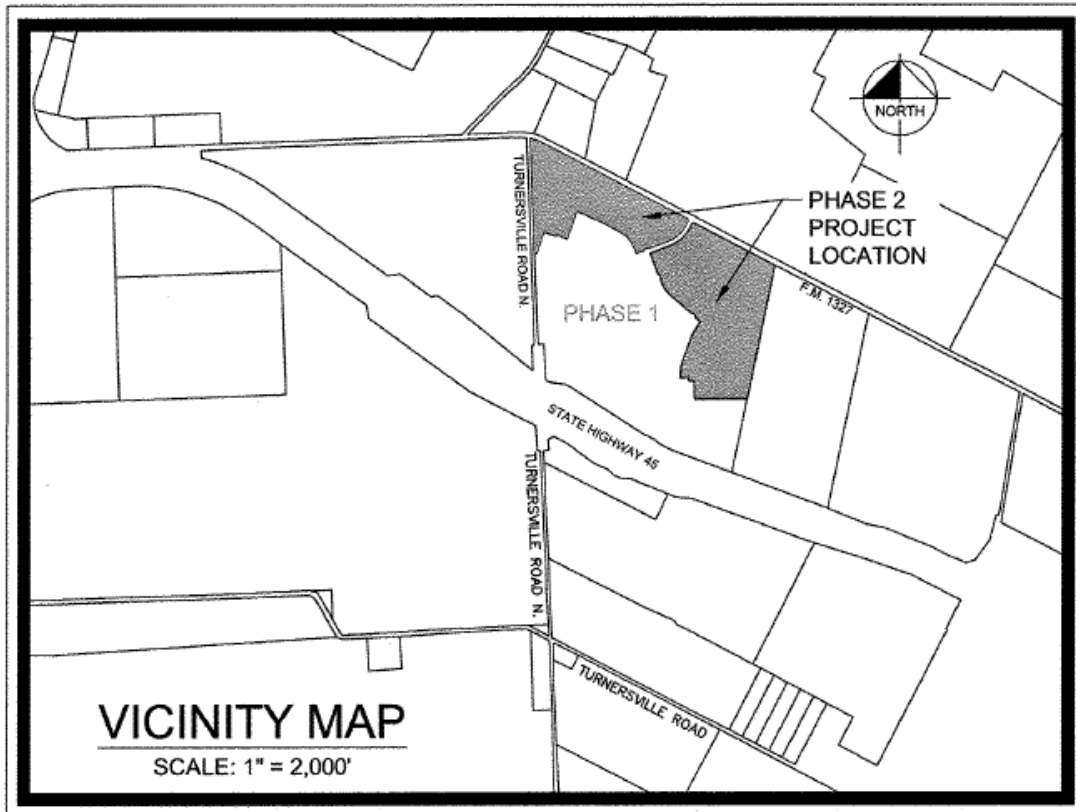


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0091.2A**LUC DATE:** 4/6/2021**SUBDIVISION NAME:** Turners Crossing North Phase 2**AREA:** 100.665 acres**LOT(S):** 304**OWNER/APPLICANT:** Meritage Homes of Texas, LLC (Matthew Scrivener)**AGENT:** Kimley-Horn and Associates, Inc. (Jacob Kondo)**ADDRESS OF SUBDIVISION:** Approx. FM 1327 at N Turnersville Road**GRIDS:** G-8**COUNTY:** Travis**WATERSHED:** Rinard Creek**JURISDICTION:** 2-Mile
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single Family, Commercial, Drainage, Landscape, Park**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on all internal streets.**DEPARTMENT COMMENTS:** The request is for approval of Turners Crossing North Phase Two Subdivision consisting of 304 lots on 100.665 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** The staff recommends approval of this final plat.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sarah Sumner**PHONE:** 512-854-7687Email address: sarah.sumner@traviscountytx.gov

Turner's Crossing North Phase 2 Location Map



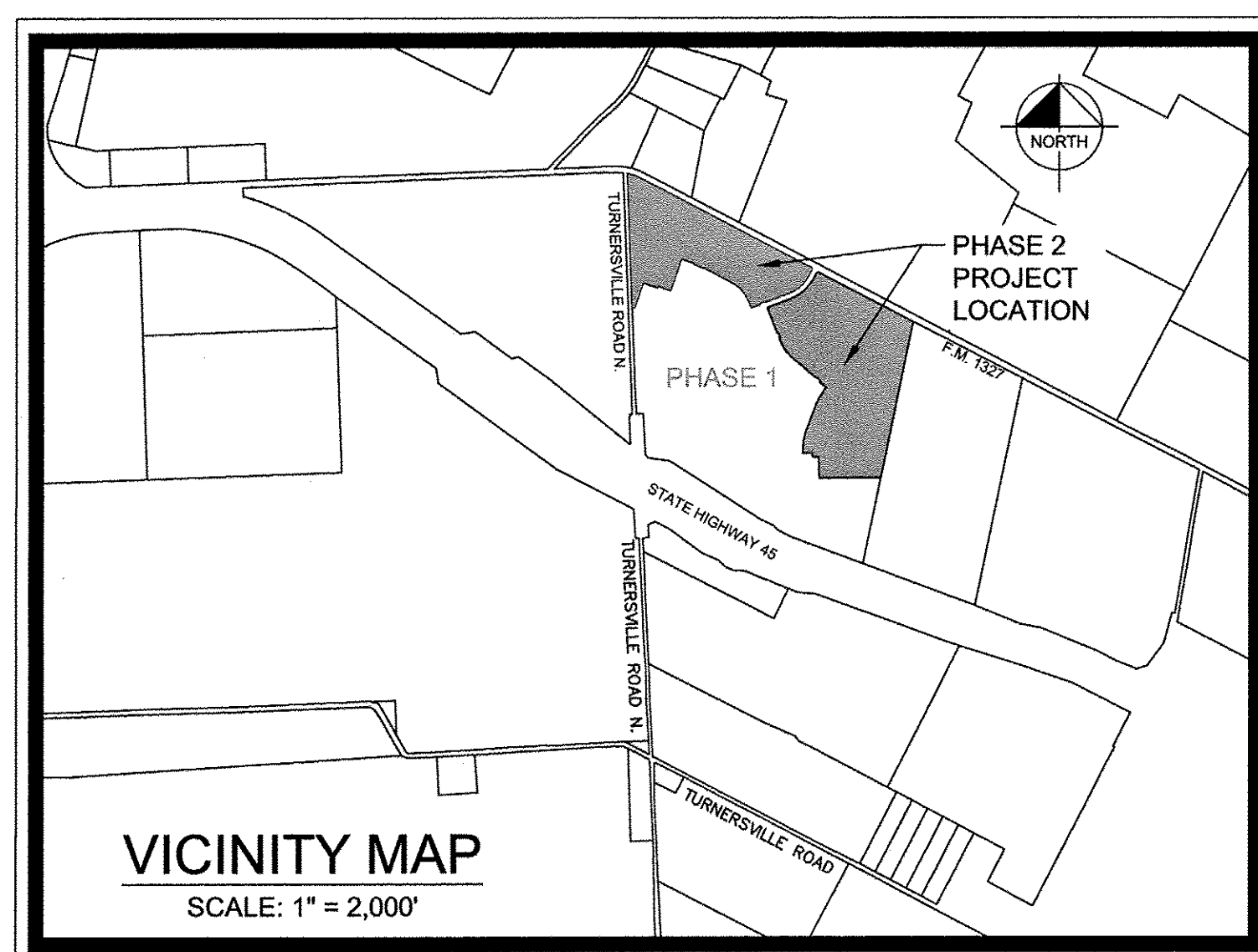
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE STE. 350
AUSTIN, TEXAS 78759
TEL: (512) 610-6409

TAYLOR MORRISON OF TEXAS, INC.
11200 LAKELINE BOULEVARD, STE 150A
AUSTIN, TEXAS 78717
TEL: (512) 549-6838

TRENDMAKER HOMES, INC.
13640 BRIARWICK DRIVE, STE 170
AUSTIN, TEXAS 78729
TEL: (281) 675-3335

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPELS FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JACOB KONDO, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 572-6674
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: ZACHARY KEITH PETRUS, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769

FINAL PLAT TURNER'S CROSSING NORTH - PHASE 2

BEING 100.665 ACRES

OUT OF A CALLED 245.832 ACRE TRACT 1 CONVEYED TO
MERITAGE HOMES OF TEXAS, LLC, TAYLOR MORRISON OF
TEXAS, INC., AND TRENDMAKER HOMES, INC.
IN DOCUMENT NO. 2019099240, OFFICIAL PUBLIC RECORDS
ELIJAH CAPLES SURVEY NO. 7, ABSTRACT NO. 155
TRAVIS COUNTY, TEXAS

BENCHMARK LIST

BM #101 "X" SET AT THE SOUTHWEST
CORNER OF A CURB INLET AT THE
INTERSECTION OF THE SOUTH R.O.W. OF S.H.
45 AND THE EAST R.O.W. OF NORTH
TURNERSVILLE ROAD.
ELEV. = 748.46' (NAVD'88)

Kimley»Horn

10814 Jollyville Road, Campus IV,
Suite 200, Austin, Texas 78759

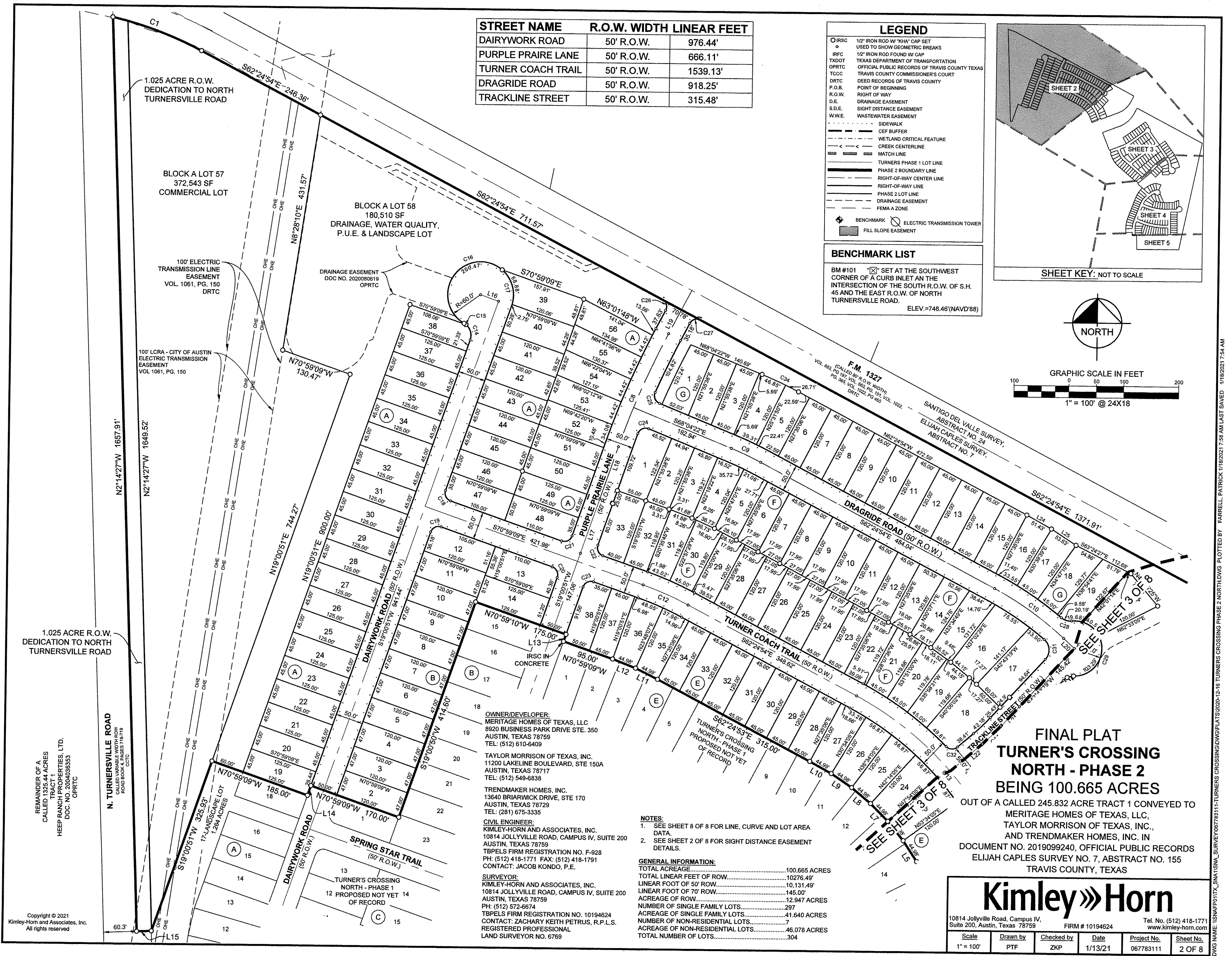
FIRM # 10194624

Tel. No. (512) 418-1771
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	PTF	ZKP	1/18/21	067783111	1 OF 8

GRAPHIC SCALE IN FEET

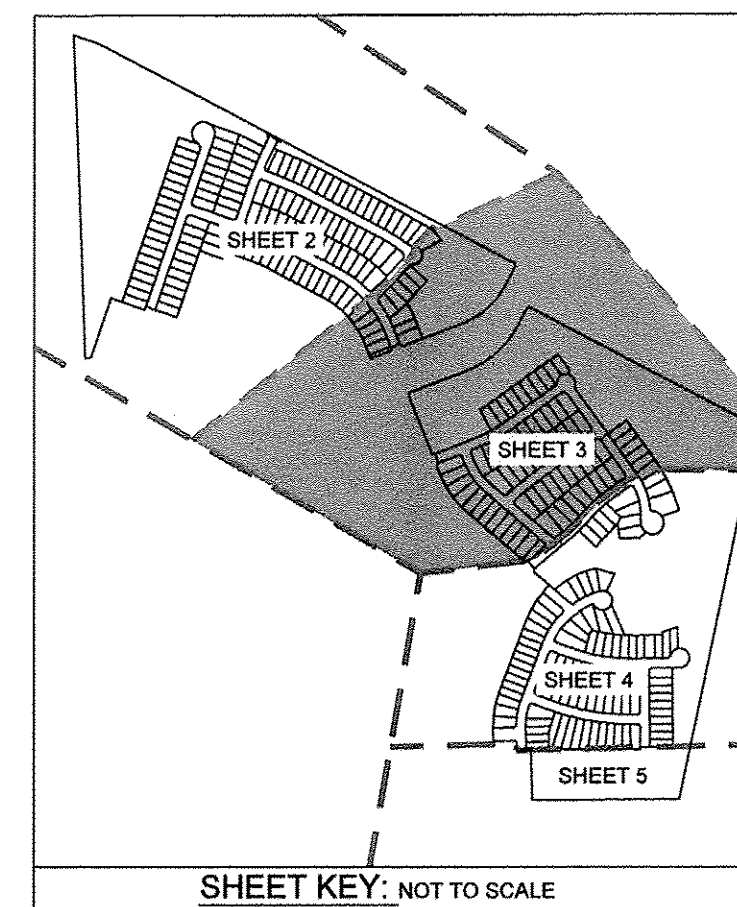
1" = 100' @ 24X18



GRAPHIC SCALE IN FEET

100 0 50 100 200

1" = 100' @ 24X18



SHEET KEY: NOT TO SCALE

F.M. 1327
(CALLED 80° R.O.W. WIDTH
PG 197, VOL 663, PG. 197
PG. 365, VOL. 1022, P.
TCDB

F.M. 1327
(CALLED 80° R.O.W. WIDTH
VOL. 663, PG. 197, VOL. 663, PG. 197
PG. 365, VOL. 1022, PG. 197
TCDB

SANTIGO DEL VALLE SURVEY,
ABSTRACT NO. 24
ELIJAH CAPLES SURVEY,
ABSTRACT NO. 7

BM #101 "X" SET AT THE SOUTHWEST
CORNER OF A CURB INLET AT THE
INTERSECTION OF THE SOUTH R.O.W. OF S.H.
45 AND THE EAST R.O.W. OF NORTH
TURNERSVILLE ROAD.
ELEV.=748.46'(NAVD'88)

OUT OF A CALLED 245.832 ACRE TRACT 1 CONVEYED TO
MERITAGE HOMES OF TEXAS, LLC,
TAYLOR MORRISON OF TEXAS, INC.,
AND TRENDMAKER HOMES, INC. IN
DOCUMENT NO. 2019099240, OFFICIAL PUBLIC RECORDS
ELIJAH CAPLES SURVEY NO. 7, ABSTRACT NO. 155
TRAVIS COUNTY, TEXAS

10814 Jollyville Road, Campus IV,
Suite 200, Austin, Texas 78759

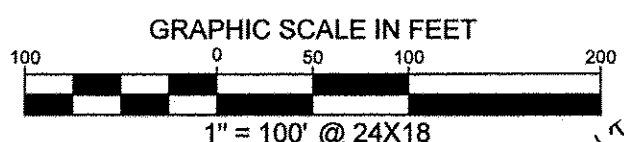
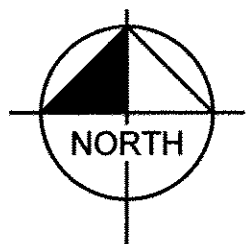
FIRM # 10194624

Tel. No. (512) 418-1771
www.kimley-horn.com

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
1" = 100'	PTF	ZKP	1/13/21	067783111	3 OF 8

C8.I-2018-0091 2A

STREET NAME	R.O.W. WIDTH	LINEAR FEET
BRAVE TENDERFOOT TRAIL	50' R.O.W.	675.55'
TURNER COACH TRAIL	50' R.O.W.	1539.13'
AUTUMN BIRD TRACE	50' R.O.W.	991.17'
TWIN GLADES PASS	50' R.O.W.	629.47'
GAP CHALK TRAIL	50' R.O.W.	435.00'
DAIRYWORK ROAD	70' R.O.W.	145.00'



SEE SHEET 3 OF 8

- NOTES:**
- SEE SHEET 8 OF 8 FOR LINE, CURVE AND LOT AREA DATA.
 - SEE SHEET 2 OF 8 FOR SIGHT DISTANCE EASEMENT DETAILS.

GENERAL INFORMATION:	
TOTAL ACREAGE.....	100.665 ACRES
TOTAL LINEAR FEET OF ROW.....	10276.49'
LINEAR FOOT OF 50' ROW.....	10,131.49'
LINEAR FOOT OF 70' ROW.....	145.00'
ACREAGE OF ROW.....	12.947 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	297
ACREAGE OF SINGLE FAMILY LOTS.....	41.640 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	7
ACREAGE OF NON-RESIDENTIAL LOTS.....	46.078 ACRES
TOTAL NUMBER OF LOTS.....	304

LEGEND	
IRSC	1/2" IRON ROD W/ "KHA" CAP SET USED TO SHOW GEOMETRIC BREAKS
IRFC	1/2" IRON ROD FOUND W/ CAP
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
TCOC	TRAVIS COUNTY COMMISSIONER'S COURT
DRTO	DEED RECORDS OF TRAVIS COUNTY
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.W.E.	WASTEWATER EASEMENT
---	SIDEWALK
---	CEFB BUFFER
---	WETLAND CRITICAL FEATURE
---	CREEK CENTERLINE
---	MATCH LINE
---	TURNERS PHASE 1 LOT LINE
---	PHASE 2 BOUNDARY LINE
---	RIGHT-OF-WAY CENTER LINE
---	RIGHT-OF-WAY LINE
---	PHASE 2 LOT LINE
---	DRAINAGE EASEMENT
---	FEMA A ZONE
+	BENCHMARK
+	ELECTRIC TRANSMISSION TOWER
+	FILL SLOPE EASEMENT

BENCHMARK LIST

BM #101 "X" SET AT THE SOUTHWEST CORNER OF A CURB INLET AT THE INTERSECTION OF THE SOUTH R.O.W. OF S.H. 45 AND THE EAST R.O.W. OF NORTH TURNERSVILLE ROAD. ELEV.=748.46'(NAVD'88)

OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE STE. 350
AUSTIN, TEXAS 78759
TEL: (512) 610-6409

TAYLOR MORRISON OF TEXAS, INC.
11200 LAKE LINE BOULEVARD, STE 150A
AUSTIN, TEXAS 78717
TEL: (512) 549-6838

TRENDMAKER HOMES, INC.
13640 BRIARWICK DRIVE, STE 170
AUSTIN, TEXAS 78729
TEL: (281) 675-3335

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPELS FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JACOB KONDO, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 572-6674
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: ZACHARY KEITH PETRUS, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769

FINAL PLAT TURNER'S CROSSING NORTH - PHASE 2 BEING 100.665 ACRES

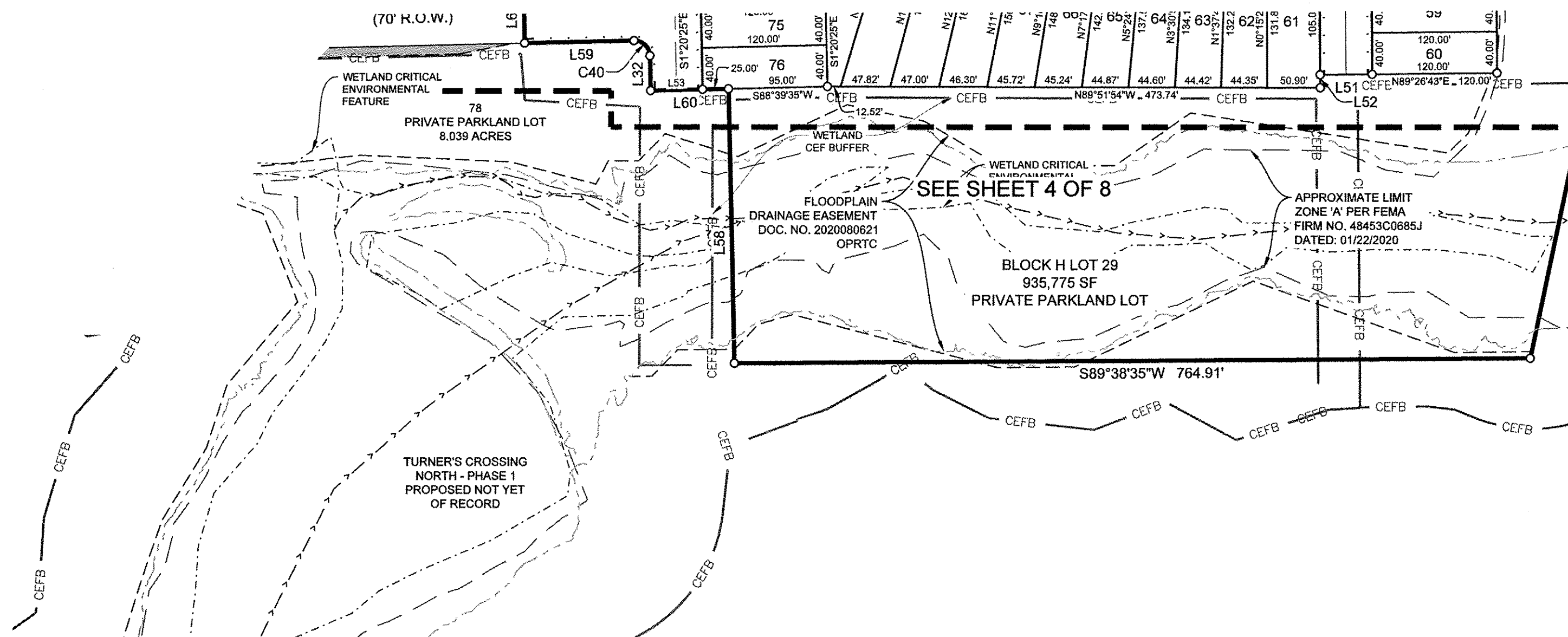
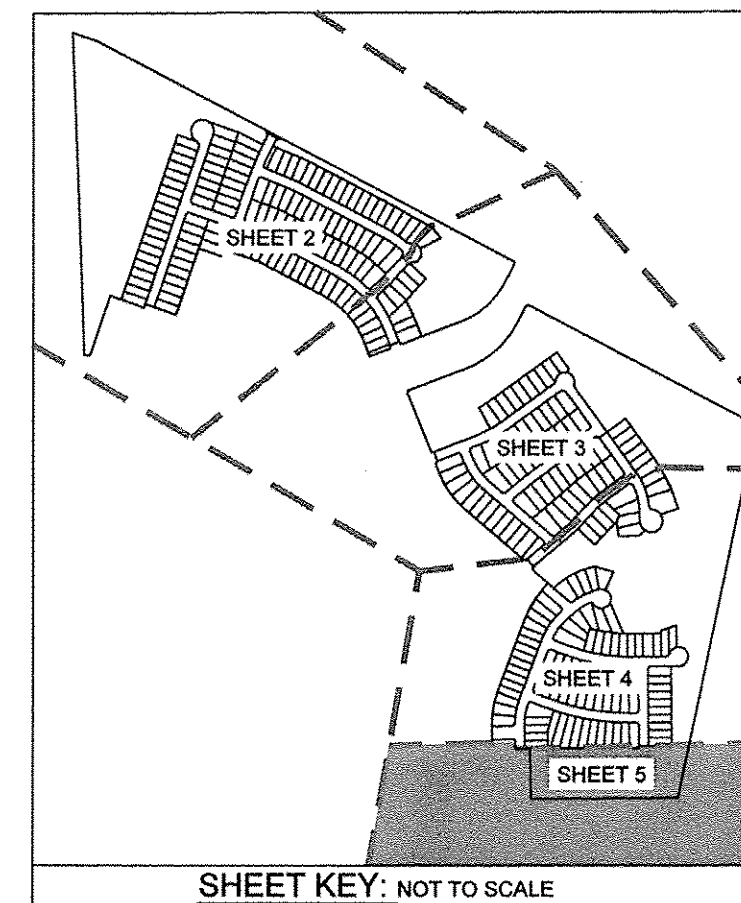
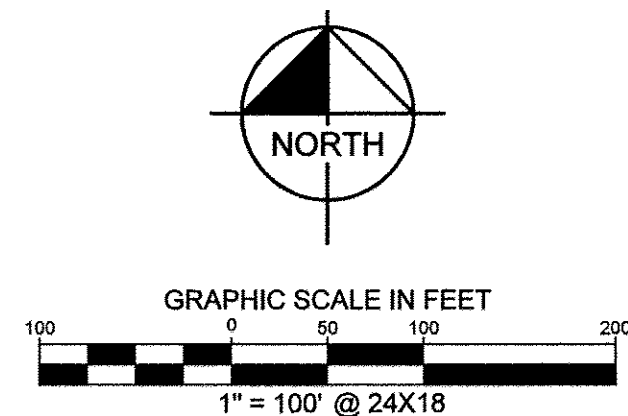
OUT OF A CALLED 245.832 ACRE TRACT 1 CONVEYED TO
MERITAGE HOMES OF TEXAS, LLC,
TAYLOR MORRISON OF TEXAS, INC.,
AND TRENDMAKER HOMES, INC. IN
DOCUMENT NO. 2019099240, OFFICIAL PUBLIC RECORDS
ELIJAH CAPLES SURVEY NO. 7, ABSTRACT NO. 155
TRAVIS COUNTY, TEXAS

Kimley»Horn

10814 Jollyville Road, Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 418-1771 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	ZKP	1/13/21	067783111	4 OF 8

C8J-2018-0091.2A

**NOTES:**

1. SEE SHEET 8 OF 8 FOR LINE, CURVE AND LOT AREA DATA.
2. SEE SHEET 2 OF 8 FOR SIGHT DISTANCE EASEMENT DETAILS.

GENERAL INFORMATION:

TOTAL ACRES	100.665 ACRES
TOTAL LINEAR FEET OF ROW	10276.49'
LINEAR FOOT OF 50' ROW	10,131.49'
LINEAR FOOT OF 70' ROW	145.00'
ACREAGE OF ROW	12.947 ACRES
NUMBER OF SINGLE FAMILY LOTS	297
ACREAGE OF SINGLE FAMILY LOTS	41.640 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	7
ACREAGE OF NON-RESIDENTIAL LOTS	46.078 ACRES
TOTAL NUMBER OF LOTS	304

LEGEND	
○ IRSC	1/2" IRON ROD W/ "KHA" CAP SET USED TO SHOW GEOMETRIC BREAKS
○ IRFC	1/2" IRON ROD FOUND W/ CAP
TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
TCCO	TRAVIS COUNTY COMMISSIONER'S COURT
DRTC	DEED RECORDS OF TRAVIS COUNTY
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
S.D.E.	SIGHT DISTANCE EASEMENT
W.W.E.	WASTEWATER EASEMENT
---	SIDEWALK
---	CEF BUFFER
---	WETLAND CRITICAL FEATURE
---	CREEK CENTERLINE
---	MATCH LINE
---	TURNERS PHASE 1 LOT LINE
---	PHASE 2 BOUNDARY LINE
---	RIGHT-OF-WAY CENTER LINE
---	RIGHT-OF-WAY LINE
---	PHASE 2 LOT LINE
---	DRAINAGE EASEMENT
---	FEMA A ZONE
+	BENCHMARK
⊗	ELECTRIC TRANSMISSION TOWER
■	FILL SLOPE EASEMENT

BENCHMARK LIST

BM #101 ☒ SET AT THE SOUTHWEST CORNER OF A CURB INLET AN THE INTERSECTION OF THE SOUTH R.O.W. OF S.H. 45 AND THE EAST R.O.W. OF NORTH TURNERSVILLE ROAD.
ELEV.=748.46'(NAVD'88)

OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE STE. 350
AUSTIN, TEXAS 78759
TEL: (512) 610-6409

TAYLOR MORRISON OF TEXAS, INC.
11200 LAKELINE BOULEVARD, STE 150A
AUSTIN, TEXAS 78717
TEL: (512) 549-6838

TRENDMAKER HOMES, INC.
13640 BRIARWICK DRIVE, STE 170
AUSTIN, TEXAS 78729
TEL: (281) 675-3335

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPELS FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JACOB KONDO, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 572-6674
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: ZACHARY KEITH PETRUS, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769

FINAL PLAT TURNER'S CROSSING NORTH - PHASE 2 BEING 100.665 ACRES

OUT OF A CALLED 245.832 ACRE TRACT 1 CONVEYED TO
MERITAGE HOMES OF TEXAS, LLC,
TAYLOR MORRISON OF TEXAS, INC.,
AND TRENDMAKER HOMES, INC. IN
DOCUMENT NO. 2019099240, OFFICIAL PUBLIC RECORDS
ELIJAH CAPLES SURVEY NO. 7, ABSTRACT NO. 155
TRAVIS COUNTY, TEXAS

Kimley»Horn

10814 Jollyville Road, Campus IV, Suite 200, Austin, Texas 78759
FIRM # 10194624
Tel. No. (512) 418-1771
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	ZKP	1/13/21	067783111	5 OF 8

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MATTHEW SCRIVENER OF MERITAGE HOMES OF TEXAS, LLC, TERRY SHUFFLER OF TRENDMAKER HOMES, INC., A TEXAS CORPORATION AND MICHAEL SLACK OF TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, OWNERS OF A 100.665 ACRE TRACT OF LAND IN THE ELIJAH CAPLES SURVEY NO. 7, ABSTRACT NO. 155, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 245.832 ACRE TRACT 1, CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, TERRY SHUFFLER OF TRENDMAKER HOMES, INC., A TEXAS CORPORATION AND MICHAEL SLACK OF TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, AS RECORDED UNDER DOCUMENT NUMBER 2019099240, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID ACRES TO SUBJECT TO CHAPTER 212 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS TURNER'S CROSSING NORTH PHASE 2 OF TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 100.665 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS TURNER'S CROSSING NORTH PHASE 2 AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY _____, 2021.

BY: _____
NAME: MATTHEW SCRIVENER
TITLE: VICE PRESIDENT OF LAND DEVELOPMENT
COMPANY: MERITAGE HOMES OF TEXAS, LLC
ADDRESS: 8920 BUSINESS PARK DRIVE, STE 350, AUSTIN, TX 78759

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2021, BY _____, AS _____ OF _____, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF TRAVIS
THE STATE OF TEXAS

BY: _____
NAME: TERRY SHUFFLER
TITLE: VICE PRESIDENT OF OPERATIONS
COMPANY: TRENDMAKER HOMES, INC., A TEXAS CORPORATION
ADDRESS: 13640 BRIARWICK DR., STE 170, AUSTIN, TX 78729

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2021, BY _____, AS _____ OF _____, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF TRAVIS
THE STATE OF TEXAS

BY: _____
NAME: MICHAEL SLACK
TITLE: VICE PRESIDENT, LAND RESOURCES
COMPANY: TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION
ADDRESS: 11200 LAKELINE BLVD., STE 150B, AUSTIN, TX 78717

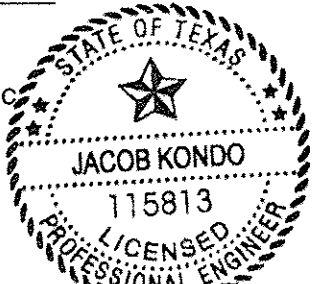
THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2021, BY _____, AS _____ OF _____, ON BEHALF OF SAID CORPORATION.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF TRAVIS
THE STATE OF TEXAS

THE 500-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0685J, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY #481026.

JACOB KONDO, P.E.
REGISTERED PROFESSIONAL
ENGINEER NO. 115813
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 418-1771



Copyright © 2021
Kimley-Horn and Associates, Inc.
All rights reserved

F-928

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN CITY OF AUSTIN'S 2-MILE EXTRA TERRITORIAL JURISDICTION (ETJ).
- WATER AND WASTEWATER SERVICE FOR TURNER'S CROSSING WILL BE PROVIDED BY THE CITY OF AUSTIN.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS.
- ELECTRIC SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL STREETS.THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THESE CONSTRUCTION PLANS, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC 30-1-132 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:
 - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET:
 - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING ALL STREETS SHOWN IN THIS PRELIMINARY PLAN.
- A 15' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY, WITH THE EXCEPTION OF THE STREET SIDE LOCATIONS OF ALL SINGLE-FAMILY LOTS. A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET SIDE LOCATIONS OF SINGLE-FAMILY LOTS.
- EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THIS SITE IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE RELEASE OF FISCAL SURETY FOR THAT PHASE. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
- THERE ARE SEVERAL KNOWN CEF'S ON OR WITHIN 150 FEET OF THIS PROPERTY.
- ROADWAY DESIGN SHALL COMPLY WITH THE CITY OF AUSTIN AND TRAVIS COUNTY DESIGN STANDARDS.
- ROADS/DRIVEWAYS/PAVEMENT/PARKING WITHIN THE EASEMENT SHOULD BE BUILT TO HANDLE THE WEIGHT OF THE CONDOR (80,000 LBS) TO ENSURE SAFETY.
- FIRE HYDRANTS MUST BE LOCATED OUT OF THE TRANSMISSION EASEMENT AND A MINIMUM OF 20 FEET FROM ANY TRANSMISSION STRUCTURE.
- SPRINKLERS ARE PROHIBITED WITHIN 15 FEET OF TRANSMISSION POLES.

GENERAL NOTES CONTINUED ON SHEET 7

CONTROL NOTES:

- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- ALL LOT CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" AFTER CONSTRUCTION AND PRIOR TO LOT SALES.

OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE STE. 350
AUSTIN, TEXAS 78759
TEL: (512) 610-6409

TAYLOR MORRISON OF TEXAS, INC.
11200 LAKELINE BOULEVARD, STE 150A
AUSTIN, TEXAS 78717
TEL: (512) 549-6838

TRENDMAKER HOMES, INC.
13640 BRIARWICK DRIVE, STE 170
AUSTIN, TEXAS 78729
TEL: (281) 675-3335

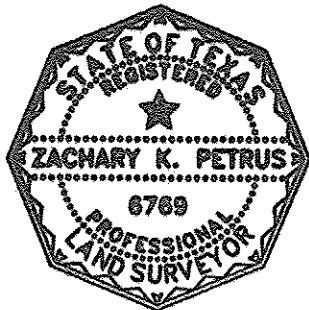
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD,
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 572-6674
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: ZACHARY KEITH PETRUS, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD,
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPELS FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JACOB KONDO, P.E.

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, ZACHARY KEITH PETRUS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION. PLAT COMPLIES WITH ALL TRAVIS COUNTY SUBDIVISION REGULATIONS.

ZACHARY K. PETRUS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH. (512) 572-6674
ZACH.PETRUS@KIMLEY-HORN.COM



THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN 2 MILE ETJ ON THIS THE _____ DAY OF _____, 20____ A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____ A.D.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 20____ A.D.

CHAIR SECRETARY

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENT TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNER(S) AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

THE 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., DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____M., OF SAID COUNTY AND STATE IN 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.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2021, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 2021, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

FINAL PLAT
TURNER'S CROSSING
NORTH - PHASE 2
BEING 100.665 ACRES

OUT OF A CALLED 245.832 ACRE TRACT 1 CONVEYED TO
MERITAGE HOMES OF TEXAS, LLC,
TAYLOR MORRISON OF TEXAS, INC.,
AND TRENDMAKER HOMES, INC. IN
DOCUMENT NO. 2019099240, OFFICIAL PUBLIC RECORDS
ELIJAH CAPLES SURVEY NO. 7, ABSTRACT NO. 155
TRAVIS COUNTY, TEXAS

Kimley»Horn

10814 Jollyville Road, Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 418-1771 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PTF	ZKP	1/13/21	067783111	6 OF 8

C8J-2018-0091.2A

GENERAL NOTES CONTINUED:

23. OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN WITHIN THE ELECTRIC TRANSMISSION EASEMENT: ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES, ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRIC SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS. NO TREES SHALL BE PLANTED WITH A MATURE HEIGHT OF GREATER THAN 15 FEET WITHIN THE ELECTRIC TRANSMISSION EASEMENT. NO TREES SHALL BE PLANTED WITHIN 25 FEET OF THE BASE OF A TRANSMISSION STRUCTURE. VEHICULAR ACCESS FOR AUSTIN ENERGY TRUCKS AND EQUIPMENT IS TO BE MAINTAINED AT ALL TIMES WITHIN THE EASEMENT. AUSTIN ENERGY WILL NOT BE RESPONSIBLE FOR DAMAGES AND/OR REMOVAL OF VEGETATION WITHIN THE EASEMENT.
24. PARKLAND FEES WILL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
25. PARKLAND DEDICATION IS REQUIRED PER TITLE 30-2-213, AS AMENDED, PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED FOR PRIVATE PARK PURPOSES IS SHOWN ON THIS PLAT AS LOT 1, BLOCK H AND LOT 29, BLOCK H.
26. ACCESS IS PROHIBITED TO SH45.
27. WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS' COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
28. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
29. THE CEF BUFFER MUST BE MAINTAINED PER CITY OF AUSTIN CODE AND CRITERIA. EXISTING DRAINAGE AND NATIVE VEGETATION SHALL REMAIN UNDISTURBED TO ALLOW THE WATER QUALITY FUNCTION OF THE BUFFER. INSPECTION AND MAINTENANCE MUST OCCUR SEMI-ANNUALLY, AND RECORDS MUST BE KEPT FOR 3 YEARS. CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED. NO TRACKED VEHICLES ARE PERMITTED WITHIN THE CEF BUFFER.
30. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
31. DRAINAGE AND LATERAL SUPPORT EASEMENTS TO THE LIMIT SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE AND LATERAL SUPPORT FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF THE DRAINAGE AND LATERAL SUPPORT EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE OR DESTROY THE DRAINAGE AND LATERAL SUPPORT EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL AND MAINTAIN DRAINAGE AND LATERAL SUPPORT FACILITIES WITHIN THE EASEMENT.
32. 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 AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, OF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
33. THE SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC NO. _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
34. SLOPES IN EXCESS OF 15% EXIST ON LOTS 20-22 OF BLOCK A; 7 OF BLOCK K; AND 61-64 OF BLOCK H. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
35. IMPERVIOUS COVER WILL BE LIMITED TO 55% ON THESE LOTS [20-22 OF BLOCK A; 7 OF BLOCK K; 64 OF BLOCK H] AND 45% ON LOTS [61-63 OF BLOCK H].
36. NO RESIDENTIAL STRUCTURE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE WATER QUALITY AND DETENTION FACILITIES WITHIN THIS DEVELOPMENT.
37. A TRAVIS COUNTY DRIVEWAY PERMIT WILL BE REQUIRED AS PART OF THE FUTURE DEVELOPMENT PERMIT APPLICATION.
38. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO ONE SINGLE FAMILY RESIDENCE PER LOT.
39. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.

BENCHMARK LIST

BM #101 ☒ SET AT THE SOUTHWEST CORNER OF A CURB INLET AN THE INTERSECTION OF THE SOUTH R.O.W. OF S.H. 45 AND THE EAST R.O.W. OF NORTH TURNERSVILLE ROAD. ELEV.=748.46'(NAVD'88)

OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE STE. 350
AUSTIN, TEXAS 78759
TEL: (512) 610-6409

TAYLOR MORRISON OF TEXAS, INC.
11200 LAKELINE BOULEVARD, STE 150A
AUSTIN, TEXAS 78717
TEL: (512) 549-6838

TRENDMAKER HOMES, INC.
13640 BRIARWICK DRIVE, STE 170
AUSTIN, TEXAS 78729
TEL: (281) 675-3335

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
TBPELS FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JACOB KONDO, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759
PH: (512) 572-6674
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: ZACHARY KEITH PETRUS, R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769

FINAL PLAT
TURNER'S CROSSING
NORTH - PHASE 2
BEING 100.665 ACRES
OUT OF A CALLED 245.832 ACRE TRACT 1 CONVEYED TO
MERITAGE HOMES OF TEXAS, LLC,
TAYLOR MORRISON OF TEXAS, INC.,
AND TRENDMAKER HOMES, INC. IN
DOCUMENT NO. 2019099240, OFFICIAL PUBLIC RECORDS
ELIJAH CAPLES SURVEY NO. 7, ABSTRACT NO. 155
TRAVIS COUNTY, TEXAS

Kimley»Horn

10814 Jollyville Road, Campus IV, Suite 200, Austin, Texas 78759 FIRM # 10194624 Tel. No. (512) 418-1771 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	PTF	ZKP	1/13/21	067783111	7 OF 8

Copyright © 2021
Kimley-Horn and Associates, Inc.
All rights reserved

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 19	0.129	5,625	BLOCK A LOT 50	0.129	5,625	BLOCK E LOT 27	0.134	5,827	BLOCK F LOT 20	0.136	5,906	BLOCK G LOT 18	0.141	6,163
BLOCK A LOT 20	0.129	5,625	BLOCK A LOT 51	0.129	5,625	BLOCK E LOT 28	0.124	5,400	BLOCK F LOT 21	0.134	5,856	BLOCK G LOT 19	0.139	6,056
BLOCK A LOT 21	0.129	5,625	BLOCK A LOT 52	0.132	5,749	BLOCK E LOT 29	0.124	5,400	BLOCK F LOT 22	0.125	5,465	BLOCK G LOT 20	0.164	7,157
BLOCK A LOT 22	0.129	5,625	BLOCK A LOT 53	0.134	5,837	BLOCK E LOT 30	0.124	5,400	BLOCK F LOT 23	0.124	5,400	BLOCK G LOT 21	0.138	5,995
BLOCK A LOT 23	0.129	5,625	BLOCK A LOT 54	0.137	5,956	BLOCK E LOT 31	0.124	5,400	BLOCK F LOT 24	0.124	5,400	BLOCK G LOT 22	0.138	6,000
BLOCK A LOT 24	0.129	5,625	BLOCK A LOT 55	0.141	6,144	BLOCK E LOT 32	0.124	5,400	BLOCK F LOT 25	0.124	5,400	BLOCK G LOT 23	0.138	6,015
BLOCK A LOT 25	0.129	5,625	BLOCK A LOT 56	0.147	6,402	BLOCK E LOT 33	0.124	5,400	BLOCK F LOT 26	0.124	5,400	BLOCK G LOT 24	0.150	6,528
BLOCK A LOT 26	0.129	5,625	BLOCK A LOT 57	8.552	372,534	BLOCK E LOT 34	0.124	5,400	BLOCK F LOT 27	0.124	5,400	BLOCK G LOT 25	0.151	6,578
BLOCK A LOT 27	0.129	5,625	BLOCK A LOT 58	4.144	180,510	BLOCK E LOT 35	0.135	5,888	BLOCK F LOT 28	0.124	5,400	BLOCK G LOT 26	0.185	8,078
BLOCK A LOT 28	0.129	5,625	BLOCK B LOT 2	0.129	5,640	BLOCK E LOT 36	0.138	6,017	BLOCK F LOT 29	0.125	5,460	BLOCK G LOT 27	0.128	5,562
BLOCK A LOT 29	0.129	5,625	BLOCK B LOT 3	0.129	5,640	BLOCK E LOT 37	0.124	5,400	BLOCK F LOT 30	0.136	5,907	BLOCK G LOT 28	0.126	5,481
BLOCK A LOT 30	0.129	5,625	BLOCK B LOT 4	0.129	5,640	BLOCK E LOT 38	0.137	5,952	BLOCK F LOT 31	0.131	5,686	BLOCK G LOT 29	5.123	223,163
BLOCK A LOT 31	0.129	5,625	BLOCK B LOT 5	0.129	5,640	BLOCK F LOT 1	0.164	7,153	BLOCK F LOT 32	0.129	5,599	BLOCK H LOT 2	0.159	6,947
BLOCK A LOT 32	0.129	5,625	BLOCK B LOT 6	0.129	5,640	BLOCK F LOT 2	0.125	5,456	BLOCK F LOT 33	0.150	6,552	BLOCK H LOT 3	0.143	6,250
BLOCK A LOT 33	0.129	5,625	BLOCK B LOT 7	0.129	5,640	BLOCK F LOT 3	0.125	5,435	BLOCK G LOT 1	0.136	5,921	BLOCK H LOT 4	0.143	6,250
BLOCK A LOT 34	0.129	5,625	BLOCK B LOT 8	0.129	5,640	BLOCK F LOT 4	0.134	5,828	BLOCK G LOT 2	0.124	5,400	BLOCK H LOT 5	0.143	6,250
BLOCK A LOT 35	0.129	5,625	BLOCK B LOT 9	0.129	5,640	BLOCK F LOT 5	0.129	5,633	BLOCK G LOT 3	0.124	5,400	BLOCK H LOT 6	0.143	6,250
BLOCK A LOT 36	0.129	5,625	BLOCK B LOT 10	0.129	5,640	BLOCK F LOT 6	0.124	5,400	BLOCK G LOT 4	0.134	5,853	BLOCK H LOT 7	0.143	6,250
BLOCK A LOT 37	0.129	5,625	BLOCK B LOT 11	0.129	5,640	BLOCK F LOT 7	0.124	5,400	BLOCK G LOT 5	0.130	5,658	BLOCK H LOT 8	0.143	6,250
BLOCK A LOT 38	0.127	5,517	BLOCK B LOT 12	0.140	6,090	BLOCK F LOT 8	0.124	5,400	BLOCK G LOT 6	0.124	5,400	BLOCK H LOT 9	0.143	6,236
BLOCK A LOT 39	0.159	6,946	BLOCK B LOT 13	0.158	6,871	BLOCK F LOT 9	0.124	5,400	BLOCK G LOT 7	0.124	5,400	BLOCK H LOT 10	0.122	5,309
BLOCK A LOT 40	0.146	6,364	BLOCK B LOT 14	0.147	6,400	BLOCK F LOT 10	0.124	5,400	BLOCK G LOT 8	0.124	5,400	BLOCK H LOT 11	0.124	5,401
BLOCK A LOT 41	0.124	5,400	BLOCK E LOT 18	0.054	2,350	BLOCK F LOT 11	0.124	5,400	BLOCK G LOT 9	0.124	5,400	BLOCK H LOT 12	0.137	5,981
BLOCK A LOT 42	0.124	5,400	BLOCK E LOT 19	0.136	5,904	BLOCK F LOT 12	0.124	5,400	BLOCK G LOT 10	0.124	5,400	BLOCK H LOT 13	0.138	6,000
BLOCK A LOT 43	0.124	5,400	BLOCK E LOT 20	0.134	5,834	BLOCK F LOT 13	0.132	5,738	BLOCK G LOT 11	0.124	5,400	BLOCK H LOT 14	0.138	6,000
BLOCK A LOT 44	0.124	5,400	BLOCK E LOT 21	0.141	6,129	BLOCK F LOT 14	0.137	5,978	BLOCK G LOT 12	0.124	5,400	BLOCK H LOT 15	0.138	6,000
BLOCK A LOT 45	0.124	5,400	BLOCK E LOT 22	0.141	6,129	BLOCK F LOT 15	0.144	6,267	BLOCK G LOT 13	0.124	5,400	BLOCK H LOT 16	0.138	6,000
BLOCK A LOT 46	0.124	5,400	BLOCK E LOT 23	0.141	6,129	BLOCK F LOT 16	0.214	9,330	BLOCK G LOT 14	0.124	5,400	BLOCK H LOT 17	0.150	6,538
BLOCK A LOT 47	0.137	5,952	BLOCK E LOT 24	0.141	6,129	BLOCK F LOT 17	0.195	8,478	BLOCK G LOT 15	0.124	5,400	BLOCK H LOT 18	0.147	6,402
BLOCK A LOT 48	0.142	6,202	BLOCK E LOT 25	0.141	6,129	BLOCK F LOT 18	0.196	8,542	BLOCK G LOT 16	0.133	5,773	BLOCK H LOT 19	0.177	7,694
BLOCK A LOT 49	0.129	5,625	BLOCK E LOT 26	0.141	6,129	BLOCK F LOT 19	0.135	5,900	BLOCK G LOT 17	0.135	5,901	BLOCK H LOT 20	0.307	13,357
LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK H LOT 21	0.158	6,865	BLOCK H LOT 53	0.110	4,800	BLOCK I LOT 8	0.146	6,375	BLOCK J LOT 17	0.171	7,465	BLOCK R LOT 34	0.156	6,813
BLOCK H LOT 22	0.155	6,754	BLOCK H LOT 54	0.110	4,800	BLOCK I LOT 9	0.146	6,375	BLOCK J LOT 18	0.188	8,169	BLOCK S LOT 1	0.137	5,952
BLOCK H LOT 23	0.151	6,568	BLOCK H LOT 55	0.110	4,800	BLOCK I LOT 10	0.146	6,375	BLOCK J LOT 19	0.234	10,201	BLOCK S LOT 2	0.118	5,160
BLOCK H LOT 24	0.268	11,681	BLOCK H LOT 56	0.110	4,800	BLOCK I LOT 11	0.172	7,491	BLOCK K LOT 1	0.171	7,452	BLOCK S LOT 3	0.123	5,373
BLOCK H LOT 25	0.133	5,805	BLOCK H LOT 57	0.110	4,800	BLOCK I LOT 12	0.171	7,452	BLOCK K LOT 2	0.160	6,984	BLOCK S LOT 4	0.123	5,379
BLOCK H LOT 26	0.138	6,025	BLOCK H LOT 58	0.110	4,800	BLOCK I LOT 13	0.143	6,250	BLOCK K LOT 3	0.161	7,026	BLOCK S LOT 5	0.123	5,379
BLOCK H LOT 27	0.138	6,015	BLOCK H LOT 59	0.110	4,800	BLOCK I LOT 14	0.143	6,250	BLOCK K LOT 4	0.161	7,026	BLOCK S LOT 6	0.123	5,379
BLOCK H LOT 28	0.138	6,005	BLOCK H LOT 60	0.110	4,800	BLOCK I LOT 15	0.143	6,250	BLOCK K LOT 5	0.150	6,555	BLOCK S LOT 7	0.123	5,379
BLOCK H LOT 30	0.176	7,654	BLOCK H LOT 61	0.152	6,632	BLOCK I LOT 16	0.146	6,375	BLOCK K LOT 6	0.143	6,250	BLOCK S LOT 8	0.123	5,379
BLOCK H LOT 31	0.131	5,686	BLOCK H LOT 62	0.128	5,565	BLOCK I LOT 17	0.146	6,375	BLOCK K LOT 7	0.143	6,250	BLOCK S LOT 9	0.123	5,379
BLOCK H LOT 32	0.126	5,489	BLOCK H LOT 63	0.129	5,616	BLOCK I LOT 18	0.146	6,375	BLOCK K LOT 8	0.143	6,250	BLOCK S LOT 10	0.124	5,418
BLOCK H LOT 33	0.158	6,878	BLOCK H LOT 64	0.132	5,733	BLOCK I LOT 19	0.147	6,382	BLOCK K LOT 9	0.143	6,250	BLOCK S LOT 11	0.141	6,140
BLOCK H LOT 34	0.178	7,747	BLOCK H LOT 65	0.136	5,915	BLOCK I LOT 20	0.160	6,974	B					