

# Exhibit A.1

Subject Tracts  
34.62 ac.

Chandler Rd

Chandler Road  
ROW to be released by WILCO

TOLL 130

CR-118

CR-119

CR-100

CORR ETS

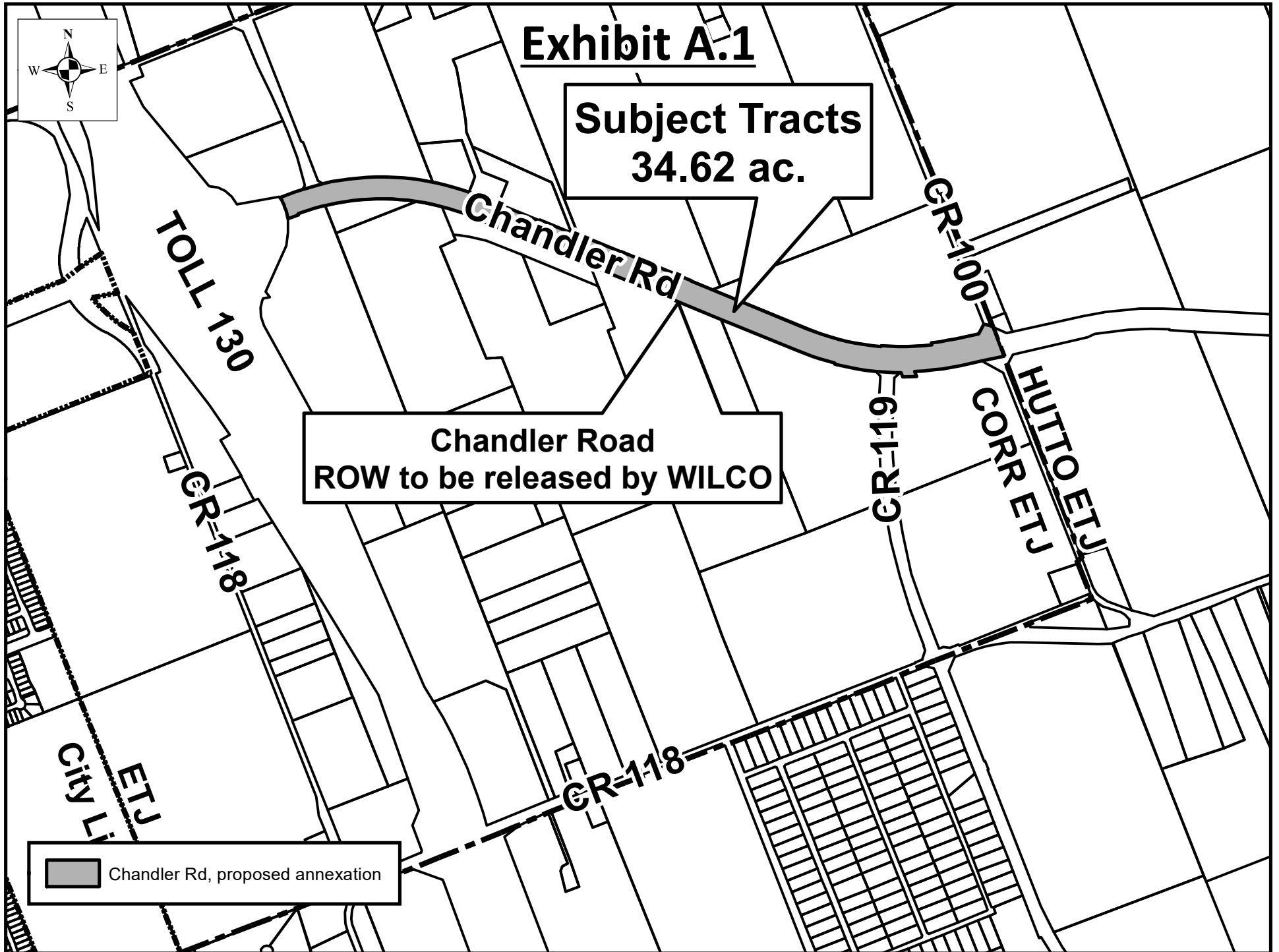
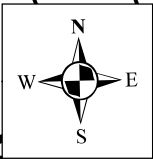
HUTTO ETS

CR-118

City L  
ETS



Chandler Rd, proposed annexation



**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.