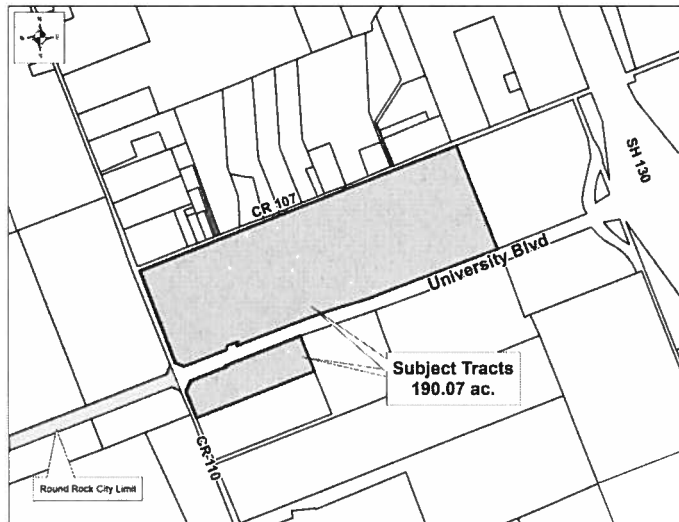


**Sauls East Tract  
CONCEPT PLAN CP1807-001**



**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.

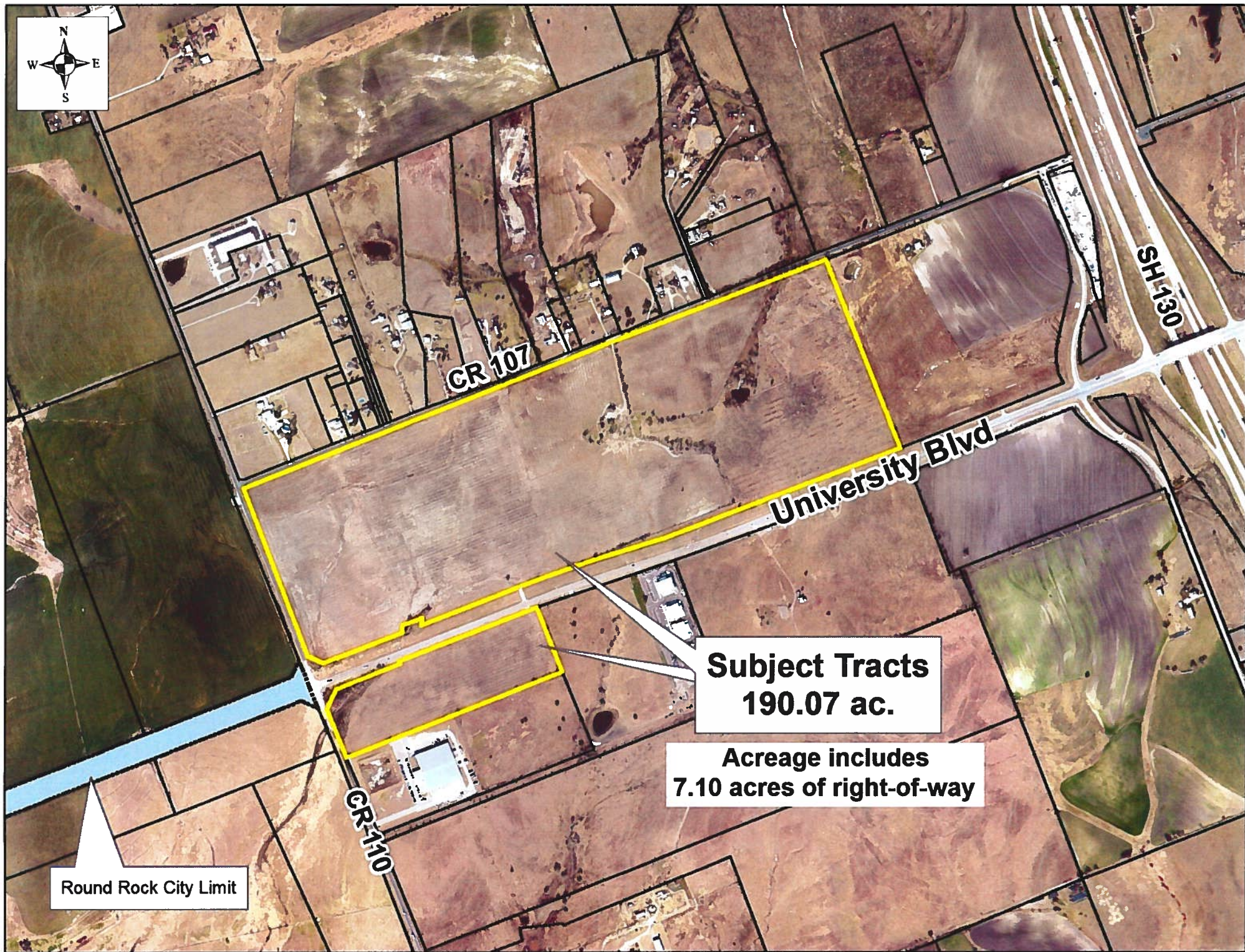
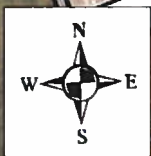
Drainage: A flood study will be required for the preliminary plat.

**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.





CR 107

University Blvd

SH 130

CR 410

**Subject Tracts  
190.07 ac.**

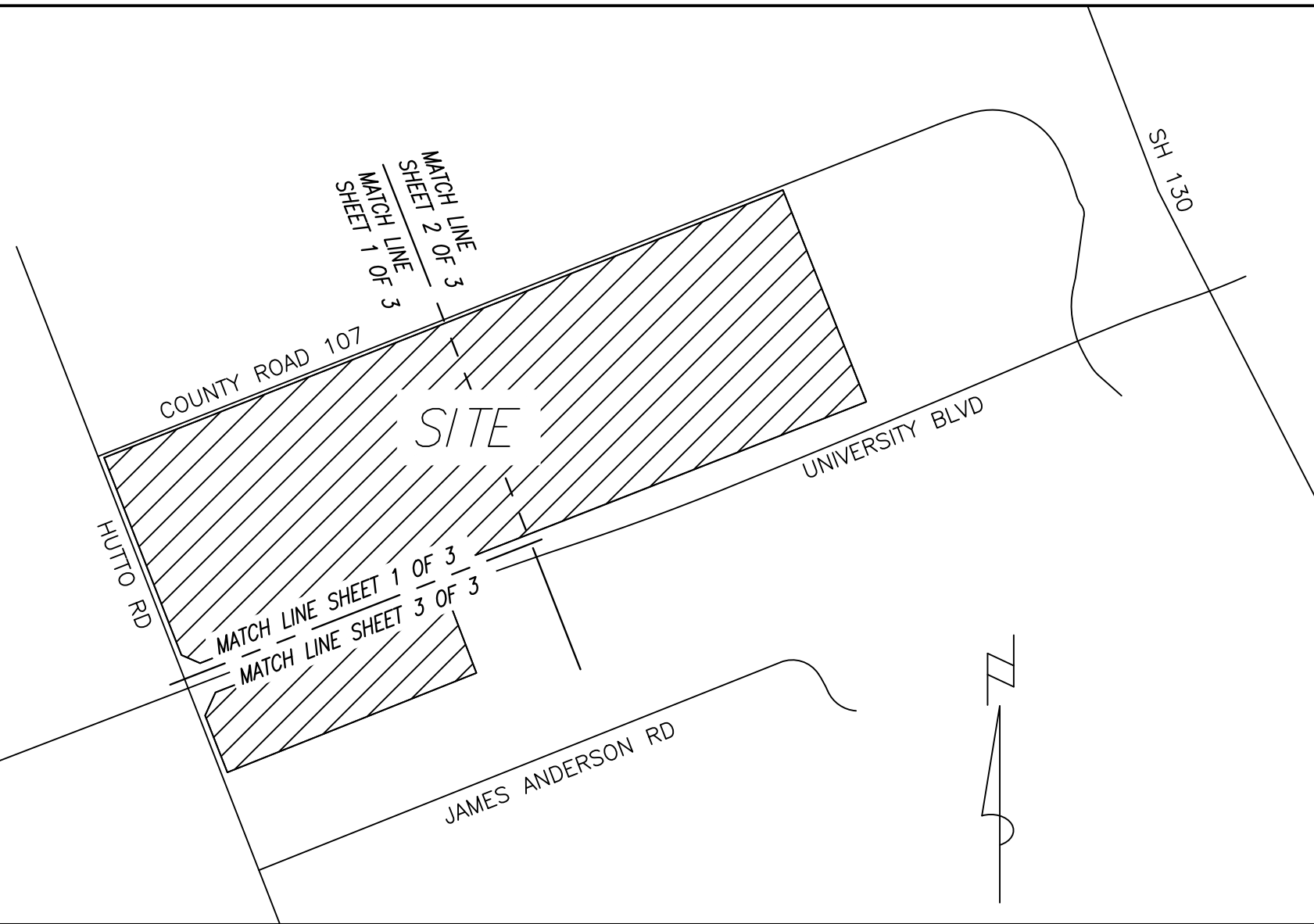
**Acreage includes  
7.10 acres of right-of-way**

Round Rock City Limit



SAULS EAST TRACT  
CONCEPT PLAN

SCALE: 1"=100'



LOCATION MAP - SCALE: 1" = 1000'

- LEGEND:
- = BRASS DISK IN CONCRETE FOUND
  - = 1/2" IRON ROD FOUND
  - = 1/2" IR W/TJ 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

OWNER: JSL NORTH INVESTMENTS, LLC  
SURVEYOR: RANDALL JONES SURVEYING & ASSOCIATES, INC.  
SUBMITTAL DATE: JULY 17, 2018  
DATE OF PLANNING AND ZONING COMMISSION REVIEW: MARCH 6, 2019

BENCHMARK DESCRIPTION & ELEVATION WITH VERTICAL DATUM:  
ROUND ROCK 01-037, CITY OF ROUND ROCK BRASS  
DISK SET IN CONCRETE AS SHOWN ON SHEET 1 OF 3.  
NORTHING: 10188005.9814  
EASTING: 3151363.4109  
ELEVATION: 808.30'  
HORIZONTAL DATUM NAD 83, VERTICAL DATUM NAVD 88 ACCORDING TO THE GPS DATA SHEET PUBLISHED BY THE CITY OF ROUND ROCK, TEXAS.

PATENT SURVEY: HENRY MILLARD SURVEY, ABSTRACT 452  
ENGINEER: RANDALL JONES ENGINEERING & ASSOCIATES, INC.

TOTAL AREA OF SITE: 190.069 ACRES

NOTES:

- ACCESS NOTE: A SECOND POINT OF ACCESS, MEETING ALL CRITERIA OF THE MOST RECENT ADOPTED FIRE CODE, AS AMENDED, SHALL BE REQUIRED ON ALL PLATS OF RESIDENTIAL SUBDIVISION CONTAINING GREATER THAN 29 DWELLING UNITS.
- PROPOSED STREET CONNECTION POINTS ARE SUBJECT TO APPROVAL ON THE PRELIMINARY PLAN.
- THE PROPERTY SHOWN HEREON IS CONTAINED WITHIN ZONE "X" AS SCALED FROM F.I.R.M. MAP NUMBER 4849100505E, DATED SEPTEMBER 26, 2008, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PURPOSE OF WHICH IS FOR FLOOD INSURANCE ONLY.

CONCEPT PLAN FOR  
SAULS EAST TRACT

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

SHEET 1 OF 3

CITY OF ROUND ROCK PROJECT #CP-1807-001

RUIDOSA IRRIGATION COMPANY SURVEY ABSTRACT 714

NELSON HOMESTEAD  
MANAGEMENT, LLC  
A PORTION OF 1629.95 ACRES  
DOC. NO. 9824077 OPRWC

COUNTY ROAD 110 (ROW VARIES)  
268'1191' 14.362212N

PROPOSED ACCESS PT  
TO COUNTY ROAD 110

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

GAS LINE  
MARKER

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

RALPH EMERSON  
2.00 ACRES  
DOC. NO. 2003002626  
OPRWC

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

GLAZIER RANCH, 7.21 ACRES  
CABINET EE, SLIDES 204-205  
PRWC  
LOT 1  
LOT 2  
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  
15.003 ACRES  
VOL. 641, PG. 465  
DRWC

COUNTY ROAD 107 (50' ROW)

PROPOSED 13.60 ACRE  
ATMOS ENERGY GAS EASEMENT

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

PROPOSED ACCESS PT  
TO COUNTY ROAD 107

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

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

ONCOR ELECTRIC  
DELIVERY COMPANY, LLC  
DOC. NO. 2017012597  
OPRWC

PROPOSED ACCESS PT  
TO UNIVERSITY BLVD

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

UNIVERSITY BOULEVARD (ROW VARIES)

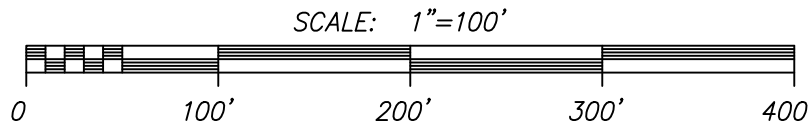
WILLIAMSON COUNTY, TEXAS  
4.95 ACRE  
DOC. NO. 2006012406  
OPRWC

UNIVERSITY BOULEVARD (ROW VARIES)

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

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SAULS EAST TRACT  
CONCEPT PLAN



LEGEND:	
	= BRASS DISK IN CONCRETE FOUND
	= 1/2" IRON ROD FOUND
	= 1/2" IR W/RJ SURVEYING" CAP SET
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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-CTA1700511.eaon, 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:

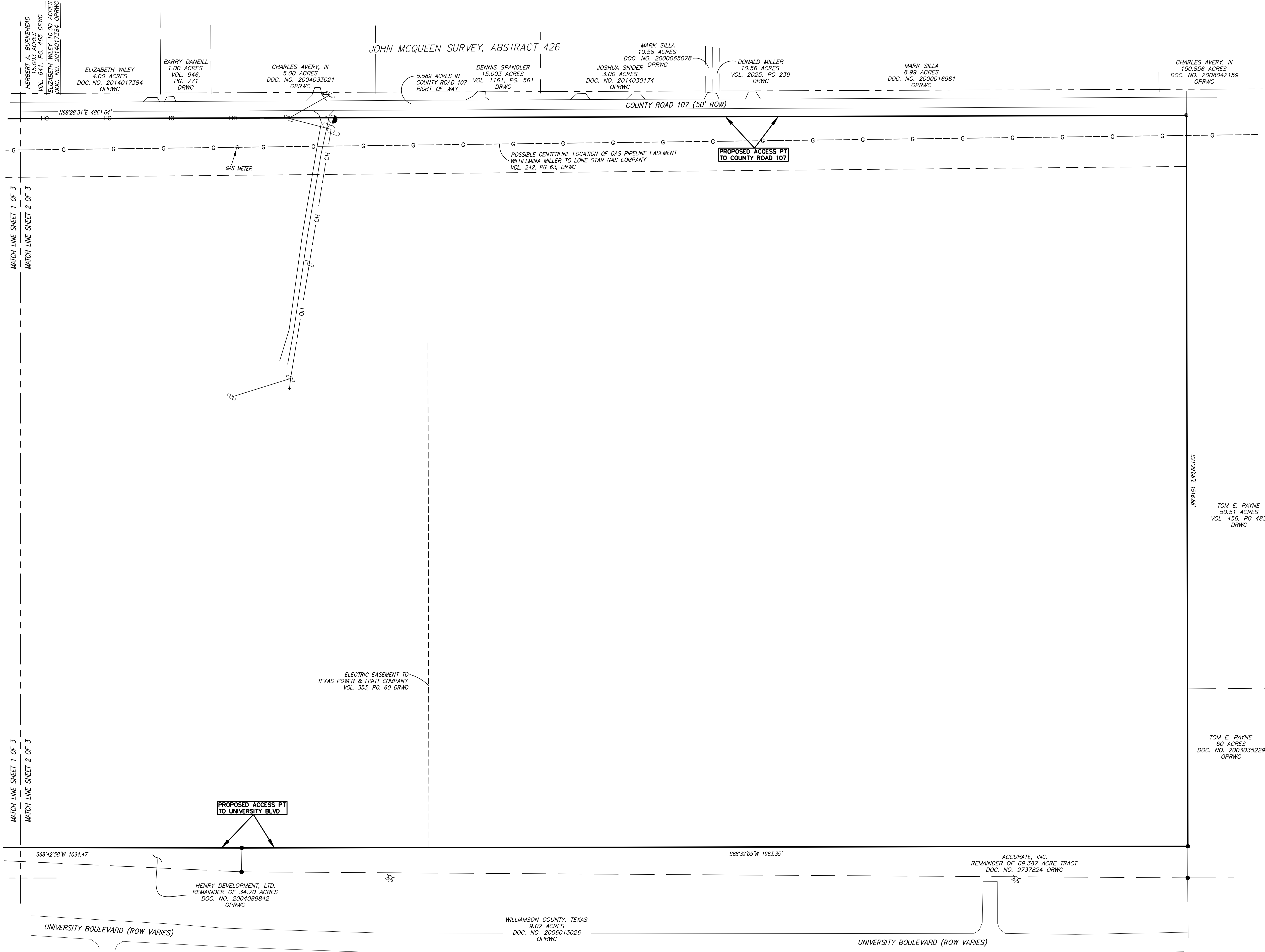
10.(g) ANNEXATION DEVELOPMENT AGREEMENT WITH MILDRED SAULS AND THE CITY OF ROUND ROCK TEXAS, BY INSTRUMENT RECORDED AS DOCUMENT NO. 2017008770, OPRWC. AFFECTS PROPERTY.

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.(j) EASEMENT GRANTED TO TEXAS POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN VOLUME 353, PAGE 60, DRWC. MAY AFFECT PROPERTY AS SHOWN.

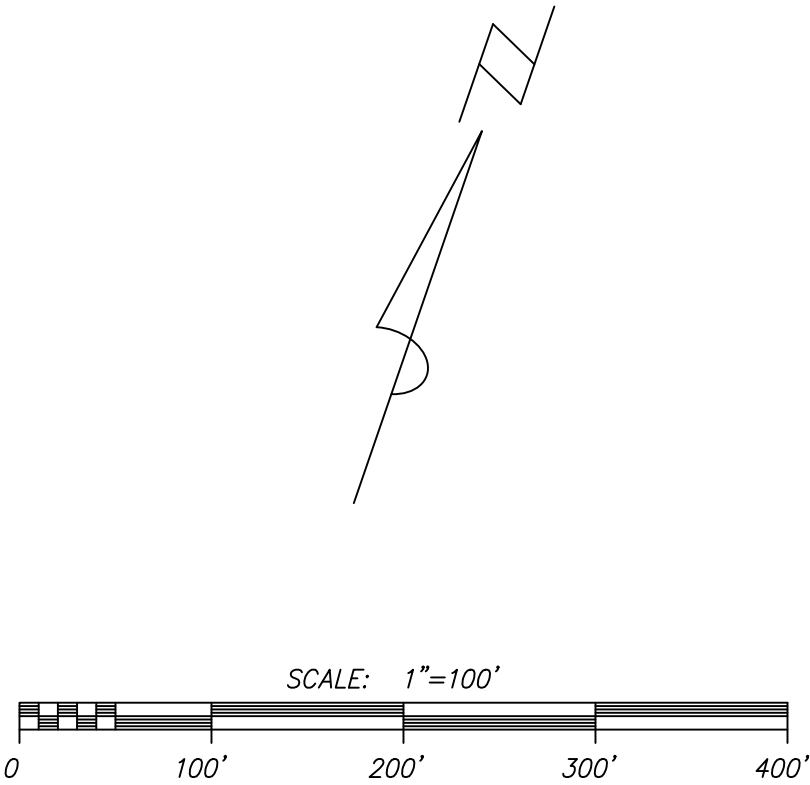
10.(k) RIGHT OF WAY EASEMENT (GENERAL TYPE EASEMENT) TO JONAH WATER SUPPLY CORP. BY INSTRUMENT RECORDED IN VOLUME 572, PAGE 190, DRWC. AFFECTS PROPERTY.



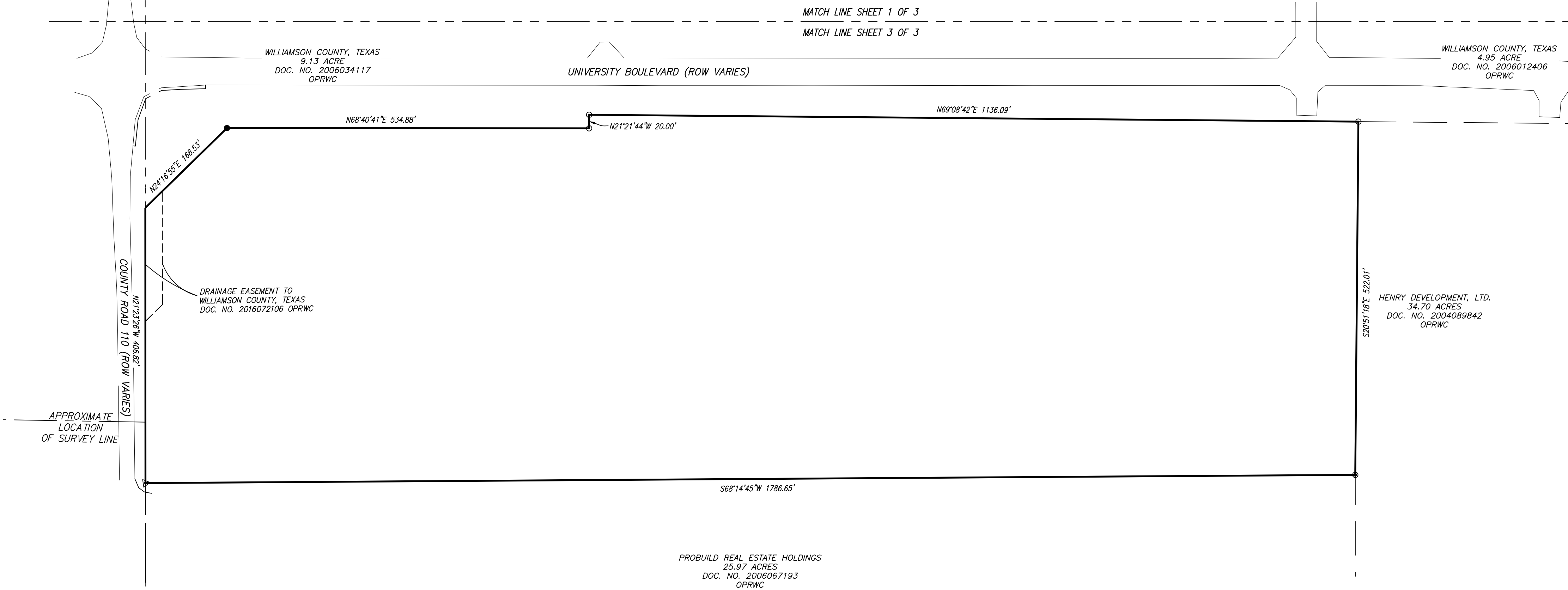
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SAULS EAST TRACT

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

SAULS EAST TRACT  
CONCEPT PLAN



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