

# McNUTT SUBDIVISION

## PRELIMINARY PLAN

REPLAT OF LOT 1, CAP TX SUBDIVISION (CAB K, SLIDE 221)

### CONTACT LIST

OWNER: Lone Star Infrastructure, JV  
Fluor Daniel Dr.  
Greenville, SC 29607-2770

ENGINEER: Steve Wenzel, P.E.  
7005 Kenosha Pass  
Austin, TX 78749  
512-288-7207

SURVEYOR: Lenz & Associates, inc.  
4303 Russel Dr.  
Austin, TX  
512-443-1174

### NOTES

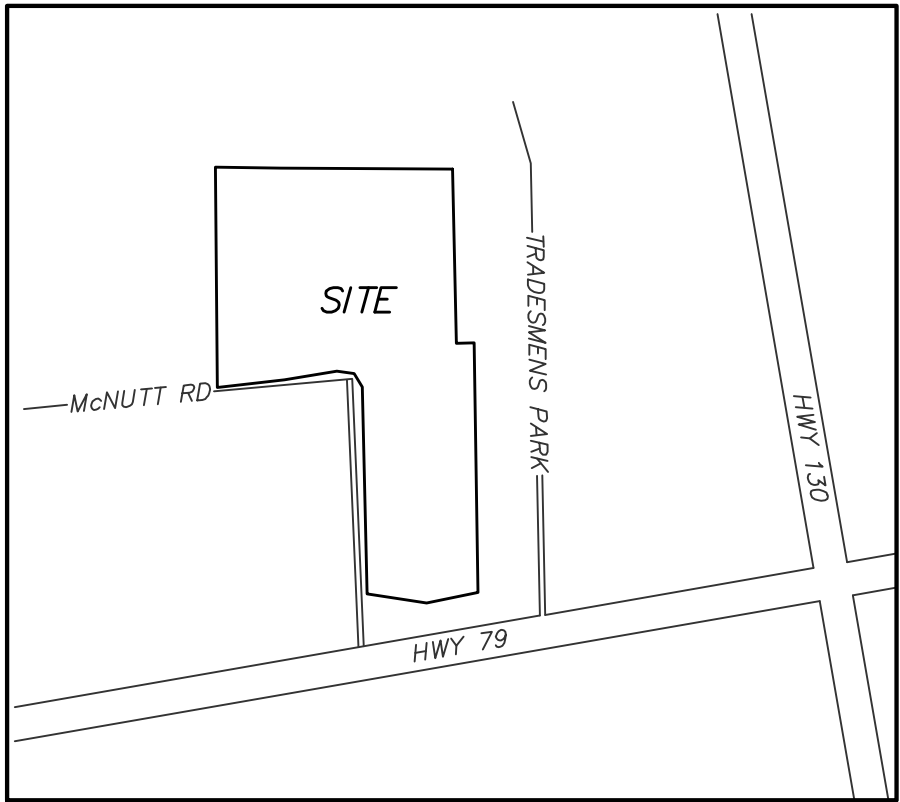
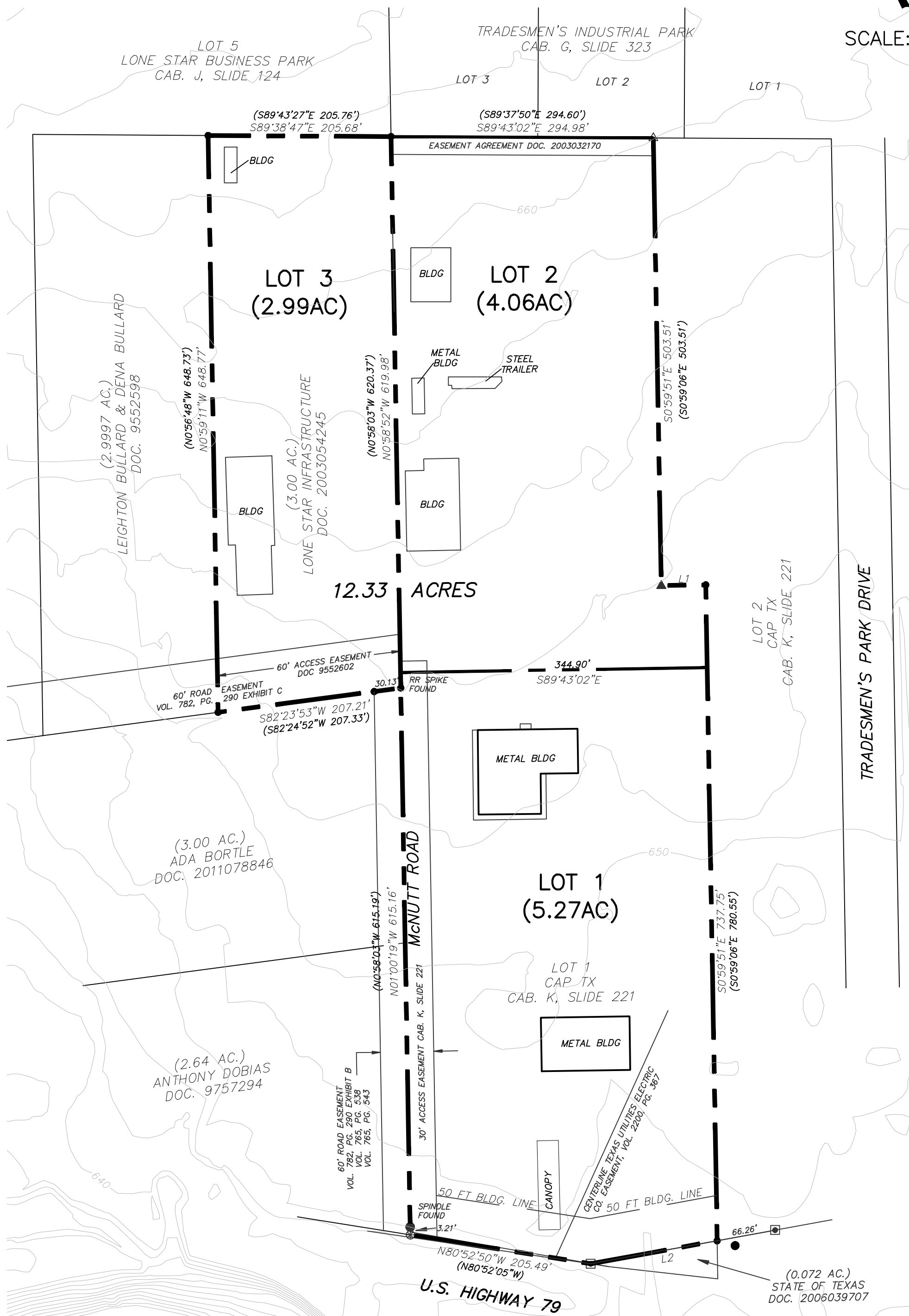
FLOOD PLAIN NOTE: NO PORTION OF THE SUBDIVISION IS LOCATED IN THE FEMA 100 YR FLOODPLAIN PANEL NO. 48491C0515E DATED Sept. 26, 2008

NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE KNOWN OR POTENTIAL HABITAT OF AN ENDANGERED SPECIES AS DETERMINED BY THE US FISH & WILDLIFE.

THE SUBDIVISION LIES WITHIN THE ETJ OF ANY THE CITY OF HUTTO

ALL DRIVEWAYS IN THIS SUBDIVISION MUST BE CONSTRUCTED TO FACILITATE DRAINAGE IN THE R.O.W.

THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY SECTION B10.1 OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITINS.



LOCATION MAP

### LAND USE TABULATIONS

TOTAL ACERAGE: 12.3 AC.

PROPERTY ADDRESS: 108 McNUTT RD.  
HUTTO, TX 78634

LEGAL DESCRIPTION: TRACT 1: LOT 1, CAP TX, ACCORDING TO THE MAP OR PLAT THEREOF IN CABINET K, SLIDE 221, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS

TRACT 2: 3.00 ACRES OF LAND, MORE OR LESS OUT OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED TO FIRST AIR EXPRESS, INC., OFFICAL RECORDS, WILLIAMSON COUNTY, TEXAS; SAID 3.00 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.

WILLIAMSON CAD REFERENCE: R334164

TOTAL ACERAGE: 12.33 AC

NO. OF LOTS: 3

USE: COMMERCIAL

### MINIMUM BUILDING SETBACKS

FRONT STREET SIDE 25 FT (PER WILLIAMSON COUNTY)

STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, \_\_\_\_\_, Clerk of the County of Williamson County, Texas, do hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ AD., the Commissioners' Court of Williamson County, Texas, approve this Preliminary Plan.

Witness my hand and seal of office of the County Court of Williamson County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

County Clerk  
Williamson County, Texas

Deputy

The Commissioners Court approval of the preliminary plan shall expire on year after the date of approval unless a final plat is submitted for all or part of the area covered by the preliminary plan. The Commissioners Court may grant a six-month extension of time to submit a final plat, provided the subdivider request such extension in writing showing good cause prior to the one year expiration date.

**Wenzel**  
Steve Wenzel, P.E.  
Consulting Engineer

7005 Kenosha Pass Austin, TX 78749 512-288-7207