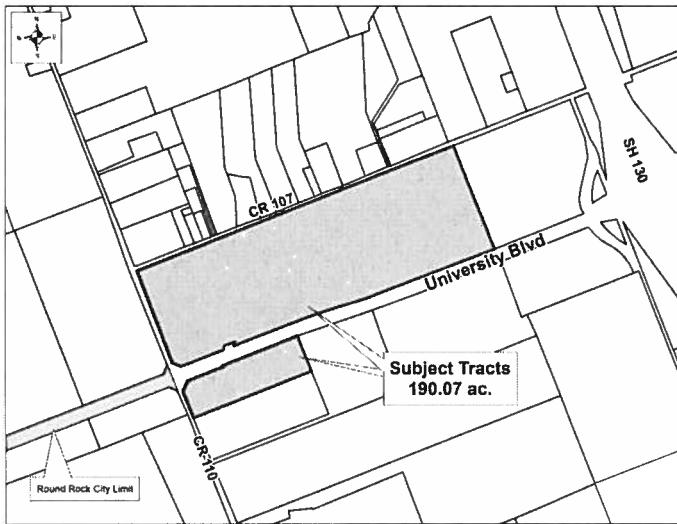


**Sauls East Tract  
CONCEPT PLAN CP1807-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of concept plan

**ZONING AT TIME OF APPLICATION:** ETJ

**DESCRIPTION:** 190.07 acres out of the Henry Millard Survey, Abstract No. 452

**CURRENT USE OF PROPERTY:** undeveloped

**GENERAL PLAN LAND USE DESIGNATION:** commercial and business park

**ADJACENT LAND USE:**

North: ETJ - large lot residential and agricultural  
 South: ETJ - light industrial and undeveloped  
 East: ETJ - undeveloped  
 West: ETJ - undeveloped

**PROPOSED LAND USE:** residential and commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	0	0
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>0</b>	<b>190.07</b>

**Owner:**  
 JSL North Investments, LLC  
 John S. Lloyd  
 4720-4 Rockcliff Rd.  
 Austin, TX 78746

**Agent:**  
 Randall Jones & Associates Engineering, Inc.  
 Israel Ramirez  
 2900 Jazz Street  
 Round Rock, TX 78664

**Sauls East Tract  
CONCEPT PLAN CP1807-001**

**HISTORY:** The tract is in northeastern quadrant of the ETJ.

**DATE OF REVIEW:** March 6, 2019

**LOCATION:** East of CR 110 and west of SH 130; north and south of University Blvd.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: Currently designated for commercial and business park. A General Plan amendment is being considered to change the business park designation to residential for the property north of University Blvd.

Traffic, Access and Roads: The property has frontage along University Blvd., CR 110 and CR 107. A TIA (Traffic Impact Analysis) is being prepared and all relevant issues have been identified. An approved TIA will be required prior to submittal of a preliminary plat. Williamson County has prepared road widening plans for University Blvd. and CR 110. The amount of right-of-way needed for these projects has not been finalized but will be determined with the preliminary plat.

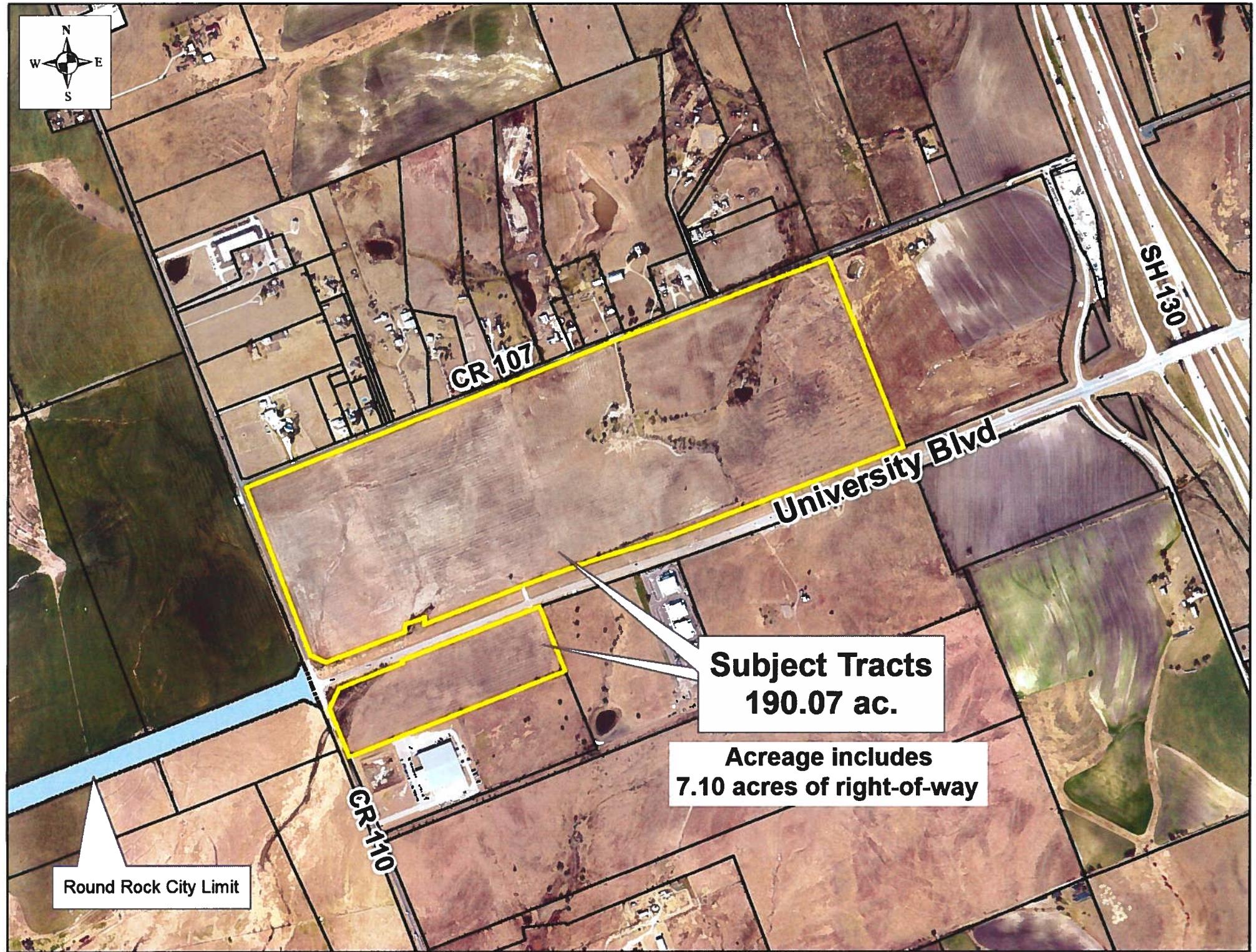
Water and Wastewater Service: The property is within the water service area of the Jonah Water SUD (Special Utility District) and it is within the wastewater service area of the City of Round Rock.

Drainage: A flood study will be required for the preliminary plat.

**RECOMMENDED MOTION:**

Staff recommends approval of the concept plan, with the following condition:

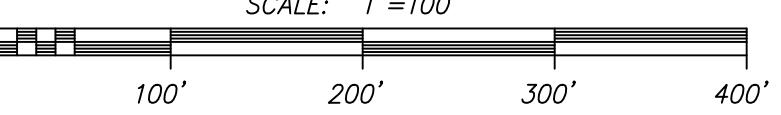
1. The limits of the right-of-way needed for University Blvd. and CR 110 must be determined prior to the submittal of a preliminary plat.



# SAULS EAST TRACT

CONCEPT PLAN

SCALE: 1"=100'



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

RALPH EMERSON  
2.00 ACRES  
DOC. NO. 2003002628  
OPRWC

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

GLAZIER RANCH, 7.21 ACRES  
CABINET EE, SLIDES 204-205  
PRWC

LOT 1  
LOT 3  
LOT 4  
GREG ZUNKER  
21.97 ACRES  
DOC. NO. 2002037279  
OPRWC

JOHN MCQUEEN SURVEY, ABSTRACT 426  
EDWARD PETRERE  
5.07 ACRES  
DOC. NO. 2013009338  
OPRWC

EDWARD PETRERE  
15.63 ACRES  
NO. 2013009340  
OPRWC

HERBERT A. BURKEHEAD  
15.043 ACRES  
VOL. 641, PG. 465  
DRWC

COUNTY ROAD 107 (50' ROW)

PROPOSED 13.60 ACRE  
ATMOS ENERGY GAS EASEMENT

PROPOSED ACCESS PT  
TO COUNTY ROAD 107

PROPOSED ACCESS PT  
TO COUNTY ROAD 107

BENCHMARK:  
ROUND ROCK 01-037  
NORTHING: 10188005.9814  
EASTING: 3151363.4109  
ELEVATION: 808.30'

POSSIBLE CENTERLINE LOCATION OF GAS PIPELINE EASEMENT  
WILHELMINA MILLER TO LONE STAR GAS COMPANY  
VOL. 242, PG 63, DRWC

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## SAULS EAST TRACT

CONCEPT PLAN

A topographic map showing contour lines and a scale bar. The map features several contour lines, some with elevation labels: 1000', 1100', 1200', 1300', 1400', 1500', 1600', 1700', 1800', 1900', 2000', 2100', 2200', 2300', 2400', 2500', 2600', 2700', 2800', 2900', 3000', 3100', 3200', 3300', 3400', 3500', 3600', 3700', 3800', 3900', 4000', 4100', 4200', 4300', 4400', 4500', 4600', 4700', 4800', 4900', 5000', 5100', 5200', 5300', 5400', 5500', 5600', 5700', 5800', 5900', 6000', 6100', 6200', 6300', 6400', 6500', 6600', 6700', 6800', 6900', 7000', 7100', 7200', 7300', 7400', 7500', 7600', 7700', 7800', 7900', 8000', 8100', 8200', 8300', 8400', 8500', 8600', 8700', 8800', 8900', 9000', 9100', 9200', 9300', 9400', 9500', 9600', 9700', 9800', 9900', 10000', 10100', 10200', 10300', 10400', 10500', 10600', 10700', 10800', 10900', 11000', 11100', 11200', 11300', 11400', 11500', 11600', 11700', 11800', 11900', 12000', 12100', 12200', 12300', 12400', 12500', 12600', 12700', 12800', 12900', 13000', 13100', 13200', 13300', 13400', 13500', 13600', 13700', 13800', 13900', 14000', 14100', 14200', 14300', 14400', 14500', 14600', 14700', 14800', 14900', 15000', 15100', 15200', 15300', 15400', 15500', 15600', 15700', 15800', 15900', 16000', 16100', 16200', 16300', 16400', 16500', 16600', 16700', 16800', 16900', 17000', 17100', 17200', 17300', 17400', 17500', 17600', 17700', 17800', 17900', 18000', 18100', 18200', 18300', 18400', 18500', 18600', 18700', 18800', 18900', 19000', 19100', 19200', 19300', 19400', 19500', 19600', 19700', 19800', 19900', 20000', 20100', 20200', 20300', 20400', 20500', 20600', 20700', 20800', 20900', 21000', 21100', 21200', 21300', 21400', 21500', 21600', 21700', 21800', 21900', 22000', 22100', 22200', 22300', 22400', 22500', 22600', 22700', 22800', 22900', 23000', 23100', 23200', 23300', 23400', 23500', 23600', 23700', 23800', 23900', 24000', 24100', 24200', 24300', 24400', 24500', 24600', 24700', 24800', 24900', 25000', 25100', 25200', 25300', 25400', 25500', 25600', 25700', 25800', 25900', 26000', 26100', 26200', 26300', 26400', 26500', 26600', 26700', 26800', 26900', 27000', 27100', 27200', 27300', 27400', 27500', 27600', 27700', 27800', 27900', 28000', 28100', 28200', 28300', 28400', 28500', 28600', 28700', 28800', 28900', 29000', 29100', 29200', 29300', 29400', 29500', 29600', 29700', 29800', 29900', 30000', 30100', 30200', 30300', 30400', 30500', 30600', 30700', 30800', 30900', 31000', 31100', 31200', 31300', 31400', 31500', 31600', 31700', 31800', 31900', 32000', 32100', 32200', 32300', 32400', 32500', 32600', 32700', 32800', 32900', 33000', 33100', 33200', 33300', 33400', 33500', 33600', 33700', 33800', 33900', 34000', 34100', 34200', 34300', 34400', 34500', 34600', 34700', 34800', 34900', 35000', 35100', 35200', 35300', 35400', 35500', 35600', 35700', 35800', 35900', 36000', 36100', 36200', 36300', 36400', 36500', 36600', 36700', 36800', 36900', 37000', 37100', 37200', 37300', 37400', 37500', 37600', 37700', 37800', 37900', 38000', 38100', 38200', 38300', 38400', 38500', 38600', 38700', 38800', 38900', 39000', 39100', 39200', 39300', 39400', 39500', 39600', 39700', 39800', 39900', 40000'.

SCALE: 1"=100'

0 100' 200' 300' 400'

LEGEND:

- ◆ = BRASS DISK IN CONCRETE FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IR W/"RJ SURVEYING" CAP SET
- ↗ = UTILITY POLE AND GUY ANCHOR

— — — G — — = GAS LINE

— — — OH — — = OVERHEAD ELECTRIC

— — — — — = ORIGINAL TEXAS LAND SURVEY LINE

DRWC = DEED RECORDS WILLIAMSON COUNTY

PRWC = PLAT RECORDS WILLIAMSON COUNTY

ORWC = OFFICIAL RECORDS WILLIAMSON COUNTY

OPRWC = OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY

**TITLE COMMITMENT AND EASEMENT NOTES:**

ALL EASEMENTS OF WHICH I HAVE KNOWLEDGE AND THOSE RECORDED EASEMENTS  
FURNISHED BY CHICAGO TITLE INSURANCE COMPANY ACCORDING TO G.F. NO.  
CTA-7-CTA1700511Jean, EFFECTIVE DATE: FEBRUARY 28, 2017, ARE SHOWN OR DEPICTED  
HEREON. OTHER THAN VISIBLE EASEMENTS, NO UNRECORDED OR UNWRITTEN EASEMENTS  
WHICH MAY EXIST ARE SHOWN HEREON.

### SCHEDULE B:

10.(g) ANNEXATION DEVELOPMENT AGREEMENT WITH MILDRED SAULS AND THE CITY OF ROUND ROCK TEXAS, BY INSTRUMENT RECORDED AS DOCUMENT NO. 2017008770, OPRWC. AFFECTS PROPERTY.

10.(h) DRAINAGE EASEMENT GRANTED TO WILLIAMSON COUNTY, TEXAS, BY INSTRUMENT  
RECORDED AS DOCUMENT NO. 2016072106, OPRWC.  
AFFECTS PROPERTY AS SHOWN

10.(i) EASEMENT AND RIGHT OF WAY GRANTED TO ONCOR ELECTRIC DELIVERY COMPANY, LLC, BY INSTRUMENT RECORDED AS DOCUMENT NO. 2017012597, OPRWC. AFFECTS PROPERTY AS SHOWN.

10.(i) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT

RECORDED IN VOLUME 353, PAGE 60, DRWC.  
MAY AFFECT PROPERTY AS SHOWN.

10.(k) RIGHT OF WAY EASEMENT (GENERAL TYPE EASEMENT) TO JONAH WATER SUPPLY  
CORP. BY INSTRUMENT RECORDED IN VOLUME 572, PAGE 190, DRWC.

JOHN MCQUEEN SURVEY, ABSTRACT 426

HERBERT A. BURKEHEAD  
15.003 ACRES  
VOL. 641, PG. 465 DRWC  
ELIZABETH WILEY 10.00 ACRES  
VOL. 641, PG. 465 DRWC  
ELIZABETH WILEY 10.00 ACRES  
VOL. 2014017384 OPRWC  
DOC. NO. 2014017384 OPRWC

ELIZABETH WILEY 4.00 ACRES  
VOL. 641, PG. 465 DRWC  
DOC. NO. 2014017384 OPRWC

BARRY DANEILL 1.00 ACRES  
VOL. 946, PG. 771 DRWC  
CHARLES AVERY, III 5.00 ACRES  
VOL. 2004033021 OPRWC

CHARLES AVERY, III 5.00 ACRES  
VOL. 2004033021 OPRWC

DENNIS SPANGLER 15.003 ACRES  
VOL. 1161, PG. 561 DRWC

5.589 ACRES IN COUNTY ROAD 107 RIGHT-OF-WAY

JOSHUA SNIDER 3.00 ACRES  
VOL. 2014030174 OPRWC

MARK SILLA 10.58 ACRES  
DOC. NO. 2000065078 OPRWC

DONALD MILLER 10.56 ACRES  
VOL. 2025, PG. 239 DRWC

MARK SILLA 8.99 ACRES  
DOC. NO. 2000016981 OPRWC

CHARLES AVERY, III 5.056 ACRES  
VOL. 200804219 OPRWC

COUNTY ROAD 107 (50' ROW)

N68°28'31"E 4861.64'

GAS METER

POSSIBLE CENTERLINE LOCATION OF GAS PIPELINE EASEMENT  
WILHELMINA MILLER TO LONE STAR GAS COMPANY  
VOL. 242, PG. 63, DRWC

PROPOSED ACCESS PT TO COUNTY ROAD 107

MATCH LINE SHEET 1 OF 3  
MATCH LINE SHEET 2 OF 3

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

ELECTRIC EASEMENT TO  
TEXAS POWER & LIGHT COMPANY  
VOL. 353, PG. 60 DRWC

PROPOSED ACCESS PT  
TO UNIVERSITY BLVD

HENRY DEVELOPMENT, LTD.  
REMAINDER OF 34.70 ACRES  
DOC. NO. 2004089842  
OPRWC

UNIVERSITY BOULEVARD (ROW VARIES)

WILLIAMSON COUNTY, TEXAS  
9.02 ACRES  
DOC. NO. 2006013026  
OPRWC

UNIVERSITY BOULEVARD (ROW VARIES)

ACCURATE, INC.  
REMAINDER OF 69.37 ACRES  
DOC. NO. 937284 DRWC

DOCS

MATCH LINE SHEET 1 OF 3  
MATCH LINE SHEET 2 OF 3

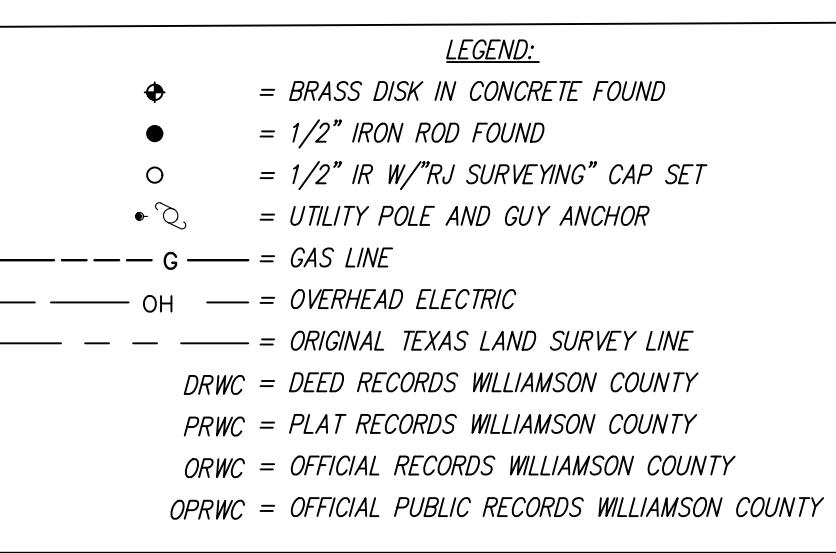
## **CONCEPT PLAN FOR SAUL'S EAST TRACT**

CITY OF ROUND ROCK PROJECT #CR-1803-001

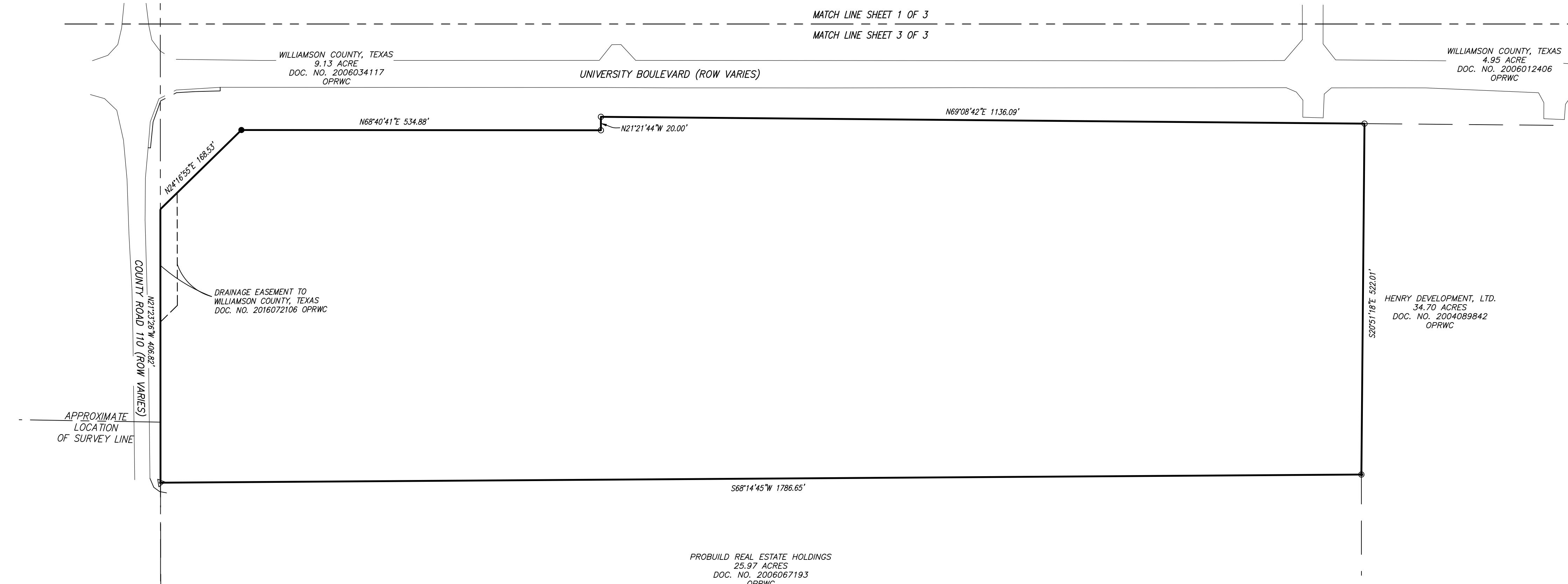
CHIFFRE 2 DE 3

**RJ SURVEYING & ASSOCIATES, INC.**  
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664  
-10015400 (512) 836-4793 FAX: (512) 836-4817  
DATE: JULY 12, 2018   SCALE: 1" = 200'  
FIELD BOOK: 894   JOB NO.: 2575

SAULS EAST TRACT  
CONCEPT PLAN



SCALE: 1"=100'  
0 100' 200' 300' 400'



CONCEPT PLAN FOR  
SAULS EAST TRACT