

LEGEND

●	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP	D.R.	TRAVIS COUNTY DEED RECORDS
---	EASEMENT	P.R.	TRAVIS COUNTY PLAT RECORDS
---	ADJOINING PROPERTY BOUNDARY	O.P.R.	TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
—C—	CENTER LINE	VOL.	VOLUME
▬	EXISTING SIDEWALK/BIKE PATH	PG.	PAGE
▬	PROPOSED SIDEWALK/BIKE PATH	R.O.W.	RIGHT-OF-WAY
		TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
		⊕	BENCHMARK

- CITY OF PFLUGERVILLE PLAT NOTES:**
- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
 - WATER AND WASTEWATER SHALL BE PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
 - A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED AS SHOWN ON PLAT.
 - EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR (PROPERTY OWNER(S)), HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
 - NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
 - THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
 - A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF THE STREET.
 - THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25 8A.
 - THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
 - THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
 - ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
 - THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
 - CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
 - SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE, DEVELOPMENT SERVICES, PRIOR TO ANY CONSTRUCTION.
 - ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
 - WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

STATE OF TEXAS:
 KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF TRAVIS:
 THAT I, KYLE L. PRESSLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

KYLE L. PRESSLER
 REGISTERED PROFESSIONAL LAND SURVEYOR #6528
 MATKINHOOPER ENGINEERING & SURVEYING

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 45453C0280J, DATED AUGUST 18TH, 2014 FOR TRAVIS COUNTY, TEXAS.

JOSHUA J. VALENTA
 LICENSED PROFESSIONAL ENGINEER #114592
 MATKINHOOPER ENGINEERING & SURVEYING

- SURVEY NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983. COMBINED SCALE FACTOR: 1.00010.
 - 1/2" IRON RODS WITH A RED PLASTIC CAP STAMPED "MATKIN HOOPER ENG. & SURVEYING" SET AT ALL INTERIOR LOT CORNERS UNLESS OTHERWISE NOTED.
 - REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD PANEL 280 OF 730, MAP NO. 48453C0280J, DATED AUGUST 18, 2014.
 - ADJOINERS SHOWN HEREON ARE PER CURRENT TRAVIS COUNTY APPRAISAL DISTRICT AND OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

OWNER/DEVELOPER
 QT SOUTH LLC
 MICHAEL Z. WARD
 REAL ESTATE MANAGER
 2007 SAM BASS RD, STE 100
 ROUND ROCK, TEXAS 78681

AREA TABLE

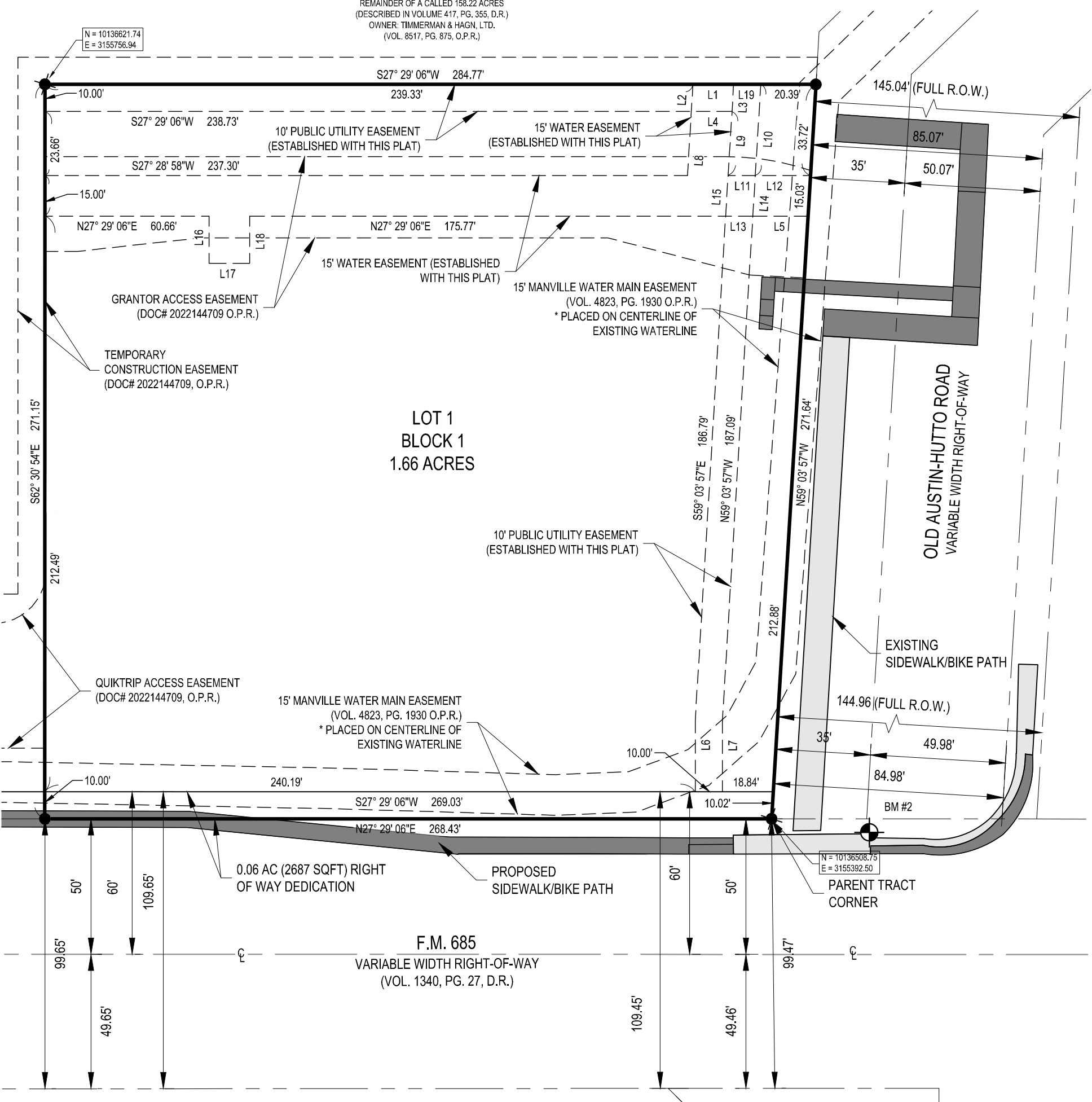
TOTAL PLAT AREA	1.721 ACRES (74,997 S.F.)
LOTS WITH LAND USE	LOT 1 - COMMERCIAL DEVELOPMENT
STREET LENGTH, WIDTH, AND ACREAGE	0.06 ACRE RIGHT OF WAY DEDICATION
TOTAL LOTS	1

LINE TABLE

LINE	BEARING	DISTANCE
L1	S27° 29' 06"W	15.03'
L2	S59° 03' 57"E	10.02'
L3	N59° 03' 57"W	10.02'
L4	S27° 29' 06"W	15.03'
L5	N27° 29' 06"E	20.39'
L6	S62° 30' 54"E	26.04'
L7	N62° 30' 54"W	25.74'
L8	S59° 03' 57"E	23.89'
L9	N59° 03' 57"W	23.70'
L10	S59° 03' 57"E	33.72'

LINE TABLE

LINE	BEARING	DISTANCE
L11	S27° 29' 06"W	10.02'
L12	S27° 29' 06"W	20.39'
L13	N27° 29' 06"E	10.02'
L14	S59° 03' 57"E	15.03'
L15	S59° 03' 57"E	15.03'
L16	N62° 30' 46"W	17.38'
L17	S27° 29' 06"W	15.00'
L18	N62° 31' 12"W	17.33'
L19	S27° 29' 06"W	10.02'



BENCHMARK TABLE

BM #1 (OFFSITE, NOT SHOWN WITHIN MAP) SET "X" CARVED ON TOP OF CURB INLET IN THE WEST RIGHT-OF-WAY LINE OF F.M. 685 BEARS N 03° 49' 08" E 215.29' FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT. GRID X: 3155371.39 GRID Y: 10136479.03 ELEV: 720.81	BM #2 SET "X" CARVED ON TOP OF HEADWALL IN THE EAST RIGHT-OF-WAY LINE OF F.M. 685 BEARS S 35° 23' 21" W 36.46' FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACT. GRID X: 3155530.48 GRID Y: 10136961.71 ELEV: 716.42
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PREPARED: November 15, 2022

APPROVED THIS _____ DAY OF _____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

ROBERT ROMIG, CHAIRMAN
 THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

JEREMY FRAZZELL, PLANNING AND DEVELOPMENT SERVICES DIRECTOR

ATTEST:

TRISTA EVANS, CITY SECRETARY

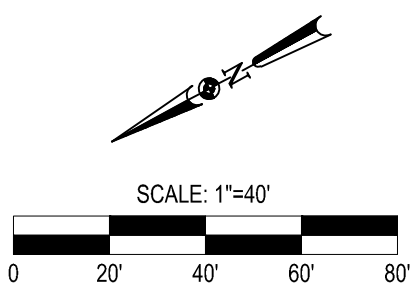
FINAL PLAT ESTABLISHING QT 4180 ADDITION

A 1.72 ACRE TRACT OF LAND, INCLUSIVE OF A 0.06 OF ONE ACRE RIGHT-OF-WAY DEDICATION, LOCATED IN THE SEFRIN EISELIN SURVEY, ABSTRACT NO. 265, IN TRAVIS COUNTY, TEXAS, AND BEING ALL A CALLED 1.72 ACRE TRACT OF LAND AS DESCRIBED AND CONVEYED OF RECORD IN DOCUMENT NO. 2022144708 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

MATKINHOOPER
 ENGINEERING & SURVEYING

P.O. BOX 54
 8 SPENCER ROAD SUITE 100
 BOJENE, TEXAS 78006
 OFFICE: 830.249.0669 FAX: 830.249.0999
 TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
 CONSTRUCTION MANAGERS CONSULTANTS



STATE OF TEXAS:
 KNOW ALL MEAN BY THESE PRESENTS:

COUNTY OF TRAVIS:
 THAT QT SOUTH LLC, BEING THE OWNER OF 1.721 ACRES OF LAND OUT OF THE SEFRIN EISLIN SURVEY, ABSTRACT NO. 265 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT #2022144708, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 1.72 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS QT 4180 ADDITION, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE _____ DAY OF _____, AD

OWNER/DEVELOPER
 QT SOUTH LLC
 MICHAEL Z. WARD
 REAL ESTATE MANAGER
 2007 SAM BASS ROAD, SUITE 100
 ROUND ROCK, TEXAS 78681

STATE OF TEXAS:
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW D. MILLER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WRITING, ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE _____ DAY OF _____, AD

NOTARY PUBLIC TRAVIS COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____ A.D.

REBECCA GUERRERO, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

DEPUTY
 FILED FOR RECORD AT _____ O'CLOCK _____ M., THIS THE _____ DAY OF _____, 20____ A.D.

REBECCA GUERRERO, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

DEPUTY