



ROUND ROCK TEXAS
PLANNING AND DEVELOPMENT SERVICES

Mayor
Craig Morgan

Mayor Pro-Tem
Kristin Stevens

Councilmembers
Michelle Ly
Rene Flores
Melissa Fleming
Frank Ortega
Hilda Montgomery

City Manager
Brooks Bennett

City Attorney
Stephanie L. Sandre

January 08, 2026

Russ Boles
Precinct Four Commissioner
3001 Joe DiMaggio Blvd
Round Rock, TX 78665
Comm-PCT4@wilco.org

CERTIFIED MAIL #
9171999991703653028604
RETURN RECEIPT REQUESTED
And Via First Class Mail

RE: CR 107 Spur Annexation

Commissioner Boles,

Section 43.1055(c) Texas Local Government Code 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 107 Spur to the east of Parcel R613342, a 1.517 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 8.531 acres of property abutting a portion of CR 107 Spur. 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 1.517 acre portion of CR 107 Spur 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 1.517 acre portion of CR 107 Spur as shown on Exhibit "A." Please be advised that the City intends to complete this annexation on March 12, 2026 and that the annexation of CR 107 Spur will be contingent on the successful annexation of the contiguous 8.531 acres. If the County does not submit a written objection to City prior to that date, the City will proceed with the annexation.

Sincerely,

Bradley Dushkin
Director of Planning & Development Services

EXHIBIT "A"**FIELD NOTES FOR A 1.517 ACRE TRACT OF LAND**

A **1.517 acre** tract of land, out of the George Keith Survey, Abstract 370, Williamson County, Texas and being a portion of a called 4.84 acre tract of land as described of record in Document No. 2006066451, and a portion of a called 5.47 acre tract of land as described of record in Document No. 2006016192, both of the Official Public Records of Williamson County, Texas, and now more currently known as County Road 107 Spur. Said **1.517 acre** tract being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8" iron rod with a plastic cap stamped "J.S. Coalter RPLS-LSL" at the east end of a cutback at the intersection of the east right-of-way line of County Road 107 Spur and the north right-of-way line of Chandler Rd., for a point of curvature and the southeast corner of the tract described herein;

THENCE: Into said 4.84 and said 5.47 acre tract, and with a curve to the left having a radius of **2400.00 feet**, an arc length of **162.89 feet**, a delta angle of **3° 53' 19"** and a chord bears, **S 75° 04' 38" W**, a distance of **162.86 feet** to a point of non-tangency and the southwest corner of the tract described herein;

THENCE: **N 14° 52' 07" W**, continuing into said 5.47 acre tract, at 31.11 feet passing a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for the southeast corner of Lot 1, Block A of the QT 4178 Phase 2 Subdivision of record in Document No. 2021081312 of the Official Public Records of Williamson County, Texas, and continuing with the easterly line of said Lot 1 and the southwest right-of-way line of County Road 107 Spur, also being the southwest line of said 5.47 acre tract, a total distance of **296.03 feet** to a found 1/2" iron rod for an angle of the tract described herein;

THENCE: Continuing with the easterly line of said Lot 1 and the southwest right-of-way line of County Road 107 Spur, also being the southwest line of said 5.47 acre tract, the following two (2) courses:

1. **N 21° 11' 33" W**, a distance of **249.38 feet** to a set 1/2" iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for a point of curvature, and
2. With a tangent curve to the left having a radius of **4960.00 feet**, an arc length of **110.68 feet**, a delta angle of **1° 16' 43"** and a chord bears, **N 21° 49' 25" W**, a distance of **110.68 feet** to a set "x" in concrete for the northeast corner of said Lot 1 and the northwest corner of the tract described herein;

THENCE: **N 69° 06' 20" E**, into said County Road 107 Spur and said 5.47 acre tract, a distance of **81.13 feet** to a point in the east right-of-way line of County Road 107 Spur, the west line of a called 48.33 acre tract of land as described of record in Document No. 2003117175 of the Official Public Records of Williamson County, Texas, the east line of said 5.47 acre tract and for the northeast corner of the tract described herein;

THENCE: **S 21° 08' 27" E**, with the east right-of-way line of County Road 107 Spur, the east line of said 5.47 acre tract and the southwest line of said 48.33 acre tract, a distance of **259.59 feet** to a point for the northwest corner of said 4.84 acre tract, and an interior corner of the tract described herein;

THENCE: With the northerly and easterly lines of said 4.84 acre tract, and the northeast right-of-way line of County Road Spur 107, the following three (3) courses:

1. **N 68° 51' 33" E**, a distance of **20.00 feet** to a found 5/8" iron rod with a plastic cap stamped "J.S. Coalter RPLS-LSL" for corner,
2. **S 21° 08' 27" E**, a distance of **377.84 feet** to a found 5/8" iron rod with a plastic cap stamped "J.S. Coalter RPLS-LSL" for the west end of said cutback, and
3. **S 62° 24' 07" E**, with said cutback, a distance of **45.45 feet** to the **POINT OF BEGINNING** and containing **1.517 acres** of land situated in Williamson County, Texas.

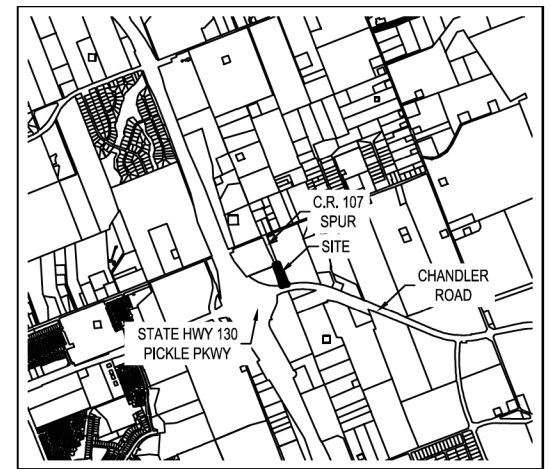
Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.

"This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

EXHIBIT OF:

A 1.517 ACRE TRACT OF LAND, OUT OF THE GEORGE KEITH SURVEY, ABSTRACT 370, WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 4.84 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2006066451, AND A PORTION OF A CALLED 5.47 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN DOCUMENT NO. 2006016192, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

LOCATION MAP



1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
2. METES AND BOUNDS WERE PREPARED BY SEPARATE INSTRUMENT.
3. THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

REMAINING PORTION OF A CALLED 34.500 ACRES
AMIGO REALTY, LLC
DOCUMENT NO. 2019028638, O.P.R.

SCALE: 1"=60'



LEGEND

- SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY"
- ⊙ FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "J.S. COALTER RPLS-LSL"
- ⊙ POINT
- ⊗ SET "X" IN CONCRETE
- P.R. PLAT RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS
- P.O.B. POINT OF BEGINNING

1.517 ACRES
CR 107 ANNEXATION PARCEL

LOT 1
BLOCK A
8.531 ACRES
371,610 SQ FT
QT 4178 PHASE 2
DOCUMENT NO. 2021081312, O.P.R.
OWNER: QT SOUTH, LLC
DOCUMENT NO. 2021028302, O.P.R.

COUNTY ROAD 107 SPUR
VARIABLE WIDTH R.O.W.
PROJECT NO. 040601
PORTION OF A CALLED 5.47 ACRES
WILLIAMSON COUNTY
(DOCUMENT NO. 2006016192, O.P.R.)

REMAINDER OF A CALLED 48.33 ACRES
DARYL R. NEANS
DOCUMENT NO. 2003117175, O.P.R.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2400.00'	162.89'	3°53'19"	S75° 04' 38"W	162.86'
C2	4960.00'	110.68'	1°16'43"	N21° 49' 25"W	110.68'

WILLIAMSON COUNTY RIGHT-OF-WAY
RESERVATION
QT 4178 PHASE 2
DOCUMENT NO. 2021081312, O.P.R.

PORTION OF A CALLED 4.84 ACRES
WILLIAMSON COUNTY
DOCUMENT NO. 2006066451, O.P.R.

CHANDLER ROAD
VARIABLE WIDTH R.O.W.
PROJECT NO. 040601
REMAINDER OF A CALLED 5.47 ACRES
WILLIAMSON COUNTY
(DOCUMENT NO. 2006016192, O.P.R.)

REMAINDER OF A CALLED 4.84 ACRES
WILLIAMSON COUNTY, TEXAS
DOCUMENT NO. 2006066451, O.P.R.

MATKINHOVER
ENGINEERING
& SURVEYING

BOERNE | GEORGETOWN | SPRING
8 SPENCER ROAD, SUITE 100, BOERNE, TEXAS 78006 | OFFICE: 830.249.0600
TBPE FIRM REGISTRATION F-004512 | TBPLS FIRM REGISTRATION F-10024000
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

DATE: DECEMBER 22, 2025
JOB NO. 20-5021