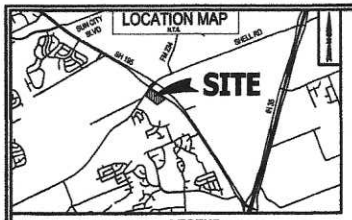
Doc# 2023050296

FINAL PLAT OF QUIKTRIP 4183

A 7.970 ACRE TRACT OF LAND, OUT OF THE WILLIAM ROBERTS SURVEY, ABSTRACT 524, IN THE CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS, BEING ALL OF A 4.658 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2020094037, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, PART OF THE REMAINDER OF LOT 3 OF RIVER ROAD SUBDIVISION, RECORDED AS DOCUMENT NO. 2001078995, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND PART OF THE REMAINING PORTION OF A 5.00 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2003101243, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS



LEGEND

- FOUND 5/8" IRON ROD
- FOUND 1/2" IRON ROD
- FOUND TXDOT TYPE II MONUMENT
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP
- SET 1/2" IRON ROD WITH A YELLOW "JM MATKIN EASEMENT" PLASTIC CAP
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BUILDING SETBACK
- CENTER LINE
- BENCHMARK
- PRIVATE DRAINAGE EASEMENT (TO BE DEDICATED BY THIS PLAT)
- 15' PUBLIC DRAINAGE EASEMENT (TO BE DEDICATED BY THIS PLAT)
- 15' PUBLIC UTILITY EASEMENT (TO BE DEDICATED BY THIS PLAT)
- SANITARY SEWER EASEMENT (TO BE DEDICATED BY THIS PLAT)
- wtr — EXISTING WATER LINE
- ohe — EXISTING OVERHEAD ELECTRIC LINE
- ohetc — EXISTING OVERHEAD ELECTRIC, TELEPHONE, AND CABLE LINE

D.R.	WILLIAMSON COUNTY DEED RECORDS	VOL.	VOLUME
PG.	PAGE	DOC.	DOCUMENT
R.O.W.	RIGHT-OF-WAY	D.P.R.	WILLIAMSON COUNTY DEED & PLAT RECORDS
O.P.R.	WILLIAMSON COUNTY OFFICIAL PUBLIC RECORDS	P.R.	WILLIAMSON COUNTY PLAT RECORDS
NO.	NUMBER		

OWNERS:	QT SOUTH, LLC MICHAEL Z. WARD, REAL ESTATE MANAGER 2007 SAM BASS ROAD, SUITE 100 ROUND ROCK, TEXAS 78681 MARION SHIPMAN 12905 FM 620 N AUSTIN, TEXAS 78750
ACREAGE:	7.970 ACRES
PATENT SURVEY:	W. ROBERTS SURVEY, ABSTRACT NO. 524
SUBMITTAL DATE:	January 10, 2023
AGENT:	DAVID MEYER JR. QT SOUTH LLC 2007 SAM BASS ROAD, SUITE 100 ROUND ROCK, TEXAS 78681
ENGINEER:	JOSHUA J. VALENTA, P.E. TX REG. NO. 114592 MATKINHOOVER ENGINEERING AND SURVEYING 8 SPENCER LN , SUITE 100 BOERNE, TEXAS 78006 PHONE: 830-249-0600 FIRM REG. NO. F-004512
SURVEYOR:	KYLE L. PRESSLER #6528 MATKINHOOVER ENGINEERING AND SURVEYING 8 SPENCER LN, SUITE 100 BOERNE, TEXAS 78006 PHONE: 830-249-0600 TEXAS REG. NO. 6550
BEARING BASIS:	TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203 NAD 83
NUMBER OF BLOCKS:	1
NUMBER OF LOTS:	2 (7.913 ACRES)

BENCHMARK TABLE

BM #100
SET MAG NAIL WITH WASHER IN A CONCRETE DRAINAGE STRUCTURE ON NORTHWEST SIDE OF SHELL ROAD AS SHOWN HEREON
ELEV: 773.27'

BM #200
SET COTTON SPINDLE IN ASPHALT ON SOUTHWEST SIDE OF EASTBOUND HWY 195 FRONTAGE ROAD
ELEV: 771.81'

STREET TABLE						
STREET NAME	CLASSIFICATION TYPE	RIGHT-OF-WAY DIMENSION	PAVEMENT DIMENSION	CURB TYPE	PEDESTRIAN CLEAR ZONE	DESIGN SPEED
STATE HIGHWAY 195	FREEWAY	135 FOOT	90 FEET	VERTICAL	6 FEET	55 MPH
SHELL ROAD	MINOR ARTERIAL	111 FOOT	66 FEET	VERTICAL	6 FEET	40 MPH

AREA TABLE		
TOTAL PLAT AREA	7.970 ACRES	347,173 S.F.
STREET R.O.W. DEDICATION	0.057 ACRES	2,498 S.F.
TOTAL BLOCKS	1	
TOTAL LOTS	2	

TREE TABLE		
TREE NUMBER	DBH (IN)	SPECIES
15006	42	LIVE OAK
15009	43	LIVE OAK

MAXIMUM ALLOWABLE IMPERVIOUS COVER CALCULATIONS

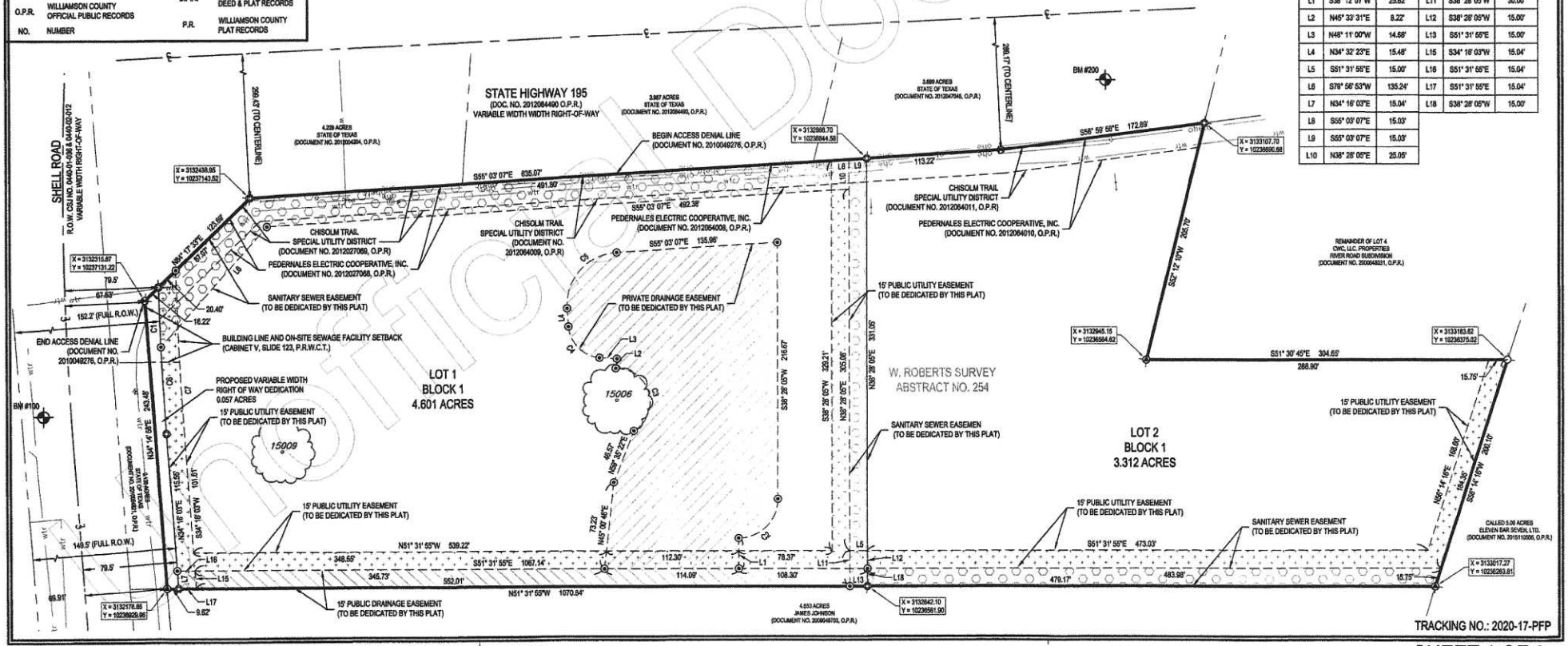
LOT 1, BLOCK 1 (ZONED C-3)
(%=[0.70 × 5 ACRES] + [0.55 × (TOTAL ACREAGE - 5 ACRES)] / TOTAL ACREAGE × 100)
TOTAL ACRES = 4.658
4.658 ACRES @ 70% = 3.221 ACRES (140,307 SQFT)
0.000 ACRES @ 55% = 0.0 ACRES (0 SQFT)
TOTAL IMPERVIOUS COVER ALLOWED: 3.221 ACRES (140,307 SQFT)

LOT 2, BLOCK 1 (ZONED AG)
(%=[0.20× (TOTAL ACREAGE)] × 100)
TOTAL ACRES = 3.312
3.312 ACRES @ 20% = 0.662 ACRES (28,837 SQFT)
TOTAL IMPERVIOUS COVER ALLOWED: 0.662 ACRES (28,837 SQFT)

NOTE: ALL CALCULATIONS SHOWN ABOVE ARE BASED ON CURRENT CITY OF GEORGETOWN UNIFIED DEVELOPMENT CODE, DATED FEBRUARY 10TH, 2022. ABOVE CALCULATIONS ARE SUBJECT TO CHANGE BASED ON FUTURE REZONING REQUESTS AND CITY OF GEORGETOWN UNIFIED DEVELOPMENT CODE REVISIONS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	2785.29'	50.63'	1°02'29"	S36° 17' 55"W	50.63'
C2	33.00'	51.74'	89°50'18"	S83° 23' 14"W	46.60'
C3	28.31'	74.40'	150°32'57"	N22° 29' 55"E	54.77'
C4	29.02'	40.14'	79°15'58"	N05° 53' 00"W	37.02'
C5	44.50'	69.90'	90°00'00"	N79° 56' 53"E	62.93'
C6	2785.29'	73.42'	1°30'37"	S35° 01' 22"W	73.42'
C7	2770.29'	137.17'	2°50'13"	S35° 41' 10"W	137.16'

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S38° 12' 07"W	25.62'	L11	S38° 28' 05"W	30.00'
L2	N45° 33' 31"E	8.22'	L12	S38° 28' 05"W	15.00'
L3	N48° 11' 00"W	14.68'	L13	S51° 31' 55"E	15.00'
L4	N34° 32' 23"E	15.48'	L15	S34° 16' 03"W	15.04'
L5	S51° 31' 55"E	15.00'	L16	S51° 31' 55"E	15.04'
L6	S79° 56' 53"W	135.24'	L17	S51° 31' 55"E	15.04'
L7	N34° 16' 03"E	15.04'	L18	S38° 28' 05"W	15.00'
L8	S55° 03' 07"E	15.03'			
L9	S55° 03' 07"E	15.03'			
L10	N38° 28' 05"E	25.05'			



TRACKING NO.: 2020-17-PFP

SHEET 1 OF 3

Unofficial Document