

## **Exhibit “A”**

### Property Description

6.52 acres of CR 118 right-of-way, located south of University Boulevard.

[See attached map.]

# EXHIBIT

## "A"

County Road 118 Annexation:

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 (approximate x=3158541.63, y=10188152.52) on the existing westerly right-of-way (ROW) line of C.R. 118, for the southeasterly corner of that called 2.73 acre tract of land described in that certain City Limits Annexation to City of Round Rock, Texas, Ordinance No. O-2022-364, said point being the northeasterly corner of that called 75.0 acre tract of land in a Correction Executor's Deed to Christy D. Noren and Jenny E. Noren recorded in Document No. 2015015382, of the Official Public Records of Williamson County, Texas, and being described in Volume 781, Page 247, of the Deed Records of Williamson County, Texas, and for the **POINT OF BEGINNING** of the herein described parcel;

**THENCE**, in a northwesterly direction, with the existing easterly boundary line of said 2.73 acre tract of land, crossing said C.R. 118, to a point for a corner of said 2.73 acre tract of land and for the northwesterly corner of the herein described tract;

**THENCE**, in a northeasterly direction, crossing the former C.R. 118, to a point in the existing easterly ROW line of C.R. 118, same line being the westerly boundary line of that called 11.02 acre tract of land described in a Special Warranty Deed to JHAWC Holdings, LLC recorded in Document No. 2019081778, Official Public Records, for a corner of the herein described parcel;

**THENCE**, in a southeasterly direction, along the existing easterly ROW line of C.R. 118, same line being the westerly boundary line of the following tracts:

- Said 11.02 acre tract of land,
- that called 2.28 acre tract of land described in a Warranty Deed with Vendor's Lien to Hellshire Group Holdings, LLC recorded in Document No. 2021154785, Official Public Records,
- that called 2.723 acre tract of land described in a General Warranty Deed to 801 CR118, LLC recorded in Document No. 2022029154, of the Official Public Records,
- that called 10.0 acre tract of land described to Arborwood Realty LLC in a Warranty Deed with Vendor's Lien recorded in Document No. 2022027819, Official Public Records,
- that called 4.69 acre tract of land described in a Special Warranty Deed with Vendor's Lien to RSI
- Equity Partners LLC recorded in Document No. 2018093255, Official Public Records that called 2.345 acre tract of land described in a General Warranty Deed with Vendor's Lien to Michael Schuster and wife Debbie S. Schuster recorded in Volume 1133, Page 720, Official Records
- that called 2.343 acre tract of land described in a Warranty Deed with Vendor's Lien to George G. Tkaczyk recorded in Document No. 9662425, Official Records,
- that called 2.00 acre tract of land described in a Warranty Deed with Vendor's Lien to Erik H. Harris and Staycye Harris recorded in Document No. 199938977, Official Public Records
- that called 5.953 acre, Lot 1, Block "A", Final Plat of Protex Subdivision recorded in Document No. 2020112283, Official Public Records,
- that called 2.00 acre and 9.99 acre tracts of land described in a Warranty Deed to Store

- MASTER Funding XIV, LLC recorded in Document No. 2019061873, Official Public Records
- that called 5.006 acre tract of land described in a General Warranty Deed to LSB D Round Rock 118, LLC recorded in Document No. 2023007100, Official Public Records,
- that called 4.37 acre tract of land described in a General Warranty Deed to LSB D Round Rock 118, LLC recorded in Document No. 2023007102, Official Public Records,
- to a point on the northerly ROW line of C.R. 118, same point being the southwest corner of said 4.37 acre tract.

**THENCE**, in a southerly direction to crossing over to a point in the south boundary of County Road 118 along the southerly ROW line of C.R. 118, same line being the northerly boundary line of the following tracts of land,

- the Northwest corner 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,
- that called 4.332 acre tract of land described in a Cash Warranty Deed to Dow T. Hudson and Gay Hudson recorded in Document No. 2004022939, Official Public Records, to a point in the existing southerly ROW line of said C.R. 118.
- that called 3.696 acre tract of land described in a General Warranty Deed with Vendor's Lien to Calvary Apostolic Church of Texas, Inc., recorded in Document No. 2021116523, Official Public Records,

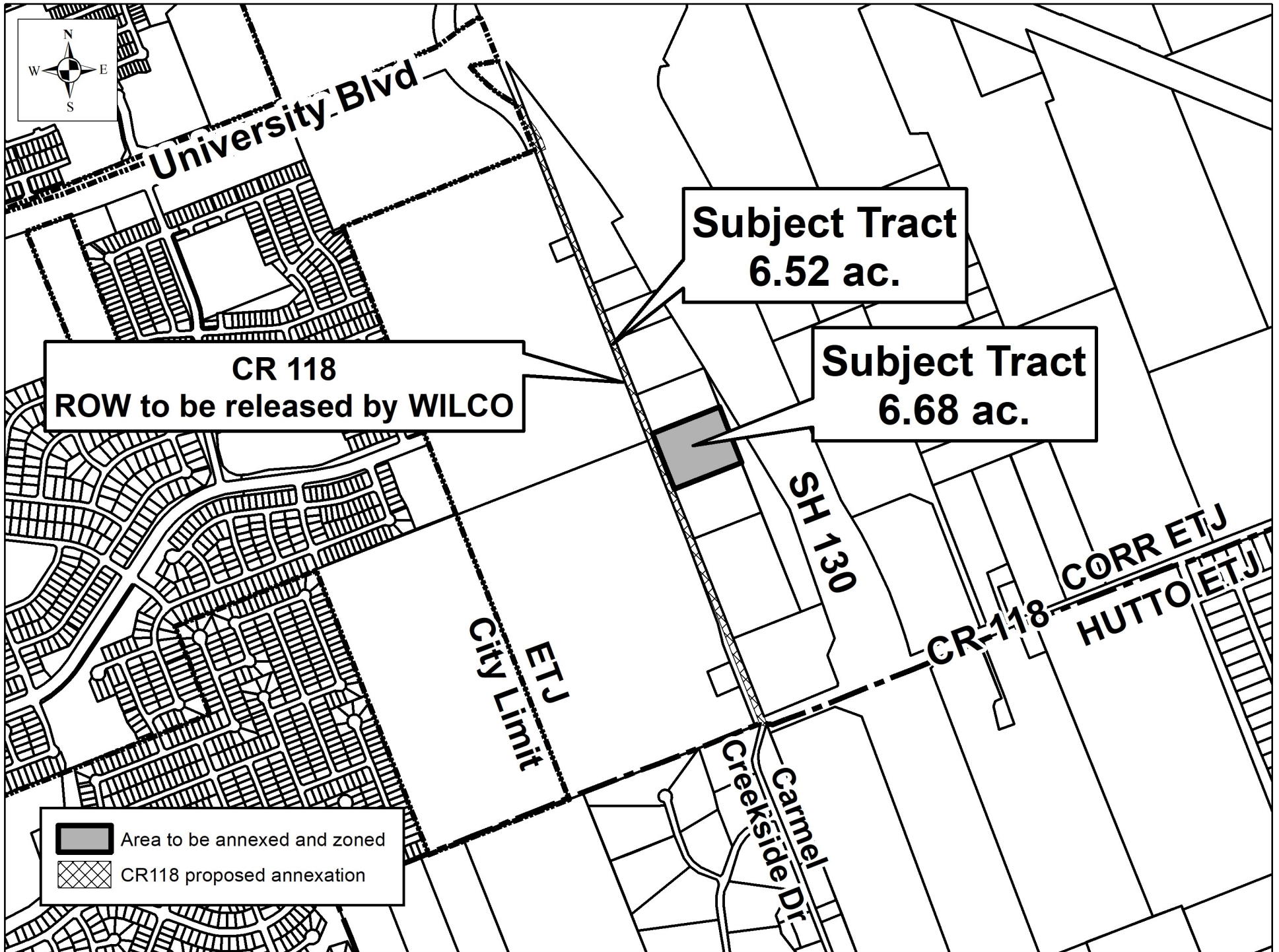
to a point in the existing easterly ROW line of said C.R. 118, for the southeast corner of that called 100 acre tract of land described in a Deed Marshall Ford and wife Ruby Ford recorded in Volume 469, Page 157, Deed Records and in Probate Document No. 2022127780, Official Public Records, for the southwest corner of the herein described parcels.

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

- said 100 acre tract of land,
- that called 25.0 acre tract of land described in a Correction Executor's Deed to Christy D. Noren and Jenny E. Noren recorded in Document No. 2015015382, Official Public Records, and described in Volume 587, Page 949, Deed Records,
- and the aforementioned 75.0 acre Noren tract,

to the **POINT OF BEGINNING** and containing approximately 6.52 acres.

This is a Right-of-Way description for a portion of County Road 118, 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”**

Letter to County re: CR 118 Annexation

Exhibit "B"



**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

August 02, 2023

Russ Boles  
Precinct Four Commissioner  
3001 Joe DiMaggio Blvd  
Round Rock, TX 78665

CERTIFIED MAIL #9171999991703653027638  
RETURN RECEIPT REQUESTED

RE: CR 118 Annexation

Gentleman,

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 118 south of University Blvd., a 6.52 acre portion of which is more particularly identified by the grid pattern on Exhibit "A" attached hereto and incorporated herein.

The City of Round Rock (the "City") is in the process of annexing certain properties abutting a portion of CR 118 and the City desires to also annex the 6.52 acre portion of CR 118 as identified on Exhibit "A." This portion of right-of-way is contiguous to the City's boundaries and will connect the City's boundary 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 6.52 acre portion of CR 118 as shown on Exhibit "A." Please be advised that the City intends to complete this annexation on October 12, 2023. 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,

A handwritten signature in blue ink, appearing to read "Brad Wiseman".

Brad Wiseman  
Director of Planning & Development Services