



# City of Hutto

## Agenda

### Special Called Meeting of the Hutto Planning and Zoning Commission

Friday, March 27, 2026 at 5:00 PM  
Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 3 business days prior to the scheduled date of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at [huttotx.gov](http://huttotx.gov)

1. **CALL SESSION TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT**

Please fill out required registration form before meeting. Public comment is limited to 3 minutes. City Council can not talk about any items not on the agenda per state law. Written comments for this meeting may also be sent to [comments@huttotx.gov](mailto:comments@huttotx.gov) PRIOR to 4:00 pm on March 27, 2026. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

4. **AGENDA ITEMS**

4.1. Consideration and possible action on Final Plat for Krueger Boulevard

5. **DEVELOPMENT SERVICES DIRECTOR REPORT**
6. **ADJOURNMENT**
7. **CERTIFICATION**

I certify that this notice of the March 27, 2026 Special Called Planning and Zoning Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on March 23, 2026 before 5:00 P.M.



  
Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at [CitySecretary@huttotx.gov](mailto:CitySecretary@huttotx.gov) or call (512) 759-4033 for assistance.

# AGENDA ITEM REPORT

## 4.1.



**To:** Planning and Zoning Commission  
**Subject:** Consideration and possible action on Final Plat for Krueger Boulevard  
**Meeting:** Friday, March 27, 2026  
**Department:** Development Services  
**Staff Contact:**

### BACKGROUND INFORMATION:

Hutto's Economic Development Corporation (EDC) owns real estate generally at the southwest corner of the intersection of US79 and FM3349. The EDC seeks to convey a portion of the land it owns to a private sector entity. To facilitate this real estate sale, a plat representing the location(s) of interior infrastructure and easements needs to be drawn and recorded at the County Tax Office, at the behest of the sales professionals conducting the sale. This item is that final plat.

### SUMMARY OF REQUEST:

Consider and possible action on the final plat for Krueger Boulevard and associated utility corridors nearby.

### STAFF REVIEW:

Staff recommends the plat be approved, as submitted.

### FISCAL NOTES:

There is no impact on the city's fiscal health as a result of approving this plat.

### POLICY IMPLICATIONS:

No policy is being created nor varied as a result of approving this final plat.

### ATTACHMENTS:

1. Preliminary\_Krueger Blvd Plat

CALLED 89.92 ACRES  
HUTTO ECONOMIC DEVELOPMENT  
CORPORATION TYPE B  
DOC NO. 2018034308  
O.P.R.W.C.TX.  
APRIL 24, 2018

RESIDUE OF  
CALLED 35.00 ACRES  
HUTTO ECONOMIC DEVELOPMENT  
CORPORATION TYPE B  
DOC NO. 2018035181  
O.P.R.W.C.TX.  
APRIL 26, 2018

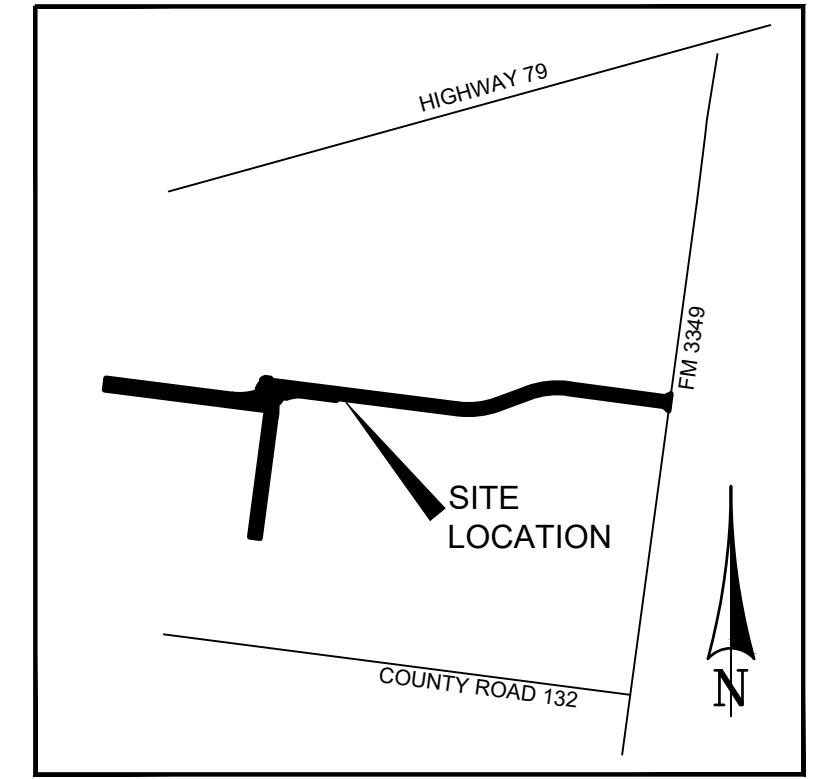
RESIDUE OF  
CALLED 35.00 ACRES  
HUTTO ECONOMIC DEVELOPMENT  
CORPORATION TYPE B  
DOC NO. 2018035181  
O.P.R.W.C.TX.  
APRIL 26, 2018

CALLED 224.42 ACRES  
HUTTO ECONOMIC DEVELOPMENT  
CORPORATION TYPE B  
DOC NO. 2018036400  
O.P.R.W.C.TX.  
APRIL 25, 2018

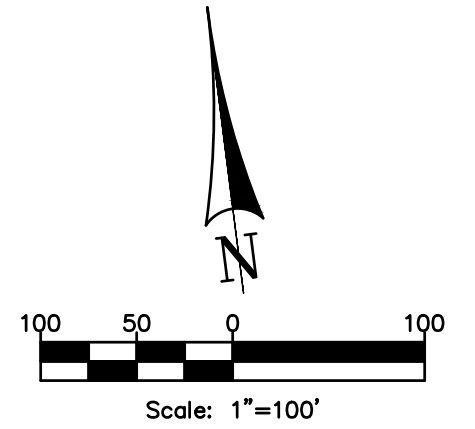
P.O.C.  
FND I.R. W/CAP  
(INLAND 4933)

P.O.B.  
SET 5/8" I.R.  
W/CFA CAP

F.M. 3349  
(WIDTH VARIES)  
DOC NO. 2020135992, O.P.R.W.C.TX.  
VOL. 837, PG. 213, D.R.W.C.TX.



VICINITY MAP  
N.T.S.



ABBREVIATIONS	
D.E.	= DRAINAGE EASEMENT
D.R.W.C.TX.	= DEED RECORDS WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	= OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
R.O.W.	= RIGHT-OF-WAY

OWNERS: CITY OF HUTTO, TEXAS  
500 W LIVE OAK STREET  
HUTTO, TEXAS 78634  
TEL: 512-759-4015

HUTTO ECONOMIC DEVELOPMENT CORPORATION  
500 W LIVE OAK STREET  
HUTTO, TEXAS 78634  
TEL: 512-759-4012

SURVEYOR: COBB, FENDLEY & ASSOCIATES  
9600 NORTH MOPAC EXPRESSWAY, SUITE 800  
AUSTIN, TEXAS 78759  
TEL: 512-834-9798

FINAL PLAT  
**KRUEGER BOULEVARD**  
A SUBDIVISION OF 27.701 ACRES OF LAND LOCATED IN THE  
THOMAS LEE SURVEY, ABSTRACT NO. 740 AND  
THE EDWARD RYAN SURVEY, ABSTRACT NO. 542,  
WILLIAMSON COUNTY, TEXAS

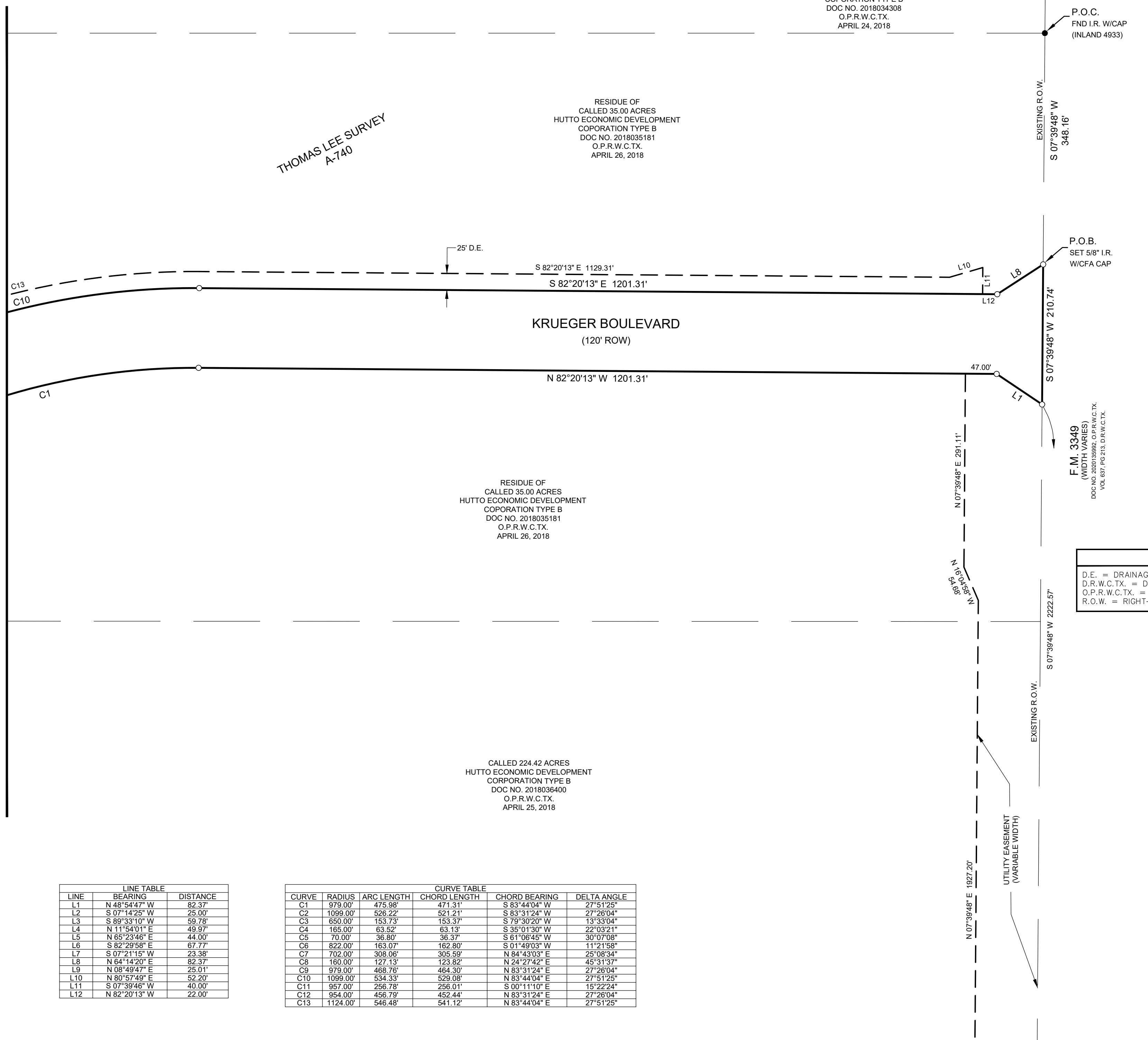
**CobbFendley**  
TBPE Firm Registration No. 274  
TBPLS Firm Registration No. 100467  
9600 N. Mopac Expressway, Suite 800 Austin, Texas 78759  
512.834.9798 | fax 512.834.7727 | www.cobbfendley.com

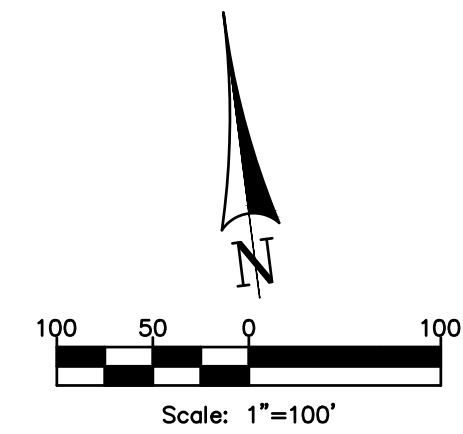
MATCHLINE SHEET 2

MATCHLINE SHEET 5

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49°54'47" W	82.37'
L2	S 07°14'25" W	25.00'
L3	S 89°33'10" W	59.78'
L4	N 11°54'01" E	49.97'
L5	N 65°23'46" E	44.00'
L6	S 82°29'58" E	67.77'
L7	S 07°21'15" W	23.38'
L8	N 64°14'20" E	82.37'
L9	N 08°49'47" E	25.01'
L10	N 80°57'49" E	52.20'
L11	S 07°39'46" W	40.00'
L12	N 82°20'13" W	22.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	979.00'	475.98'	471.31'	S 83°44'04" W	27°51'25"
C2	1099.00'	526.22'	521.21'	S 83°31'24" W	27°26'04"
C3	650.00'	153.73'	153.37'	S 79°30'20" W	13°33'04"
C4	165.00'	63.52'	63.13'	S 35°01'30" W	22°03'21"
C5	70.00'	36.80'	36.37'	S 61°06'45" W	30°07'08"
C6	822.00'	163.07'	162.80'	S 01°49'03" W	11°21'58"
C7	702.00'	308.06'	305.59'	N 84°43'03" E	25°08'34"
C8	160.00'	127.13'	123.82'	N 24°27'42" E	45°31'37"
C9	979.00'	468.76'	464.30'	N 83°31'24" E	27°26'04"
C10	1099.00'	534.33'	529.08'	N 83°44'04" E	27°51'25"
C11	957.00'	256.78'	256.01'	S 00°11'10" E	15°22'24"
C12	954.00'	456.79'	452.44'	N 83°31'24" E	27°26'04"
C13	1124.00'	546.48'	541.12'	N 83°44'04" E	27°51'25"





THOMAS LEE SURVEY  
A-740

CALLED 99.584 ACRES  
TITAN MEGA LAND INVESTORS, LLC  
DOC NO. 2022053902  
O.P.R.W.C.TX.  
APRIL 28, 2022

25' D.E. PER THE FIRST AMENDMENT  
TO LETTER OF AGREEMENT  
EXECUTED BY HUTTO ECONOMIC  
DEVELOPMENT CORPORATION, TYPE B  
AND TITAN MEGA LAND INVESTORS, LLC  
ON OCTOBER 15, 2024

CALLED 20.65 ACRES  
HUTTO ECONOMIC DEVELOPMENT  
CORPORATION TYPE B  
DOC NO. 2018034372  
O.P.R.W.C.TX.  
APRIL 24, 2018

CALLED 79.10 ACRES  
HUTTO ECONOMIC DEVELOPMENT  
CORPORATION TYPE B  
DOC NO. 2018034369  
O.P.R.W.C.TX.  
APRIL 24, 2018

RESIDUE OF  
CALLED 35.00 ACRES  
HUTTO ECONOMIC DEVELOPMENT  
CORPORATION TYPE B  
DOC NO. 2018035181  
O.P.R.W.C.TX.  
APRIL 26, 2018

KRUEGER BOULEVARD  
(120' ROW)

N 82°45'35" W 1,510.07'

CALLED 224.42 ACRES  
HUTTO ECONOMIC DEVELOPMENT  
CORPORATION TYPE B  
DOC NO. 2018036400  
O.P.R.W.C.TX.  
APRIL 25, 2018

MATCHLINE SHEET 3

MATCHLINE SHEET 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 48°54'47" W	82.37'
L2	S 07°14'25" W	25.00'
L3	S 89°33'10" W	59.78'
L4	N 11°54'01" E	49.97'
L5	N 65°23'46" E	44.00'
L6	S 82°29'58" E	67.77'
L7	S 07°21'15" W	23.38'
L8	N 64°14'20" E	82.37'
L9	N 08°49'47" E	25.01'
L10	N 80°57'49" E	52.20'
L11	S 07°39'46" W	40.00'
L12	N 82°20'13" W	22.00'

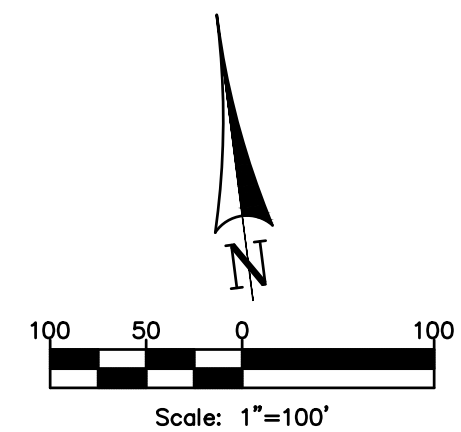
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	979.00'	475.98'	471.31'	S 83°44'04" W	27°51'25"
C2	1099.00'	526.22'	521.21'	S 83°31'24" W	27°26'04"
C3	650.00'	153.73'	153.37'	S 79°30'20" W	13°33'04"
C4	165.00'	63.52'	63.13'	S 35°01'30" W	22°03'21"
C5	70.00'	36.80'	36.37'	S 61°06'45" W	30°07'08"
C6	822.00'	163.07'	162.80'	S 01°49'03" W	11°21'58"
C7	702.00'	308.06'	305.59'	N 84°43'03" E	25°08'34"
C8	160.00'	127.13'	123.82'	N 24°27'42" E	45°31'37"
C9	979.00'	468.76'	464.30'	N 83°31'24" E	27°26'04"
C10	1099.00'	534.33'	529.08'	N 83°44'04" E	27°51'25"
C11	957.00'	256.78'	256.01'	S 00°11'10" E	15°22'24"
C12	954.00'	456.79'	452.44'	N 83°31'24" E	27°26'04"
C13	1124.00'	546.48'	541.12'	N 83°44'04" E	27°51'25"

FINAL PLAT  
**KRUEGER BOULEVARD**  
A SUBDIVISION OF 27.701 ACRES OF LAND LOCATED IN THE  
THOMAS LEE SURVEY, ABSTRACT NO. 740 AND  
THE EDWARD RYAN SURVEY, ABSTRACT NO. 542,  
WILLIAMSON COUNTY, TEXAS

**CobbFendley**  
TBPE Firm Registration No. 274  
TBPLS Firm Registration No. 100467  
9600 N. Mopac Expressway, Suite 800 Austin, Texas 78759  
512.834.9798 | fax 512.834.7727 | www.cobbfendley.com

LINE	BEARING	DISTANCE
L1	N 48°54'47" W	82.37'
L2	S 07°14'25" W	25.00'
L3	S 89°33'10" W	59.78'
L4	N 11°54'01" E	49.97'
L5	N 65°23'46" E	44.00'
L6	S 82°29'58" E	67.77'
L7	S 07°21'15" W	23.38'
L8	N 64°14'20" E	82.37'
L9	N 08°49'47" E	25.01'
L10	N 80°57'49" E	52.20'
L11	S 07°39'46" W	40.00'
L12	N 82°20'13" W	22.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	979.00'	475.98'	471.31'	S 83°44'04" W	27°51'25"
C2	1099.00'	526.22'	521.21'	S 83°31'24" W	27°26'04"
C3	650.00'	153.73'	153.37'	S 79°30'20" W	13°33'04"
C4	165.00'	63.52'	63.13'	S 35°01'30" W	22°03'21"
C5	70.00'	36.80'	36.37'	S 61°06'45" W	30°07'08"
C6	822.00'	163.07'	162.80'	S 01°49'03" W	11°21'58"
C7	702.00'	308.06'	305.59'	N 84°43'03" E	25°08'34"
C8	160.00'	127.13'	123.82'	N 24°27'42" E	45°31'37"
C9	979.00'	468.76'	464.30'	N 83°31'24" E	27°26'04"
C10	1099.00'	534.33'	529.08'	N 83°44'04" E	27°51'25"
C11	957.00'	256.78'	256.01'	S 00°11'10" E	15°22'24"
C12	954.00'	456.79'	452.44'	N 83°31'24" E	27°26'04"
C13	1124.00'	546.48'	541.12'	N 83°44'04" E	27°51'25"



THOMAS LEE SURVEY  
A-740

EDWARD RYAN SURVEY  
A-542

CALLED 99.584 ACRES  
TITAN MEGA LAND INVESTORS, LLC  
DOC NO. 2022053902  
O.P.R.W.C.TX.  
APRIL 28, 2022

CALLED 43.992 ACRES  
TITAN MEGA LAND INVESTORS, LLC  
DOC NO. 2022053903  
O.P.R.W.C.TX.  
APRIL 29, 2022

25' D.E. PER THE FIRST AMENDMENT  
TO LETTER OF AGREEMENT  
EXECUTED BY HUTTO ECONOMIC  
DEVELOPMENT CORPORATION, TYPE B  
AND TITAN MEGA LAND INVESTORS, LLC  
ON OCTOBER 15, 2024

25' D.E. PER THE FIRST AMENDMENT  
TO LETTER OF AGREEMENT  
EXECUTED BY HUTTO ECONOMIC  
DEVELOPMENT CORPORATION, TYPE B  
AND TITAN MEGA LAND INVESTORS, LLC  
ON OCTOBER 15, 2024

N 82°42'40" W 2,024.34'

CALLED 119.75 ACRES  
MICHAEL RAY KRUEGER  
DOC NO. 1999032908  
O.P.R.W.C.TX.  
MAY 14, 1999

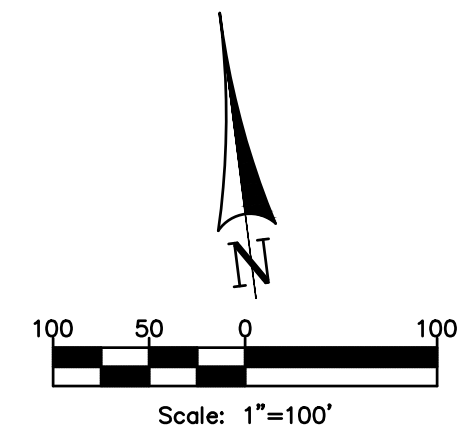
CALLED 23.21 ACRES  
MICHAEL RAY KRUEGER  
DOC NO. 2000075360  
O.P.R.W.C.TX.  
NOVEMBER 6, 2000

CALLED 224.42 ACRES  
HUTTO ECONOMIC DEVELOPMENT  
CORPORATION TYPE B  
DOC NO. 2018036400  
O.P.R.W.C.TX.  
APRIL 25, 2018

FINAL PLAT  
**KRUEGER BOULEVARD**  
A SUBDIVISION OF 27.701 ACRES OF LAND LOCATED IN THE  
THOMAS LEE SURVEY, ABSTRACT NO. 740 AND  
THE EDWARD RYAN SURVEY, ABSTRACT NO. 542,  
WILLIAMSON COUNTY, TEXAS

**CobbFendley**

TBPE Firm Registration No. 274  
TBPLS Firm Registration No. 100467  
9600 N. Mopac Expressway, Suite 800 Austin, Texas 78759  
512.834.9798 | fax 512.834.7727 | www.cobbfendley.com



CALLED 124.37 ACRES  
 (TRACT ONE)  
 TRJ NELSON PARTNERSHIP  
 DOC NO. 2008056888  
 O.P.R.W.C.TX.  
 JUNE 16, 2008

CALLED 124.4 ACRES  
 MICHAEL RAY KRUEGER  
 DOC NO. 1998075367  
 O.P.R.W.C.TX.  
 DECEMBER 18, 1998

EDWARD RYAN SURVEY  
 A-542

CALLED 44.029 ACRES  
 TITAN MEGA LAND INVESTORS, LLC  
 DOC NO. 2022065237  
 O.P.R.W.C.TX.  
 MAY 25, 2022

CALLED 43.992 ACRES  
 TITAN MEGA LAND INVESTORS, LLC  
 DOC NO. 2022059903  
 O.P.R.W.C.TX.  
 APRIL 29, 2022

25' D.E. PER THE FIRST AMENDMENT  
 TO LETTER OF AGREEMENT  
 EXECUTED BY HUTTO ECONOMIC  
 DEVELOPMENT COPORATION, TYPE B  
 AND TITAN MEGA LAND INVESTORS, LLC  
 ON OCTOBER 15, 2024

N 07°21'08" E 145.00'

S 82°42'40" E 1,581.64'

KRUEGER BOULEVARD  
 (145' ROW)

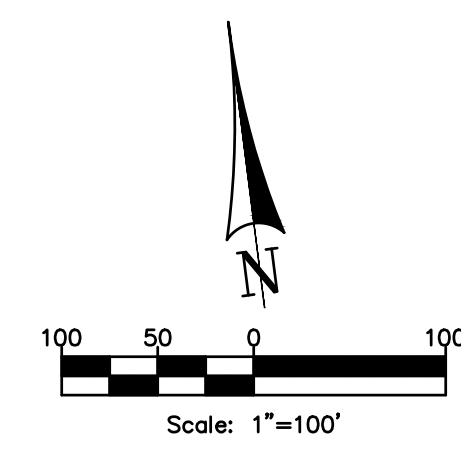
N 82°42'40" W 2,024.34'

CALLED 119.75 ACRES  
 MICHAEL RAY KRUEGER  
 DOC NO. 1999032908  
 O.P.R.W.C.TX.  
 MAY 14, 1999

MATCHLINE SHEET 3

FINAL PLAT  
**KRUEGER BOULEVARD**  
 A SUBDIVISION OF 27.701 ACRES OF LAND LOCATED IN THE  
 THOMAS LEE SURVEY, ABSTRACT NO. 740 AND  
 THE EDWARD RYAN SURVEY, ABSTRACT NO. 542,  
 WILLIAMSON COUNTY, TEXAS

  
 TBPE Firm Registration No. 274  
 TBPLS Firm Registration No. 100467  
 9600 N. Mopac Expressway, Suite 800 Austin, Texas 78759  
 512.834.9798 | fax 512.834.7727 | www.cobbfendley.com



MATCHLINE SHEET 1

CALLED 224.42 ACRES  
 HUTTO ECONOMIC DEVELOPMENT  
 CORPORATION TYPE B  
 DOC NO. 2018036400  
 O.P.R.W.C.TX.  
 APRIL 25, 2018

THOMAS LEE SURVEY  
 A-740

F.M. 3349  
 (WIDTH VARIES)  
 DOC NO. 2020159862, O.P.R.W.C.TX.  
 VOL. 637, PG. 213, D.R.W.C.TX.

MATCHLINE SHEET 6

N 62°00'28" E 589.70'

S 82°20'12" E 705.95'

N 07°39'48" E 1927.20'

S 07°39'48" W 2222.57'

532.56'

DRAINAGE EASEMENT  
 (VARIABLE WIDTH)

UTILITY EASEMENT  
 (VARIABLE WIDTH)

EXISTING R.O.W.

N 82°35'34" W 4,812.05'

93.73' FND 3/4" I.R.  
 W/CAP (ROW 4933)

JONATHAN FREDERICK KRUEGER  
 DOC NO. 2022083218  
 O.P.R.W.C.TX.  
 JULY 11, 2022  
 PARCEL ID: R632423

LARRY JOHN MATL  
 VOLUME 1276, PG. 612  
 D.R.W.C.TX.  
 NOVEMBER 21, 1985

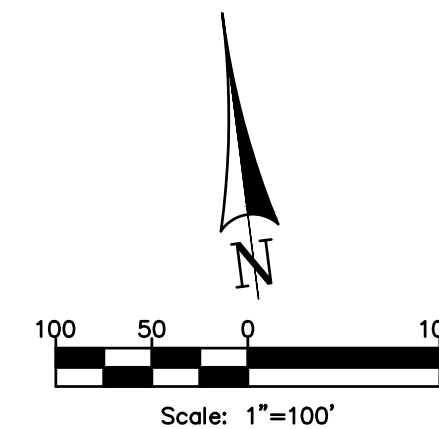
REMAINDER OF TRACT I

LARRY JOHN MATL  
 TRACT I SUBDIVISION  
 CABINET G, SLIDE 329  
 P.R.W.C.TX.

FINAL PLAT  
**KRUEGER BOULEVARD**  
 A SUBDIVISION OF 27.701 ACRES OF LAND LOCATED IN THE  
 THOMAS LEE SURVEY, ABSTRACT NO. 740 AND  
 THE EDWARD RYAN SURVEY, ABSTRACT NO. 542,  
 WILLIAMSON COUNTY, TEXAS

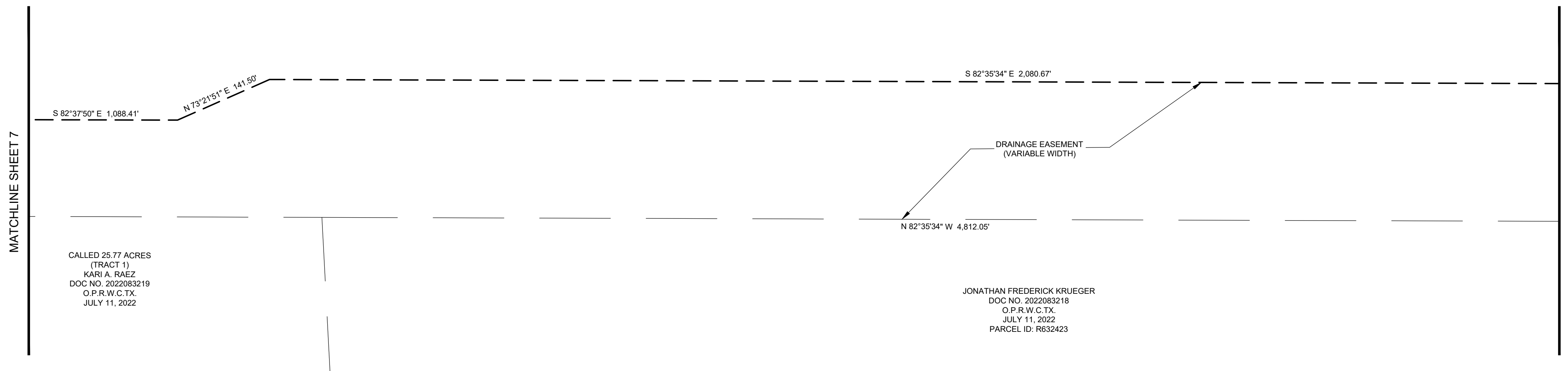


TBPE Firm Registration No. 274  
 TBPLS Firm Registration No. 100467  
 9600 N. Mopac Expressway, Suite 800 Austin, Texas 78759  
 512.834.9798 | fax 512.834.7727 | www.cobbfendley.com



THOMAS LEE SURVEY  
A-740

CALLED 224.42 ACRES  
HUTTO ECONOMIC DEVELOPMENT  
CORPORATION TYPE B  
DOC NO. 2018036400  
O.P.R.W.C.TX.  
APRIL 25, 2018



CALLLED 25.77 ACRES  
(TRACT 1)  
KARI A. RAEZ  
DOC NO. 2022083219  
O.P.R.W.C.TX.  
JULY 11, 2022

JONATHAN FREDERICK KRUEGER  
DOC NO. 2022083218  
O.P.R.W.C.TX.  
JULY 11, 2022  
PARCEL ID: R632423

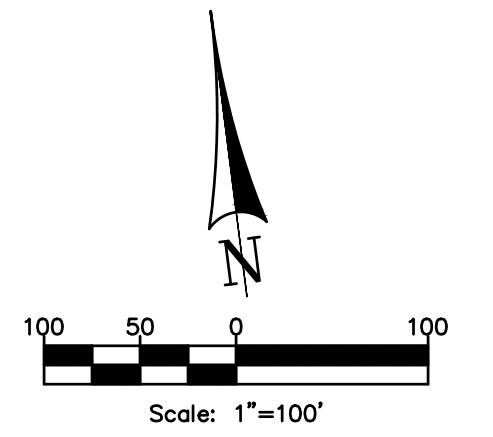
MATCHLINE SHEET 7

MATCHLINE SHEET 5

FINAL PLAT  
**KRUEGER BOULEVARD**  
A SUBDIVISION OF 27.701 ACRES OF LAND LOCATED IN THE  
THOMAS LEE SURVEY, ABSTRACT NO. 740 AND  
THE EDWARD RYAN SURVEY, ABSTRACT NO. 542,  
WILLIAMSON COUNTY, TEXAS



TBPE Firm Registration No. 274  
TBPLS Firm Registration No. 100467  
9600 N. Mopac Expressway, Suite 800 Austin, Texas 78759  
512.834.9798 | fax 512.834.7727 | www.cobbfendley.com



CALLED 23.21 ACRES  
MICHAEL RAY KRUEGER  
DOC NO. 2000075360  
O.P.R.W.C.TX.  
NOVEMBER 6, 2000

EDWARD RYAN SURVEY  
A-542

KRUEGER BOULEVARD  
(130' ROW)

THOMAS LEE SURVEY  
A-740

CALLED 224.42 ACRES  
HUTTO ECONOMIC DEVELOPMENT  
CORPORATION TYPE B  
DOC NO. 2018036400  
O.P.R.W.C.TX.  
APRIL 25, 2018

FND 1/2" I.R.  
W/CAP (SAM INC)

N 82°35'34" W  
130.00'

SURVEY LINE

S 37°33'54" E 140.94'

S 07°30'02" W 1,522.80'

S 07°30'02" W 1,281.25'

S 82°37'50" E 1,088.41'

DRAINAGE EASEMENT  
(VARIABLE WIDTH)

N 82°35'34" W 4,812.05'

CALLED 25.77 ACRES  
(TRACT 1)  
KARI A. RAEZ  
DOC NO. 2022083219  
O.P.R.W.C.TX.  
JULY 11, 2022

MATCHLINE SHEET 6

FINAL PLAT  
**KRUEGER BOULEVARD**

A SUBDIVISION OF 27.701 ACRES OF LAND LOCATED IN THE  
THOMAS LEE SURVEY, ABSTRACT NO. 740 AND  
THE EDWARD RYAN SURVEY, ABSTRACT NO. 542,  
WILLIAMSON COUNTY, TEXAS



TBPE Firm Registration No. 274  
TBPLS Firm Registration No. 100467  
9600 N. Mopac Expressway, Suite 800 Austin, Texas 78759  
512.834.9798 | fax 512.834.7727 | www.cobbfendley.com

PROPERTY DESCRIPTION FOR KRUEGER BOULEVARD

Being a 27.701 acre (1,206,647square feet) tract of land located in the Thomas Lee Survey, Abstract Number 740 and the Edward Ryan Survey, Abstract Number 542, Williamson County, Texas, being a part of that Residue of a called 35.00 acre tract of land as described in a deed to Hutto Economic Development Corporation Type B of record in Document Number 2018035181 of the Official Public Records of Williamson County, Texas, being also a part of that called 224.42 acre tract of land as described in a deed to Hutto Economic Development Corporation Type B of record in Document Number 2018036400 of the Official Public Records of Williamson County, Texas, being also a part of that called 20.65 acre tract of land as described in a deed to Hutto Economic Development Corporation Type B of record in Document Number 2018034369 of the Official Public Records of Williamson County, Texas, being also a part of that called 0.1024 acre (Parcel No. 3A), 0.5749 acre (Parcel No. 3B), and 0.1116 acre (Parcel No. 3C) tracts of land as described in a deed to Hutto Economic Development Corporation of record in Document Number 2025050184 of the Official Public Records of Williamson County, Texas, and being a part of a 6.738 acre tract of land described in a deed to City of Hutto, Texas of record in Document Number 2024060951 of the Official Public Records of Williamson County, Texas, said 27.701 acre parcel being more particularly described by the metes and bounds as follows:

COMMENCING at an iron rod with cap stamped "INLAND 4933" found in the north line of said Residue of a called 35.00 acre tract, and the south line of a called 89.92 acre tract of land as described in a deed to Hutto Economic Development Corporation Type B of record in Document Number 2018034308 of the Official Public Records of Williamson County, Texas, and in the west right-of-way line of said FM 3349, width varies, as described in a deed of record in Document Number 2020135992 of the Official Public Records of Williamson County, Texas, and in Volume 637, Page 213 of the Deed Records of Williamson County, Texas;

THENCE, South 07° 39' 48" West, with the west right-of-way line of said FM 3349, a distance of 348.16 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking the POINT OF BEGINNING and the northeast corner of the herein described parcel;

THENCE, South 07° 39' 48" West, continuing with the west right-of-way line of said FM 3349, a distance of 210.74 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set for the southeast corner of the herein described parcel;

THENCE, departing the west right-of-way line of said FM 3349, over and across said Residue of a called 35.00 acre tract, said 79.10 acre tract and said 224.42 acre tract, and with the south line of the herein described parcel, the following fourteen (14) courses and distances:

- 1) North 48° 54' 47" West, for a distance of 82.37 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking an angle point;
- 2) North 82° 20' 13" West, for a distance of 1,201.31 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set at the beginning of a curve to the left;
- 3) In a westerly direction, along said curve to the left, having a radius of 979.00 feet, a central angle of 27° 51' 25", a chord which bears South 83° 44' 04" West, 471.31 feet, and an arc distance of 475.98 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking a point of tangency;
- 4) South 69° 48' 22" West, for a distance of 407.38 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set at the beginning of a curve to the right;
- 5) In a westerly direction, along said curve to the right, having a radius of 1,099.00 feet, a central angle of 27° 26' 04", a chord which bears South 83° 31' 24" West, 521.21 feet, and an arc distance of 526.22 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking a point of tangency;
- 6) North 82° 45' 35" West, for a distance of 1,510.07 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking an angle point;
- 7) South 07° 14' 25" West, a distance of 25.00 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking an angle point;
- 8) North 82° 45' 35" West, a distance of 466.85 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking the point of curvature of a non-tangent curve to the left;
- 9) In a southwesterly direction, along said non-tangent curve to the left, having a radius of 650.00 feet, a central angle of 13° 33' 04", a chord which bears South 79° 30' 20" West, 153.37 feet, and an arc distance of 153.73 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking an angle point;
- 10) South 89° 33' 10" West, a distance of 59.78 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking the point of curvature of a non-tangent curve to the right;
- 11) In a southwesterly direction, along said non-tangent curve to the right, having a radius of 165.00 feet, a central angle of 22° 03' 21", a chord which bears South 35° 01' 30" West, 63.13 feet, and an arc distance of 63.52 to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking the point of curvature of a compound curve to the right;
- 12) In a southwesterly direction, along said compound curve to the right, having a radius of 70.00 feet, a central angle of 30° 07' 08", a chord which bears South 61° 06' 45" West, 36.37 feet, and an arc distance of 36.80 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking the point of curvature of a non-tangent curve to the right;
- 13) In a southerly direction, along said non-tangent curve to the right, having a radius of 822.00 feet, a central angle of 11° 21' 58", a chord which bears South 01° 49' 03" West, 162.80 feet, and an arc distance of 163.07 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking an angle point;
- 14) South 07° 30' 02" West, for a distance of 1,522.80 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set in the south line of said 224.42 acre tract, and the north line of a called 25.77 acre tract of land (Tract 1) as described in a deed to Kari A. Raez, of record Document Number 2022083219, Official Public Records of Williamson County, Texas, marking the southeast a corner of the herein described parcel;

THENCE, North 82° 35' 34" West, with the south line of said 224.42 acre tract, the north line of said 25.77 acre tract, a distance of 130.00 feet, to a 1/2-inch iron rod with cap stamped "SAM INC" found in the east line of a called 23.21 acre tract of land as described in a deed to Michael Ray Krueger, of record Document Number 2000075360, Official Public Records of Williamson County, Texas, marking the northwest corner of said 25.77 acre tract, and the southwest corner of said 224.42 acre tract and said herein described parcel;

THENCE, North 07° 30' 02" East, with the west line of said 224.42 acre tract, the east line of said 23.21 acre tract, a distance of 1,582.27 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking the southeast corner of said Parcel No. 3C;

THENCE, North 82° 42' 40" West, with the south line of said Parcel No. 3C, Parcel No. 3B and Parel No. 3A, a distance of 2,024.34 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking the southwest corner of said Parcel No. 3A, and the most westerly southwest corner of said herein described parcel;

THENCE, North 07° 21' 08" East, with the west line of said Parcel 3A, a distance of 145.00 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking the northwest corner of said Parcel No. 3A and said herein described parcel;

THENCE, South 82° 42' 40" East, with the north line of said Parcel No. 3A, said 6.738 acre tract, a distance of 1,581.64 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set at the point of curvature of a non-tangent curve to the left;

THENCE, with the north line of said 6.738 acre tract, the following five (5) courses and distances:

- 1) In an easterly direction, along said non-tangent curve to the left, having a radius of 702.00 feet, a central angle of 25° 08' 34", a chord which bears North 84° 43' 03" East, 305.59 feet, and an arc distance of 308.06 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set at the point of curvature of a non-tangent curve to right;
- 2) In a northeasterly direction, along said non-tangent curve to the right, having a radius of 160.00 feet, a central angle of 45° 31' 37", a chord which bears North 24° 27' 42" East, 123.82 feet, and an arc distance of 127.13 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking an angle point;
- 3) North 11° 54' 01" East, a distance of 49.97 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking an angle point;
- 4) North 65° 23' 46" East, a distance of 44.00 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking an angle point;
- 5) South 82° 29' 58" East, for a distance of 67.77 feet, to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set in the east line of a called 43.992 acre tract of land as described in a deed to Titan Mega Land Investors, LLC of record in Document Number 2022053903 of the Official Public Records of Williamson County, Texas, and being in the west line of a called 99.584 acre tract of land as described in a deed to Titan Mega Land Investors, LLC of record in Document Number 2022053902 of the Official Public Records of Williamson County, Texas, and marking the northeasterly corner of said called 6.738 acre tract;

THENCE, South 07° 21' 15" West, with the west line of said 99.584 acre tract and the east line of said 6.738 acre tract, a distance of 23.38 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking the southwesterly corner of said 99.584 acre tract, and the northwesterly corner of said 224.42 acre tract;

THENCE, with the south line of said 99.584 acre tract, and over and across said 20.65 acre tract, said 79.10 acre tract and said Residue of a called 35.00 acre tract, the following six (6) courses and distances:

- 1) South 82° 45' 35" East, a distance of 2,353.67 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set at the point of curvature of a curve to the left;
- 2) In an easterly direction, along said curve to the left, having a radius of 979.00 feet, a central angle of 27° 26' 04", a chord which bears North 83° 31' 24" East, 464.30 feet, and an arc distance of 468.76 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking a point of tangency;
- 3) North 69° 48' 22" East, a distance of 407.38 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking the point of curvature of a curve to the right;
- 4) In an easterly direction, along said curve to the right, having a radius of 1,099.00 feet, a central angle of 27° 51' 25", a chord which bears North 83° 44' 04" East, 529.08 feet, and an arc distance of 534.33 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking a point of tangency;
- 5) South 82° 20' 13" East, for a distance of 1,201.31 feet to a 5/8-inch iron rod with cap stamped "COBB, FENDLEY & ASSOCIATES" set marking an angle point;
- 6) North 64° 14' 20" East, for a distance of 82.37 to the POINT OF BEGINNING and containing 27.701 acres (1,206,647 square feet) of land.

FINAL PLAT  
**KRUEGER BOULEVARD**  
A SUBDIVISION OF 27.701 ACRES OF LAND LOCATED IN THE  
THOMAS LEE SURVEY, ABSTRACT NO. 740 AND  
THE EDWARD RYAN SURVEY, ABSTRACT NO. 542,  
WILLIAMSON COUNTY, TEXAS

CobbFendley

TBPE Firm Registration No. 274  
TBPLS Firm Registration No. 100467  
9600 N. Mopac Expressway, Suite 800 Austin, Texas 78759  
512.834.9798 | fax 512.834.7727 | www.cobbfendley.com

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

KNOWN ALL MEN BY THESE PRESENTS:

THAT THE CITY OF HUTTO, TEXAS, ACTING HEREIN BY AND THROUGH \_\_\_\_\_, ITS AUTHORIZED SIGNER AND HUTTO ECONOMIC DEVELOPMENT CORPORATION, ACTING HEREIN BY AND THROUGH \_\_\_\_\_, ITS AUTHORIZED SIGNER, OWNERS OF A CALLED 35.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THEM AS RECORDED IN DOCUMENT NUMBER 2018035181 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A CALLED 224.42 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THEM AS RECORDED IN DOCUMENT NUMBER 2018036400 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A CALLED 20.65 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THEM AS RECORDED IN DOCUMENT NUMBER 2018034372 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A CALLED 79.10 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO THEM AS RECORDED IN DOCUMENT NUMBER 2018034369 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A CALLED 0.1024 ACRE (PARCEL NO. 3A), A CALLED 0.5749 ACRE (PARCEL NO. 3B), AND A CALLED 0.1116 ACRE (PARCEL NO. 3C) TRACTS OF LAND AS DESCRIBED IN A DEED TO THEM AS RECORDED IN DOCUMENT NUMBER 2025050184 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND THE CITY OF HUTTO, TEXAS BEING OWNERS OF A CALLED A 6.738 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THEM, AS RECORDED IN DOCUMENT NUMBER 2024060951 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; DOES HEREBY SUBDIVIDE 27.701 ACRES OF LAND IN ACCORDANCE WITH THE PLAT SHOWN HEREON, TO BE KNOWN AS:

KRUEGER BOULEVARD

AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
CITY OF HUTTO, AUTHORIZED SIGNER  
ADDRESS

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
HUTTO ECONOMIC DEVELOPMENT CORPORATION, AUTHORIZED SIGNER  
ADDRESS

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

I, WILLIAM E. MERTEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION DURING JULY, 2023 TO DECEMBER, 2023, DECEMBER, 2024, AND MARCH, 2026.

\_\_\_\_\_  
WILLIAM E. MERTEN, RPLS, LSLs DATE  
TEXAS REGISTRATION NO. 5046  
COBB, FENDLEY & ASSOCIATES  
9600 NORTH MOPAC EXPRESSWAY, SUITE 800  
AUSTIN, TEXAS 78759

CITY DEVELOPMENT SERVICES SIGNATURES:

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF HUTTO, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
HOWARD KOONTZ DATE  
DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
RICHARD HUDSON DATE  
CHAIR

GENERAL NOTES:

- ALL CORNERS HAVE BEEN SET WITH 5/8" IRON ROD WITH CAP STAMPED "COBB, FENDLEY & ASSOCIATES" UNLESS OTHERWISE INDICATED.
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE HORIZONTAL DISTANCES. DIVIDE BY A COMBINED SCALE FACTOR OF 1.00012 TO OBTAIN GRID DISTANCES.
- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS, AS AMENDED.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS, AS AMENDED.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF THE STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- TREES SHALL BE INSTALLED ON BOTH SIDES OF THE STREETS WITHIN AND BOUNDING THIS SUBDIVISION, IN CONFORMANCE WITH THE UDC, AS AMENDED.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, AS AMENDED, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_M., AND DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

FINAL PLAT  
**KRUEGER BOULEVARD**  
A SUBDIVISION OF 27.701 ACRES OF LAND LOCATED IN THE  
THOMAS LEE SURVEY, ABSTRACT NO. 740 AND  
THE EDWARD RYAN SURVEY, ABSTRACT NO. 542,  
WILLIAMSON COUNTY, TEXAS

  
TBPE Firm Registration No. 274  
TBPLS Firm Registration No. 100467  
9600 N. Mopac Expressway, Suite 800 Austin, Texas 78759  
512.834.9798 | fax 512.834.7727 | www.cobbfendley.com