


**Subject Tract  
10.84 ac.**

 CR 172, proposed annexation

**City Limit**

**CORR ETJ  
Austin ETJ**

**SH 45**

**CR 172**

**Hesters Crossing Rd**

**McNeil Rd**

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

BEING A 10.41 ACRE (449,012 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 10.308 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.