

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0091.3A**PC DATE:** 11/01/2022**SUBDIVISION NAME:** Turners Crossing South Phase 1**AREA:** 128.786 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.

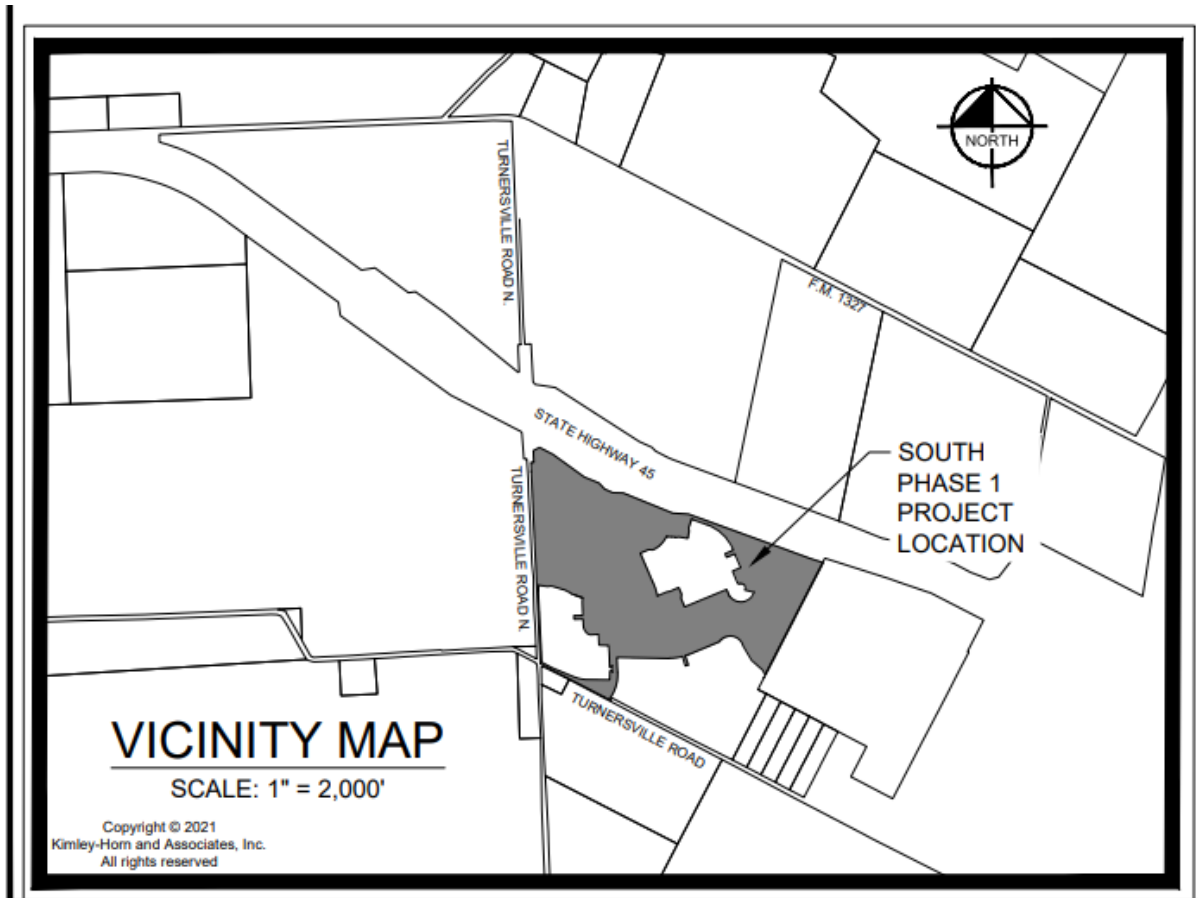
DEPARTMENT COMMENTS: This plat was previously approved with conditions on the January 11, 2022 Planning Commission meeting but failed to clear all conditions before the application expired. This request is for approval with conditions of Turners Crossing South Phase One Subdivision consisting of 259 lots on 128.786 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. Provided the conditions are met by January 2, 2023, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions include plat note revisions and an update to reports. 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**PHONE:** 512-854-7687Email address: sarah.sumner@traviscountytx.gov

Turner's Crossing South Phase 1

Location Map



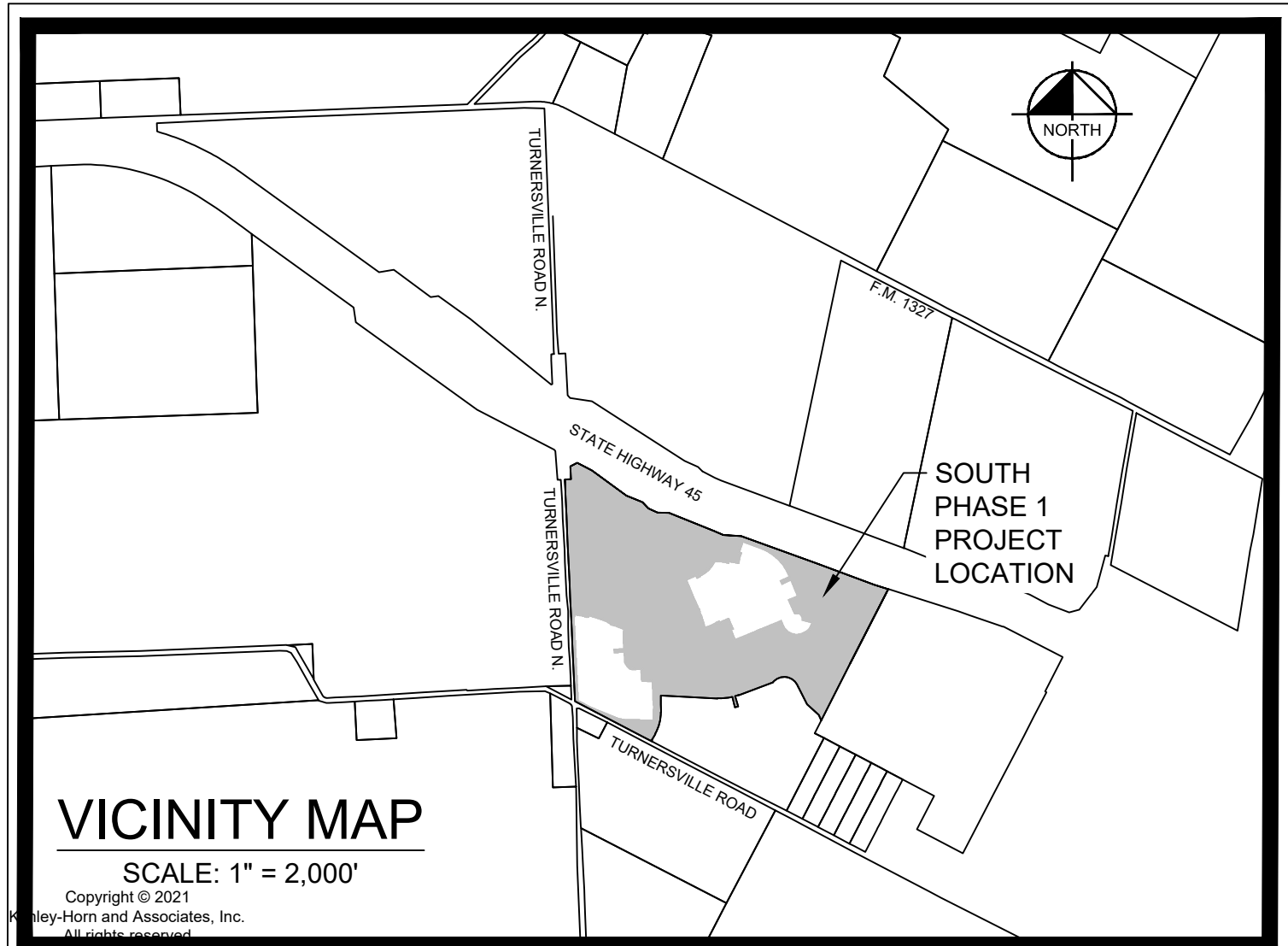
TRAVIS COUNTY CONSUMER PROTECTION
NOTICE FOR HOMEBUYERS

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.
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: GABRIEL BERMUDEZ, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: JOHN GREGORY MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330

BENCHMARK LIST	
BM #13	5/8" IRON ROD SET IN NATURAL GROUND IN THE R.O.W. OF S.H. 45 TO THE NORTH OF LOT 129, BLOCK T ELEV.=656.69'(NAVD'88)
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)

**FINAL PLAT
TURNERS CROSSING SOUTH -
PHASE 1**

BEING 128.786 ACRES

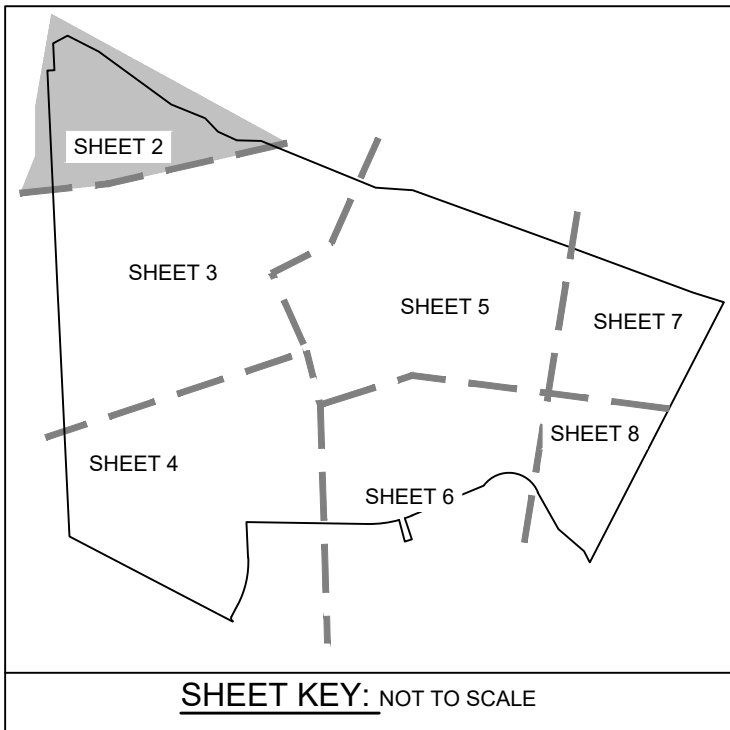
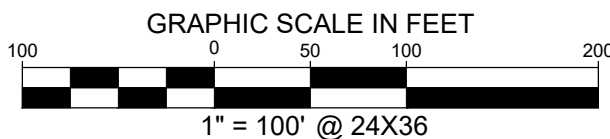
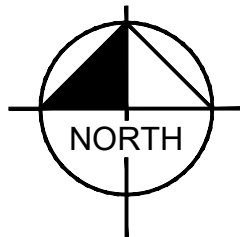
OUT OF A CALLED 222.714 ACRE TRACT
CONVEYED TO MERITAGE HOMES OF TEXAS, LLC,
TAYLOR MORRISON OF TEXAS, INC., AND
TRENDMAKER HOMES, INC. IN
DOC. NO. 2019099240, OPRTC
WILLIAM P. CORBEN SURVEY, ABSTRACT NO. 159
TRAVIS COUNTY, TEXAS

Kimley»Horn

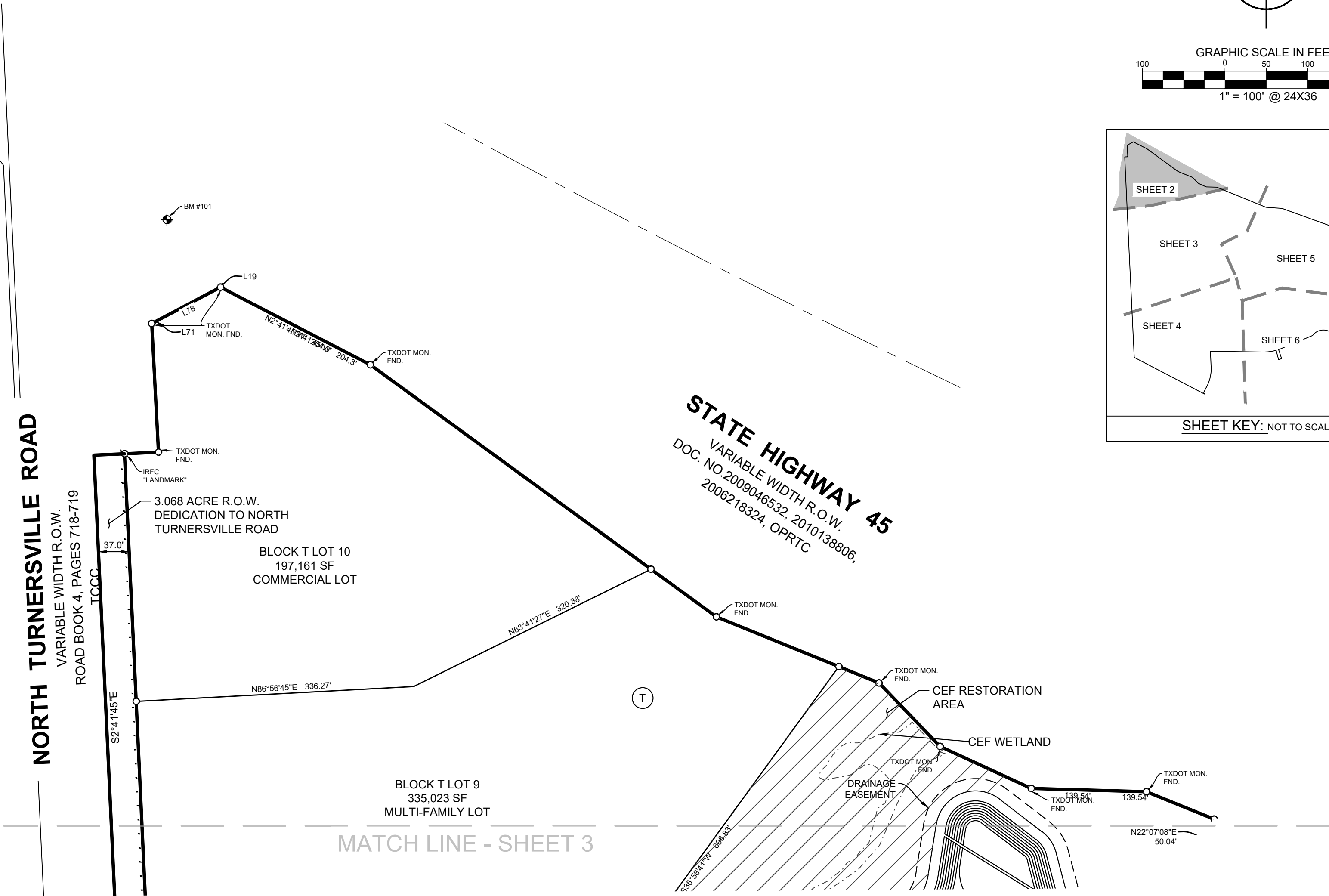
10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759
Tel. No. (512) 418-1771
FIRM # 10194624
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	PTF	ZKP	8/23/22	067783111	1 OF 12

9/12/2022 12:51 PM
ALVAREZ, FERNANDO 9/12/2022 2:12 PM LAST SAVED
TURNERS CROSSING SOUTH - PHASE 1
FINAL PLAT 20220822 - TURNERS CROSSING SOUTH - PHASE 1
DWG NAME: K:\AUS_CIVIL\067783111 TURNERS CROSSING SOUTH - PHASE 1



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
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
- - - - -	4' 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:
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: GABRIEL BERMUDEZ, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: JOHN GREGORY MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330

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'
INEAR 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 #13	5/8" IRON ROD SET IN NATURAL GROUND IN THE R.O.W. OF S.H. 45 TO THE NORTH OF LOT 129, BLOCK T ELEV.=656.69'(NAVD'88)
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 128.786 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

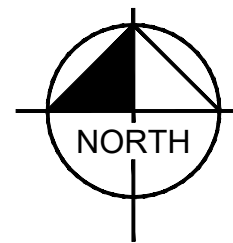
Kimley»Horn

10814 Jollyville Road Campus IV, Suite 200, Austin, Texas 78759
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	8/23/22	067783111	2 OF 12

MATCH LINE - SHEET 2

STATE HIGHWAY 45
VARIABLE WIDTH
DOC. NO. 2009046532, 2010138806,
2006218324, OPRTC



GRAPHIC SCALE IN FEET

1" = 100' @ 24X36

NORTH TURNERSVILLE ROAD
VARIABLE WIDTH
ROAD BOOK 4, PAGES 718-719

MATCH LINE
SHEET 5

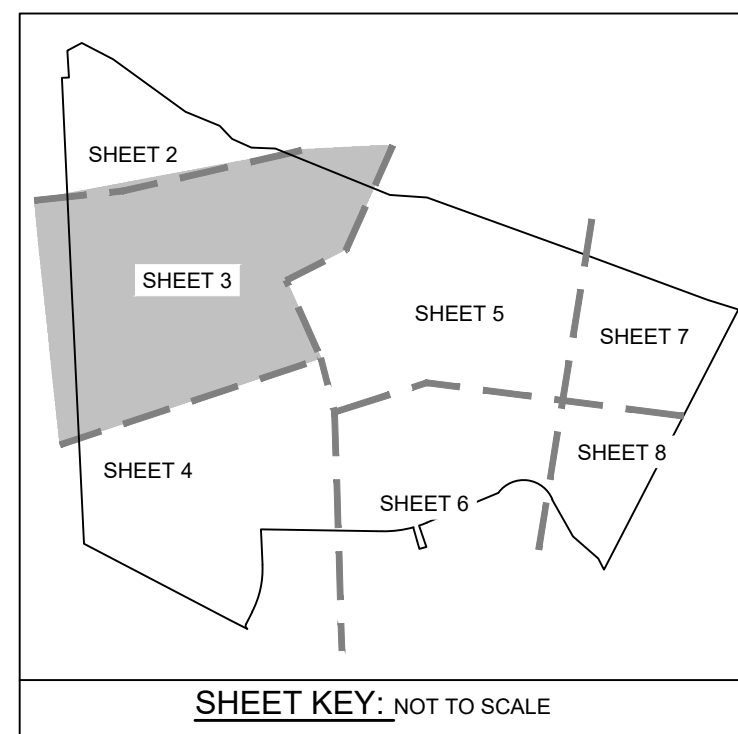
LEGEND

○ 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
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
----	4' 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 #13 5/8" IRON ROD SET IN NATURAL GROUND IN THE R.O.W. OF S.H. 45 TO THE NORTH OF LOT 129, BLOCK T, ELEV.=656.69'(NAVD'88)

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 128.786 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 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	8/23/22	067783111	3 OF 12

C8J-2018-0091.3A

STREET NAME	R.O.W. WIDTH	LINEAR FEET
KENT CHALK ROAD	50' R.O.W.	1168.68
CHARREADAL LANE	50' R.O.W.	265.97'
WILLOW RUSH AVENUE	70' R.O.W.	2547.44'
CERULEAN SPRING DR.	50' R.O.W.	777.38'
RANAHAN ROAD	50' R.O.W.	1569.67'
SHADY LANE	50' R.O.W.	526.99'
RINDLE REACH DR.	50' R.O.W.	997.51'
PARSONS PRAIRIE LN.	50' R.O.W.	1101.30'
CONFLUENCE TRACE	50' R.O.W.	435.00'

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: GABRIEL BERMUDEZ, P.E.

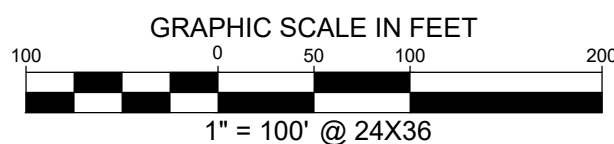
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: JOHN GREGORY MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330

NOTES:

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

GENERAL INFORMATION:

TOTAL ACRES.....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

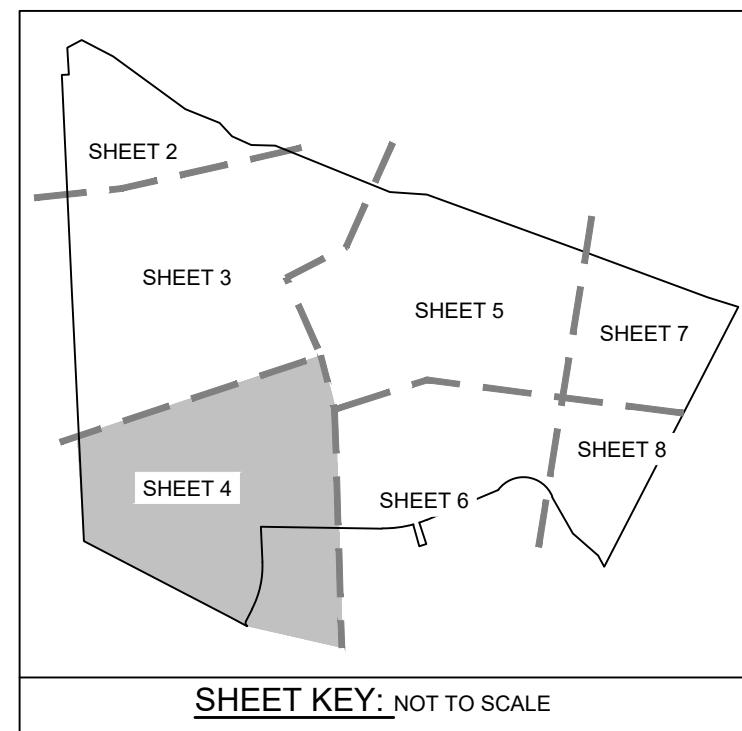


SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: JOHN GREGORY MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330

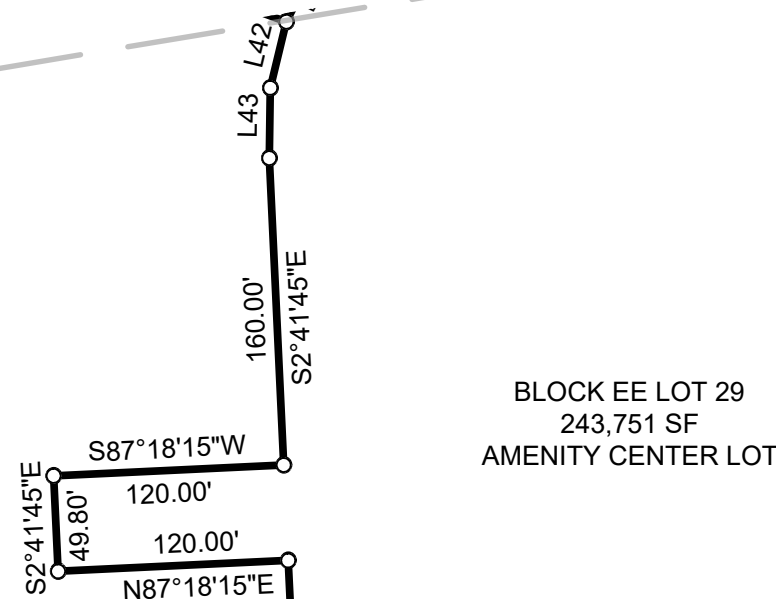
1. SEE SHEETS 11 AND 12 FOR LINE, CURVE AND LOT AREA DATA.

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

	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
	4' 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



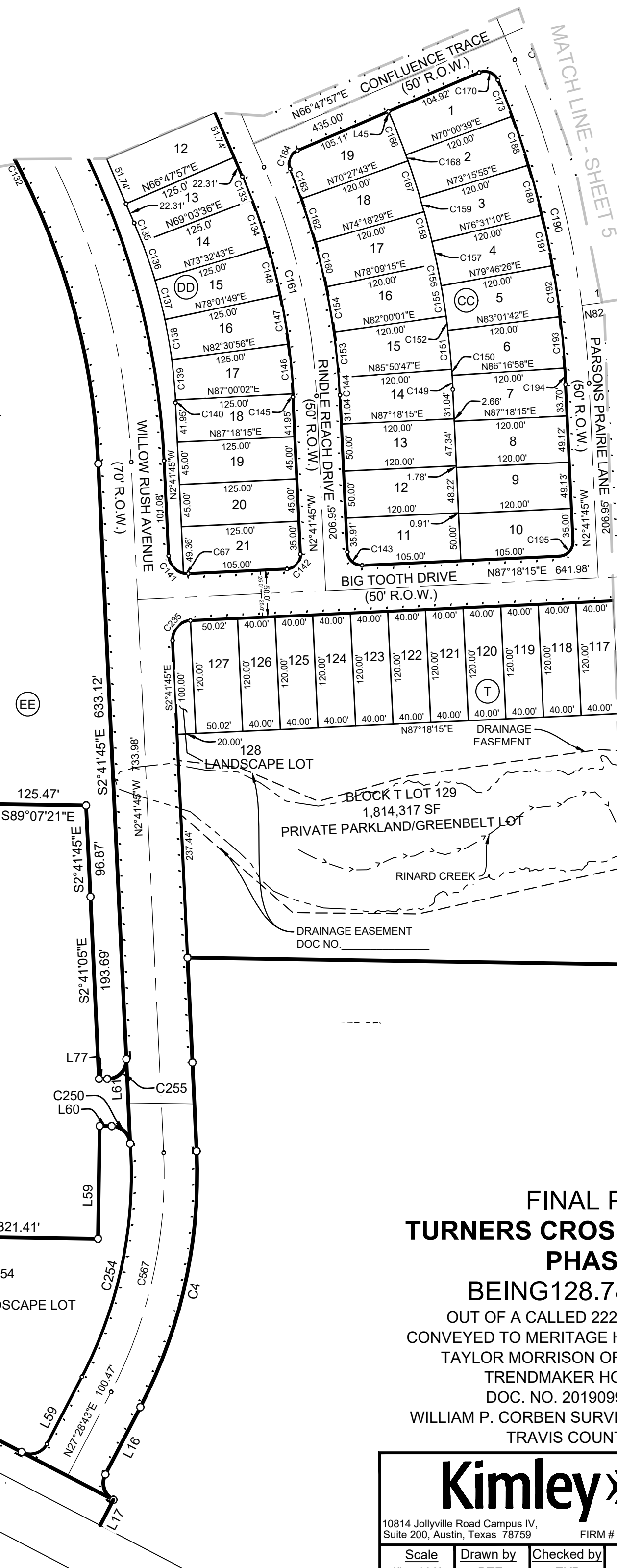
STREET NAME	R.O.W. WIDTH LINEAR FEET	
RINDLE REACH DR.	50' R.O.W.	997.51'
PARSONS PRAIRIE LN.	50' R.O.W.	1101.30'
WILLOW RUSH AVENUE	70' R.O.W.	2547.44'
CONFLUENCE TRACE	50' R.O.W.	435.00'
BIG TOOTH DR.	50' R.O.W.	1351.51'



BLOCK EE LOT 29
243,751 SF
AMENITY CENTER LOT

**(UNPLATTED)
REMAINDER OF
24.4039 ACRES
1,063,034 SQ. FT.**

- 3.068 ACRE R.O.W.
DEDICATION TO NORTH
TURNERSVILLE ROAD



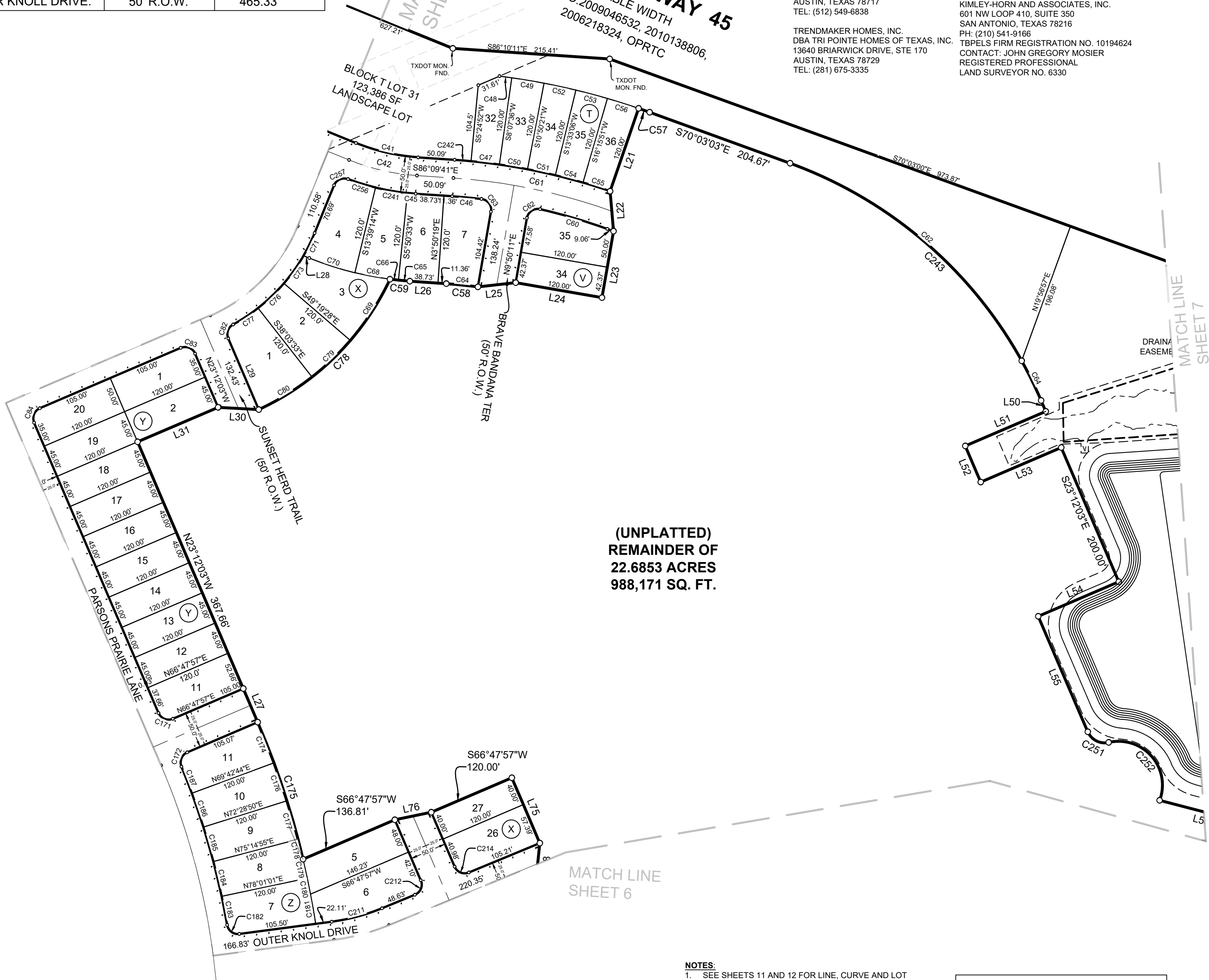
FINAL PLAT
TURNERS CROSSING SOUTH -
PHASE 1
BEING 128.786 ACRES
OUT OF A CALLED 222.714 ACRE TRACT
CONVEYED TO MERITAGE HOMES OF TEXAS, LLC,
TAYLOR MORRISON OF TEXAS, INC., AND
TRENDMAKER HOMES, INC. IN
DOC. NO. 2019099240, OPRTC
WILLIAM P. CORBEN SURVEY, ABSTRACT NO. 159
TRAVIS COUNTY, TEXAS

Kimley»»Horn

10814 Jollyville Road Campus IV,
Suite 200, Austin, Texas 78759
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> 8/23/22	<u>Project No.</u> 067783111	<u>Sheet No.</u> 4 OF 12
---------------------------	------------------------	--------------------------	------------------------	---------------------------------	-----------------------------

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'



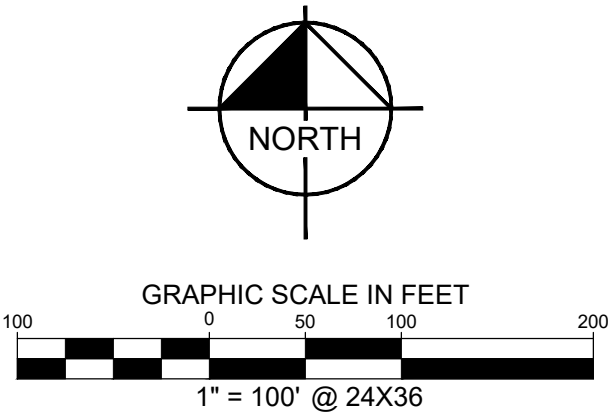
OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE STE. 350
AUSTIN, TEXAS 78759
TEL: (512) 610-6409

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

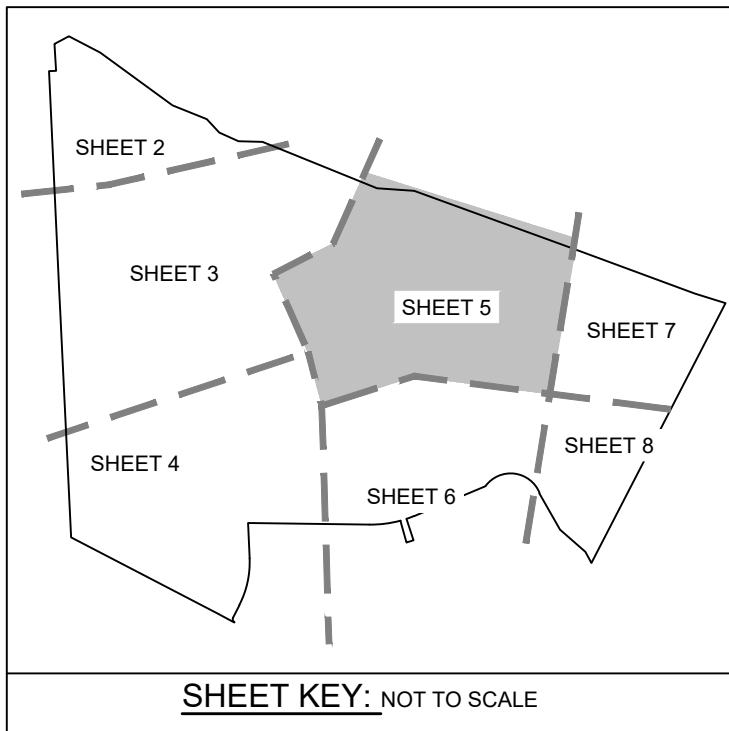
TRENDMAKER HOMES, INC.
DBA TRI POINTE HOMES OF TEXAS, INC.
13640 BRIARWICK DRIVE, STE 170
AUSTIN, TEXAS 78729
TEL: (281) 675-3335

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: GABRIEL BERMUDEZ, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: JOHN GREGORY MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330



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
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
----	4' 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



FINAL PLAT
TURNERS CROSSING SOUTH -
PHASE 1
BEING 128.786 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 #13	5/8" IRON ROD SET IN NATURAL GROUND IN THE R.O.W. OF S.H. 45 TO THE NORTH OF LOT 129, BLOCK T ELEV.=656.69'(NAVD'88)
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)

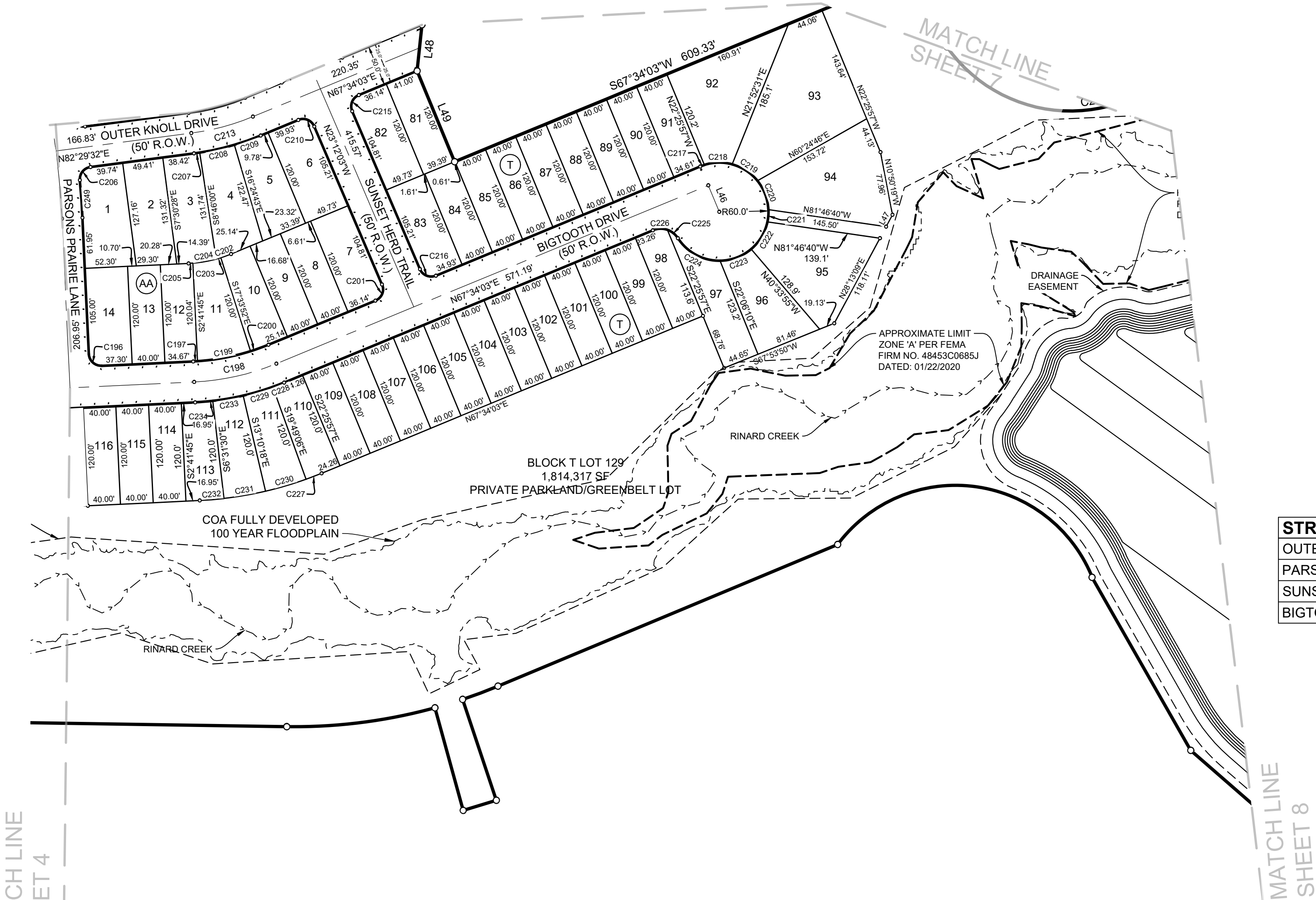
Kimley»Horn

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

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

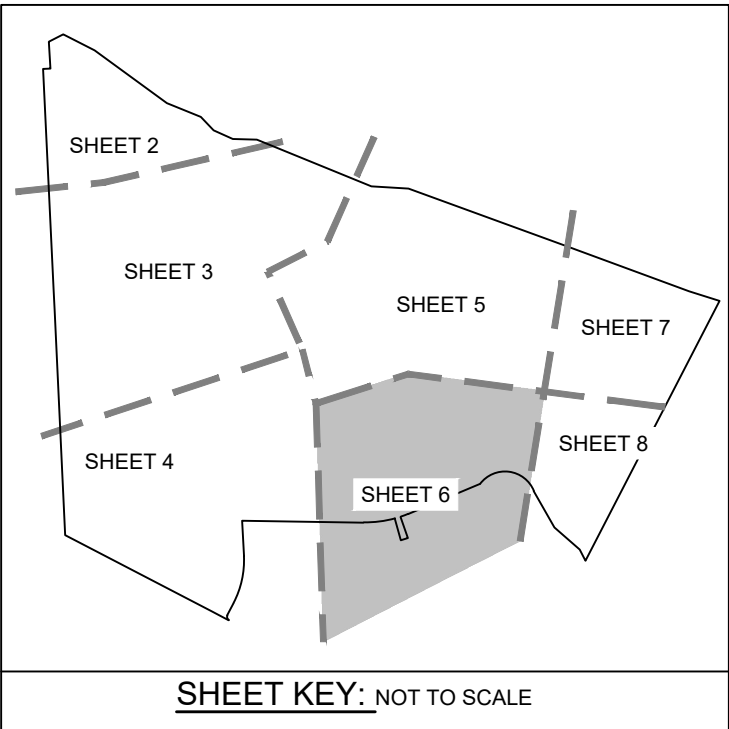
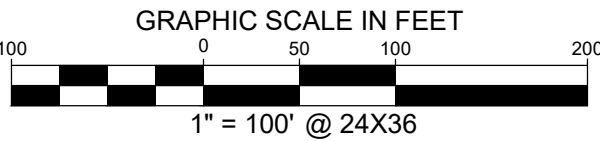
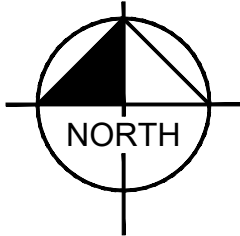
FIRM # 10194624

Scale	Drawn by	Checked by	Date	Project No.	Sheet No
1" = 100'	PTF	ZKP	8/23/22	067783111	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	
○ 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
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
-----	4' SIDEWALK
-----	GEF 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:
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: GABRIEL BERMUDEZ, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: JOHN GREGORY MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330

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 #13 5/8" IRON ROD SET IN NATURAL GROUND IN THE R.O.W. OF S.H. 45 TO THE NORTH OF LOT 129, BLOCK T
ELEV.=656.69'(NAVD'88)

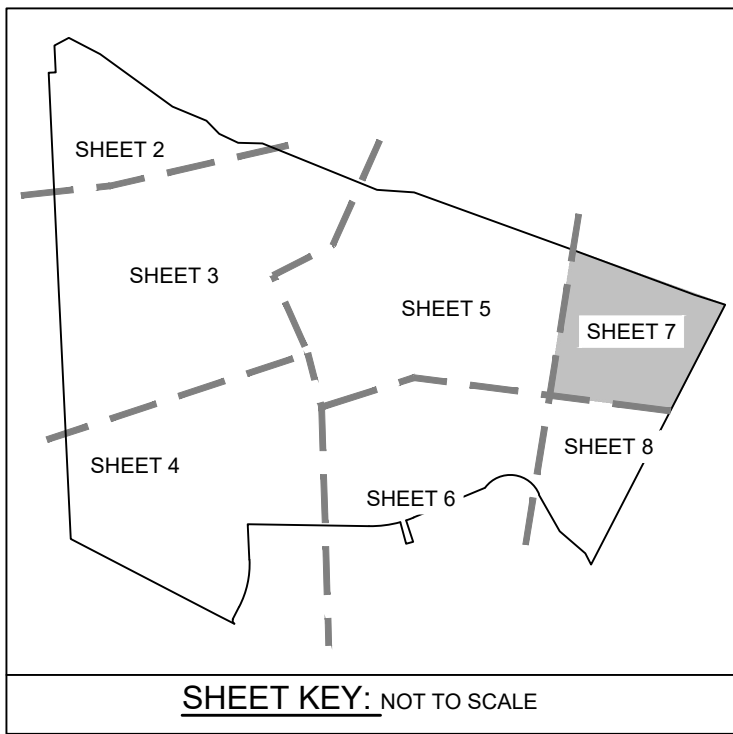
BM #101 "X" SET AT THE SOUTHWEST CORNER OF A CURB INLET AN THE INTERSECTION OF THE SOUTH R.O.W. OF S.H. 45 AND THE EAST R.O.W. OF NORTH TURNERSVILLE ROAD.
ELEV.=748.46'(NAVD'88)

FINAL PLAT
TURNERS CROSSING SOUTH -
PHASE 1
BEING 128.786 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			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> 8/23/22	<u>Project No.</u> 067783111	<u>Sheet No.</u> 6 OF 12

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
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
- - - - -	4' 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



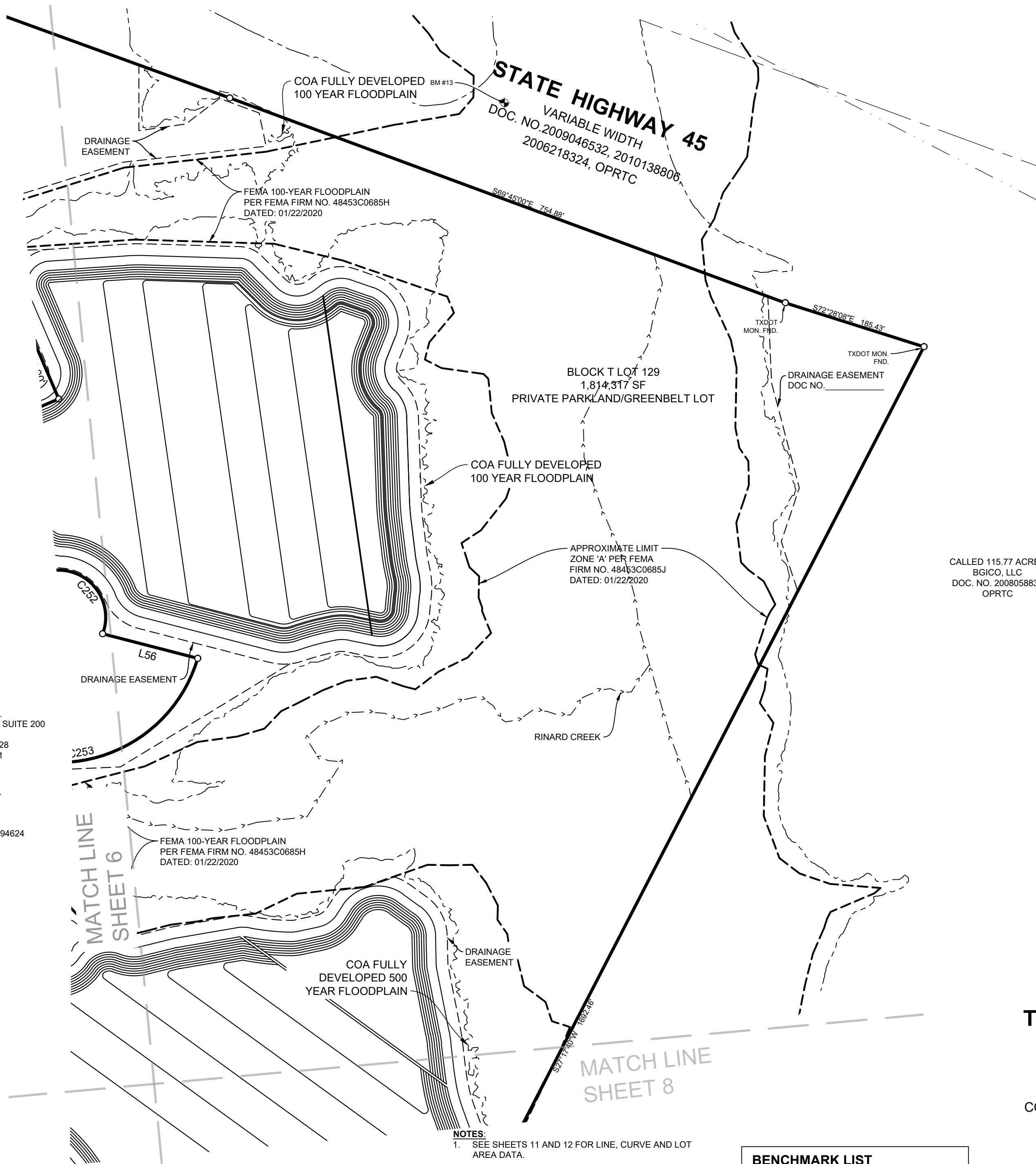
OWNER/DEVELOPER:
MERITAGE HOMES OF TEXAS, LLC
8920 BUSINESS PARK DRIVE STE. 350
AUSTIN, TEXAS 78759
TEL: (512) 610-6409

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: GABRIEL BERMUDEZ, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9168
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: JOHN GREGORY MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330



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 #13	5/8" IRON ROD SET IN NATURAL GROUND IN THE R.O.W. OF S.H. 45 TO THE NORTH OF LOT 129, BLOCK T ELEV.=656.69'(NAVD'88)
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 128.786 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
FIRM # 10194624
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	ZKP	8/23/22	067783111	7 OF 12



MATCH LINE
SHEET 6

- COA FULLY DEVELOPED
100 YEAR FLOODPLAIN

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

<u>GENERAL INFORMATION:</u>	
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

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)

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.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: JOHN GREGORY MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330

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

<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	8/23/22	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 128.786 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 128.786 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 _____, 2022.

BY: _____
NAME: ELLIOT JONES
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 _____, 2022, 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 _____, 2022, 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 _____, 2022, BY _____, AS _____ OF _____, ON BEHALF OF SAID CORPORATION.

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

THE FEMA 500-YR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE FEMA 100-YR 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.

GABRIEL BERMUDEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 133576
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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

ENGINEERED BY:

GABRIEL BERMUDEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 133576
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
CAMPUS IV, SUITE 200
AUSTIN, TEXAS 78759

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.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: JOHN GREGORY MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330

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: GABRIEL BERMUDEZ, 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.

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 AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY DETENTION PONDS OR OTHER APPROVED METHODS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL STREETS.THESE 4' SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED 4' 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, REBECCA GUERRERO, 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, REBECCA GUERRERO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2022, 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 _____, 2022, A.D.

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS
COUNTY OF TRAVIS

§
§

FINAL PLAT

TURNERS CROSSING SOUTH -
PHASE 1

BEING 128.786 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

FIRM # 10194624

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	PTF	ZKP	8/23/22	067783111	9 OF 12

C8J-2018-0091.3A

DWG NAME: K:\AUS CIVIL\06778311 TURNERS CROSSING SOUTH PHASE 1\TRANSFER\INKH SURVEY\20220912 FINAL PLAT\20220822 - TURNERS CROSSING PHASE 1 SOUTH - FADWG PLOTTED BY: ALVAREZ, FERNANDO 9/12/2022 5:35 PM LAST SAVED 9/12/2022 5:19 PM

GENERAL NOTES CONTINUED:

20. 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.
21. PRIVATE PARKLAND HAS BEEN SATISFIED BY FEE-IN-LIEU PAYMENT OF \$38,179.95 UNDER C8J-0091.1A AND DEDICATION OF PRIVATE PARKLAND OF LOTS 8, BLOCK T AND LOT 129, BLOCK T.
22. 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 54, BLOCK GG, AND LOT 30, BLOCK U).
23. THE HOMEOWNER'S ASSOCIATION RESPONSIBILITIES ARE DETAILED IN THE TURNER'S CROSSING COVENANTS, CONDITIONS, AND RESTRICTIONS, DOC. NO. 2021173779.
24. ACCESS IS PROHIBITED TO SH45.
25. 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.
26. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
27. 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.
28. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
29. 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.
30. 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.
31. 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.
32. 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.
33. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FOOT ABOVE THE ELEVATION OF THE COA 100-YEAR FLOOD PLAIN 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' |
34. DRAINAGE FACILITIES ON LOTS 8 AND 129, BLOCK T SHALL BE CONSTRUCTED WITHIN 50 FEET OF A RESIDENTIAL LOT MEASURED FROM THE INNER TOP OF BERM TO THE LOT BUILDING LINE.
35. A TRAVIS COUNTY DRIVEWAY PERMIT WILL BE REQUIRED AS PART OF THE FUTURE DEVELOPMENT PERMIT APPLICATION.
36. EACH 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.
37. 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.
38. 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.
39. THIS PLAT IS BOUND BY THE PHASING AGREEMENT RECORDED IN DOCUMENT 2019123831 AND AMENDED IN DOCUMENT 2020062715.

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'
INEAR 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.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
TBPELS FIRM REGISTRATION NO. 10194624
CONTACT: JOHN GREGORY MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330

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: GABRIEL BERMUDEZ, P.E.

BENCHMARK LIST

BM #13 5/8" IRON ROD SET IN NATURAL GROUND IN THE R.O.W. OF S.H. 45 TO THE NORTH OF LOT 129, BLOCK T
ELEV.=656.69'(NAVD'88)

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 128.786 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 FIRM # 10194624 Tel. No. (512) 418-1771 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	PTF	ZKP	8/23/22	067783111	10 OF 12

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
LOT 1 BLOCK T	0.891	38,800	PUE & LANDSCAPE
LOT 2 BLOCK T	0.110	4,800	SF
LOT 3 BLOCK T	0.110	4,800	SF
LOT 4 BLOCK T	0.111	4,847	SF
LOT 5 BLOCK T	0.123	5,343	SF
LOT 6 BLOCK T	0.112	4,858	SF
LOT 7 BLOCK T	0.221	9,641	SF
LOT 8 BLOCK T	9.962	433,936	PARKLAND
LOT 9 BLOCK T	7.691	335,023	MULTI-FAMILY
LOT 10 BLOCK T	4.526	197,161	COMMERCIAL
LOT 11 BLOCK T	0.110	4,800	SF
LOT 12 BLOCK T	0.110	4,800	SF
LOT 13 BLOCK T	0.110	4,800	SF
LOT 14 BLOCK T	0.110	4,800	SF
LOT 15 BLOCK T	0.110	4,800	SF
LOT 16 BLOCK T	0.110	4,800	SF
LOT 17 BLOCK T	0.101	4,395	SF
LOT 18 BLOCK T	0.119	5,205	SF
LOT 19 BLOCK T	0.110	4,800	SF
LOT 20 BLOCK T	0.110	4,800	SF
LOT 21 BLOCK T	0.110	4,800	SF
LOT 22 BLOCK T	0.108	4,687	SF
LOT 23 BLOCK T	0.167	7,257	SF
LOT 24 BLOCK T	0.146	6,380	SF
LOT 25 BLOCK T	0.114	4,976	SF
LOT 26 BLOCK T	0.110	4,800	SF
LOT 27 BLOCK T	0.110	4,800	SF
LOT 28 BLOCK T	0.110	4,800	SF
LOT 29 BLOCK T	0.110	4,800	SF
LOT 30 BLOCK T	0.110	4,800	SF
LOT 32 BLOCK T	0.110	4,810	SF
LOT 33 BLOCK T	0.115	5,028	SF
LOT 34 BLOCK T	0.115	5,028	SF
LOT 35 BLOCK T	0.115	5,028	SF
LOT 36 BLOCK T	0.115	5,028	SF
LOT 81 BLOCK T	0.113	4,920	SF
LOT 82 BLOCK T	0.138	6,015	SF
LOT 83 BLOCK T	0.138	6,018	SF
LOT 84 BLOCK T	0.110	4,800	SF
LOT 85 BLOCK T	0.110	4,800	SF

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
LOT 126 BLOCK T	0.110	4,800	SF
LOT 127 BLOCK T	0.138	6,003	SF
LOT 128 BLOCK T	0.053	2,314	LANDSCAPE
LOT 129 BLOCK T	41.647	1,814,159	SF

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
LOT 86 BLOCK T	0.110	4,800	SF
LOT 87 BLOCK T	0.110	4,800	SF
LOT 88 BLOCK T	0.110	4,800	SF
LOT 89 BLOCK T	0.110	4,800	SF
LOT 90 BLOCK T	0.110	4,800	SF
LOT 91 BLOCK T	0.110	4,800	SF
LOT 92 BLOCK T	0.287	12,503	SF
LOT 93 BLOCK T	0.409	17,810	SF
LOT 94 BLOCK T	0.300	13,064	SF
LOT 95 BLOCK T	0.261	11,388	SF
LOT 96 BLOCK T	0.170	7,386	SF
LOT 97 BLOCK T	0.148	6,467	SF
LOT 98 BLOCK T	0.109	4,766	SF
LOT 99 BLOCK T	0.110	4,800	SF
LOT 100 BLOCK T	0.110	4,800	SF
LOT 101 BLOCK T	0.110	4,800	SF
LOT 102 BLOCK T	0.110	4,800	SF
LOT 103 BLOCK T	0.110	4,800	SF
LOT 104 BLOCK T	0.110	4,800	SF
LOT 105 BLOCK T	0.110	4,800	SF
LOT 106 BLOCK T	0.110	4,800	SF
LOT 107 BLOCK T	0.110	4,800	SF
LOT 108 BLOCK T	0.110	4,800	SF
LOT 109 BLOCK T	0.110	4,800	SF
LOT 110 BLOCK T	0.115	5,019	SF
LOT 111 BLOCK T	0.123	5,360	SF
LOT 112 BLOCK T	0.123	5,360	SF
LOT 113 BLOCK T	0.118	5,122	SF
LOT 114 BLOCK T	0.110	4,800	SF
LOT 115 BLOCK T	0.110	4,800	SF
LOT 116 BLOCK T	0.110	4,800	SF
LOT 117 BLOCK T	0.110	4,800	SF
LOT 118 BLOCK T	0.110	4,800	SF
LOT 119 BLOCK T	0.110	4,800	SF
LOT 120 BLOCK T	0.110	4,800	SF
LOT 121 BLOCK T	0.110	4,800	SF
LOT 122 BLOCK T	0.110	4,800	SF
LOT 123 BLOCK T	0.110	4,800	SF
LOT 124 BLOCK T	0.110	4,800	SF
LOT 125 BLOCK T	0.110	4,800	SF

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
LOT 1 BLOCK FF	0.136	5,911	SF
LOT 2 BLOCK FF	0.129	5,598	SF
LOT 3 BLOCK FF	0.129	5,640	SF
LOT 4 BLOCK FF	0.138	6,017	SF
LOT 5 BLOCK FF	0.141	6,128	SF
LOT 6 BLOCK FF	0.139	6,046	SF

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
LOT 1 BLOCK GG	0.177	7,707	SF
LOT 2 BLOCK GG	0.148	6,448	SF
LOT 3 BLOCK GG	0.148	6,448	SF
LOT 4 BLOCK GG	0.140	6,115	SF
LOT 5 BLOCK GG	0.138	6,000	SF
LOT 6 BLOCK GG	0.136	5,939	SF
LOT 7 BLOCK GG	0.110	4,799	SF
LOT 8 BLOCK GG	0.115	5,001	SF
LOT 9 BLOCK GG	0.123	5,360	SF
LOT 54 BLOCK GG	3.884	169,193	DRAINAGE, PUE, & LANDSCAPE

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
LOT 1 BLOCK BB	0.137	5,952	SF
LOT 2 BLOCK BB	0.124	5,400	SF
LOT 3 BLOCK BB	0.124	5,400	SF
LOT 4 BLOCK BB	0.124	5,400	SF
LOT 5 BLOCK BB	0.124	5,400	SF
LOT 6 BLOCK BB	0.124	5,400	SF
LOT 7 BLOCK BB	0.124	5,400	SF
LOT 8 BLOCK BB	0.124	5,400	SF
LOT 9 BLOCK BB	0.131	5,719	SF
LOT 10 BLOCK BB	0.137	5,952	SF
LOT 11 BLOCK BB	0.137	5,952	SF
LOT 12 BLOCK BB	0.131	5,719	SF
LOT 13 BLOCK BB	0.124	5,400	SF
LOT 14 BLOCK BB	0.124	5,400	SF
LOT 15 BLOCK BB	0.124	5,400	SF
LOT 16 BLOCK BB	0.124	5,400	SF
LOT 17 BLOCK BB	0.124	5,400	SF
LOT 18 BLOCK BB	0.124	5,400	SF
LOT 19 BLOCK BB	0.124	5,400	SF
LOT 20 BLOCK BB	0.137	5,952	SF

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
LOT 1 BLOCK EE	0.138	5,992	SF
LOT 2 BLOCK EE	0.138	6,000	SF
LOT 3 BLOCK EE	0.138	6,000	SF
LOT 4 BLOCK EE	0.138	6,000	SF
LOT 5 BLOCK EE	0.168	7,329	SF
LOT 29 BLOCK EE	5.596	243,780	AMENITY CENTER

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
LOT 5 BLOCK Z	0.156	6,784	SF
LOT 6 BLOCK Z	0.185	8,043	SF
LOT 7 BLOCK Z	0.161	7,031	SF
LOT 8 BLOCK Z	0.143	6,232	SF
LOT 9 BLOCK Z	0.143	6,232	SF
LOT 10 BLOCK Z	0.143	6,232	SF
LOT 11 BLOCK Z	0.156	6,797	SF

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

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
LOT 1 BLOCK Y	0.137	5,952	SF
LOT 2 BLOCK Y	0.124	5,400	SF
LOT 11 BLOCK Y	0.144	6,271	SF
LOT 12 BLOCK Y	0.124	5,400	SF
LOT 13 BLOCK Y	0.124	5,400	SF
LOT 14 BLOCK Y	0.124	5,400	SF
LOT 15 BLOCK Y	0.124	5,400	SF
LOT 17 BLOCK Y	0.124	5,400	SF
LOT 18 BLOCK Y	0.124	5,400	SF
LOT 19 BLOCK Y	0.124	5,400	SF
LOT 20 BLOCK Y	0.137	5,952	SF

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
LOT 41 BLOCK U	0.124	5,400	SF
LOT 42 BLOCK U	0.124	5,400	SF
LOT 43 BLOCK U	0.124	5,400	SF
LOT 44 BLOCK U	0.124	5,400	SF
LOT 45 BLOCK U	0.124	5,400	SF
LOT 46 BLOCK U	0.124	5,400	SF
LOT 47 BLOCK U	0.137	5,986	SF
LOT 48 BLOCK U	0.148	6,465	SF
LOT 49 BLOCK U	0.169	7,361	SF
LOT 50 BLOCK U	0.204	8,904	SF

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
LOT 1 BLOCK AA	0.165	7,180	SF
LOT 2 BLOCK AA	0.147	6,386	SF
LOT 3 BLOCK AA	0.143	6,229	SF
LOT 4 BLOCK AA	0.151	6,577	SF
LOT 5 BLOCK AA	0.139	6,066	SF
LOT 6 BLOCK AA	0.152	6,618	SF
LOT 7 BLOCK AA	0.138	6,015	SF
LOT 8 BLOCK AA	0.110	4,800	SF
LOT 9 BLOCK AA	0.110	4,800	SF
LOT 10 BLOCK AA	0.120	5,209	SF
LOT 11 BLOCK AA	0.139	6,056	SF
LOT 12 BLOCK AA	0.110	4,800	SF
LOT 13 BLOCK AA	0.110	4,800	SF
LOT 14 BLOCK AA	0.143	6,228	SF

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
LOT 1 BLOCK X	0.192	8,377	SF
LOT 2 BLOCK X	0.168	7,314	SF
LOT 3 BLOCK X	0.194	8,453	SF
LOT 4 BLOCK X	0.173	7,537	SF
LOT 5 BLOCK X	0.145	6,299	SF
LOT 6 BLOCK X	0.144	6,263	SF
LOT 7 BLOCK X	0.167	7,291	SF
LOT 26 BLOCK X	0.155	6,743	SF
LOT 27 BLOCK X	0.110	4,800	SF

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	DESCRIPTION
LOT 1 BLOCK DD	0.147	6,408	SF
LOT 2 BLOCK DD	0.157	6,849	SF
LOT 3 BLOCK DD	0.137	5,952	SF
LOT 4 BLOCK DD	0.142	6,202	SF
LOT 5 BLOCK DD	0.159	6,920	SF
LOT 6 BLOCK DD	0.156	6,806	SF
LOT 7 BLOCK DD	0.143	6,216	SF
LOT 8 BLOCK DD	0.134	5,822	SF
LOT 9 BLOCK DD	0.129	5,625	SF
LOT 10 BLOCK DD	0.129	5,625	SF
LOT 11 BLOCK DD	0.129	5,625	SF
LOT 12 BLOCK DD	0.148	6,468	SF
LOT 13 BLOCK DD	0.133	5,810	SF
LOT 14 BLOCK DD	0.138	5,993	SF
LOT 15 BLOCK DD	0.138	5,993	SF
LOT 16 BLOCK DD	0.138	5,993	SF
LOT 17 BLOCK DD	0.138	5,993	SF
LOT 18 BLOCK DD	0.130	5,850	SF
LOT 19 BLOCK DD	0.129	5,625	SF
LOT 20 BLOCK DD	0.129	5,625	SF
LOT 21 BLOCK DD	0.142	6,201	SF

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

FINAL PLAT
TURNERS CROSSING SOUTH -
PHASE 1
BEING 128.786 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 SURVE

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
C6	10°41'15"	445.00'	83.01'	N02°38'53"E	82.89'	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'	C126	4°46'30"	519.00'	43.25'	S58°34'02"E	43.24'	C166	3°12'42"	845.00'	47.37'	N21°35'42"W	47.36'
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'	C127	20°14'49"	349.00'	123.33'	S62°50'31"E	122.69'	C167	2°48'11"	845.00'	41.34'	N18°08'11"W	41.34'
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'	C128	3°59'20"	150.00'	10.44'	S64°48'17"W	10.44'	C168	0°27'04"	845.00'	6.65'	N19°45'49"W	6.65'
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'	C129	14°46'27"	150.00'	38.68'	S55°25'24"W	38.57'	C169	90°00'00"	15.00'	23.56'	N21°47'57"E	21.21'
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'	C130	12°29'33"	150.00'	32.71'	S41°47'24"W	32.64'	C170	90°45'40"	15.00'	23.76'	S67°49'13"E	21.35'
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'	C131	48°44'21"	835.07'	710.36'	S27°04'03"E	689.13'	C171	90°00'00"	15.00'	23.56'	S68°12'03"E	21.21'
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'	C132	48°13'54"	765.98'	644.81'	S26°50'40"E	625.93'	C172	89°17'53"	15.00'	23.38'	N22°09'00"E	21.08'
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'	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'
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'	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'
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'	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'
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'	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'
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'	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'
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'	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'
C19	86°57'22"	20.00'	30.35'	S42°57'02"E	27.52'	C61	16°06'38"	800.00'	224.94'	S78°06'22"E	224.20'	C99	93°27'47"	20.00'	32.62'	N11°11'16"W	29.13'	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'
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'	C100	93°27'47"	20.00'	32.62'	N82°16'31"E	29.13'	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'
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'	C101	90°00'00"	800.00'	1256.64'	N47°41'45"W	1131.37'	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'
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'	C102	6°24'12"	639.00'	71.41'	N57°45'11"W	71.38'	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'
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'	C103	5°19'01"	639.00'	59.30'	N63°36'47"W	59.28'	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'
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'	C104	5°19'01"	639.00'	59.30'	N68°55'48"W	59.28'	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'
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'	C105	1°22'37"	639.00'	15.36'	N72°16'37"W	15.36'	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'
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'	C106	5°19'01"	519.00'	48.16'	S63°36'47"E	48.14'	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'
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'	C107	35°13'39"	25.00'	15.37'	S42°23'22"E	15.13'	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'
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'	C108	35°09'44"	25.00'	15.34'	N13°34'26"W	15.10'	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'
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'	C109	90°00'00"	25.00'	39.27'	S62°02'05"W	35.36'	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'
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'	C110	13°01'39"	25.00'	5.68'	N10°31'15"E	5.67'	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'
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'	C111	2°23'47"	325.00'	13.59'	N15°50'11"E	13.59'	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'
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'	C112	7°41'38"	300.00'	40.29'	N13°11'16"E	40.26'	C152	1°01'41"	845.00'	15.16'	N07°29'09"W	15.16'	C192	3°15'16"	965.00'	54.81'	S08°35'56"E	54.80'
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'	C113	6°38'48"	325.00'	37.70'	N11°18'54"E	37.68'	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'
C34	52°01'12"	15.00'	13.62'	S41°52'16"E	13.16'	C74	29°55'12"	200.00'	104.44'	N40°58'30"E	103.26'	C114	6°05'13"	275.00'	29.21'	S13°59'28"W	29.20'	C154	3°50'46"	725.00'	48.66'	N09°55'22"W	48.66'	C194	1°01'18"	965.00'	17.21'	S03°12'24"E	17.21'
C35	71°06'09"	15.00'	18.61'	S76°34'04"W	17.44'	C75	44°40'49"	225.00'	175.46'	N44°27'32"E	171.05'	C115	4°28'34"	469.00'	36.64'	N70°43'38"W	36.63'	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'
C36	34°23'16"	180.00'	108.03'	N49°18'42"E	106.42'	C76	11°15'54"	250.00'	49.15'	S46°18'29"W	49.07'	C116	4°28'34"	349.00'	27.26'	S70°43'38"E	27.26'	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'
C37	15°52'51"	205.00'	56.82'	S58°33'55"W	56.64'	C77	9°23'29"	250.00'	40.98'	S56°38'11"W	40.93'	C117	7°09'13"	349.00'	43.57'	S64°54'45"E	43.55'	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'
C38	9°36'30"	205.00'	34.38'	S45°49'14"W	34.34'	C78	40°02'08"	37																					

**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: Turners Crossing South Phase 1
 LOCATION: 13023 N TURNERSVILLE RD



SUBMITTAL DATE: October 3, 2022
 REPORT DUE DATE: October 24, 2022
 FINAL REPORT DATE: October 26, 2022

STAFF REPORT:

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 January 2, 2023.** 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.

UPDATE SUBMITTALS:

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

REVIEWERS:

Planner 1: Chima Onyia

Electric Review - Andrea Katz - 512-322-6957

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

Environmental Review - Enrique Maiz-Torres – Enrique.maiz-torres@austintexas.gov

Update 0 10/17/2022

- EV 1 Remove the specific reference to the Watershed and Watershed Classification shown in **plat note number 19. [LDC 25-1, Article 4]**
- EV 2 Add the following note: *"Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."* [LDC 25-8, Article 7]

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

- EV 3 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: 10/17/2022
UPDATE # U0

General notes: The floodplains on the lot have been reviewed within the preliminary plan C8J-2018-0091 using pre-ATLAS 14 500-year flows.

Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions zach.kretsch@austintexas.gov.

- FP1: The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code.
- 30-4-152 – Dedication of Easements and Rights-of-Way

Reviewers notes: It is unclear if the drainage easements are being dedicated by plat or separate instrument. If they are being dedicated by plat, delete the 'document # _____' that follows drainage easement on the plat and include the line/curve tables in the plat for all of the drainage easements on the lot.

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

PARD approves.

AW Utility Development Services - Derek Tucker - 512-972-0077

- 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.

AW2. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

REPLACE NOTE 3 WITH THE FOLLOWING:

THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. 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.

Water Quality Review - Kyle Virr - 512-974-2538

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.

WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

WQ2: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.

WQ3: Add the following Floodplain Note [LDC 25-7-152]:

"The 500 year floodplain is contained within the drainage easement(s) shown hereon. (No or A) portion of this tract is within the boundaries of the 500 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # _____, dated _____ for _____ (name of city of county)."

This must be certified by registered professional engineer.

Wetlands Biologist Review - Leslie Lilly - Leslie.lilly@austintexas.gov

WB1. Update0. Please demonstrate compliance with LDC 25-8-281 or 30-5-281; LDC 25-8-282 or LDC 30-5-282.

Additional information: {Clearly show the boundary of the wetland CEFs and clearly label the features: "WETLAND CEF" on all plan sheets where they exist. The wetland CEFs associated with Rinard Creek are not shown or labeled.}

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

1. Please verify the acreage of this plat. The acreage in the legal description on the bottom right of each sheet has 128.786 acres. The land use table which needs to be checked for spelling, has the total acreage as 131.854 on sheets 2-10. The acreage in the land use table should also probably add up to 128.768 and not 129.056. The owner's statement on sheet 9 has 128.786. Verify which is correct and update all instances. 30-1-113
2. What is the DE line from N Turnersville, across Block GG Lot 54, crossing Willow Rush ROW, Lot 30 Block U and across Cerulean Spring Drive ROW? Where is the other line of the easement? Sheets 3 and 5 30-1-113

Travis Co. Transportation Review - Manny Duarte - 512-854-7581

All Travis County Transportation comment are clear.

Travis Co. Drainage Engineering Review - Manny Duarte - 512-854-7581**Engineering report****Page 3**

1. Under Appendix A, show the exact location and limits of the site in the FIRM.
Comment not cleared as the site was not shown on the FIRM.

UPDATE: Comment still pending as there was not update to the engineering report.

Final Plat**Sheet 1**

2. Add a second benchmark on the next submittal.
Comment cleared.

Sheet 2

3. In the Legend, notate the width of the proposed sidewalk.
Comment cleared.

Sheet 3

4. Clarify if Lot 29, Block EE is multi family or an amenity center lot.
Comment cleared.

Sheet 9

5. Under General Note #9, change "Ponding" to "Detention Ponds".
Comment cleared.
6. Under General Note #10, add the width of the proposed sidewalks.
Comment cleared.

Sheet 11

7. Label each of the 7 other lots individually (landscape, drainage, etc.) along with the multi-family lot in the next submittal.
Comment cleared.

Please provide on the next submittal a summary letter describing in detail how the comments were addressed. Also include in the letter if any sheets are deleted, combined or new sheets added in the submittal.

Site Plan Plumbing - Juan Beltran - 512-972-2095

APPROVED

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

End of Master Comment Report