

April 25, 2026

Dear [REDACTED]

I am writing to provide you with an update on the status of the 7.6 acres at the end of Chitina Court. While originally indicated as parkland, Williamson County never accepted it as parkland and does not intend to do so in the future.

We initially explored the possibility of transferring the land to the neighborhood. Unfortunately, because there is no formal legal entity (such as an HOA) to receive the title, the County has authorized the sale of the land.

To ensure the new development remains consistent with our community, the plan is to divide the property into three residential lots compatible with the existing neighborhood. A survey has been completed, and the lots will be listed for sale once the subdivision process is finalized.

Please feel free to reach out if you have any questions or would like further clarification.

Sincerely yours,



Marci L. Cannon
McAllister & Associates



*Location Map

Kathy Pierce

From: Cynthia Long
Sent: Tuesday, April 21, 2026 5:13 PM
To: Marci Cannon
Subject: RE: Breakaway Status Update

Sorry for the delay.

Yes, I have drafted something that I believes covers the essential facts. Let me know what you think..

As you know, the 7.6 acres of land at the end of Chitina Court is County owned property. It was originally dedicated to the County as parkland. The County never accepted it as parkland and does not intend to do so in the future. Initially, the County looked into opportunities to transfer the property to the neighborhood. Unfortunately, there is no legal neighborhood entity to which the County can transfer to. Ultimately, the County decided to sell the property.

The current plan is to divide the property into three lots that will be marketed for residential use that is compatible with the rest of the neighborhood. The property has been recently surveyed and will be listed for sale once the subdivision process is complete.

Please don't hesitate to contact me should you have any questions.

From: Marci Cannon [REDACTED]
Sent: Monday, April 6, 2026 12:05 PM
To: Cynthia Long <cynthia.long@wilcotx.gov>
Subject: Re: Breakaway Status Update

EXTERNAL email: Exercise caution when opening.

Commissioner Long -

Hope you had a wonderful Easter. Would you like me to reach out to the adjacent property owners and let them know what we are doing?

Thank you!

All brokers are required to provide the information about broker services contained in this link.

Regards,

Marci Cannon
McALLISTER & ASSOCIATES
201 Barton Springs Road
Austin, Texas 78704
Office 512.472.2100
Fax 512.472.2905

On Apr 1, 2026, at 4:01 PM, Cynthia Long <cynthia.long@wilcotx.gov> wrote:

Thanks. You can drop Don off of the cc's at this point.

From: Marci Cannon <[REDACTED]>
Sent: Wednesday, April 1, 2026 3:27 PM
To: Cynthia Long <cynthia.long@wilcotx.gov>
Cc: Don Childs <[REDACTED]>; Beckye Estill <beckye.estill@wilcotx.gov>; Kathy Pierce <kathy.pierce@wilcotx.gov>; Cierra Cannon <[REDACTED]>
Subject: Breakaway Status Update

EXTERNAL email: Exercise caution when opening.

Commissioner Long -

Per Josh Cook, the following steps should be completed in April:

- Boundary, Tree and Topo Survey
- Preliminary Plat
- Subdivision

I will have marketing plan and materials for your review in last week of April with an expected launch date in May.

Please let me know if you need anything further. Thank you.

[All brokers are required to provide the information about broker services contained in this link.](#)

Regards,

Marci Cannon

McALLISTER & ASSOCIATES
201 Barton Springs Road
Austin, Texas 78704
Office 512.472.2100
Fax 512.472.2905
Mobile 512.422.5870
[REDACTED]

Kathy Pierce

From: Marci Cannon [REDACTED]
Sent: Tuesday, October 14, 2025 3:21 PM
To: Cynthia Long
Cc: Kathy Pierce; Cierra Cannon
Subject: Re: Breakaway Sewer Line?

EXTERNAL email: Exercise caution when opening.

Absolutely - thank you!

Marci

On Oct 14, 2025, at 3:19 PM, Cynthia Long <clong@wilco.org> wrote:

Marci,

My guess is CP ran it through there because they thought it "parkland" and Boatright probably said ok. If the line is near where the map shows, the tracts are still developable but septic and well will have to be up closer to the front of the property. Might be beneficial to talk to CP beforehand in the .0001% chance they would let us tie those lots into wastewater.

Kathy, this might be a talk to Chris C issue. Marci, can you bring Kathy up to speed on it and maybe y'all can conference with Chris.

Thanks,
C

From: Marci Cannon [REDACTED]
Sent: Tuesday, October 14, 2025 2:15 PM
To: Cynthia Long <clong@wilco.org>; Kathy Pierce <kpierce@wilco.org>
Cc: Cierra Cannon <[REDACTED]>
Subject: Breakaway Sewer Line?

EXTERNAL email: Exercise caution when opening.

Ladies -

I found some maps on CP utility page showing an 8" Open-Active Sewer Main and an Active Manhole on the 7ac. Not sure if this is usable by our developer or why it's in the middle of this parcel. When I prepare to list land I like to have as many issues resolved as possible.

Should I reach out to CP and find out what we're dealing with or wait and let the developer do this feasibility?

(Kathy - you and Gordon are in our prayers, I hope he's getting better.)

DETENTION POND:

<image001.png>

8" SEWER MAIN

<image002.png>

ACTIVE SEWER MANHOLE:

<image003.png>

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Regards,

Marci Cannon

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Mobile 512.422.5870



Kathy Pierce

From: Marci Cannon [REDACTED]
Sent: Wednesday, October 8, 2025 9:34 AM
To: Kathy Pierce; Kathy Pierce
Subject: Breakaway Mtg

EXTERNAL email: Exercise caution when opening.

Hi Kathy -

Are we still having mtg today at 11am? For some reason I can't find the invite or supporting docs.

Thank you!

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Regards,

Marci Cannon

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Mobile (512)422-5870

[REDACTED]

Kathy Pierce

From: Kathy Pierce
Sent: Thursday, April 23, 2026 10:36 AM
To: Marci Cannon; Cynthia Long
Cc: Cierra Cannon
Subject: RE: Breakaway Status Update

Marci,

Thanks for everything. Please let us know when you want to come into the office and we will get it scheduled.

Kathy

From: Marci Cannon [REDACTED]
Sent: Wednesday, April 22, 2026 4:43 PM
To: Cynthia Long <cynthia.long@wilcotx.gov>
Cc: Cierra Cannon [REDACTED]; Kathy Pierce <kathy.pierce@wilcotx.gov>
Subject: Re: Breakaway Status Update

EXTERNAL email: Exercise caution when opening.

Thank you - I'll get this to all of them. I'll try to deliver in person and for anyone I miss I can leave the letter on their doorstep. That'll be done by Monday.

Once I get survey I'll drop into the marketing package and send to you for review. Once approved, it'll take a few days to go live. We'll list on MLS (Zillow & other sites), Loopnet/CoStar and several brokerage only channels. Of course there will be a big sign as well.

When the marketing package is ready I'm happy to bring to your office for review and get everyone's input. I'll keep you updated.

Have a great day!

Marci

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Regards,

Marci Cannon

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[REDACTED]

On Wed, Apr 22, 2026 at 4:32 PM Cynthia Long <cynthia.long@wilcotx.gov> wrote:

Let me know if you have questions

Cynthia

From: Cynthia Long
Sent: Tuesday, April 21, 2026 5:20 PM
To: Marci Cannon [REDACTED]
Subject: Breakaway Status Update

Probably should notify the two adjoining neighbors and the four on Taku who also back up to the property.

On WCAD

R328436

R328440

R328441

R328442

R328443

R328445

From: Cynthia Long
Sent: Tuesday, April 21, 2026 5:13 PM
To: 'Marci Cannon' [REDACTED]
Subject: RE: Breakaway Status Update

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Please don't hesitate to contact me should you have any questions.

From: Marci Cannon [REDACTED] >
Sent: Monday, April 6, 2026 12:05 PM
To: Cynthia Long <cynthia.long@wilcotx.gov>
Subject: Re: Breakaway Status Update

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Commissioner Long -

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[REDACTED]

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Sent: Wednesday, April 1, 2026 3:27 PM
To: Cynthia Long <cynthia.long@wilcotx.gov>
Cc: Don Childs <[REDACTED]>; Beckye Estill <beckye.estill@wilcotx.gov>; Kathy Pierce <kathy.pierce@wilcotx.gov>; Cierra Cannon <[REDACTED]>
Subject: Breakaway Status Update [REDACTED]

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Commissioner Long -

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Regards,

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[Mobile 512.422.5870](#)



Kathy Pierce

From: Kathy Pierce
Sent: Friday, April 17, 2026 9:54 AM
To: 'Marci Cannon'; Cynthia Long; Beckye Estill; Cierra Cannon
Subject: RE: Survey in Breakaway

Marci,

Great job. Thank you for keeping this rolling and for keeping us updated.



Kathy Pierce

**Project Manager - Executive Assistant
to Commissioner Cynthia Long**

office: 512-260-6514 | cell: 512-635-5273

Kathy.Pierce@wilcotx.gov

350 Discovery Blvd., Suite 201, Cedar Park, TX 78613

www.wilcotx.gov

From: Marci Cannon <[REDACTED]>
Sent: Thursday, April 16, 2026 9:34 PM
To: Cynthia Long <cynthia.long@wilcotx.gov>; Kathy Pierce <kathy.pierce@wilcotx.gov>; Beckye Estill <beckye.estill@wilco.org>; Cierra Cannon <[REDACTED]>
Subject: Survey in Breakaway

EXTERNAL email: Exercise caution when opening.

Commissioner Long,

I was just told the survey crews will start tomorrow on the Breakaway property. Please let me know if you'd like me to do anything.

Thank you!

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Regards,

Marci Cannon

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[REDACTED]