

Exhibit "A"  
(Property Description)

BEING an 8.531 acre tract of land, out of the George Keith Survey, Abstract 370, Williamson County, Texas and all of Lot 1, Block A of the QT 4178, Phase 2 Subdivision, a plat of record in Document No. 2021081312 of the Official Public Records of Williamson County, Texas.

**FIELD NOTES FOR AN 8.531 ACRE TRACT OF LAND**

An **8.531 acre** tract of land, out of the George Keith Survey, Abstract 370, Williamson County, Texas and all of Lot 1, Block A of the QT 4178, Phase 2 Subdivision, a plat of record in Document No. 2021081312 of the Official Public Records of Williamson County, Texas. Said **8.531 acre** tract being more particularly described by metes and bounds as follows:

**BEGINNING** at a found  $\frac{1}{2}$ " iron rod at the north end of a cutback at the intersection of the west right-of-way line of County Road 107 Spur, a variable width right-of-way, as described in Document No. 2006016192 of the Official Public Records of Williamson County, Texas, and north right-of-way line of Chandler Road, a variable width right-of-way, as described in said Document No. 2006016192, for the most easterly southeast corner of said Lot 1 and the tract described herein;

**THENCE: S 28° 51' 24" W**, with said cutback and a southeast line of said Lot 1, a distance of **25.53 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for the most easterly corner of a 2.942 acre Right-of-Way Reservation as dedicated on said Subdivision plat, for the southerly corner and a point of curvature of Lot 1 and the tract described herein;

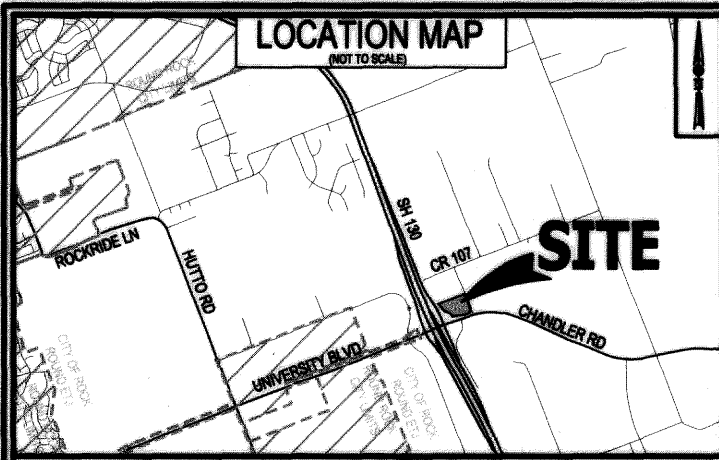
**THENCE:** Departing said cutback and with the common line between said Lot 1 and said 2.942 acre Right-of-Way Reservation, and with a non-tangent curve to the right having a radius of **1300.00 feet**, an arc length of **1083.37 feet**, a delta angle of **47° 44' 54"** and a chord bears, **N 73° 26' 10" W**, a distance of **1052.30 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" for the northeast corner of said 2.942 acre Right-of-Way Reservation, for the northwest corner and a point of non-tangency of said Lot 1 and the tract described herein;

**THENCE: N 69° 06' 20" E**, with the north line of said Lot 1, a distance of **879.51 feet** to a set  $\frac{1}{2}$ " iron rod with a red plastic cap stamped "Matkin Hoover Eng & Survey" in the west right-of-way line of County Road 107 Spur, for the northeast corner and a point of curvature of said Lot 1 and the tract described herein;

**THENCE:** With the west right-of-way line of County Road 107 Spur and the east line of said Lot 1, the following three (3) courses:

1. With a non-tangent curve to the right having a radius of **4960.00 feet**, an arc length of **110.68 feet**, a delta angle of **001° 16' 43"** and a chord bears, **S 21° 49' 25" E**, a distance of **110.68 feet** to a found  $\frac{1}{2}$ " iron rod with a plastic cap stamped "Inland 4933" for a point of tangency,
2. **S 21° 11' 33" E**, a distance of **249.38 feet** to a found  $\frac{1}{2}$ " iron rod with a plastic cap stamped "Inland 4933" for a corner, and
3. **S 14° 52' 07" E**, a distance of **264.92 feet** to the **POINT OF BEGINNING** and containing **8.531 acres** of land situated in Williamson County, Texas.

Note: The basis of bearing was established using the Trimble VRS Network, NAD (83), Texas State Plane Coordinate System, Central Zone, 4203, US Survey Foot, Grid.



# FINAL PLAT QT 4178 PHASE 2

## FINAL PLAT QT 4178 PHASE 2

A 11.473 ACRE TRACT OF LAND, OUT OF THE GEORGE KEITH SURVEY, ABSTRACT 370, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 11.473 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2021028302 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. ESTABLISHING LOT 1, BLOCK A (INCLUSIVE OF A 2.942 ACRE RIGHT-OF-WAY RESERVATION)

**MATKINHOOPER**  
ENGINEERING & SURVEYING

P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0995  
TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS / SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

SCALE: 1"=100'



**LEGEND**

○ SET 1/2" IRON ROD WITH A YELLOW "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP	— PROPOSED PROPERTY LINE
● FOUND 1/2" IRON ROD W/ ORANGE P.C. STAMPED INLAND 4933	— ADJACENT PROPERTY LINE
● FOUND 1/2" IRON ROD W/ YELLOW P.C. STAMPED RPLS 4333	- - - EASEMENT
● FOUND 5/8" IRON ROD	- - - BUILDING SETBACK
○ FOUND IRON ROD	— CENTER LINE
● FOUND 5/8" IRON ROD W/ ALUMINUM CAP STAMPED TXDOT	

D.P.R. WILLIAMSON COUNTY DEED & PLAT RECORDS	O.P.R. WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS
PG. PAGE	VOL. VOLUME
R.O.W. RIGHT-OF-WAY	CB COUNTY BLOCK
B.S.L. BUILDING SETBACK LINE	

**OWNERS:** QT SOUTH LLC  
MATTHEW D. MILLER, PRESIDENT  
4705 S. 129TH EAST AVE  
TULSA, OKLAHOMA 74134

**ACREAGE:** 8.531 AC

**PATENT SURVEY:** GEORGE KEITH SURVEY, ABSTRACT 370

**SUBMITTAL DATE:** NOVEMBER 17, 2020

**DATE OF PLANNING AND ZONING COMMISSION REVIEW:** DECEMBER 16, 2020

**ENGINEER:** JOSHUA J. VALENTA, P.E. TX REG. NO. 114592  
MATKINHOOPER ENGINEERING AND SURVEYING  
8 SPENCER LN, SUITE 100  
BOERNE, TEXAS 78006  
PHONE: 830-249-0600  
FIRM REG. NO. F-004512

**SURVEYOR:** KYLE L. PRESSLER, R.P.L.S. #6528  
MATKINHOOPER ENGINEERING AND SURVEYING  
8 SPENCER LN, SUITE 100  
BOERNE, TEXAS 78006  
PHONE: 830-249-0600  
TEXAS REG. NO. 6528

**BEARING BASIS:** TEXAS STATE PLANE COORDINATE SYSTEM,  
CENTRAL ZONE 4203 NAD 83

**NUMBER OF BLOCK:** 1

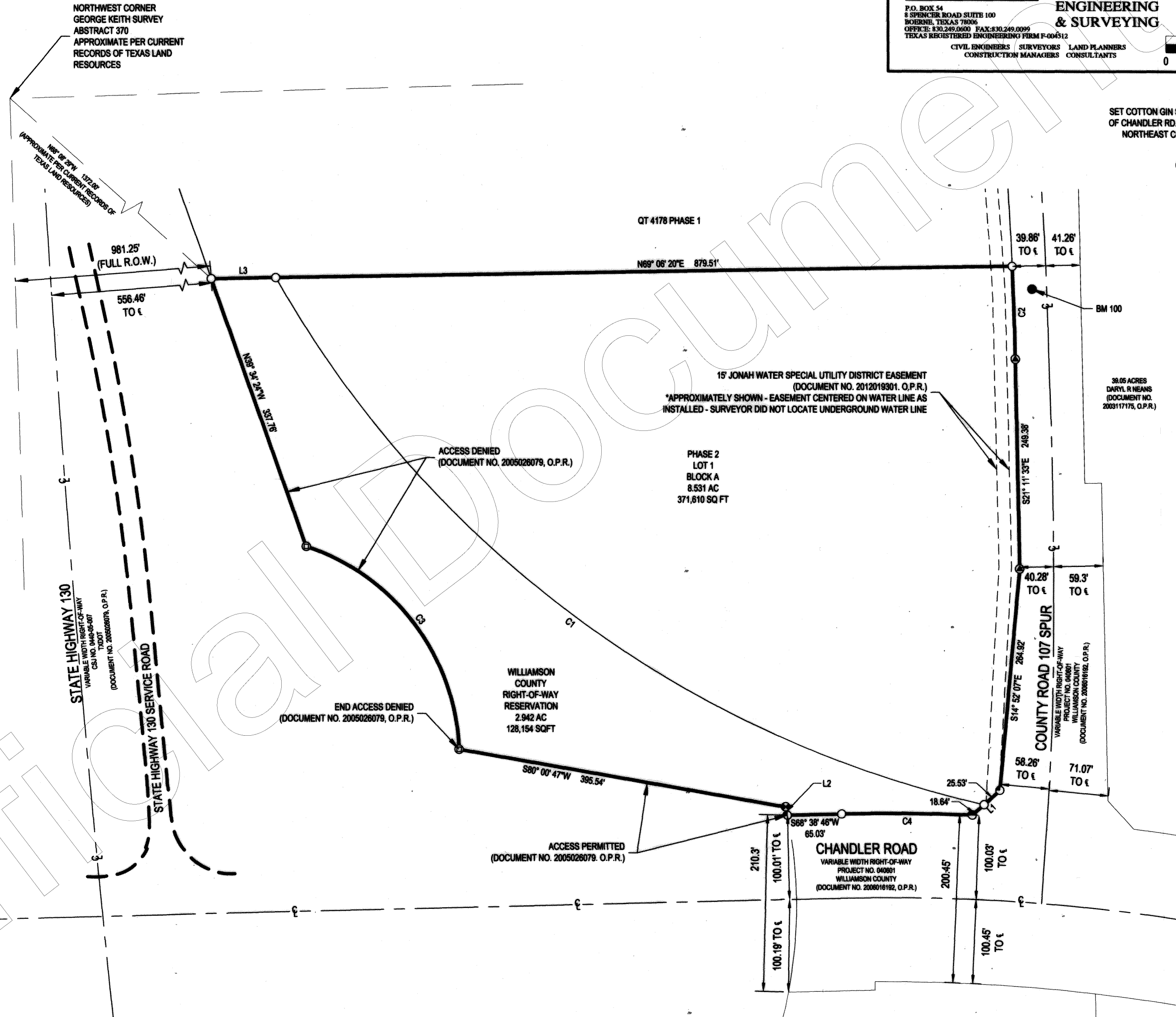
**NUMBER OF LOTS:** 1 (8.531 ACRES)

**LINEAR FEET OF NEW STREETS:** 0 FEET

**CONNECTIVITY INDEX:** N/A

**ACREAGE BY LOT TYPE:** 8.531 ACRES DEVELOPMENT

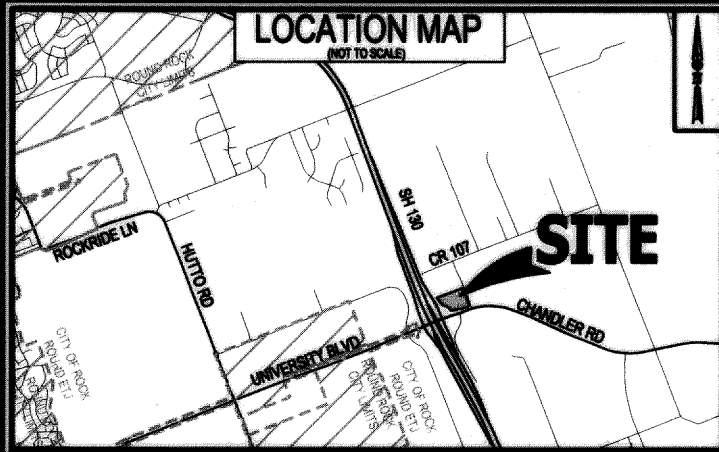
**NUMBER OF LOTS BY TYPE:** 1 LOT DEVELOPMENT



BM 100  
SET COTTON GIN SPINDLE IN ASPHALT ON THE WEST SIDE OF CHANDLER RD - BEARS S 60° 41' 47" E, 36.38' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.  
ELEV: 787.23'

GEOD 12A  
NAVD 88

CURVE TABLE					LINE TABLE			
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH	LINE	BEARING	DISTANCE
C1	1300.00'	1083.37'	47°44'54"	S73°28'10"E	1082.30'	L1	N28°51'28"E	44.17'
C2	4860.00'	110.88'	1°16'43"	S21°49'25"E	110.88'	L2	N81°51'41"W	10.13'
C3	265.00'	322.15'	68°39'07"	N57°03'41"W	302.89'	L3	N89°06'20"E	77.02'
C4	2400.00'	156.03'	3°43'30"	S70°22'14"W	156.03'			



GENERAL NOTES:

- 1. NO PORTION OF THIS TRACT IS ENCLOSED BY THE ULTIMATE 1% ANNUAL FLOODPLAIN.
2. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0505F EFFECTIVE DATE 12-20-2019, FOR WILLIAMSON COUNTY, TEXAS.
3. RIGHTS OF WAY OR EASEMENTS FOR WIDENING ROADWAYS ROW IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY.
4. THE CONSTRUCTION OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS.
5. ALL PUBLIC ROADWAYS, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.
6. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
7. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
8. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT (PP2011-002) APPROVED BY THE PLANNING AND ZONING COMMISSION ON DECEMBER 16, 2020.
9. A FIFTEEN-FOOT (15') PUE AND A TEN FOOT (10') SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY CONVEYED FOR ALL LOTS ABUTTING SH-130
10. WHERE RURAL MAIL BOXES ARE IN USE, SUCH BOXES SHALL BE SET THREE FEET FROM THE EDGE OF PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED
11. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH WATER SPECIAL UTILITY DISTRICT.
12. SEWER SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY OSSF.
13. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
14. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
15. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY OR THE CITY OF ROUND ROCK, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
16. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR
17. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
18. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
19. ADJOINING EXISTING RIGHT-OF-WAYS AND CENTERLINES ARE SHOWN GRAPHICALLY EXAGGERATED.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

TXDOT NOTES

- 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY 'ACCESS MANAGEMENT MANUAL'. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 ACCESS POINT(S) ALONG CHANDLER ROAD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 616 LINEAR FEET AND A MAXIMUM TOTAL OF 1 ACCESS POINT(S) ALONG STATE HIGHWAY 130 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 603 LINEAR FEET.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

SURVEY NOTES:

- 1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.
2. 1/2" IRON RODS WITH A RED PLASTIC CAP STAMPED 'MATKIN HOOVER ENG. & SURVEYING' SET AT ALL INTERIOR LOT CORNERS UNLESS OTHERWISE NOTED.
3. REFERENCED PROPERTY IS IN 'NO SCREEN', AREAS OF MINIMAL FLOOD HAZARD-ZONE X, AS INDICATED ON FEMA FLOOD PANEL 505 OF 750, MAP NO. 48491C0505F, DECEMBER 20, 2019
4. ADJOINERS SHOWN HEREON ARE PER CURRENT WILLIAMSON COUNTY APPRAISAL DISTRICT AND OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

DRAINAGE NOTES

- 1. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
2. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM.
3. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER

BENCHMARKS

BM #100
SET COTTON GIN SPINDLE IN ASPHALT ON THE WEST SIDE OF CHANDLER RD. BEARS S 60° 41' 47" W, 36.38' FROM THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
NORTHING: 10190451.5750
EASTING: 3159795.0820
ELEV: 787.23
GEOID 12A

FIELD NOTES FOR AN 11.473 ACRE TRACT OF LAND

AN 11.473 ACRE TRACT OF LAND, OUT OF THE GEORGE KEITH SURVEY, ABSTRACT 370, WILLIAMSON COUNTY, TEXAS AND A PORTION OF A CALLED 34.500 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2019028638 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 11.473 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A FOUND 1/2" IRON ROD AT THE NORTH END OF A CUTBACK AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 107 SPUR, A VARIABLE WIDTH RIGHT-OF-WAY, AS DESCRIBED IN DOCUMENT NO. 2006016192 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND NORTH RIGHT-OF-WAY LINE OF CHANDLER ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, AS DESCRIBED IN SAID DOCUMENT NO. 2006016192, FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID 34.500 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: WITH THE NORTH RIGHT-OF-WAY LINE OF CHANDLER ROAD, AND THE SOUTH LINE OF SAID 34.500 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:
1. S 28° 51' 24" W, A DISTANCE OF 44.17 FEET TO A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED '4333' FOR THE SOUTH END OF SAID CUTBACK, THE MOST SOUTHERLY SOUTHEAST CORNER AND A POINT OF CURVATURE OF SAID 34.500 ACRE TRACT AND THE TRACT DESCRIBED HEREIN,
2. WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2400.00 FEET, AN ARC LENGTH OF 156.03 FEET, A DELTA ANGLE OF 00° 43' 30" AND A CHORD BEARS, S 70° 22' 14" W, A DISTANCE OF 156.00 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED 'MATKIN HOOVER ENG & SURVEY' FOR A POINT OF TANGENCY, AND
3. S 68° 38' 46" W, A DISTANCE OF 65.03 FEET TO A FOUND 1/2" IRON ROD FOR A NORTHWEST CORNER OF SAID CHANDLER ROAD, IN THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 130, A VARIABLE WIDTH RIGHT-OF-WAY, AS DESCRIBED IN DOCUMENT NO. 2005028079 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR A SOUTHERLY EXTERIOR CORNER OF SAID 34.500 ACRE TRACT AND THE TRACT DESCRIBED HEREIN;

THENCE: WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 AND THE SOUTHERLY AND WESTERLY LINES OF SAID 34.500 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES:
1. N 31° 51' 41" W, A DISTANCE OF 10.13 FEET TO A FOUND 5/8" IRON ROD WITH AN ALUMINUM CAP FOR A CORNER,
2. S 80° 00' 47" W, A DISTANCE OF 385.54 FEET TO A FOUND 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED 'TXDOT' FOR THE SOUTHWEST CORNER AND A POINT OF CURVATURE OF SAID 34.500 ACRE TRACT AND THE TRACT DESCRIBED HEREIN,
3. WITH A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 285.00 FEET, AN ARC LENGTH OF 322.15 FEET, A DELTA ANGLE OF 06° 39' 07" AND A CHORD BEARS, N 57° 03' 41" W, A DISTANCE OF 302.88 FEET TO A FOUND 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED 'TXDOT' FOR A POINT OF NON-TANGENCY, AND
4. N 39° 34' 24" W, A DISTANCE OF 337.76 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED 'MATKIN HOOVER ENG & SURVEY' FOR THE NORTHWEST CORNER OF THE TRACT DESCRIBED HEREIN;

THENCE: N 69° 00' 20" E, DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 130 AND INTO AND ACROSS SAID 34.500 ACRE TRACT, A DISTANCE OF 956.53 FEET TO A SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED 'MATKIN HOOVER ENG & SURVEY' IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 107 SPUR, THE EAST LINE OF SAID 34.500 ACRE TRACT, FOR THE NORTHEAST CORNER AND A POINT OF CURVATURE OF THE TRACT DESCRIBED HEREIN;

THENCE: WITH THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 107 SPUR AND THE EAST LINE OF SAID 34.500 ACRE TRACT, THE FOLLOWING THREE (3) COURSES:
1. WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 4880.00 FEET, AN ARC LENGTH OF 110.68 FEET, A DELTA ANGLE OF 00° 16' 43" AND A CHORD BEARS, S 21° 49' 25" E, A DISTANCE OF 110.68 FEET TO A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED 'INLAND 4933' FOR A POINT OF TANGENCY,
2. S 21° 11' 33" E, A DISTANCE OF 249.38 FEET TO A FOUND 1/2" IRON ROD WITH A PLASTIC CAP STAMPED 'INLAND 4933' FOR A CORNER, AND
3. S 14° 52' 07" E, A DISTANCE OF 264.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 11.473 ACRES OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS.

TRACKING NO.: FP2011-007 PREPARED: March 17, 2021

BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

Roger Anderson
TERRON EVERTSON
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR
DATE 4/12/2021

APPROVED THIS 17 DAY OF December, 2021 BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

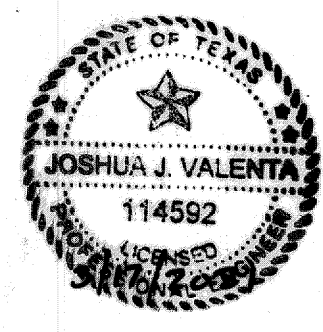
THE PROPERTY COVERED BY THIS PLAT IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF ROUND ROCK.
Jennifer Henderson, Chair
CITY OF ROUND ROCK PLANNING & ZONING COMMISSION

FINAL PLAT
QT 4178 PHASE 2
A 11.473 ACRE TRACT OF LAND, OUT OF THE GEORGE KEITH SURVEY, ABSTRACT 370, WILLIAMSON COUNTY, TEXAS AND BEING ALL OF A CALLED 11.473 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2021028302 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. ESTABLISHING LOT 1, BLOCK A (INCLUSIVE OF A 2.942 ACRE RIGHT-OF-WAY RESERVATION)
MATKIN HOOVER ENGINEERING & SURVEYING

STATE OF TEXAS
COUNTY OF WILLIAMSON
THAT QT SOUTH LLC, A TEXAS LIMITED LIABILITY COMPANY, AS THE OWNER OF THAT CERTAIN 11.473 AC TRACT OF LAND RECORDED IN DOCUMENT NO. 2021028302, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION SHOWN HEREON TO BE KNOWN AS FINAL PLAT QT 4178 PHASE 2.
QT SOUTH LLC
Matthew D. Miller
Notary Public, State of Texas
Comm. Expires 05-14-2023
Notary ID 132011838
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 10 DAY OF March, 2021 BY MATTHEW D. MILLER, AS PRESIDENT OF QT SOUTH LLC, A TEXAS LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY.
NOTARY PUBLIC, STATE OF TEXAS
Erin Raczkowski
MY COMMISSION EXPIRES: 5/14/2025

WILLIAMSON COUNTY ON-SITE SEWAGE FACILITIES (OSSF):
BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE SURVEY AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY AND WILLIAMSON COUNTY ON-SITE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY ENGINEER'S OFFICE AND WILLIAMSON COUNTY DISCLAIM ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.
Rogee Hickman
For
TERRON EVERTSON, PE, DR, CRM
WILLIAMSON COUNTY ENGINEER
DATE: 4/12/2021

CERTIFICATE OF APPROVAL:
THE STATE OF TEXAS
COUNTY OF WILLIAMSON
THAT I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF March, A.D. 2021 AT 1:15 O'CLOCK PM AND DULY RECORDED ON THE 13th DAY OF March, A.D. 2021 AT 1:30 O'CLOCK PM IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. 2021081312
WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.
NANCY RISTER, CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS
Brenda McHenry
DEPUTY



STATE OF TEXAS
COUNTY OF WILLIAMSON

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 THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III - ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

Kyle L. Pressler
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKIN HOOVER ENGINEERING & SURVEYING
STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT I, JOSHUA J. VALENTA, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH CHAPTER 4 - SUBDIVISION DESIGN AND CONSTRUCTION, PART III ZONING AND DEVELOPMENT CODE, CODE OF ORDINANCES, CITY OF ROUND ROCK, 2018 EDITION AS AMENDED, AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF ROUND ROCK, TEXAS.

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