

**ORDER REGARDING ANNEXATION BY CITY OF ROUND ROCK,  
TEXAS OF PORTIONS OF CR 110 AND CR 107**

WHEREAS, the City of Round Rock, Texas ("City") is in the process of annexing certain properties abutting portions of CR 110 and CR 107; and

WHEREAS, the City desires to also annex portions of CR 110 and CR 107 as described in Exhibits "A", "B" and "C" attached hereto; and

WHEREAS, Section 43.1055 now allows the County to request municipal annexation of county roadways;

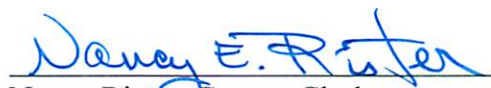
NOW, THEREFORE, the Commissioners Court of Williamson County, Texas does hereby order the following:

The County hereby requests that the City of Round Rock annex those portions of CR 110 and CR 107 as described in Exhibits "A", "B" and "C", attached hereto, into the city limits of Round Rock, Texas.

SIGNED this 18<sup>th</sup> day of June, 2019.

  
\_\_\_\_\_  
COUNTY JUDGE  
BILL GRAVELL, JR.

Attest:

  
\_\_\_\_\_  
Nancy Rister, County Clerk



6.949 ACRE  
HENRY MILLARD SURVEY, ABSTRACT NUMBER 452  
WILLIAMSON COUNTY, TX  
RIGHT-OF-WAY

### FIELD NOTES

**BEING ALL OF THAT CERTAIN 6.949 ACRE TRACT OR PARCEL OF LAND OUT OF THE HENRY MILLARD SURVEY, ABSTRACT NUMBER 452, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF CALLED COUNTY ROAD 110 (R.O.W. VARIES), SAID 6.949 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a  $\frac{1}{2}$ " iron rod found, being the southwest corner of a called 196.96 acre tract of land conveyed to Stephen Pritchard Trust & Nancy K.P. Ohlendorf Family Trust in Volume 1980, Page 972 of the Official Records of Williamson County, Texas (O.R.W.C.TX.), being also the northwest corner of a called 34.74 acre tract of land conveyed to SEDC Devco Inc., in Document Number 2015089800 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.TX.), and being also a point on an eastern right-of-way line of said County Road 110, for the **POINT OF BEGINNING** of the herein described tract,

**THENCE**, crossing said County Road 110, S68°37'33"W, a distance of 77.37 feet to a calculated point, being a point on a western right-of-way line of said County Road 110 and being also a point on an east boundary line of a called 1162.08 acre tract of land conveyed to Nelson Family Homestead Partnership, Ltd., in Document Number 9824078 (O.P.R.W.C.TX.), from which a  $\frac{1}{2}$ " iron rod found, being a southeast corner of said 1162.08 acre tract, being also a northeast corner of a called 90.45 acre tract of land conveyed to Nelson Homestead Partnership, Ltd., in Document Number 9824076 (O.P.R.W.C.TX.), and being also a point on a western right-of-way line of said County Road 110, bears S21°25'20"E, a distance of 41.89 feet,

**THENCE**, with the common boundary line of said 1162.08 acre tract, said County Road 110 and generally along with a wire fence that was located on the 22<sup>nd</sup> of May, 2018, the following two (2) courses and distances, numbered 1 and 2,

1. N21°17'28"W (RECORD N19°W 927.9 VARAS), a distance of 2535.65 feet to a calculated point,
2. N21°51'32"W (RECORD N19°14'E 1,039 VARAS), a distance of 1636.71 feet to a capped  $\frac{1}{2}$ " iron rod found stamped "CAPITAL", being a northeast corner of said 1162.08 acre tract and being a point on a west right-of-way line of said County Road 110, from which a capped  $\frac{1}{2}$ " iron rod found stamped "CAPITAL", being a north corner of said 1162.08 acre tract and being also a point on a south right-of-way line of University Boulevard (R.O.W. Varies) bears N66°40'59"W, a distance of 142.36 feet,

**THENCE**, crossing said County Road 110, S86°06'31"E, a distance of 87.08 feet to a calculated point, being a point on an east right-of-way line of said County Road 110, being also a west corner of a called 21.511 acre tract of land conveyed to JSL North Investments LLC., in Document Number 2017057905 (O.P.R.W.C.TX.), from which a capped  $\frac{1}{2}$ " iron rod found stamped "JS COALTER", being a north corner of said 21.511 acre tract and being also a south corner of said University Boulevard bears, N24°29'01"E, a distance of 168.26 feet,

**THENCE**, with the common boundary line of said County Road 110 and said 21.511 acre tract, S21°25'17"E, a distance of 407.40 feet to a  $\frac{1}{2}$ " iron rod found, being a point on an eastern right-of-way line of said County Road 110, being also a southwest corner of said 21.511 acre tract and being also a northwest corner of a called 25.97 acre tract of land conveyed to Pro Build Real Estate Holdings LLC., in Document Number 2006067193 (O.P.R.W.C.TX.),

**THENCE**, with the common boundary line of said County Road 110 and 25.97 acre tract, S21°33'10"E, a distance of 628.50 feet to a ½" iron rod found, being a point on a eastern right-of-way line of said County Road 110, being also a southwest corner of said 25.97 acre tract and being also a northwest corner of a called 2.07 acre tract of land conveyed to Henry Development Ltd., in Document Number 2004089842 (O.P.R.W.C.TX.),

**THENCE**, with the common boundary line of said County Road 110 and said 2.07 acre tract, S21°29'17"E, a distance of 29.92 feet to a ½" iron rod found, being a point on an eastern right-of-way line of said County Road 110, being also a southwest corner of said 2.07 acre tract, and being also a northwest corner of a called 55.34 acre tract of land conveyed to Lone Mountain Properties, LLC., in Document Number 2009005145 (O.P.W.R.C.TX.),

**THENCE**, with the common boundary line of said County Road 110, said 55.34 acre tract and called 104.6 acre tract of land conveyed to Jennifer L. Pritchard, Andrew S. Pritchard, Michael & Nancy Ohlendorf, in Document Number 2011085212 (O.P.R.W.C.TX.), S21°16'34"E, a distance of 39.02 feet to a ½" iron rod found, being a point on an eastern right-of-way line of said County Road 110 and being also a northwest corner of said 104.6 acre tract,

**THENCE**, with the common boundary line of said County Road 110 and said 104.6 acre tract, a said 196.96 acre tract, and a called 64.508 acre tract of land conveyed to Creek Bend Land Holdings, LLC. In Document Number 2009047398 (O.P.R.T.C.TX.), S21°29'00"E, a distance of 1329.62 feet to a ½" iron rod found, being a point on an eastern right-of-way line of said County Road 110 and being also a west corner of said 64.508 acre tract,

**THENCE**, with the common boundary line of said County Road 110, said 64.508 acre tract and said 196.96 acre tract, S21°30'28"E, a distance of 1700.68 feet to the **POINT OF BEGINNING** and containing 6.949 acres of land.

Surveyed by:

 23 Apr 2019

Aaron V. Thomason, R.P.L.S. NO. 6214  
*Carlson, Brigance and Doering, Inc.*  
5501 West William Cannon  
Austin, TX 78749  
Ph: 512-280-5160 Fax: 512-280-5165  
[aaron@cbdeng.com](mailto:aaron@cbdeng.com)



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)



# SKETCH TO ACCOMPANY FIELD NOTES

MATCHLINE SEE SHEET 2

CREEK BEND LAND  
HOLDINGS, LLC.,  
(64.508 AC.)  
DOC. NO.  
2009047398



SCALE: 1" = 200'

## LEGEND

△ CALCULATED POINT

● IRON ROD FOUND

—x— WIRE FENCE

NELSON HOMESTEAD  
FAMILY PARTNERSHIP,  
LTD.  
(1162.08 AC.)  
DOC. NO.  
9824078

6.949  
ACRES

HENRY MILLARD SURVEY,  
ABSTRACT NO. 452



STEPHEN PRITCHARD  
TRUST & NANCY K.P.  
OHLENDORF FAMILY  
TRUST  
(196.96 AC.)  
VOL. 1980, PG. 972

POINT OF  
BEGINNING

| Line Table |         |             |
|------------|---------|-------------|
| Line #     | Length  | Direction   |
| L1         | 77.37   | S68°37'33"W |
| L2         | 2535.65 | N21°17'28"W |
| L3         | 1636.71 | N21°51'32"W |
| L4         | 87.08   | S86°06'31"E |
| L5         | 407.40  | S21°25'17"E |
| L6         | 628.50  | S21°33'10"E |
| L7         | 29.92   | S21°29'17"E |
| L8         | 39.02   | S21°16'34"E |
| L9         | 1329.62 | S21°29'00"E |
| L10        | 1700.68 | S21°30'28"E |
| L11        | 41.89   | S21°25'20"E |
| L12        | 142.36  | N66°40'59"W |
| L13        | 168.26  | N24°29'01"E |

| Record Line Table |             |           |
|-------------------|-------------|-----------|
| Line #            | Length      | Direction |
| (L2)              | 927.9 VARAS | N19°W     |
| (L3)              | 1,039 VARAS | N19°14'E  |

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

NELSON HOMESTEAD  
FAMILY PARTNERSHIP, LTD.  
(90.45 AC.)  
DOC. NO. 9824076

SEDC DEVCO INC.  
(34.74 AC.)  
DOC. NO. 2015089800

**Carlson, Brigrance & Doering, Inc.**

FIRM ID #F3791    REG. # 10024900

Civil Engineering    Surveying

5501 West William Cannon    Austin, Texas 78749

Phone No. (512) 280-5160    Fax No. (512) 280-5165

PATH:- J:\AC3D\5033\SURVEY\FN - CR 110 DEDICATION.dwg

# SKETCH TO ACCOMPANY FIELD NOTES

MATCHLINE SEE SHEET 3

(25.97 AC.)  
DOC. NO.  
2006067193

L6

HENRY  
DEVELOPMENT LTD.  
(TRACT 2)  
(2.07 AC.)  
DOC. NO.  
2004089842

LONE MOUNTAIN  
PROPERTIES, LLC.  
(55.34 AC.)  
DOC. NO.  
2009005145

JENNIFER L. PRITCHARD,  
ANDREW S. PRITCHARD  
MICHAEL & NANCY OHLENDORF  
(104.6 AC.)  
DOC. NO. 2011085212

6.949  
ACRES

COUNTY ROAD 110 (R.O.W. VARIES)  
(NO RECORD INFORMATION FOUND)

HENRY MILLARD SURVEY  
ABSTRACT NO. 452

L9

NELSON HOMESTEAD  
FAMILY PARTNERSHIP,  
LTD.  
(1162.08 AC.)  
DOC. NO.  
9824078

STEPHEN PRITCHARD TRUST  
& NANCY K.P. OHLENDORF  
FAMILY TRUST  
(196.96 AC.)  
VOL. 1980, PG. 972

CREEK BEND LAND  
HOLDINGS, LLC.,  
(64.508 AC.)  
DOC. NO.  
2009047398

MATCHLINE SEE SHEET 1

SCALE: 1" = 200'

## LEGEND

- △ CALCULATED POINT
- IRON ROD FOUND
- x— WIRE FENCE



BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

|   |  |
|---|--|
| <b>Carlson, Brigrance &amp; Doering, Inc.</b>                             |  |
| FIRM ID #E3791  | REG. # 10024900  |
| Civil Engineering<br>5501 West William Cannon<br>Phone No. (512) 280-5160 | Surveying<br>Austin, Texas 78749<br>Fax No. (512) 280-5165 |

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# SKETCH TO ACCOMPANY FIELD NOTES



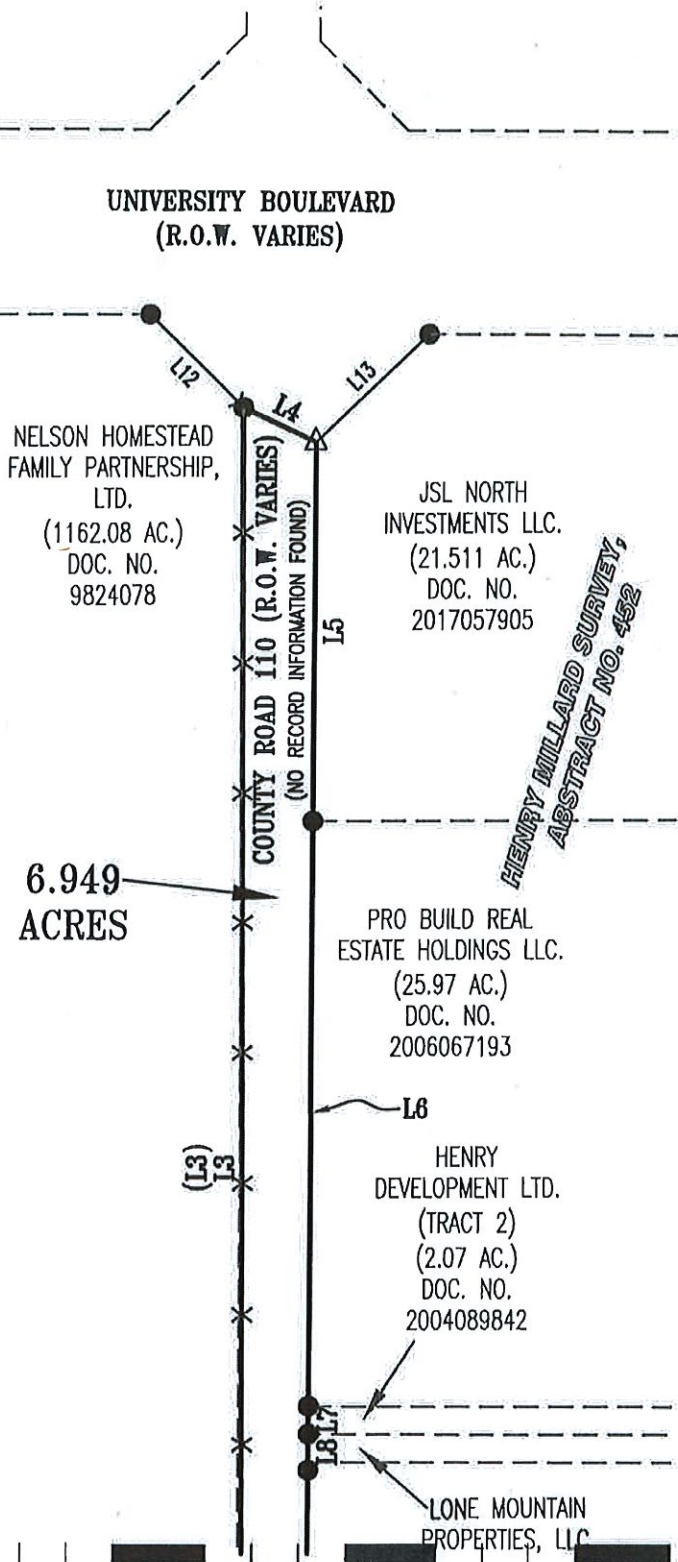
SCALE: 1" = 200'

## LEGEND

△ CALCULATED POINT

● IRON ROD FOUND

—x— WIRE FENCE



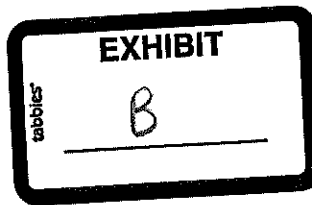
MATCHLINE SEE SHEET 2

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203)

|  |  |   |
|--|--|---|
|  | Carlson, Brigrance & Doering, Inc.                   |   |
|  | FIRM ID #F3791                                       | RBG, # 10024900                               |
|  | Civil Engineering                                    | Surveying                                     |
|  | 5501 West William Cannon<br>Phone No. (512) 280-5160 | Austin, Texas 78749<br>Fax No. (512) 280-5165 |

PATH:- J:\AC3D\5033\SURVEY\FN - CR 110 DEDICATION.dwg

4.20 Acres



THAT PART OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF COUNTY ROAD 110; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 60d nail found on the east right-of-way line of County Road 110 (Right-of-Way Varies), same being the southwest corner of a 21.511 acre tract of land conveyed to JSL North Investments, LLC by deed recorded in Document No. 2017057905 of the Official Public Records of Williamson County, Texas (OPRWC);

THENCE across said right-of-way of County Road 110, S68°36'34"W a distance of 78.96 feet to a point on the east line of a portion of a 1629.95 acre tract conveyed to Nelson Homestead Management, LLC by deed recorded in Document No. 1998024077, OPRWC;


THENCE along the west right-of-way line of said County Road 110, N21°23'26"W passing at a distance of 444.67 feet a 1/2" iron rod found at the southeast corner of a 27.5719 acre tract conveyed to Williamson County for Chandler Road by deed recorded in Document No. 2003002312, OPRWC, passing at a distance of 845.69 feet the northeast corner of said 27.5719 acre tract, and continuing on a total distance of 2316.91 feet;

THENCE across said right-of-way of County Road 110, N68°36'34"E a distance of 78.96 feet to the intersection of said east right-of-way line of County Road 110 and the north right-of-way line of County Road 107 (50' Right-of-Way) at the southwest corner of a 9.94 acre tract conveyed to MSE Estates, LLC by deed recorded in Document No. 2017075590, OPRWC;

THENCE across said right-of-way of County Road 107 and along said east right-of-way of County Road 110, S21°23'26"E passing at a distance of 1477.53 feet the northwest corner of a 9.13 acre tract conveyed to Williamson County for Chandler Road by deed recorded in Document No. 2006034117, OPRWC, passing at a distance of 1910.09 feet the southwest corner of said 9.13 acre tract, and continuing on a total distance of 2316.91 feet to the said Point of Beginning.

Containing 4.20 acres, more or less, as shown on the sketch attached.

This document was prepared under 22TAC 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.

 2/7/2019  
Stephen R. Lawrence  
Registered Professional Land Surveyor No. 6352  
State of Texas



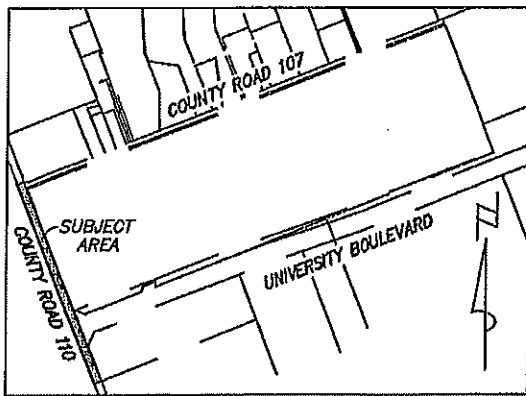
RJ Surveying & Associates, Inc.  
2900 Jazz Street, Round Rock, Texas 78664  
F-10015400

Bearings are based on the Texas Coordinate System of 1983, Central Zone (4203)

100 50 0 100



SCALE: 1" = 100'



LOCATION MAP

SCALE: 1" = 2000'

**LEGEND:**

● = 1/2" IRON ROD FOUND

△ = CALCULATED POINT

▲ = 60D NAIL FOUND

DRWC = DEED RECORDS WILLIAMSON COUNTY

OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY

POB = POINT OF BEGINNING

**SAUL'S TRACT**  
SURVEY OF COUNTY ROAD 110 FOR  
ROADWAY ANNEXATION

MSE ESTATES, LLC  
9.94 ACRES  
DOC. NO. 2017075590  
OPRWC

COUNTY ROAD 107 (50' ROW)

JSL NORTH INVESTMENTS, LLC  
(168.558 ACRES)  
DOC. NO. 2017057905 OPRWC

NELSON HOMESTEAD  
MANAGEMENT LLC  
A PORTION OF 1629.95 ACRES  
DOC. NO. 1998024077  
OPRWC

WILLIAMSON COUNTY, TEXAS  
(27.5719 ACRES)  
DOC. NO. 2003002312  
OPRWC

**4.20 ACRES**

UNIVERSITY BOULEVARD  
(ROW VARIES)

WILLIAMSON COUNTY, TEXAS  
9.13 ACRE  
DOC. NO. 2006034117  
OPRWC

HENRY MILLARD SURVEY  
ABSTRACT NO. 452

NELSON HOMESTEAD  
MANAGEMENT LLC  
A PORTION OF 1629.95 ACRES  
DOC. NO. 1998024077  
OPRWC

JSL NORTH INVESTMENTS, LLC  
(21.511 ACRES)  
DOC. NO. 2017057905 OPRWC

POB  
FOUND 60D NAIL

DATE: FEB. 7, 2019

SKETCH TO ACCOMPANY DESCRIPTION  
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

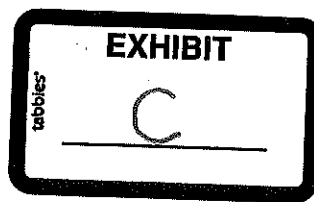
**RJ SURVEYING & ASSOCIATES, INC.**

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

F-10015400 (512) 836-4793 FAX: (512) 836-4817



7.82 Acres



THAT PART OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF COUNTY ROAD 107 AND PART OF THAT 168.558 ACRE TRACT OF LAND CONVEYED TO JSL NORTH INVESTMENTS, LLC BY DEED RECORDED IN DOCUMENT NO. 2017057905 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a calculated point on the east right-of-way line of County Road 110 (Right-of-Way Varies), same being the west line of the above referenced 168.558 acre tract;

THENCE along said east right-of-way line of County Road 110 and across said County Road 107, N21°23'26"W passing at a distance of 20.00 feet the south right-of-way line of said County Road 107 at the northwest corner of said 168.558 acre tract and continuing on a total distance of 85.65 feet to the north right-of-way line of said County Road 107;

THENCE along said north right-of-way line of said County Road 107, the following three courses:

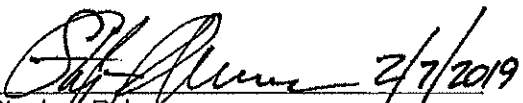
1. N88°18'01"E a distance of 46.14 feet;
2. N68°28'31"E passing at a distance of 569.95 feet a 1/2" iron rod found, passing at 998.96 feet a 3/8" iron rod found, and continuing on a total distance of 4761.87 feet to a concrete monument found at the southwest corner of a 150.856 acre tract conveyed to Charles Avery, III, Trustee by deed recorded in Document No. 2008042159, OPRWC;
3. N68°19'06"E a distance of 56.24 feet;

THENCE across said right-of-way of County Road 107, S21°29'06"E passing at a distance of 50.15 feet a 1" iron pipe found on said south right-of-way line of County Road 107 monumenting the northeast corner of said 168.558 acre tract, and continuing on a total distance of 70.15 feet;

THENCE 20 feet south of and parallel to said south right-of-way line of County Road 107, S68°28'31"W a distance of 4861.67 feet to the said Point of Beginning.

Containing 7.82 acres, more or less, as shown on the sketch attached.

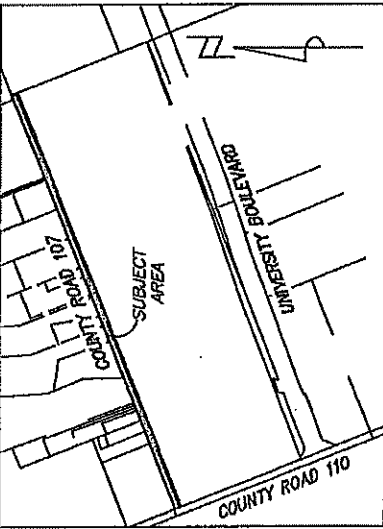
This document was prepared under 22TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political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

  
Stephen R. Lawrence  
Registered Professional Land Surveyor No. 6352  
State of Texas



RJ Surveying & Associates, Inc.  
2900 Jazz Street, Round Rock, Texas 78664  
F-10015400

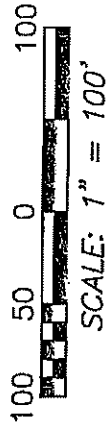
Bearings are based on the Texas Coordinate System of 1983, Central Zone (4203)



LOCATION MAP  
SCALE: 1" = 2000'

**SAUL'S TRACT**  
SURVEY OF COUNTY ROAD 107 AND THE NORTH 20  
FEET OF THE 168.558 ACRE TRACT FOR ROADWAY  
ANNEXATION

HENRY MILLARD NO. 452  
ABS TRACT NO. 452



CHARLES AVERY, III  
150.856 ACRES  
DOC. NO. 2008042159  
OPRWC

GREGORY CARTER,  
ET UX  
1.25 ACRES  
DOC. NO.  
2016087137  
OPRWC

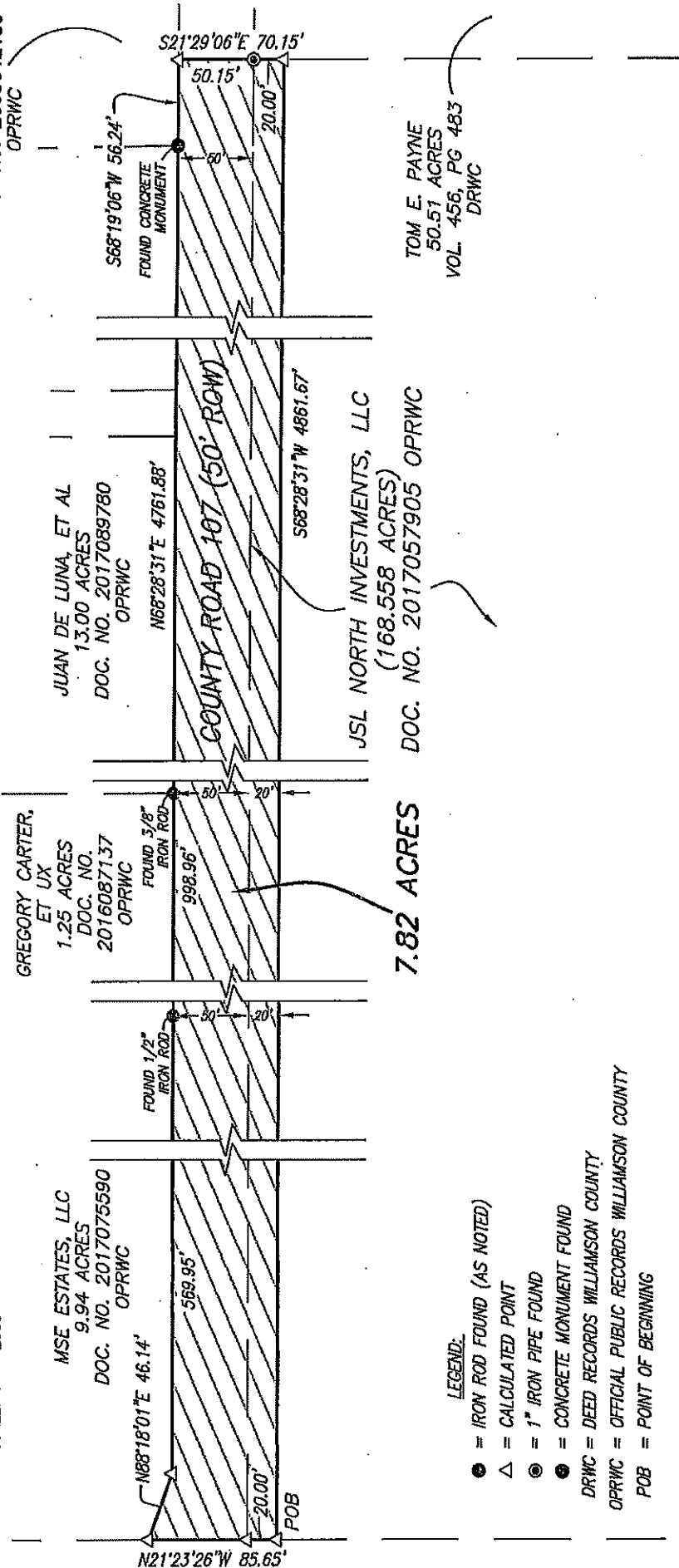
MSE ESTATES, LLC  
9.94 ACRES  
DOC. NO. 2017075590  
OPRWC

JUAN DE LUNA, ET AL  
13.00 ACRES  
DOC. NO. 2017089780  
OPRWC

JSL NORTH INVESTMENTS, LLC  
(168.558 ACRES)  
DOC. NO. 2017057905 OPRWC

TOM E. PAYNE  
50.51 ACRES  
VOL. 456, PG 483  
DRWC

COUNTY ROAD 110 (ROW VARIES)



7.82 ACRES

- LEGEND:
- = IRON ROD FOUND (AS NOTED)
  - △ = CALCULATED POINT
  - ⊙ = 1" IRON PIPE FOUND
  - ⦿ = CONCRETE MONUMENT FOUND
  - DRWC = DEED RECORDS WILLIAMSON COUNTY
  - OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY
  - POB = POINT OF BEGINNING

SKETCH TO ACCOMPANY DESCRIPTION  
(SEE DESCRIPTION ON A SEPARATE ATTACHMENT)

DATE: FEB. 7, 2019

**RJ SURVEYING & ASSOCIATES, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
F-10015400 (512) 836-4793 FAX: (512) 836-4817