



Exhibit A.3

Chandler Rd

CR-119

GR-100

GR-118

**Subject Tract
8.00 ac.**

GR-118

CORR ETJ

HUTTO ETJ

City Limit
ETJ

CR 118

ROW to be released by WILCO

SH 130

Carmel Dr
Creekside Dr



CR 118, proposed annexation

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.