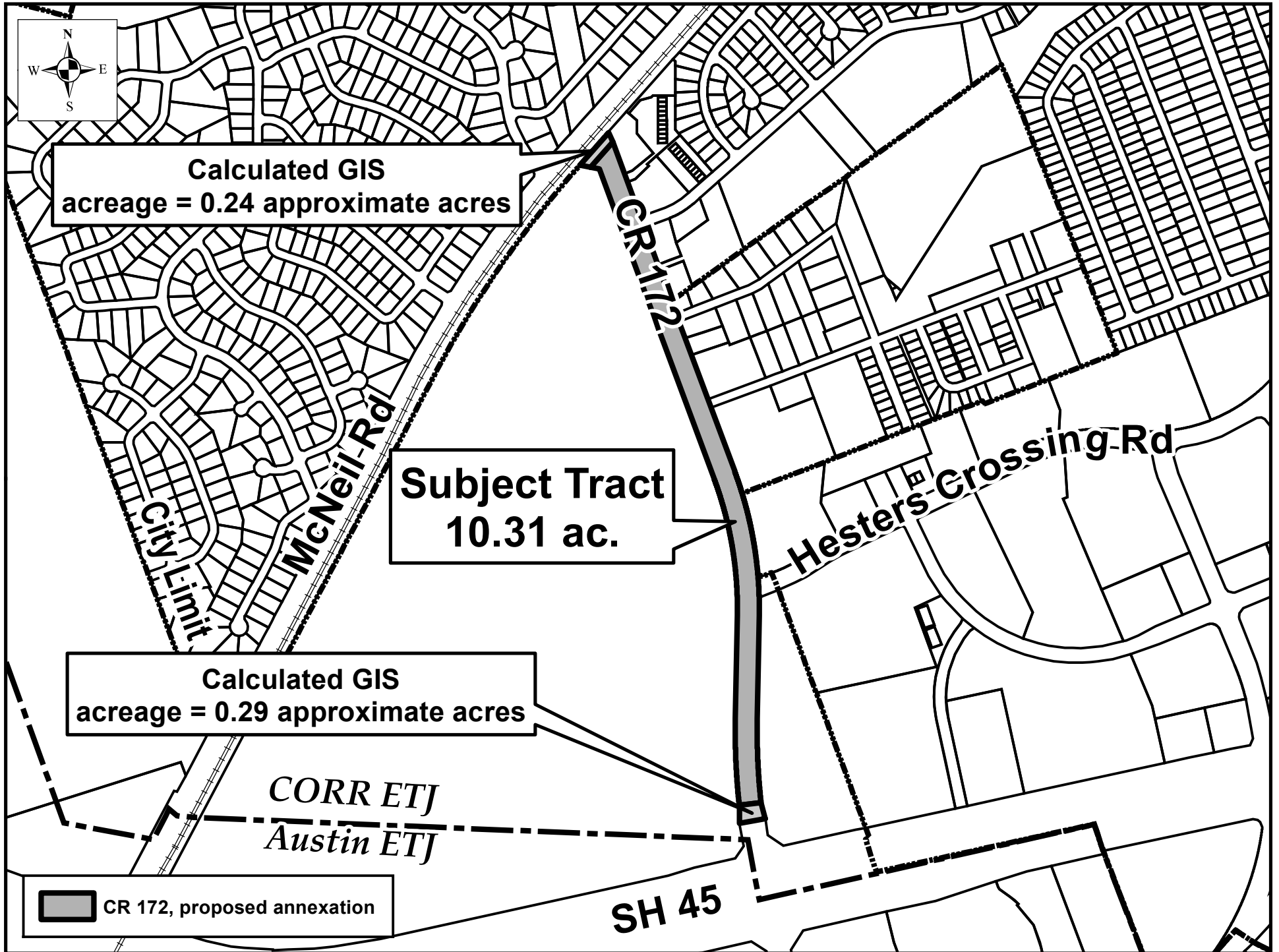
City Limit
McNeil Rd

CORR ETJ
Austin ETJ

SH 45

 CR 172, proposed annexation





METES & BOUNDS DESCRIPTION OF COUNTY ROAD 172, WILLIAMSON COUNTY, TEXAS:
10.31 ACRES

BEING A 10.31 ACRE (449,103 SQUARE FEET) TRACT OF LAND SITUATED IN THE JACOB M. HARRELL SURVEY, ABSTRACT 284, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 13.55 ACRE TRACT OF LAND AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 19850032200 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND ALSO, A PORTION OF THE ORIGINAL COUNTY ROAD 172; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTH BOUNDARY LINE OF A CALLED 523.74 ACRE TRACT OF LAND AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 1944019807 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR A POINT IN THE NORTHWEST BOUNDARY OF THIS TRACT, APPROXIMATE CALCULATED GRID COORDINATE; X = 3,126,949.817, Y = 10,151,380.964

THENCE, NORTH 79°59'24" WEST, A DISTANCE OF 58.60 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE, NORTH 41°26'21" EAST, A DISTANCE OF 238.38 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 172, THE FOLLOWING FIVE (7) COURSES AND DISTANCES:

1. SOUTH 25°12'06" EAST, A DISTANCE OF 54.44 FEET TO A POINT OF THIS TRACT.
2. SOUTH 20°09'04" EAST, A DISTANCE OF 939.71 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT.
3. SOUTH 02°26'04" WEST, A DISTANCE OF 995.76 FEET TO A POINT OF CURVATURE OF THIS TRACT.
4. IN A SOUTHERLY DIRECTION, ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2160.19 FEET, HAVING A CHORD BEARING OF SOUTH 09°39'04" EAST AND A CHORD DISTANCE OF 808.32 FEET, HAVING A CENTRAL ANGLE OF 21°34'00" AND AN ARC LENGTH OF 813.11 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT.
5. SOUTH 01°07'56" WEST, A DISTANCE OF 568.02 FEET TO A POINT OF CURVATURE OF THIS TRACT.
6. IN A SOUTHERLY DIRECTION ALONG A CURVE TO THE LEFT WITH A RADIUS OF 3600.44 FEET, HAVING A CHORD BEARING OF SOUTH 02°33'22" EAST AND A CHORD DISTANCE OF 462.70 FEET, HAVING A CENTRAL ANGLE OF 07°22'06" AND AN ARC LENGTH OF 463.02 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT.
7. SOUTH 15°06'55" EAST, A DISTANCE OF 91.72 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT IN THE EAST BOUNDARY LINE OF SAID 523.74 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH 78°15'31" WEST, A DISTANCE OF 144.12 FEET, FOR AN ANGLE POINT IN WEST BOUNDARY OF SAID 523.74 ACRE TRACT AND THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH 01°08'57" WEST, A DISTANCE OF 104.85 FEET IN THE WEST BOUNDARY LINE OF SAID 523.74 ACRE TRACT TO A BRASS DISK.

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 523.74 ACRE AND SAID COUNTY ROAD 172, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

1. IN A NORTHERLY DIRECTION ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 3720.44 FEET, HAVING A CHORD BEARING OF NORTH 02°33'22" WEST AND A CHORD DISTANCE OF 478.13 FEET, HAVING A CENTRAL ANGLE OF 07'22'06" AND AN ARC LENGTH OF 478.46 FEET TO A POINT FOR AN ANGLE CORNER OF THIS TRACT:
2. NORTH 01°07'56" EAST, A DISTANCE OF 568.02 FEET TO A 1/2 INCH IRON ROD FOUND FOR A POINT OF CURVATURE OF THIS TRACT:
3. IN A NORTHERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 2040.19 FEET, HAVING A CHORD BEARING OF NORTH 09°39'04" WEST AND A CHORD DISTANCE OF 763.42 FEET, HAVING A CENTRAL ANGLE OF 21'34'00" AND AN ARC LENGTH OF 767.95 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT.
4. NORTH 20°26'04" WEST A DISTANCE OF 996.06 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT.
5. NORTH 20°09'04" WEST, A DISTANCE OF 825.06 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE CORNER OF THIS TRACT.
6. NORTH 79°21'27" WEST, A DISTANCE OF 51.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.31 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES, INC. IN AUSTIN, TEXAS AND EDITED BY THE CITY OF ROUND ROCK, TEXAS FOR THE PROPOSED ANNEXATION OF COUNTY ROAD 172 ANNEXATION IN WILLIAMSON COUNTY, TEXAS ON OCTOBER 29, 2023.

Exhibit "A"

METES & BOUNDS DESCRIPTION OF:

NORTHERN ROW TRACT OF CR 172, A CALCULATED 0.24 ACRE TRACT

BEING A 0.24 ACRE TRACT OF LAND SITUATED IN THE JACOB M. HARRELL SURVEY, ABSTRACT 284, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS; AND ALSO, A PORTION OF THE COUNTY ROAD 172; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE NORTH BOUNDARY LINE OF A CALLED 523.74 ACRE TRACT OF LAND AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 1944019807 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; FOR THE SOUTHWEST CORNER OF THIS TRACT AND ALSO BEING THE NORTHWEST CORNER OF CR 172 ROW AS RECORDED IN VOLUME 1160, PAGE 547 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

THENCE, NORTH 79°49'02" WEST, A DISTANCE OF 58.49 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE, NORTH 41°26'26" EAST, A DISTANCE OF 238.36 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH 25°12'06" WEST, A DISTANCE OF 54.43 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH 41°25'26" WEST, A DISTANCE OF 186.45 FEET FOLLOWING THE NORTHERN BOUNDARY OF CR 172 TO THE POINT OF BEGINNING AND CONTAINING 0.24 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS.

METES & BOUNDS DESCRIPTION OF:

SOUTHERN ROW TRACT OF CR 172, A CALCULATED 0.29 ACRE TRACT

BEING A 0.29 ACRE TRACT OF LAND SITUATED IN THE JACOB M. HARRELL SURVEY, ABSTRACT 284, CITY OF ROUND ROCK, WILLIAMSON COUNTY, TEXAS; AND ALSO, A PORTION OF COUNTY ROAD 172 ROW; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE EAST BOUNDARY LINE OF A CALLED 523.74 ACRE AND BEING A POINT IN THE EASTERN BOUNDARY OF SAID TRACT OF LAND AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 1944019807 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND ALSO, BEING THE SOUTHWEST CORNER OF CR 172 ROW AS RECORDED IN VOLUME 1160, PAGE 547 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

THENCE, NORTH 83°45'34" WEST, A DISTANCE OF 120.00 FEET FOLLOWING THE SOUTHERN BOUNDARY OF CR 172 TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH 15°06'55" EAST, A DISTANCE OF 91.71 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, SOUTH 79°49'45" WEST, A DISTANCE OF 143.42 FEET TO A POINT FOR THE SOUTHWEST CORNER OF THIS TRACT.

THENCE, NORTH 01°09'03" WEST, A DISTANCE OF 100.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.29 ACRES OF LAND, MORE OR LESS, IN WILLIAMSON COUNTY, TEXAS.

Exhibit "B"

Letter to County re: CR 172 Annexation



ROUND ROCK TEXAS
PLANNING AND DEVELOPMENT SERVICES

Mayor
Craig Morgan

Mayor Pro-Tem
Matthew Baker

Councilmembers
Michelle Ly
Rene Flores
Frank Ortega
Kristin Stevens
Hilda Montgomery

City Manager
Laurie Hadley

City Attorney
Stephanie Sandre

November 3, 2023

Robert B. Daigh
Director of Infrastructure
3151 SE Inner Loop
Georgetown, TX 78626

CERTIFIED MAIL
#9171999991703653027867
RETURN RECEIPT REQUESTED
And Via First Class Mail

RE: CR 172 Annexation - Revised

Mr. Daigh,

On May 23, 2023, Governor Abbott signed House Bill 586 into law. This bill became effective immediately and allows a municipality to annex right-of-way by providing written notice of the annexation to the governing body of the political subdivision that maintains the right-of-way at least 61 days prior to the annexation proceeding.

Williamson County (the "County") owns and/or maintains a portion of County Road 172 south of McNeil Road and north of SH-45, a 10.84 acre portion of which is more particularly identified on Exhibit "A" attached hereto and incorporated herein.

The City of Round Rock (the "City") is in the process of annexing 149.34 acres of property abutting a portion of CR 172. Pursuant to Section 43.106 of the Local Government Code, a municipality that proposes to annex territory that abuts a county road must also annex the entire width of the county road and the adjacent right-of-way on both sides of the county road. Therefore, the City must also annex the 10.84 acre portion of CR 172 as identified on Exhibit "A." This portion of right-of-way is contiguous to an area being simultaneously annexed by the City.

Pursuant to Section 43.1055 of the Local Government Code, please allow this letter to serve as written notice of the City's intent to annex the 10.84 acre portion of CR 172 as shown on Exhibit "A." Please be advised that the City intends to complete this annexation on January 11, 2024, and that the annexation of CR 172 will be contingent on the successful annexation of the contiguous 149.34 acres. If the County does not submit a written objection to City prior to that date, the City will proceed with the annexation.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Bradley Dushkin, AICP
Assistant Director of Planning & Development Services

Exhibit "A"

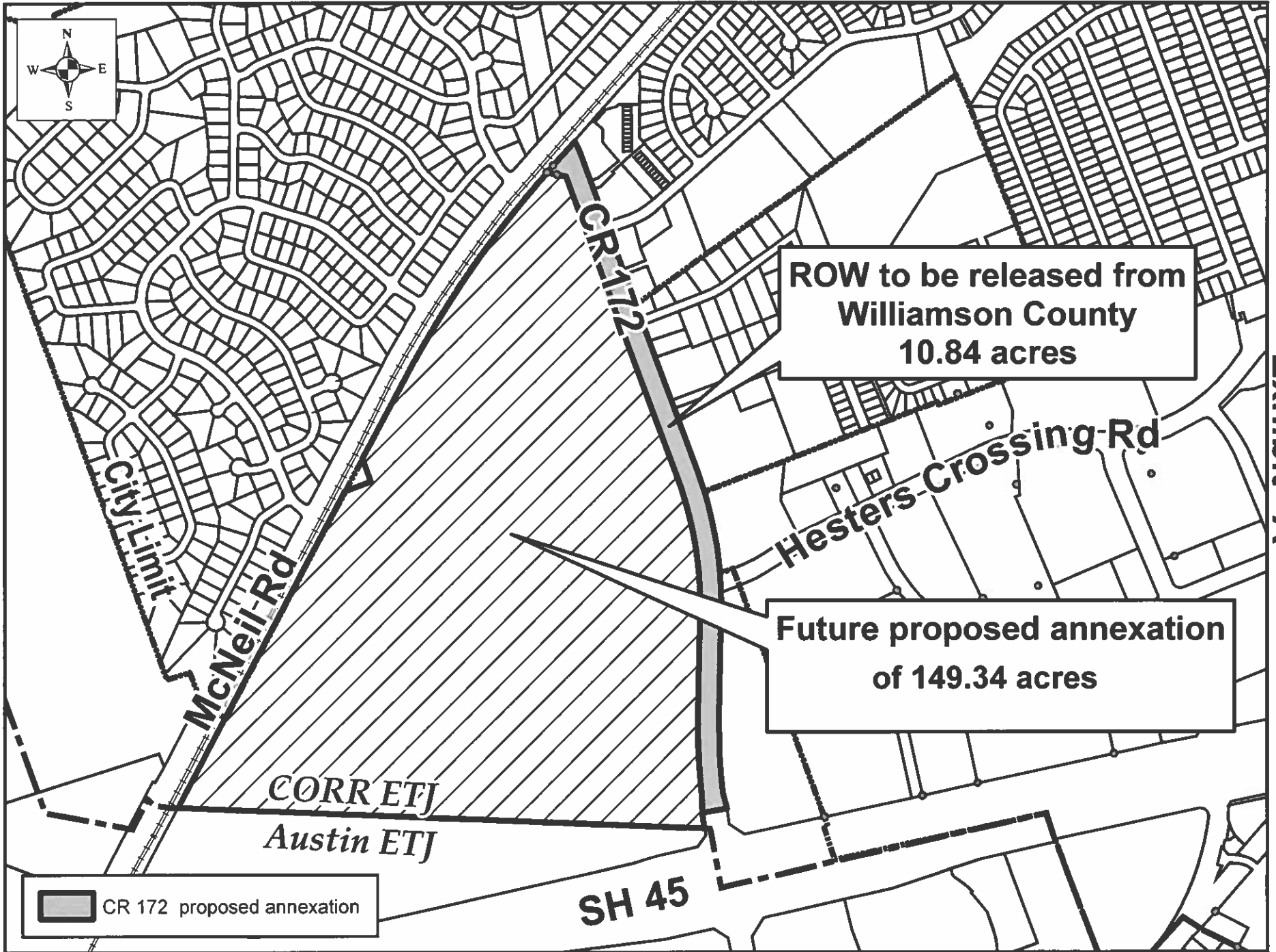


Exhibit "A"

Exhibit "B"