

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0091.3A**PC DATE:** 1/11/2022**SUBDIVISION NAME:** Turners Crossing South Phase 1**AREA:** 131.85 acres**LOT(S):** 259**OWNER/APPLICANT:** Meritage Homes of Texas, LLC (Matthew Scrivener)**AGENT:** Kimley-Horn and Associates, Inc. (Jacob Kondo)**ADDRESS OF SUBDIVISION:** 13023 N Turnersville Road**GRIDS:** G-8, G-7**COUNTY:** Travis**WATERSHED:** Rinard Creek**JURISDICTION:** 2-Mile
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single Family, Commercial, Multi-Family, Amenity,
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 with conditions of Turners Crossing North Phase One Subdivision consisting of 327 lots on 118.861 acres. Water and wastewater will be provided by the City of Austin. Staff recommends approval of the plat subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions include plat notes, environmental fiscal and water quality pond clarification. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION: The staff recommends approval with conditions of this subdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

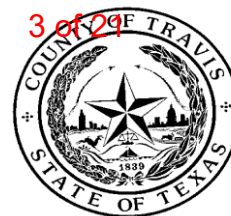
ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner

Email address: sarah.sumner@traviscountytx.gov

PHONE: 512-854-7687

**CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8J-2018-0091.3A
 REVISION #: 00
 CASE MANAGER: Sarah Sumner
 UPDATE: U0
 PHONE #: 512-854-7687

PROJECT NAME: Turner's Crossing South - Phase 1
 LOCATION: 13023 N TURNERSVILLE RD

SUBMITTAL DATE: December 13, 2021
 REPORT DUE DATE: January 4, 2022
 FINAL REPORT DATE: January 5, 2022



STAFF REPORT: 1 DAY HAS BEEN ADDED TO THE UPDATE DEADLINE

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The subdivision application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is March 15, 2022.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 30-1-119):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

An informal update submittal is required. Please coordinate directly with each reviewer listed below to clear comments.

REVIEWERS: Planner 1: Chima Onyia Environmental: Mel Fuechec Flood Plain: Zach Kretsch PARD: Justin Stewart	Water Quality: Jay Baker Wetlands Biologist: Miranda Reinhard Travis Co. Subdivision: Sarah Sumner
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PARD / Planning & Design Review - Justin Stewart - 512-974-9475

Update: 0 (version 2)

PR1: Title 30-2-216 – Private Parkland has been satisfied by the dedication of private parkland via plat and with a fee-in-lieu payment of \$38,179.95 under C8J-0091.1A. Please remove other plat

notes related to parkland. Please add "greenbelt" to the description of the lot that goes under SH-45. This addition will satisfy this reviewer and PARD review will then be complete.

Electric Review - Andrea Katz - 512-322-6957

No Review Required. Out of Austin Energy service area, served by Pedernales Electric Cooperative, Inc.

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

§ 30-2-155

End of Comments

Environmental Review - Mel Fuechec - mel.fuechec@austintexas.gov**PLAT NOTES [LDC 25-1, Article 4]**

EV 1 Remove Plat Note 35.

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

- EV 2 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.
- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
 - The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Flood Plain Review - Zach Kretsch - 512-974-3363

DATE REVIEWED: 12/29/2021

UPDATE # U0

General notes: This final plat has 2 separate tributaries that required the applicant to use the pre-existing ATLAS 14 500-year rainfall. The models have been submitted and approved with the preliminary plan, but the drainage easements have yet to be fully recorded. Please see the comment below.

FP1: The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152. Please provide documentation demonstrating this or provide requisite easement. Comment to remain open until easement has been recorded.

AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9, and the Uniform Plumbing Code:

The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - Jay Baker - 512-974-2636

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DATE: 12/23/21

**ORIGINAL COMMENTS
FORMAL UPDATE REQUESTED**

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

GENERAL COMMENTS

WQ 1. Engineer's seal, signature and date required [LDC 25-7-62].

WQ 2. Surveyor's seal, signature and date required.

WQ 3. This final plat is from an approved preliminary plan. Provide a copy of the approved preliminary with the plat overlaid confirming that the plat matches the approved preliminary plan without exception. If not, a preliminary plan revision will be required.

PLAN/PLAT NOTES

WQ 4. Review note #37 for accuracy and adequacy.

LANDFILL

WQ 5. Provide landfill certification in accordance with LDC 25-1-83.

WATER QUALITY PLANS

Engineers Report Exhibit E:

WQ 6. Lots 9 and 10 Block T appear to be for commercial and multifamily development. Confirm that the WQ controls will be provided under site plans and that the developments will not be participating in this development infrastructure. If the development is participating in these ponds, an RC for private maintenance will be required.

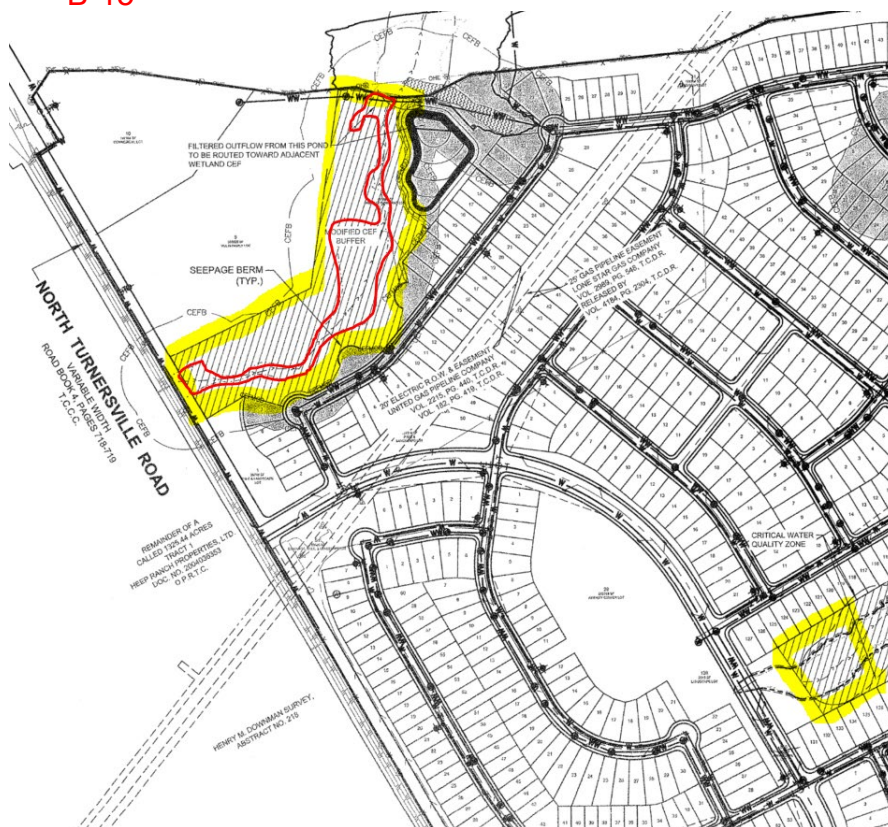
WQ 7. The report refers to 3 ponds but the plans show 4. Clarify in the report and plans.

- WQ 8. It appears that several undeveloped areas, on site and off-site, are planned to bypass the ponds but the schematics are unclear. If bypassing the ponds, the pond design assumptions will need to be modified to reflect the DA and IC contributing to the facilities. Include an overall DA and calc for each of the facilities and ensure that the R table calculations are adjusted.
- WQ 9. The report indicates that you are planning full sed/fil with stacked detention. The extended detention volume can only be located on the sed side and not over the media. Provide schematic designs for each of the facilities overlaid onto the lots to confirm that the design requirements can be met and the maintenance and safety requirements in DCM 1.2.4.E can be achieved in the allocated space,
- WQ 10. It is unclear how the lots backing up to the creek will be treated. Do you plan to grade the lots and convey runoff to the street or intercept with a storm sewer system?
- WQ 11. It is unclear how the perimeter lots draining away from the subdivision will be conveyed to the controls. Do you plan to grade the lots to the streets or intercept with a storm sewer system?

<p>Wetlands Biologist Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov</p>

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes. CEFs and their setbacks must be shown on all site plan sheets.

- WB1. Update0.** Demonstrate that this project complies with Critical Environmental Feature protection requirements. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10]
 Additional information: {*The proposed plat is not compliant with the previously approved preliminary plan (C8J-2018-0091) including the wetland CEF protection provisions, modified CEF setback, and CEF restoration areas as part of the mitigation for the CEF and CEF setback encroachment. Please see the screenshot of CEF Mitigation Plan- South -Sheet 12 of the Preliminary Plan below for the locations of the wetland CEF, modified CEF setback, and CEF restoration areas. Clearly show the boundary of the wetland CEF (approximately outlined in red in the screenshot below) and clearly label the feature: "WETLAND CEF" on the plat. Clearly show the boundary of the CEF restoration areas (approximately highlighted in yellow in the screenshot below) and clearly label these areas as "CEF RESTORATION AREAS" on the plat.*}



WB2 Update0. Please demonstrate compliance to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a). Additional information: {*This comment can be addressed by adding a note on the plat stating that: "All activities within the CEF and CEF buffer must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited."*}

WB3. Update0. Demonstrate that this project complies with 1:1 mitigation for Critical Environmental Features. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10.4]
Additional information: *{This comment can be addressed by adding a note on the plat stating that: "A restoration plan is required and will be reviewed and approved during the subdivision construction plan review. Restoration will be completed during the execution of the construction plans and certificate of occupancy for any lots in this subdivision is subject to compliant completion of the restoration plan."}*

Travis Co. Subdivision Review - Sarah Sumner - 512-854-7687

1. Please update all dates for 2022.
2. The flood plain note should be for the 100 and 500 year FEMA flood plain or 100 year Atlas 14 floodplain.
3. Please update note 27 with the recorded CCR document number.
4. Please add the following note: This plat is bound by the Phasing Agreement recorded in document 2019123831 and Amended in document 2020062715.

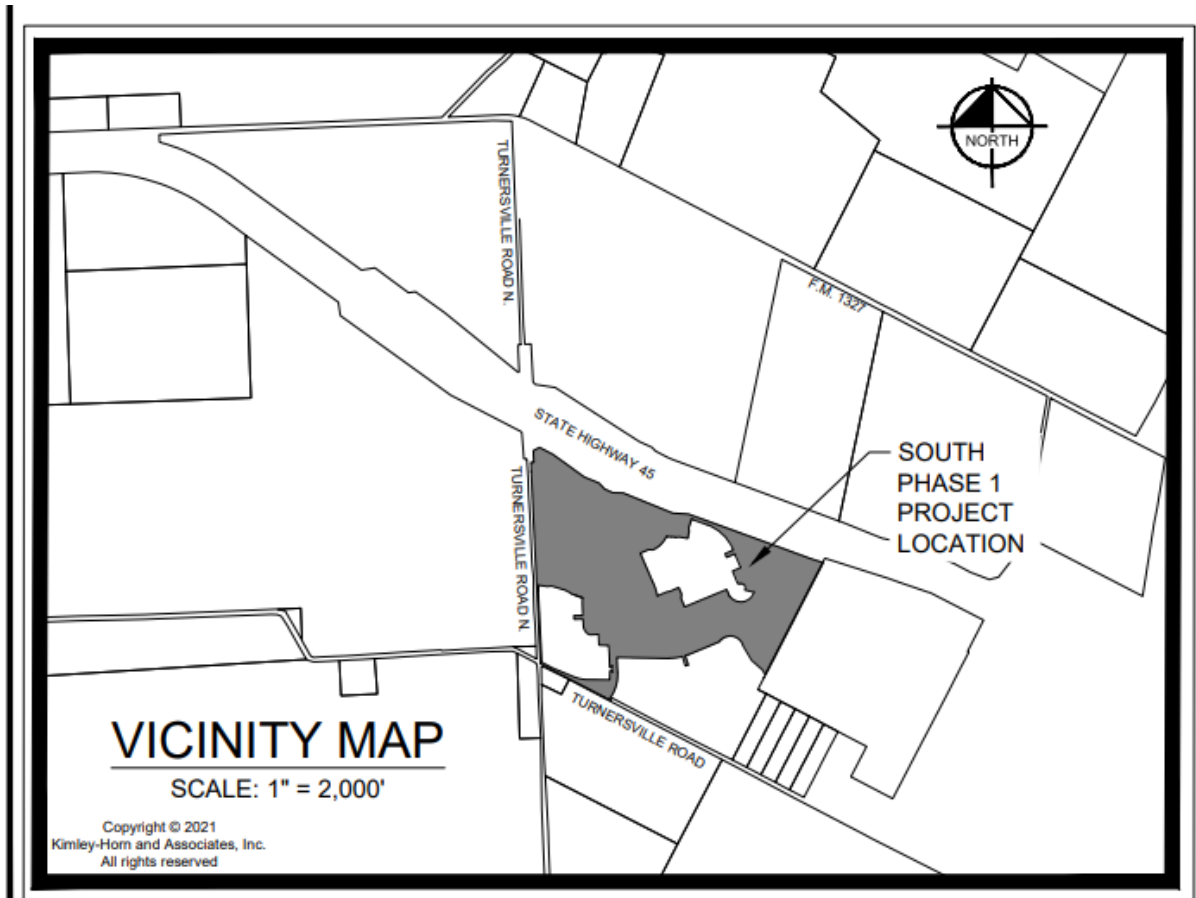
Site Plan Plumbing - Cory Harmon - 512-974-2882

APPROVED

The proposed final plat (C8J-2018-0091.3A) is approved from a plumbing code perspective.

End of Report

Turner's Crossing South Phase 1 Location Map



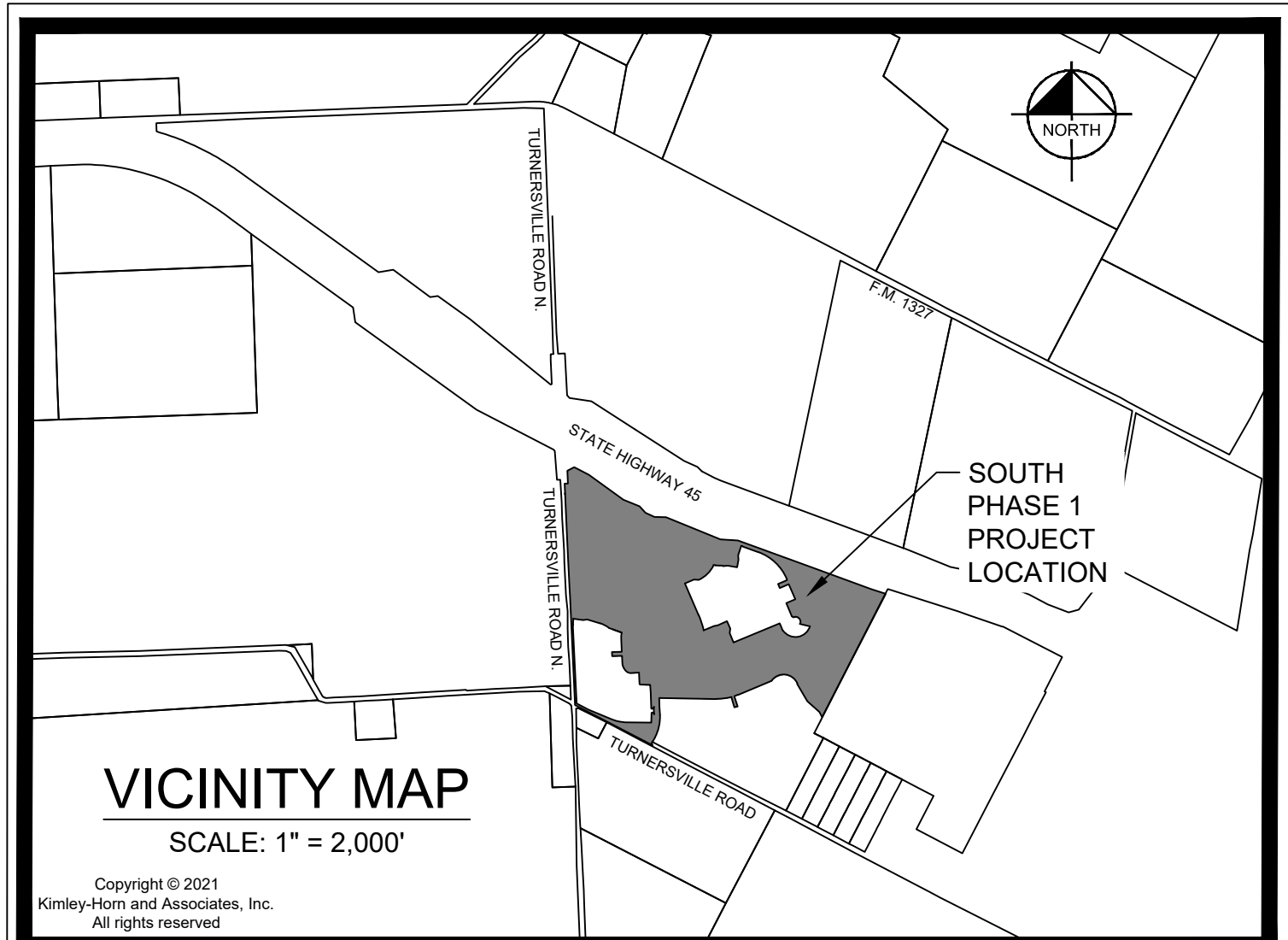
TRAVIS COUNTY CONSUMER PROTECTION
NOTICE FOR HOMEBUYERS

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. DBA TRI POINTE HOMES OF TEXAS, INC.
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TEL: (281) 675-3335

CIVIL ENGINEER:
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10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
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CONTACT: JACOB KONDO, P.E.

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BENCHMARK LIST	
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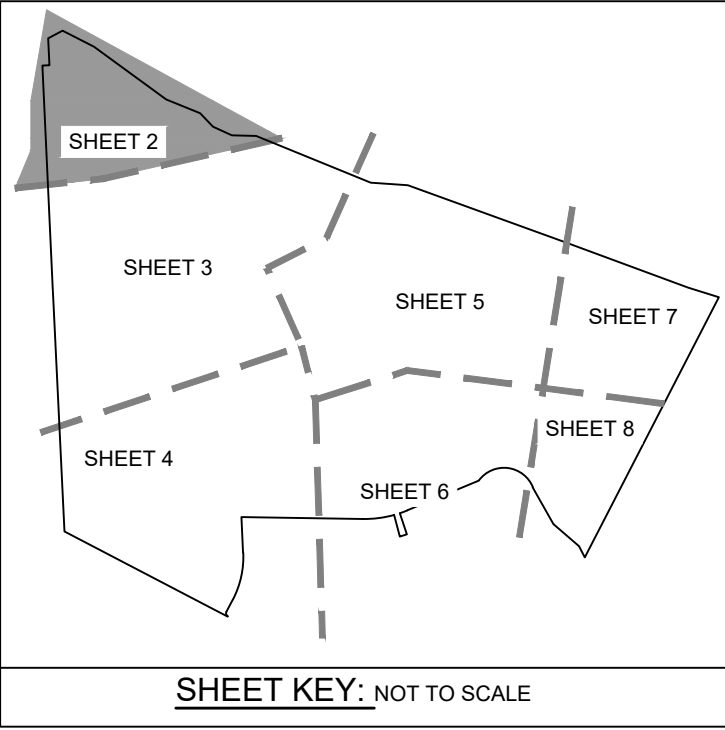
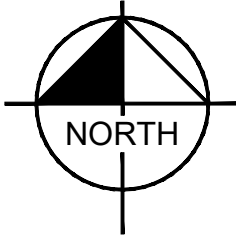
**FINAL PLAT
TURNERS CROSSING SOUTH -
PHASE 1
BEING 131.854 ACRES**
OUT OF A CALLED 222.714 ACRE TRACT
CONVEYED TO MERITAGE HOMES OF TEXAS, LLC,
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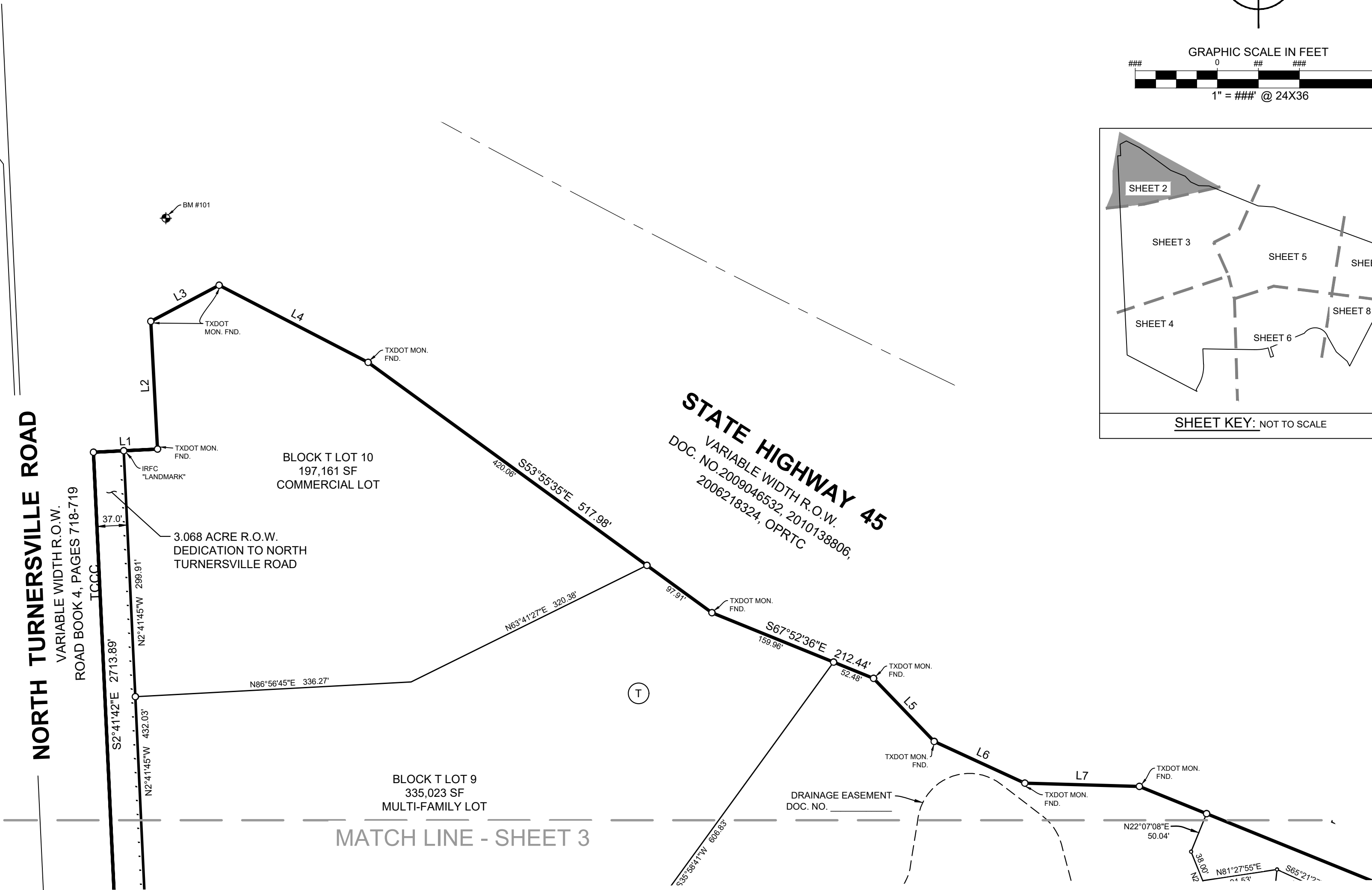
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	PTF	ZKP	2/27/20	067783111	1 OF 12

DWG NAME: K:\AUS SURVEY\AUSTIN SURVEY PROJECTS\067783111 - TURNERS CROSSING\DWG\PLAT\2021\202 - TURNERS CROSSING PHASE 1 SOUTH.DWG PLOTTED BY: BERNARDEZ GABRIEL 12/22/2021 10:59 AM LAST SAVED 12/22/2021 10:41 AM



LEGEND	
○ IRSC	1/2" IRON ROD W/ "KHA" CAP SET
○	USED TO SHOW GEOMETRIC BREAKS
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TXDOT	TEXAS DEPARTMENT OF TRANSPORTATION
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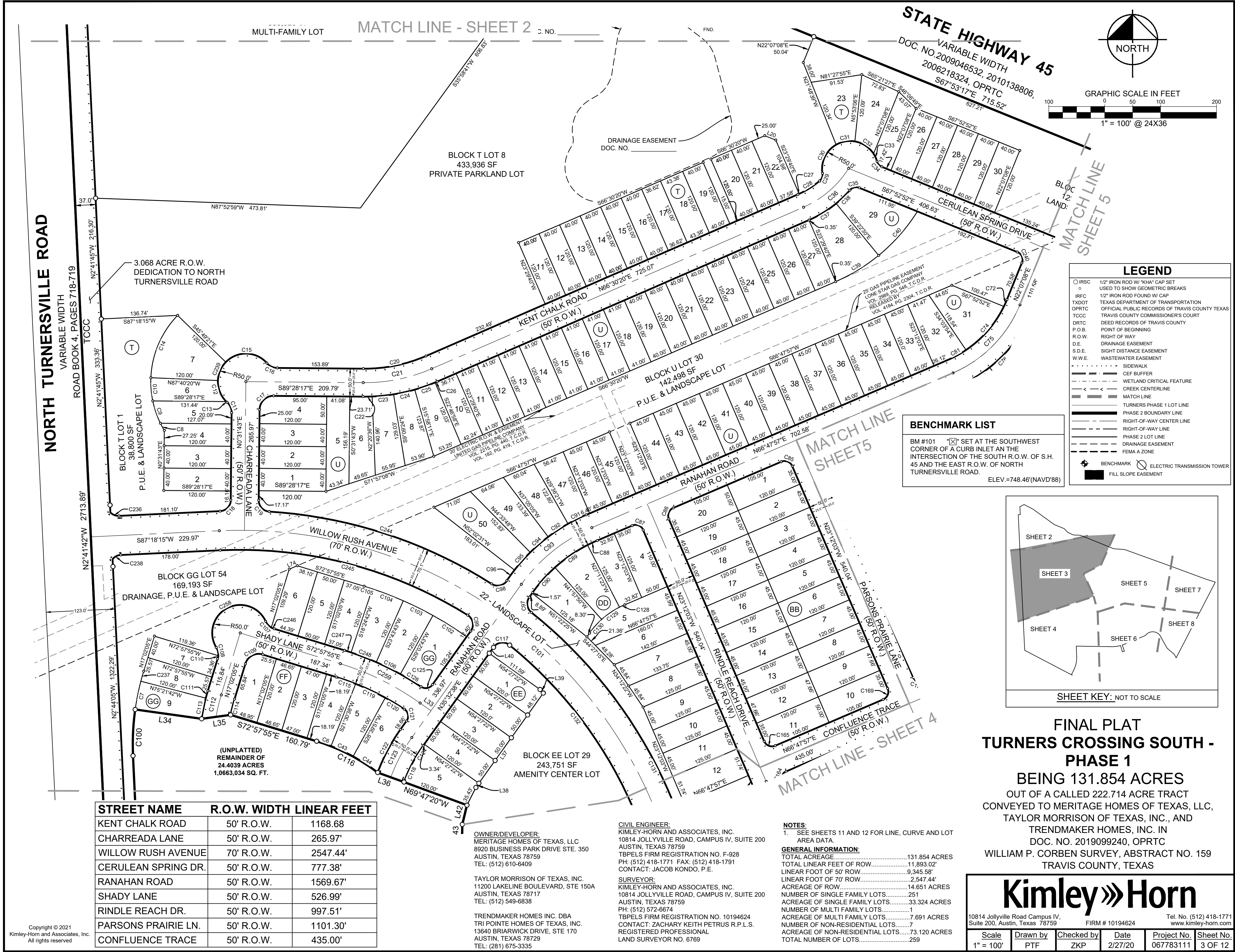
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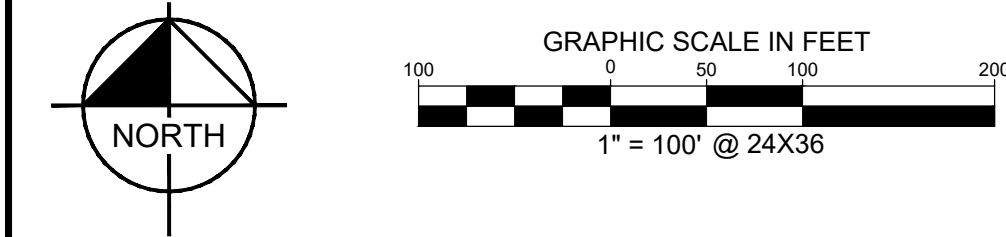
NOTES:
1. SEE SHEETS 11 AND 12 FOR LINE, CURVE AND LOT
AREA DATA.

GENERAL INFORMATION:
TOTAL ACREAGE.....131.854 ACRES
TOTAL LINEAR FEET OF ROW.....11,893.02'
LINEAR FOOT OF 50' ROW.....9,345.58'
LINEAR FOOT OF 70' ROW.....2,547.44'
ACREAGE OF ROW.....14.651 ACRES
NUMBER OF SINGLE FAMILY LOTS.....251
ACREAGE OF SINGLE FAMILY LOTS.....33.324 ACRES
NUMBER OF MULTI FAMILY LOTS.....1
ACREAGE OF MULTI FAMILY LOTS.....7.691 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....7
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TOTAL NUMBER OF LOTS.....259

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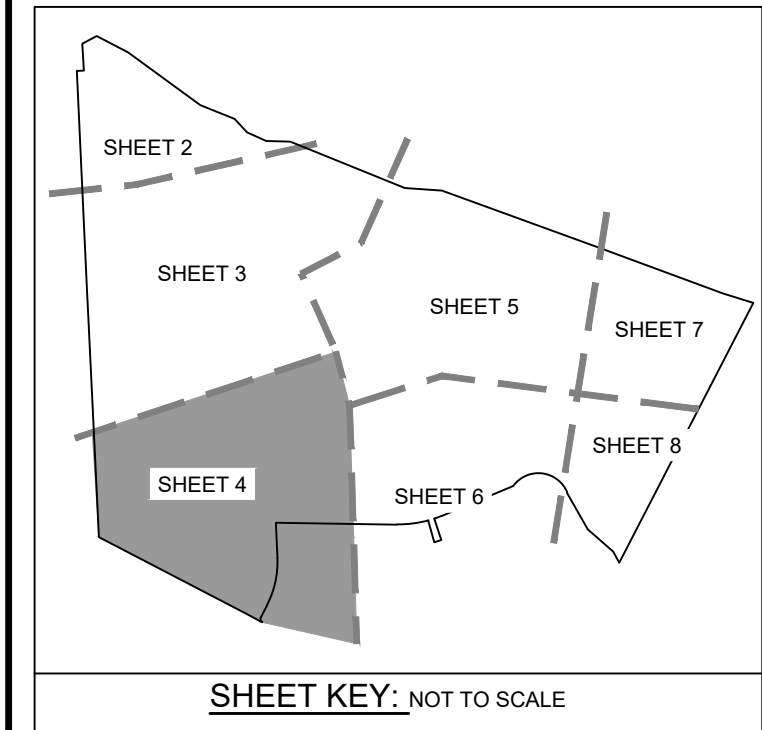
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---	FEMA A ZONE
⬮	BENCHMARK
⬮	ELECTRIC TRANSMISSION TOWER
⬮	FILL SLOPE EASEMENT



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STREET NAME	R.O.W. WIDTH	LINEAR FEET
RINDLE REACH DR.	50' R.O.W.	997.51'
PARSONS PRAIRIE LN.	50' R.O.W.	1101.30'
WILLOW RUSH AVENUE	70' R.O.W.	2547.44'
CONFLUENCE TRACE	50' R.O.W.	435.00'
BIG TOOTH DR.	50' R.O.W.	1351.51'

MATCH LINE - SHEET 3

5.5964 ACRES
243,780 SQ. FT.

BLOCK EE LOT 29
243,751 SF
AMENITY CENTER LOT

22 - LANDSCAPE LOT

(UNPLATTED)
REMAINDER OF
24.4039 ACRES
1,0663,034 SQ. FT.

FIRST TRACT
CALLED 2 ACRES
FEF FAMILY LIMITED
PARTNERSHIP
VOL. 12843, PG. 257
RPRTC

SECOND TRACT
CALLED 67.54 ACRES
FEF FAMILY LIMITED PARTNERSHIP
VOL. 12843, PG. 257
RPRTC

FINAL PLAT
TURNERS CROSSING SOUTH -
PHASE 1
BEING 131.854 ACRES
OUT OF A CALLED 222.714 ACRE TRACT
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WILLIAM P. CORBEN SURVEY, ABSTRACT NO. 159
TRAVIS COUNTY, TEXAS

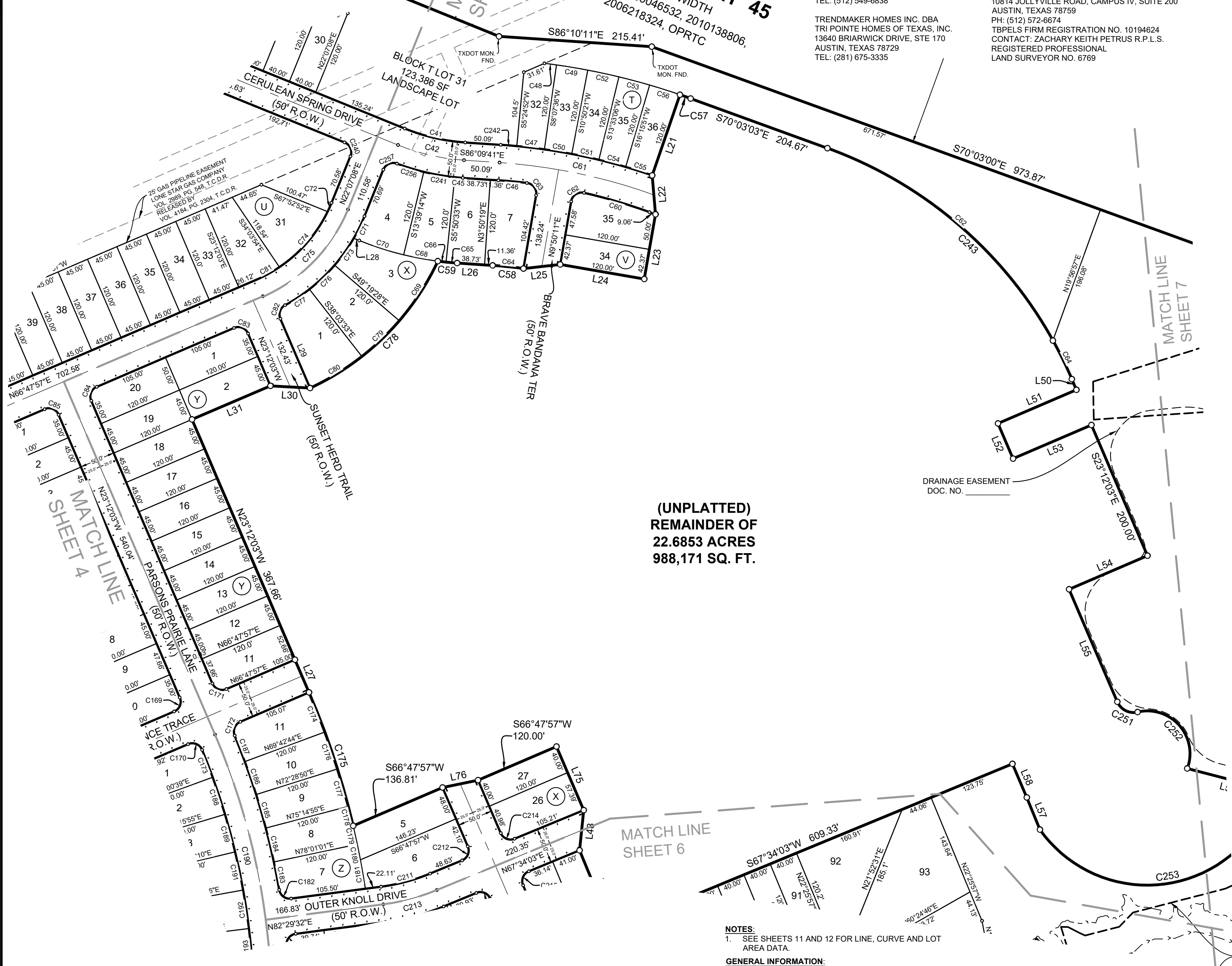
Kimley»Horn

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	2/27/20	067783111	4 OF 12

C8J-2018-0091.3A

STREET NAME	R.O.W. WIDTH	LINEAR FEET
CERULEAN SPRING DR.	50' R.O.W.	777.38'
BRAVE BANDANA TER	50' R.O.W.	138.24'
SUNSET HERD TRAIL	50' R.O.W.	539.00'
PARSONS PRAIRIE LN.	50' R.O.W.	1101.30'
OUTER KNOLL DRIVE.	50' R.O.W.	465.33'



(UNPLATTED)
REMAINDER OF
22.6853 ACRES
988,171 SQ. FT.

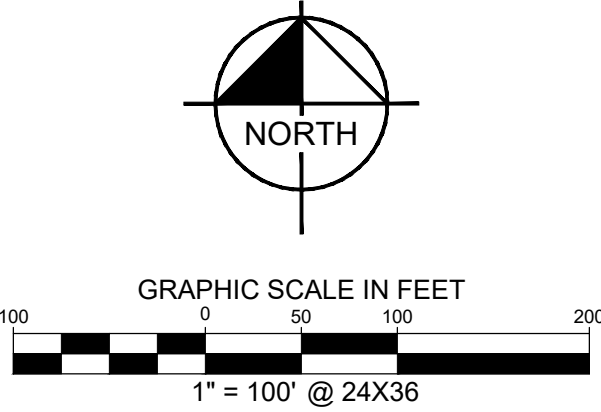
OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE STE. 350
AUSTIN, TEXAS 78759
TEL: (512) 610-6409

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

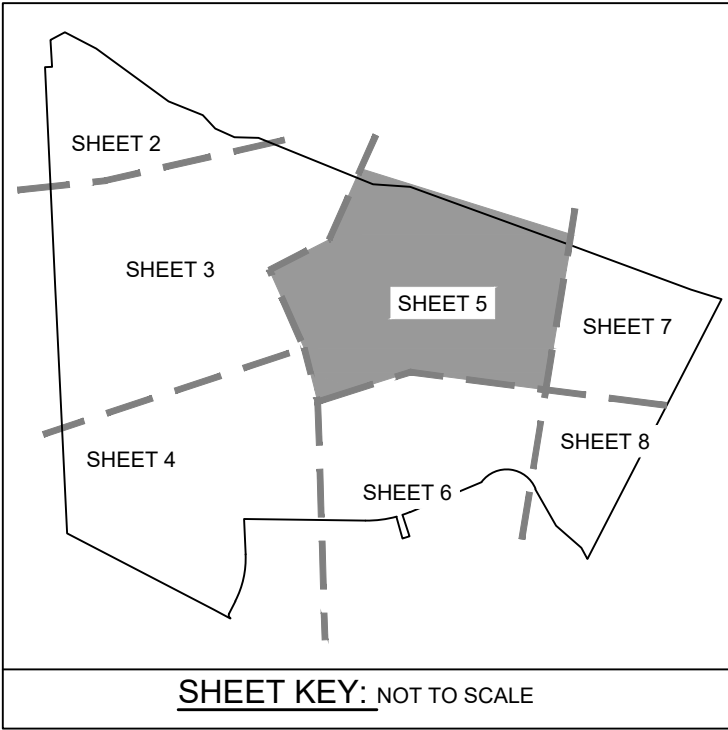
TRENDMAKER HOMES INC. DBA
TRI POINTE HOMES OF TEXAS, INC.
13640 BRIARWICK DRIVE, STE 170
AUSTIN, TEXAS 78729
TEL: (281) 675-3335

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



LEGEND	
○ IRSC	1/2" IRON ROD W/ "KHA" CAP SET
o	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
TCCC	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
- - - - -	CEP 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



FINAL PLAT
TURNERS CROSSING SOUTH -
PHASE 1
BEING 131.854 ACRES
OUT OF A CALLED 222.714 ACRE TRACT
CONVEYED TO MERITAGE HOMES OF TEXAS, LLC,
TAYLOR MORRISON OF TEXAS, INC., AND
TRENDMAKER HOMES, INC. IN
DOC. NO. 2019099240, OPRTC
WILLIAM P. CORBEN SURVEY, ABSTRACT NO. 159
TRAVIS COUNTY, TEXAS

NOTES:
1. SEE SHEETS 11 AND 12 FOR LINE, CURVE AND LOT AREA DATA.

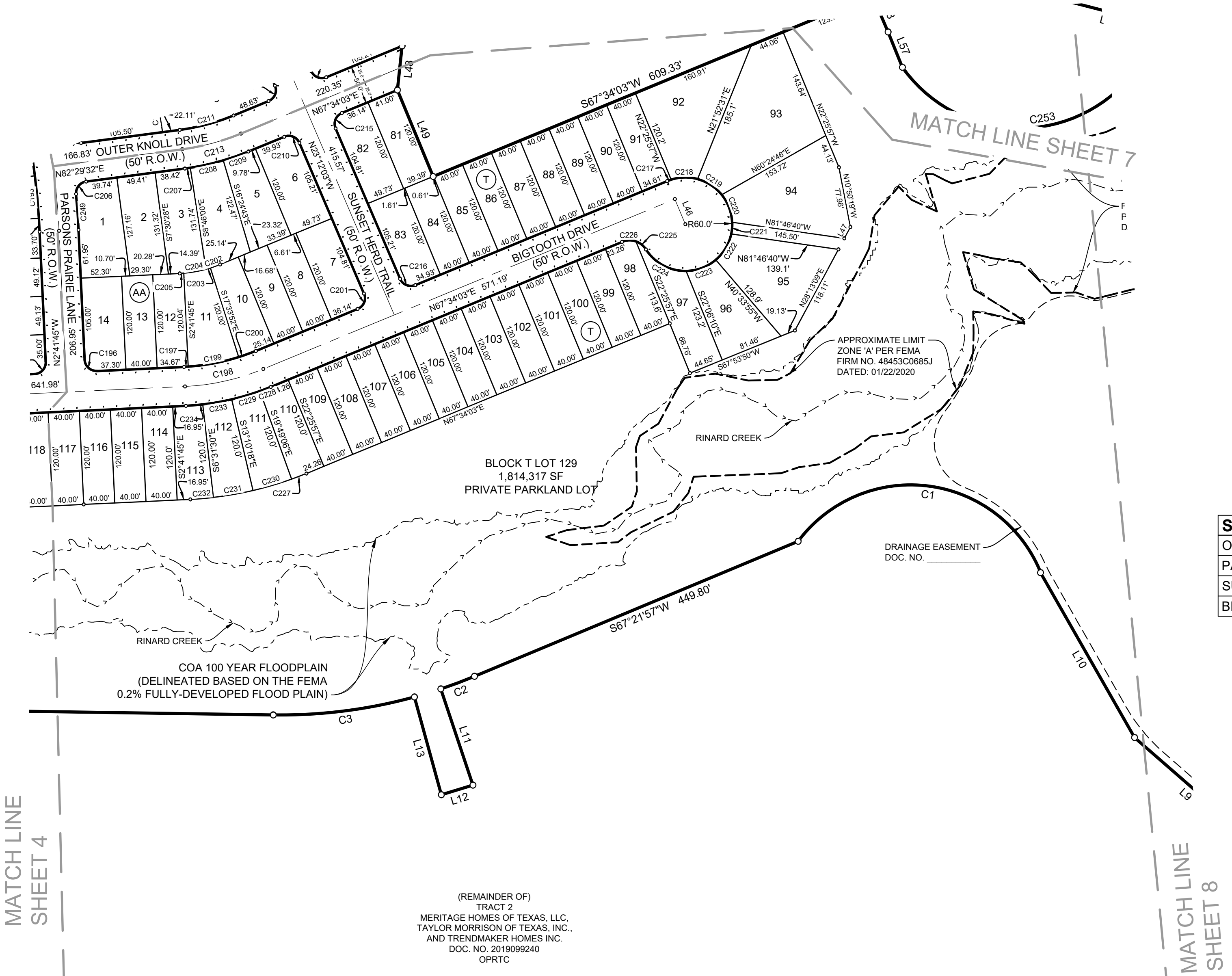
GENERAL INFORMATION:
TOTAL ACREAGE.....131.854 ACRES
TOTAL LINEAR FEET OF ROW.....11,893.02'
LINEAR FOOT OF 50' ROW.....9,345.58'
LINEAR FOOT OF 70' ROW.....2,547.44'
ACREAGE OF ROW.....14.651 ACRES
NUMBER OF SINGLE FAMILY LOTS.....251
ACREAGE OF SINGLE FAMILY LOTS.....33.324 ACRES
NUMBER OF MULTI FAMILY LOTS.....1
ACREAGE OF MULTI FAMILY LOTS.....7.691 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....7
ACREAGE OF NON-RESIDENTIAL LOTS.....73.120 ACRES
TOTAL NUMBER OF LOTS.....259

BENCHMARK LIST

BM #101 "X" 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)

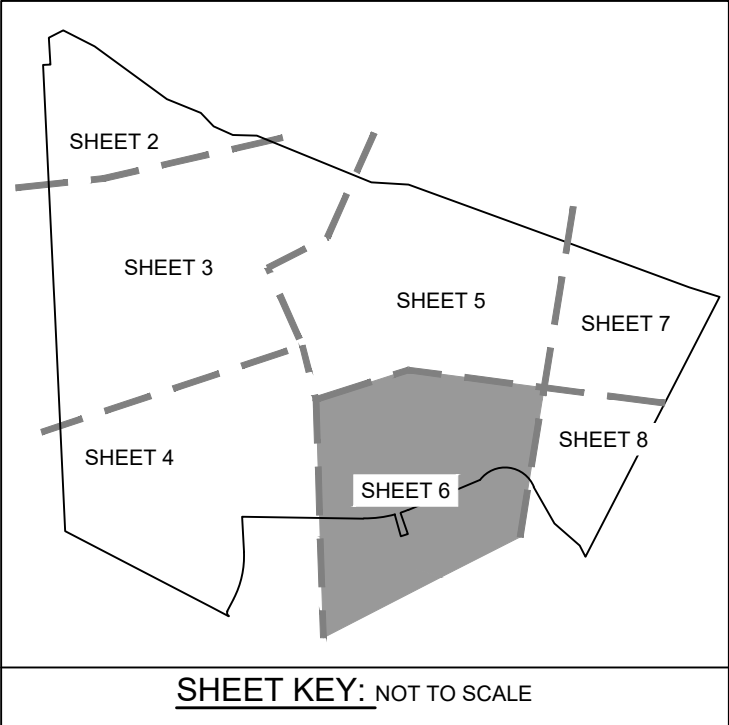
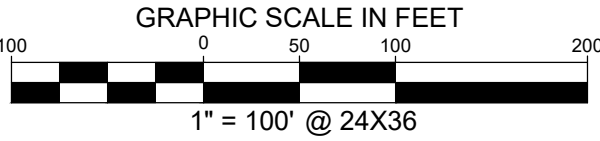
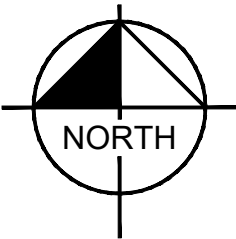
Kimley»Horn

10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759			FIRM # 10194624		Tel. No. (512) 418-1771 www.kimley-horn.com	
<u>Scale</u> 1" = 100'	<u>Drawn by</u> PTF	<u>Checked by</u> ZKP	<u>Date</u> 2/27/20	<u>Project No.</u> 067783111	<u>Sheet No.</u> 5 OF 12	



MATCH LINE
SHEET 4

MATCH LINE
SHEET 8



STREET NAME	R.O.W. WIDTH	LINEAR FEET
OUTER KNOLL DRIVE	50' R.O.W.	465.33'
PARSON PRAIRIE LN.	50' R.O.W.	1101.30'
SUNSET HERD TRAIL	50' R.O.W.	539.00'
BIGTOOTH DRIVE	50' R.O.W.	1351.51'

LEGEND	
	1/2" IRON ROD W/ "KHA" CAP SET
	USED TO SHOW GEOMETRIC BREAKS
	1/2" IRON ROD FOUND W/ CAP
	TEXAS DEPARTMENT OF TRANSPORTATION
	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
	TRAVIS COUNTY COMMISSIONER'S COURT
	DEED RECORDS OF TRAVIS COUNTY
	POINT OF BEGINNING
	RIGHT OF WAY
	DRAINAGE EASEMENT
	SIGHT DISTANCE EASEMENT
	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

OWNER/DEVELOPER:
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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. DBA TRI POINTE HOMES OF TEXAS, INC.
13640 BRIARWICK DRIVE, STE 170
AUSTIN, TEXAS 78729
TEL: (281) 675-3335

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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

NOTES:
1. SEE SHEETS 11 AND 12 FOR LINE, CURVE AND LOT AREA DATA.

GENERAL INFORMATION:
TOTAL ACREAGE.....131.854 ACRES
TOTAL LINEAR FEET OF ROW.....11,893.02'
LINEAR FOOT OF 50' ROW.....9,345.58'
LINEAR FOOT OF 70' ROW.....2,547.44'
ACREAGE OF ROW.....14.651 ACRES
NUMBER OF SINGLE FAMILY LOTS.....251
ACREAGE OF SINGLE FAMILY LOTS.....33.324 ACRES
NUMBER OF MULTI FAMILY LOTS.....1
ACREAGE OF MULTI FAMILY LOTS.....7.691 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....7
ACREAGE OF NON-RESIDENTIAL LOTS.....73.120 ACRES
TOTAL NUMBER OF LOTS.....259

BENCHMARK LIST	
BM #101	1/4" 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)	

**FINAL PLAT
TURNERS CROSSING SOUTH -
PHASE 1
BEING 131.854 ACRES**
OUT OF A CALLED 222.714 ACRE TRACT
CONVEYED TO MERITAGE HOMES OF TEXAS, LLC,
TAYLOR MORRISON OF TEXAS, INC., AND
TRENDMAKER HOMES, INC. IN
DOC. NO. 2019099240, OPRTC
WILLIAM P. CORBEN SURVEY, ABSTRACT NO. 159
TRAVIS COUNTY, TEXAS

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	ZKP	2/27/20	067783111	6 OF 12

LEGEND

○ IRSC

o

IRFC

1/2" IRON ROD FOUND W/ CAP

TXDOT

TEXAS DEPARTMENT OF TRANSPORTATION

OPRTC

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS

TOCC

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

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CREEK CENTERLINE

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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

SHEET 2

SHEET 3

SHEET 4

SHEET 5

SHEET 6

SHEET 7

SHEET 8

SHEET KEY: NOT TO SCALE

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
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TEL: (512) 549-6838

TRENDMAKER HOMES INC. DBA
TRI POINTE HOMES OF TEXAS, INC.

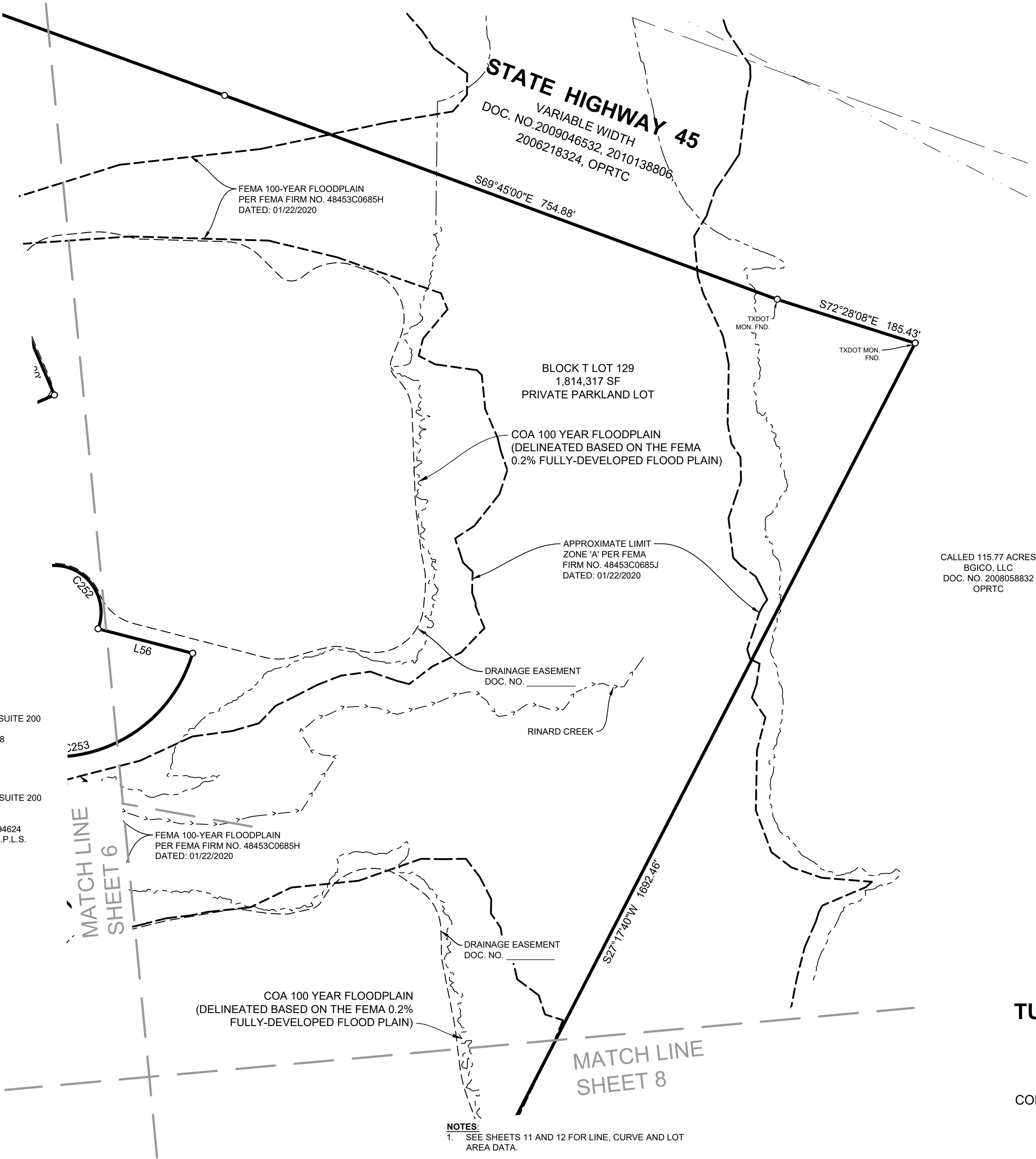
13640 BRIARWICK DRIVE, STE 170
AUSTIN, TEXAS 78729
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CIVIL ENGINEER:

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
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LAND SURVEYOR NO. 6769



NOTES:

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2,547.44'

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14.651 ACRES

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ACREAGE OF SINGLE FAMILY LOTS.....

33.324 ACRES

NUMBER OF MULTI FAMILY LOTS.....

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ACREAGE OF MULTI FAMILY LOTS.....

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NUMBER OF NON-RESIDENTIAL LOTS.....

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ACREAGE OF NON-RESIDENTIAL LOTS.....

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TOTAL NUMBER OF LOTS.....

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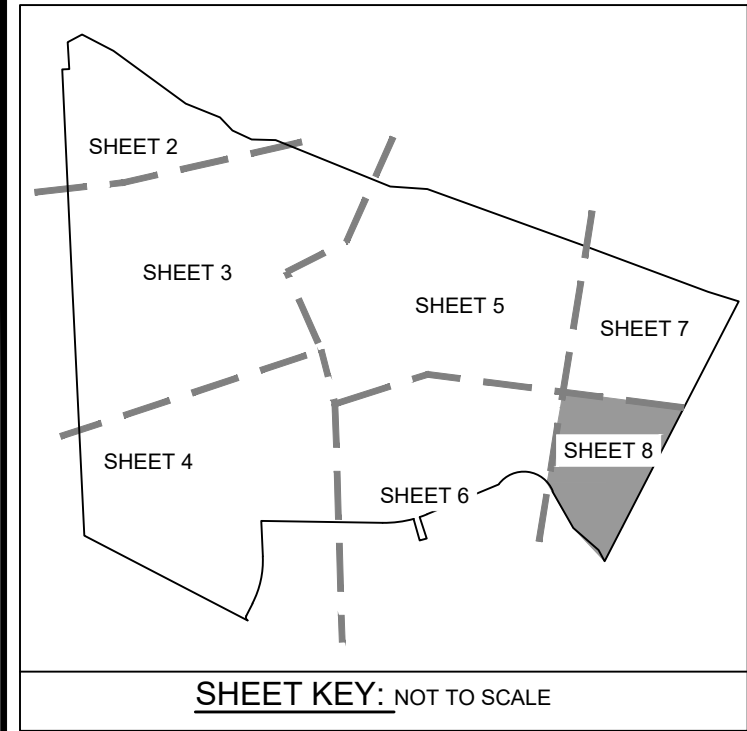
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ELEV.=748.46'(NAVD'88)	

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TURNERS CROSSING SOUTH -
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TAYLOR MORRISON OF TEXAS, INC., AND
TRENDMAKER HOMES, INC. IN
DOC. NO. 2019099240, OPRTC
WILLIAM P. CORBEN SURVEY, ABSTRACT NO. 159
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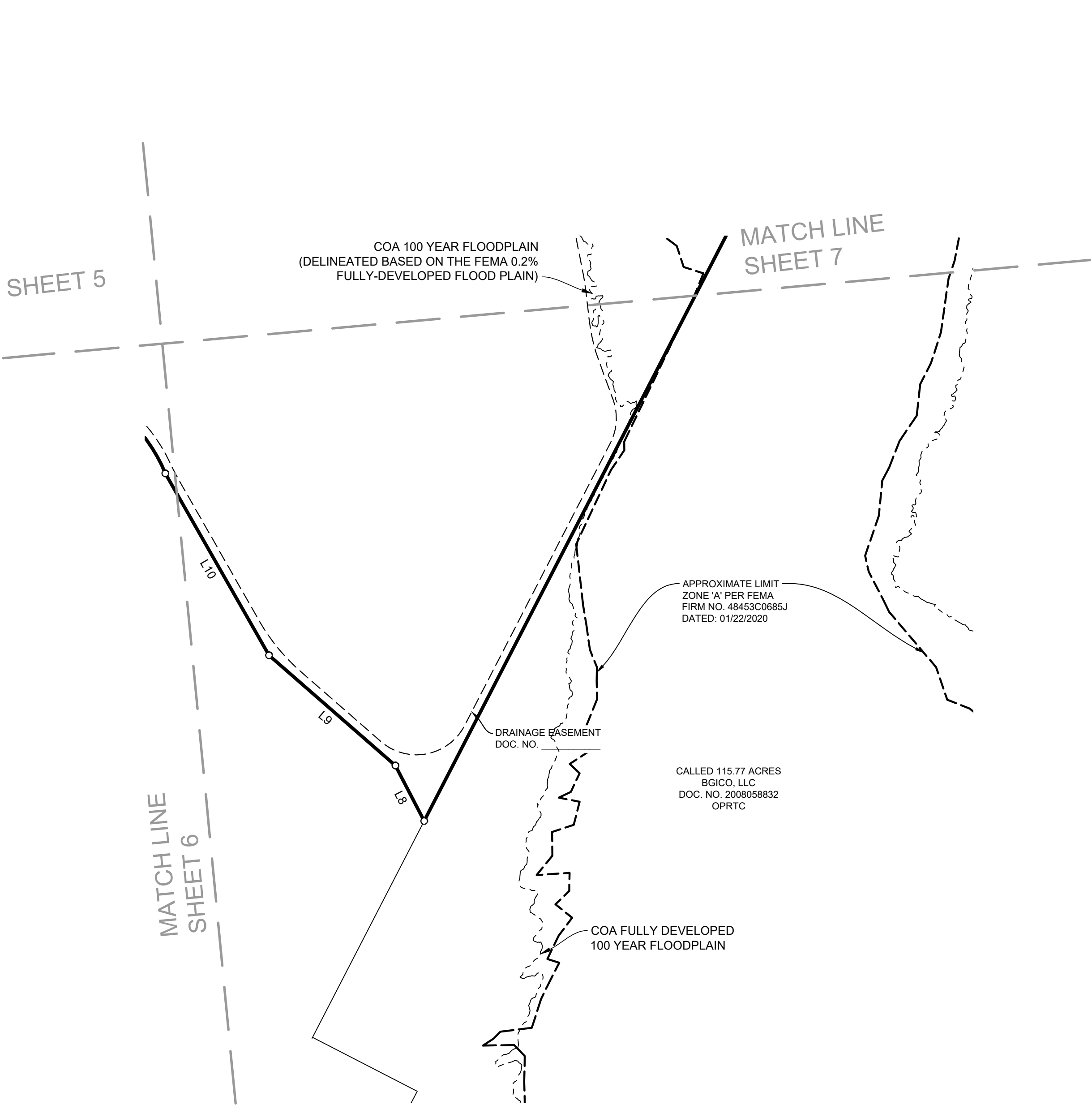
Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	ZKP	2/27/20	067783111	7 OF 12



LEGEND	
○ IRSC	1/2" IRON ROD W/ "HHA" 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
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P.O.B.	POINT OF BEGINNING
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TRAVIS COUNTY, TEXAS

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

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CONTACT: JACOB KONDO, P.E.

SURVEYOR:
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PH: (512) 572-6674
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: ZACHARY KEITH PETRUS R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769

NOTES:
1. SEE SHEETS 11 AND 12 FOR LINE, CURVE AND LOT
AREA DATA.

GENERAL INFORMATION:	
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Kimley»Horn					
10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759				Tel. No. (512) 418-1771 www.kimley-horn.com	
FIRM # 10194624					
<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	2/27/20	067783111	8 OF 12

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 131.854 ACRE TRACT OF LAND IN THE WILLIAM P. CORBEN SURVEY, ABSTRACT NO. 159, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 222.714 ACRE TRACT 2, CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, TERRY SHUFFLER OF TRENDMAKER HOMES INC., A TEXAS CORPORATION, DOING BUSINESS AS TRI POINTE HOMES OF TEXAS, INC. PER DOCUMENT 2021010300, 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 TURNERS CROSSING SOUTH PHASE 1 OF TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 131.854 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS TURNERS CROSSING SOUTH PHASE 1 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: ELLIOT JONES
TITLE: VICE PRESIDENT - LAND ACQUISITION
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: BRYAN HAVEL
TITLE: DIVISION PRESIDENT
COMPANY: TRENDMAKER HOMES, INC. DBA TRI POINTE HOMES OF TEXAS, 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 OF LAND RESOURCES
COMPANY: TAYLOR MORRISON OF TEXAS INC., F/K/A MORRISON HOMES 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 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0685J, DATED JANUARY 22, 2020, FOR AUSTIN, CITY OF TRAVIS COUNTY.

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

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Kimley-Horn and Associates, Inc.
All rights reserved

OWNER/DEVELOPER:
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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, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT. PLAT COMPLIES WITH ALL TRAVIS COUNTY SUBDIVISION REGULATIONS.

ENGINEERED BY: _____

JACOB KONDO, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 115813
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

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 KEITH 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

GENERAL NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN CITY OF AUSTIN'S 2-MILE EXTRA TERRITORIAL JURISDICTION (ETJ).
- WATER AND WASTEWATER SERVICE FOR TURNERS 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 BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. 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.
- 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 PURSUANT TO THE LAND DEVELOPMENT CODE.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- 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 10

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.

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
TURNERS CROSSING SOUTH -
PHASE 1
BEING 131.854 ACRES
OUT OF A CALLED 222.714 ACRE TRACT
CONVEYED TO MERITAGE HOMES OF TEXAS, LLC,
TAYLOR MORRISON OF TEXAS, INC., AND
TRENDMAKER HOMES, INC. IN
DOC. NO. 2019099240, OPRTC
WILLIAM P. CORBEN SURVEY, ABSTRACT NO. 159
TRAVIS COUNTY, TEXAS

BENCHMARK LIST	
BM #101 "X" 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)

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.
NA	PTF	ZKP	2/27/20	067783111	9 OF 12

C8J-2018-0091.3A

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECT\067783111 - TURNERS CROSSING\DWG\PLAT\020211202 - TURNERS CROSSING PHASE 1 SOUTH.DWG PLOTTED BY: BERMUDEZ, GABRIEL 12/22/2021 11:13 AM LAST SAVED: 12/22/2021 10:41 AM

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 8, BLOCK T AND LOT 129, BLOCK T.
26. THE HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN THE FOLLOWING LOTS: ALL LANDSCAPE LOT (LOT 1, BLOCK T; LOT 31, BLOCK T; LOT 128, BLOCK T; LOT 30, BLOCK U; LOT 22, BLOCK DD; AND LOT 54, BLOCK GG).
27. THE HOMEOWNER'S ASSOCIATION RESPONSIBILITIES ARE DETAILED IN THE TURNER'S CROSSING COVENANTS, CONDITIONS, AND RESTRICTIONS, DOC. NO. _____.
28. ACCESS IS PROHIBITED TO SH45.
29. 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 1, 4 - 11, 31 - 36, 95 - 104, 112 - 116, 129, OF BLOCK T; 7 AND 54 OF BLOCK GG; AND 19 - 22, 28 - 30, 40 - 43 OF BLOCK U. 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. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FOOT ABOVE THE ELEVATION OF THE COA 100-YEAR FLOOD PLAIN (THE COA 100-YEAR HAS BEEN DELINEATED BASED ON FEMA 0.2% FULLY-DEVELOPED FLOODPLAIN) AS SHOWN HEREON:
- | | | |
|-------|-----|------------------------------------|
| BLOCK | LOT | MIN. FFE M.S.L. (TO NEAREST TENTH) |
| T | 94 | 669.2' |
| T | 95 | 669.2' |
| T | 96 | 672.1' |
| T | 97 | 672.1' |
37. NO RESIDENTIAL STRUCTURE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE WATER QUALITY AND DETENTION FACILITIES WITHIN THIS DEVELOPMENT.
38. A TRAVIS COUNTY DRIVEWAY PERMIT WILL BE REQUIRED AS PART OF THE FUTURE DEVELOPMENT PERMIT APPLICATION.
39. EACH SINGLE-FAMILY, MULTI-FAMILY, AND COMMERCIAL LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

STREET TABLE		
STREET NAME	R.O.W. WIDTH	LINEAR FEET
WILLOW RUSH AVENUE	70'	2547.44'
CHARREADA LANE	50'	265.97'
KENT CHALK ROAD	50'	1168.68'
CERULEAN SPRINGS DRIVE	50'	777.38'
RENAHAN ROAD	50'	1569.67'
SHADY LANE	50'	526.99'
PARSONS PRAIRE LANE	50'	1101.30'
RINDLE REACH DRIVE	50'	997.51'
CONFLUENCE TRACE	50'	435.00'
BIG TOOTH DRIVE	50'	1351.51'
OUTER KNOLL DRIVE	50'	465.33'
SUNSET HERD TRAIL	50'	693.57'
BRAVE BANDANA TERRACE	50'	138.24
TOTAL		11,893.02'

GENERAL INFORMATION:

TOTAL ACREAGE.....131.854 ACRES
TOTAL LINEAR FEET OF ROW.....11,893.02'
LINEAR FOOT OF 50' ROW.....9,345.58'
LINEAR FOOT OF 70' ROW.....2,547.44'
ACREAGE OF ROW.....14.651 ACRES
NUMBER OF SINGLE FAMILY LOTS.....251
ACREAGE OF SINGLE FAMILY LOTS.....33.324 ACRES
NUMBER OF MULTI FAMILY LOTS.....1
ACREAGE OF MULTI FAMILY LOTS.....7.691 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....7
ACREAGE OF NON-RESIDENTIAL LOTS.....73.120 ACRES
TOTAL NUMBER OF LOTS.....259

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

SURVEYOR:

KIMLEY-HORN AND ASSOCIATES, INC.
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LAND SURVEYOR NO. 6769

CIVIL ENGINEER:

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BENCHMARK LIST

BM #101 "X" 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)

FINAL PLAT
TURNERS CROSSING SOUTH -
PHASE 1
BEING 131.854 ACRES
OUT OF A CALLED 222.714 ACRE TRACT
CONVEYED TO MERITAGE HOMES OF TEXAS, LLC,
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Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	PTF	ZKP	2/27/20	067783111	10 OF 12

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 2 BLOCK T	0.110	4,800
LOT 3 BLOCK T	0.110	4,800
LOT 4 BLOCK T	0.111	4,847
LOT 5 BLOCK T	0.123	5,343
LOT 6 BLOCK T	0.112	4,858
LOT 7 BLOCK T	0.221	9,641
LOT 11 BLOCK T	0.110	4,800
LOT 12 BLOCK T	0.110	4,800
LOT 13 BLOCK T	0.110	4,800
LOT 14 BLOCK T	0.110	4,800
LOT 15 BLOCK T	0.110	4,800
LOT 16 BLOCK T	0.110	4,800
LOT 17 BLOCK T	0.101	4,395
LOT 18 BLOCK T	0.119	5,205
LOT 19 BLOCK T	0.110	4,800
LOT 20 BLOCK T	0.110	4,800
LOT 21 BLOCK T	0.110	4,800
LOT 22 BLOCK T	0.108	4,687
LOT 23 BLOCK T	0.167	7,257
LOT 24 BLOCK T	0.146	6,380
LOT 25 BLOCK T	0.114	4,976
LOT 26 BLOCK T	0.110	4,800
LOT 27 BLOCK T	0.110	4,800
LOT 28 BLOCK T	0.110	4,800
LOT 29 BLOCK T	0.110	4,800
LOT 30 BLOCK T	0.110	4,800
LOT 32 BLOCK T	0.110	4,810
LOT 33 BLOCK T	0.115	5,028
LOT 34 BLOCK T	0.115	5,028
LOT 35 BLOCK T	0.115	5,028
LOT 36 BLOCK T	0.115	5,028
LOT 81 BLOCK T	0.113	4,920
LOT 82 BLOCK T	0.138	6,015
LOT 83 BLOCK T	0.138	6,018
LOT 84 BLOCK T	0.110	4,800
LOT 85 BLOCK T	0.110	4,800
LOT 86 BLOCK T	0.110	4,800
LOT 87 BLOCK T	0.110	4,800
LOT 88 BLOCK T	0.110	4,800
LOT 89 BLOCK T	0.110	4,800

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 90 BLOCK T	0.110	4,800
LOT 91 BLOCK T	0.110	4,800
LOT 92 BLOCK T	0.287	12,503
LOT 93 BLOCK T	0.409	17,810
LOT 94 BLOCK T	0.300	13,064
LOT 95 BLOCK T	0.261	11,388
LOT 96 BLOCK T	0.170	7,386
LOT 97 BLOCK T	0.148	6,467
LOT 98 BLOCK T	0.109	4,766
LOT 99 BLOCK T	0.110	4,800
LOT 100 BLOCK T	0.110	4,800
LOT 101 BLOCK T	0.110	4,800
LOT 102 BLOCK T	0.110	4,800
LOT 103 BLOCK T	0.110	4,800
LOT 104 BLOCK T	0.110	4,800
LOT 105 BLOCK T	0.110	4,800
LOT 106 BLOCK T	0.110	4,800
LOT 107 BLOCK T	0.110	4,800
LOT 108 BLOCK T	0.110	4,800
LOT 109 BLOCK T	0.110	4,800
LOT 110 BLOCK T	0.115	5,019
LOT 111 BLOCK T	0.123	5,360
LOT 112 BLOCK T	0.123	5,360
LOT 113 BLOCK T	0.118	5,122
LOT 114 BLOCK T	0.110	4,800
LOT 115 BLOCK T	0.110	4,800
LOT 116 BLOCK T	0.110	4,800
LOT 117 BLOCK T	0.110	4,800
LOT 118 BLOCK T	0.110	4,800
LOT 119 BLOCK T	0.110	4,800
LOT 120 BLOCK T	0.110	4,800
LOT 121 BLOCK T	0.110	4,800
LOT 122 BLOCK T	0.110	4,800
LOT 123 BLOCK T	0.110	4,800
LOT 124 BLOCK T	0.110	4,800
LOT 125 BLOCK T	0.110	4,800
LOT 126 BLOCK T	0.110	4,800
LOT 127 BLOCK T	0.138	6,003
LOT 128 BLOCK T	0.053	2,314
LOT 129 BLOCK T	41.647	1,814,159

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1 BLOCK GG	0.177	7,707
LOT 2 BLOCK GG	0.148	6,448
LOT 3 BLOCK GG	0.148	6,448
LOT 4 BLOCK GG	0.140	6,115
LOT 5 BLOCK GG	0.138	6,000
LOT 6 BLOCK GG	0.136	5,939
LOT 7 BLOCK GG	0.110	4,799
LOT 8 BLOCK GG	0.115	5,001
LOT 9 BLOCK GG	0.123	5,360
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1 BLOCK FF	0.136	5,911
LOT 2 BLOCK FF	0.129	5,598
LOT 3 BLOCK FF	0.129	5,640
LOT 4 BLOCK FF	0.138	6,017
LOT 5 BLOCK FF	0.141	6,128
LOT 6 BLOCK FF	0.139	6,046
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 5 BLOCK Z	0.156	6,784
LOT 6 BLOCK Z	0.185	8,043
LOT 7 BLOCK Z	0.161	7,031
LOT 8 BLOCK Z	0.143	6,232
LOT 9 BLOCK Z	0.143	6,232
LOT 10 BLOCK Z	0.143	6,232
LOT 11 BLOCK Z	0.156	6,797

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1 BLOCK U	0.110	4,800
LOT 2 BLOCK U	0.110	4,800
LOT 3 BLOCK U	0.110	4,800
LOT 4 BLOCK U	0.135	5,866
LOT 5 BLOCK U	0.154	6,700
LOT 6 BLOCK U	0.149	6,486
LOT 7 BLOCK U	0.144	6,269
LOT 8 BLOCK U	0.133	5,808
LOT 9 BLOCK U	0.128	5,569
LOT 10 BLOCK U	0.114	4,980
LOT 11 BLOCK U	0.113	4,920
LOT 12 BLOCK U	0.113	4,920
LOT 13 BLOCK U	0.113	4,920
LOT 14 BLOCK U	0.113	4,920
LOT 15 BLOCK U	0.113	4,920
LOT 16 BLOCK U	0.113	4,920
LOT 17 BLOCK U	0.113	4,920
LOT 18 BLOCK U	0.113	4,920
LOT 19 BLOCK U	0.110	4,800
LOT 20 BLOCK U	0.110	4,800
LOT 21 BLOCK U	0.110	4,800
LOT 22 BLOCK U	0.110	4,800
LOT 23 BLOCK U	0.110	4,800
LOT 24 BLOCK U	0.110	4,800
LOT 25 BLOCK U	0.110	4,800
LOT 26 BLOCK U	0.110	4,800
LOT 27 BLOCK U	0.110	4,800
LOT 28 BLOCK U	0.203	8,857
LOT 29 BLOCK U	0.206	8,994
LOT 30 BLOCK U	3.271	142,498
LOT 31 BLOCK U	0.183	7,976
LOT 32 BLOCK U	0.145	6,312
LOT 33 BLOCK U	0.124	5,400
LOT 34 BLOCK U	0.124	5,400
LOT 35 BLOCK U	0.124	5,400
LOT 36 BLOCK U	0.124	5,400
LOT 37 BLOCK U	0.124	5,400
LOT 38 BLOCK U	0.124	5,400
LOT 39 BLOCK U	0.124	5,400
LOT 40 BLOCK U	0.124	5,400

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 41 BLOCK U	0.124	5,400
LOT 42 BLOCK U	0.124	5,400
LOT 43 BLOCK U	0.124	5,400
LOT 44 BLOCK U	0.124	5,400
LOT 45 BLOCK U	0.124	5,400
LOT 46 BLOCK U	0.124	5,400
LOT 47 BLOCK U	0.137	5,986
LOT 48 BLOCK U	0.148	6,465
LOT 49 BLOCK U	0.169	7,361
LOT 50 BLOCK U	0.204	8,904
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1 BLOCK AA	0.165	7,180
LOT 2 BLOCK AA	0.147	6,386
LOT 3 BLOCK AA	0.143	6,229
LOT 4 BLOCK AA	0.151	6,577
LOT 5 BLOCK AA	0.139	6,066
LOT 6 BLOCK AA	0.152	6,618
LOT 7 BLOCK AA	0.138	6,015
LOT 8 BLOCK AA	0.110	4,800
LOT 9 BLOCK AA	0.110	4,800
LOT 10 BLOCK AA	0.120	5,209
LOT 11 BLOCK AA	0.139	6,056
LOT 12 BLOCK AA	0.110	4,800
LOT 13 BLOCK AA	0.110	4,800
LOT 14 BLOCK AA	0.143	6,228
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1 BLOCK X	0.192	8,377
LOT 2 BLOCK X	0.168	7,314
LOT 3 BLOCK X	0.194	8,453
LOT 4 BLOCK X	0.173	7,537
LOT 5 BLOCK X	0.145	6,299
LOT 6 BLOCK X	0.144	6,263
LOT 7 BLOCK X	0.167	7,291
LOT 26 BLOCK X	0.155	6,743
LOT 27 BLOCK X	0.110	4,800

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1 BLOCK DD	0.147	6,408
LOT 2 BLOCK DD	0.157	6,849
LOT 3 BLOCK DD	0.137	5,952
LOT 4 BLOCK DD	0.142	6,202
LOT 5 BLOCK DD	0.159	6,920
LOT 6 BLOCK DD	0.156	6,806
LOT 7 BLOCK DD	0.143	6,216
LOT 8 BLOCK DD	0.134	5,822
LOT 9 BLOCK DD	0.129	5,625
LOT 10 BLOCK DD	0.129	5,625
LOT 11 BLOCK DD	0.129	5,625
LOT 12 BLOCK DD	0.148	6,468
LOT 13 BLOCK DD	0.133	5,810
LOT 14 BLOCK DD	0.138	5,993
LOT 15 BLOCK DD	0.138	5,993
LOT 16 BLOCK DD	0.138	5,993
LOT 17 BLOCK DD	0.138	5,993
LOT 18 BLOCK DD	0.130	5,650
LOT 19 BLOCK DD	0.129	5,625
LOT 20 BLOCK DD	0.129	5,625
LOT 21 BLOCK DD	0.142	6,201
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1 BLOCK BB	0.137	5,952
LOT 2 BLOCK BB	0.124	5,400
LOT 3 BLOCK BB	0.124	5,400
LOT 4 BLOCK BB	0.124	5,400
LOT 5 BLOCK BB	0.124	5,400
LOT 6 BLOCK BB	0.124	5,400
LOT 7 BLOCK BB	0.124	5,400
LOT 8 BLOCK BB	0.124	5,400
LOT 9 BLOCK BB	0.131	5,719
LOT 10 BLOCK BB	0.137	5,952
LOT 11 BLOCK BB	0.137	5,952
LOT 12 BLOCK BB	0.131	5,719
LOT 13 BLOCK BB	0.124	5,400
LOT 14 BLOCK BB	0.124	5,400
LOT 15 BLOCK BB	0.124	5,400
LOT 16 BLOCK BB	0.124	5,400
LOT 17 BLOCK BB	0.124	5,400
LOT 18 BLOCK BB	0.124	5,400
LOT 19 BLOCK BB	0.124	5,400
LOT 20 BLOCK BB	0.137	5,952

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1 BLOCK CC	0.145	6,324
LOT 2 BLOCK CC	0.142	6,168
LOT 3 BLOCK CC	0.142	6,168
LOT 4 BLOCK CC	0.142	6,168
LOT 5 BLOCK CC	0.142	6,168
LOT 6 BLOCK CC	0.142	6,168
LOT 7 BLOCK CC	0.137	5,981
LOT 8 BLOCK CC	0.135	5,895
LOT 9 BLOCK CC	0.135	5,895
LOT 10 BLOCK CC	0.137	5,952
LOT 11 BLOCK CC	0.139	6,061
LOT 12 BLOCK CC	0.138	6,000
LOT 13 BLOCK CC	0.138	6,000
LOT 14 BLOCK CC	0.141	6,122
LOT 15 BLOCK CC	0.145	6,323
LOT 16 BLOCK CC	0.145	6,323
LOT 17 BLOCK CC	0.145	6,323
LOT 18 BLOCK CC	0.145	6,323
LOT 19 BLOCK CC	0.144	6,261
LOT TABLE		
LOT NO.	ACRES	SQ. FT.
LOT 1 BLOCK Y	0.137	5,952
LOT 2 BLOCK Y	0.124	5,400
LOT 11 BLOCK Y	0.144	6,271
LOT 12 BLOCK Y	0.124	5,400
LOT 13 BLOCK Y	0.124	5,400
LOT 14 BLOCK Y	0.124	5,400
LOT 15 BLOCK Y	0.124	5,400
LOT 17 BLOCK Y	0.124	5,400
LOT 18 BLOCK Y	0.124	5,400
LOT 19 BLOCK Y	0.124	5,400
LOT 20 BLOCK Y	0.137	5,952

FINAL PLAT
TURNERS CROSSING SOUTH -
PHASE 1
BEING 131.854 ACRES
OUT OF A CALLED 222.714 ACRE TRACT
CONVEYED TO MERITAGE HOMES OF TEXAS, LLC,
TAYLOR MORRISON OF TEXAS, INC., AND
TRENDMAKER HOMES, INC. IN
DOC. NO. 2019099240, OPRTC
WILLIAM P. CORBEN SURVEY, ABSTRACT NO. 159
TRAVIS COUNTY, TEXAS

Kimley»Horn

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

FIRM # 10194624

Scale NA	Drawn by PTF	Checked by ZKP	Date 2/27/20	Project No. 067783111	Sheet No. 11 OF 12
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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) 675-3335

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

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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
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SURVEYOR:
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TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: ZACHARY KEITH PETRUS R.P.L.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6769

DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECT\06778311 - TURNERS CROSSING\DWG\PLAT\02021 - TURNERS CROSSING\DWG\PLAT\02021.DWG PLOTTED BY: BERMUDEZ, GABRIEL 12/22/2021 11:16 AM LAST SAVED 12/22/2021 10:41 AM

CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	121°05'38"	180.01'	380.45'	N82°38'35"W	313.49'	C42	18°16'49"	300.00'	95.71'	S77°01'17"E	95.31'	C82	84°31'59"	15.00'	22.13'	S19°03'56"W	20.18'	C128	3°59'20"	150.00'	10.44'	S64°48'17"W	10.44'	C169	90°00'00"	15.00'	23.56'	N21°47'57"E	21.21'
C2	4°06'15"	645.00'	46.20'	S69°25'05"W	46.19'	C45	2°00'14"	325.00'	11.37'	N85°09'34"W	11.37'	C83	90°00'00"	15.00'	23.56'	N68°12'03"W	21.21'	C129	14°46'27"	150.00'	38.68'	S55°25'24"W	38.57'	C170	90°45'40"	15.00'	23.76'	S67°49'13"E	21.35'
C3	16°16'02"	645.00'	183.12'	S82°44'38"W	182.51'	C46	2°58'51"	775.00'	40.32'	N84°40'16"W	40.31'	C84	90°00'00"	15.00'	23.56'	S21°47'57"W	21.21'	C130	12°29'33"	150.00'	32.71'	S41°47'24"W	32.64'	C171	90°00'00"	15.00'	23.56'	S68°12'03"E	21.21'
C4	30°10'39"	535.00'	281.78'	S12°23'35"W	278.54'	C47	2°42'45"	825.00'	39.06'	S83°13'46"E	39.05'	C85	90°00'00"	15.00'	23.56'	N68°12'03"W	21.21'	C131	48°44'21"	835.07'	710.36'	S27°04'03"E	689.13'	C172	89°17'53"	15.00'	23.38'	N22°09'00"E	21.08'
C5	90°00'00"	20.00'	31.42'	S17°31'06"E	28.28'	C48	1°01'48"	945.00'	16.99'	S82°23'18"E	16.99'	C86	90°00'00"	15.00'	23.56'	S21°47'57"W	21.21'	C133	2°15'39"	675.00'	26.63'	N22°04'14"W	26.63'	C173	2°27'02"	965.00'	41.27'	S21°12'52"E	41.27'
C7	6°38'48"	445.00'	51.62'	S11°18'54"W	51.59'	C49	2°42'45"	945.00'	44.74'	S80°31'01"E	44.73'	C87	90°00'00"	15.00'	23.56'	N68°12'03"W	21.21'	C134	4°29'07"	675.00'	52.84'	N18°41'51"W	52.83'	C174	3°02'00"	1135.00'	60.09'	N21°48'16"W	60.08'
C8	4°54'55"	170.00'	14.58'	S28°28'51"E	14.58'	C50	2°42'45"	825.00'	39.06'	S80°31'01"E	39.05'	C88	3°59'20"	275.00'	19.14'	S64°48'17"W	19.14'	C135	2°15'39"	550.00'	21.70'	N22°04'14"W	21.70'	C175	9°59'37"	1135.00'	197.97'	N18°19'28"W	197.72'
C9	14°19'45"	170.00'	42.52'	S18°51'31"E	42.40'	C51	2°42'45"	825.00'	39.06'	S77°48'16"E	39.05'	C89	14°46'27"	275.00'	70.91'	S55°25'24"W	70.71'	C136	4°29'07"	550.00'	43.05'	N18°41'51"W	43.04'	C176	2°46'05"	1135.00'	54.84'	N18°54'13"W	54.83'
C10	14°01'19"	170.00'	41.60'	S04°40'59"E	41.50'	C52	2°42'45"	945.00'	44.74'	S77°48'16"E	44.73'	C90	12°29'31"	275.00'	59.96'	S41°47'25"W	59.84'	C137	4°29'07"	550.00'	43.05'	N14°12'44"W	43.04'	C177	2°46'05"	1135.00'	54.84'	N16°08'07"W	54.83'
C11	48°11'23"	25.00'	21.03'	N23°33'58"W	20.41'	C53	2°42'45"	945.00'	44.74'	S75°05'31"E	44.73'	C91	6°24'18"	325.00'	36.33'	N63°35'48"E	36.31'	C138	4°29'07"	550.00'	43.05'	N09°43'38"W	43.04'	C178	1°25'25"	1135.00'	28.20'	N14°02'22"W	28.20'
C12	47°50'20"	50.00'	41.75'	N21°35'30"W	40.55'	C54	2°42'45"	825.00'	39.06'	S75°05'31"E	39.05'	C92	7°28'43"	325.00'	42.42'	N56°39'17"E	42.39'	C139	4°29'07"	550.00'	43.05'	N05°14'31"W	43.04'	C179	1°20'40"	1135.00'	26.63'	N12°39'19"W	26.63'
C13	2°09'00"	50.00'	1.88"	N46°35'10"W	1.88"	C55	2°42'45"	825.00'	39.06'	S72°22'46"E	39.05'	C93	31°15'19"	300.00'	163.65'	N51°10'17"E	161.63'	C140	0°18'13"	550.00'	2.91'	N02°50'51"W	2.91'	C180	1°07'30"	1135.00'	22.29'	N11°25'14"W	22.29'
C14	41°50'59"	170.00'	124.17'	S23°15'10"W	121.43'	C56	2°42'45"	945.00'	44.74'	S72°22'46"E	44.73'	C94	7°28'43"	325.00'	42.42'	N49°10'34"E	42.39'	C141	75°31'21"	20.00'	26.36'	S40°27'25"E	24.49'	C181	2°05'18"	1135.00'	41.37'	N09°48'50"W	41.36'
C15	94°32'27"	50.00'	82.50'	S88°33'07"E	73.46'	C57	0°58'21"	945.00'	16.04'	S70°32'13"E	16.04'	C95	7°28'43"	325.00'	42.42'	N41°41'51"E	42.39'	C142	90°00'00"	15.00'	23.56'	N42°18'15"E	21.21'	C182	87°46'28"	15.00'	22.98'	N53°37'14"W	20.80'
C16	48°11'23"	25.00'	21.03'	S65°22'35"E	20.41'	C58	3°48'37"	655.00'	43.56'	S84°15'22"E	43.55'	C96	4°06'48"	325.00'	23.33'	N35°54'05"E	23.33'	C143	90°00'00"	15.00'	23.56'	N47°41'45"W	21.21'	C183	2°14'59"	1015.00'	39.85'	N10°51'30"W	39.85'
C17	90°00'00"	25.00'	39.27"	S45°31'43"W	35.36'	C59	3°31'09"	444.99'	27.33'	S84°24'07"E	27.33'	C97	86°58'02"	20.00'	30.36'	S07°57'12"E	27.53'	C144	1°27'29"	725.00'	18.45'	N03°25'29"W	18.45'	C184	2°46'05"	1015.00'	49.04'	N13°22'02"W	49.03'
C18	86°46'32"	20.00'	30.29'	N43°54'59"E	27.48'	C60	7°05'45"	775.00'	95.98'	S73°35'56"E	95.92'	C98	88°36'30"	20.00'	30.93'	N78°08'56"E	27.94'	C145	0°18'13"	675.00'	3.58'	N02°50'51"W	3.58'	C185	2°46'05"	1015.00'	49.04'	N16°08'07"W	49.03'
C19	86°57'22"	20.00'	30.35'	S42°57'02"E	27.52'	C61	15°55'54"	800.00'	22.45'	S78°11'44"E	22.173'	C99	93°27'47"	20.00'	32.62'	N11°11'16"W	29.13'	C146	4°29'07"	675.00'	52.84'	N05°14'31"W	52.83'	C186	2°46'05"	1015.00'	49.04'	N18°54'13"W	49.03'
C20	24°01'23"	275.00'	115.30'	N78°31'02"E	114.46'	C62	93°01'01"	15.00'	24.35'	N56°20'41"E	21.76'	C101	90°00'00"	800.00'	1256.64'	N47°41'45"W	1131.37'	C147	4°29'07"	675.00'	52.84'	N09°43'38"W	52.83'	C187	2°12'41"	1015.00'	39.17'	N21°23'36"W	39.17'
C21	24°01'23"	300.00'	125.78'	N78°31'02"E	124.86'	C62	41°01'32"	595.00'	426.04'	S49°32'17"E	416.99'	C102	6°24'12"	639.00'	71.41'	N57°45'11"W	71.38'	C148	4°29'07"	675.00'	52.84'	N14°12'44"W	52.83'	C188	3°15'16"	965.00'	54.81'	S18°21'43"E	54.80'
C22	2°52'20"	325.00'	16.29'	S89°05'33"W	16.29'	C63	93°01'01"	15.00'	24.35'	N36°40'20"W	21.76'	C103	5°19'01"	639.00'	59.30'	N63°36'47"W	59.28'	C149	1°01'18"	845.00'	15.07'	N03°12'24"W	15.07'	C189	3°15'16"	965.00'	54.81'	S15°06'27"E	54.80'
C23	6°48'47"	325.00'	38.65'	S84°15'00"W	38.62'	C64	3°48'37"	655.00'	43.56'	S84°15'22"E	43.55'	C104	5°19'01"	639.00'	59.30'	N68°55'48"W	59.28'	C150	0°26'11"	845.00'	6.44'	N03°56'08"W	6.44'	C190	20°30'18"	990.00'	354.30'	N12°56'54"W	352.42'
C24	6°48'47"	325.00'	38.65'	S77°26'13"W	38.62'	C64	5°49'28"	595.00'	60.49'	S26°06'47"E	60.46'	C105	1°22'37"	639.00'	15.36'	N72°16'37"W	15.36'	C151	2°49'05"	845.00'	41.56'	N05°33'46"W	41.56'	C191	3°15'16"	965.00'	54.81'	S11°51'12"E	54.80'
C25	6°48'47"	325.00'	38.65'	S70°37'26"W	38.62'	C65	2°00'14"	445.00'	15.56'	S85°09'34"E	15.56'	C106	5°19'01"	639.00'	48.16'	S63°36'47"E	48.14'	C152	1°04'41"	845.00'	15.16'	N09°29'09"W	15.16'	C192	3°15'16"	965.00'	54.81'	S08°35'56"E	54.80'
C26	0°42'42"	325.00'	4.04'	S66°51'41"W	4.04'	C66	1°30'55"	445.00'	11.77'	S83°24'00"E	11.77'	C107	35°13'39"	25.00'	15.37'	S42°23'22"E	15.13'	C153	3°50'46"	725.00'	48.67'	N06°04'36"W	48.66'	C193	3°15'16"	965.00'	54.81'	S05°20'40"E	54.80'
C27	0°53'46"	155.00'	2.42'	N66°03'27"E	2.42'	C67	14°28'39"	20.00'	5.05'	S85°27'25"E	5.04'	C108	35°09'44"	25.00'	15.34'	N13°34'26"W	15.10'	C154	3°50'46"	725.00'	48.67'	N09°55'22"W	48.66'	C194	1°01'18"	965.00'	17.21'	S03°12'24"E	17.21'
C28	16°00'42"	155.00'	43.32'	N57°36'13"E	43.17'	C68	6°17'47"	445.00'	48.90'	S79°29'39"E	48.88'	C109	90°00'00"	25.00'	39.27"	S62°02'05"W	35.36'	C155	2°13'35"	845.00'	32.83'	N09°06'46"W	32.83'	C195	90°00'00"	15.00'	23.56'	S42°18'15"W	21.21'
C29	58°20'37"	15.00'	15.27"	N20°25'33"E	14.62'	C69	15°29'57"	370.00'	100.09'	N32°55'34"E	99.78'	C110	13°01'39"	25.00'	5.68'	N10°31'15"E	5.67'	C156	1°37'11"	845.00'	23.89'	N11°02'09"W	23.89'	C196	90°00'00"	15.00'	23.56'	S47°41'45"E	21.21'
C30	68°57'07"	50.00'	60.17'	N25°43'48"E	56.61'	C70	8°27'53"	445.00'	65.74'	S72°06'49"E	65.68'	C111	2°23'47"	325.00'	13.59'	N15°50'11"E	13.59'	C157	1°38'05"	845.00'	24.11'	N12°39'47"W	24.11'	C197	1°06'34"	275.00'	5.33'	N86°44'58"E	5.33'
C31	39°45'13"	50.00'	34.69'	N80°04'58"E	34.00'	C71	7°54'52"	250.00'	34.53'	S26°04'34"W	34.51'	C112	7°41'38"	300.00'	40.29'	N13°11'16"E	40.26'	C158	2°12'41"	845.00'	32.61'	N14°35'10"W	32.61'	C198	19°44'12"	300.00'	103.34'	N77°26'09"E	102.83'
C32	47°07'45"	50.00'	41.13'	S56°28'32"E	39.98'	C72	3°53'46"	200.00'	13.60'	N24°04'01"E	13.60'	C113	6°38'48"	325.00'	37.70'	N11°18'54"E	37.68'	C159	1°02'34"	845.00'	15.38'	N16°12'48"W	15.38'	C199	13°45'33"	275.00'	66.04'	N79°18'55"E	65.88'
C33	17°03'00"	50.00'	14.88'	S24°23'10"E	14.82'	C73	10°38'33"	250.00'	46.44'	S35°21'16"W	46.37'	C114	6°05'13"	275.00'	29.21'	S13°59'28"W	29.20'	C160	3°50'46"	725.00'	48.67'	N13°46'08"W	48.66'	C200	4°52'05"	275.00'	23.36'	N70°00'06"E	23.36'
C34	52°01'12"	15.00'	13.62'	S41°52'16"E	13.16'	C74	29°55'12"	200.00'	104.1																				