

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2018-0091.4A

PC DATE: 02/28/2023

SUBDIVISION NAME: Turners Crossing South Phase 2

AREA: 49.439 acres

LOT(S): 203

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, Drainage, Landscape

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on all internal streets.

DEPARTMENT COMMENTS: This request is for approval with conditions of Turners Crossing South Phase Two Subdivision consisting of 203 lots on 49.439 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 April 30, 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: 512-854-7687

Email address: sarah.sumner@traviscountytx.gov

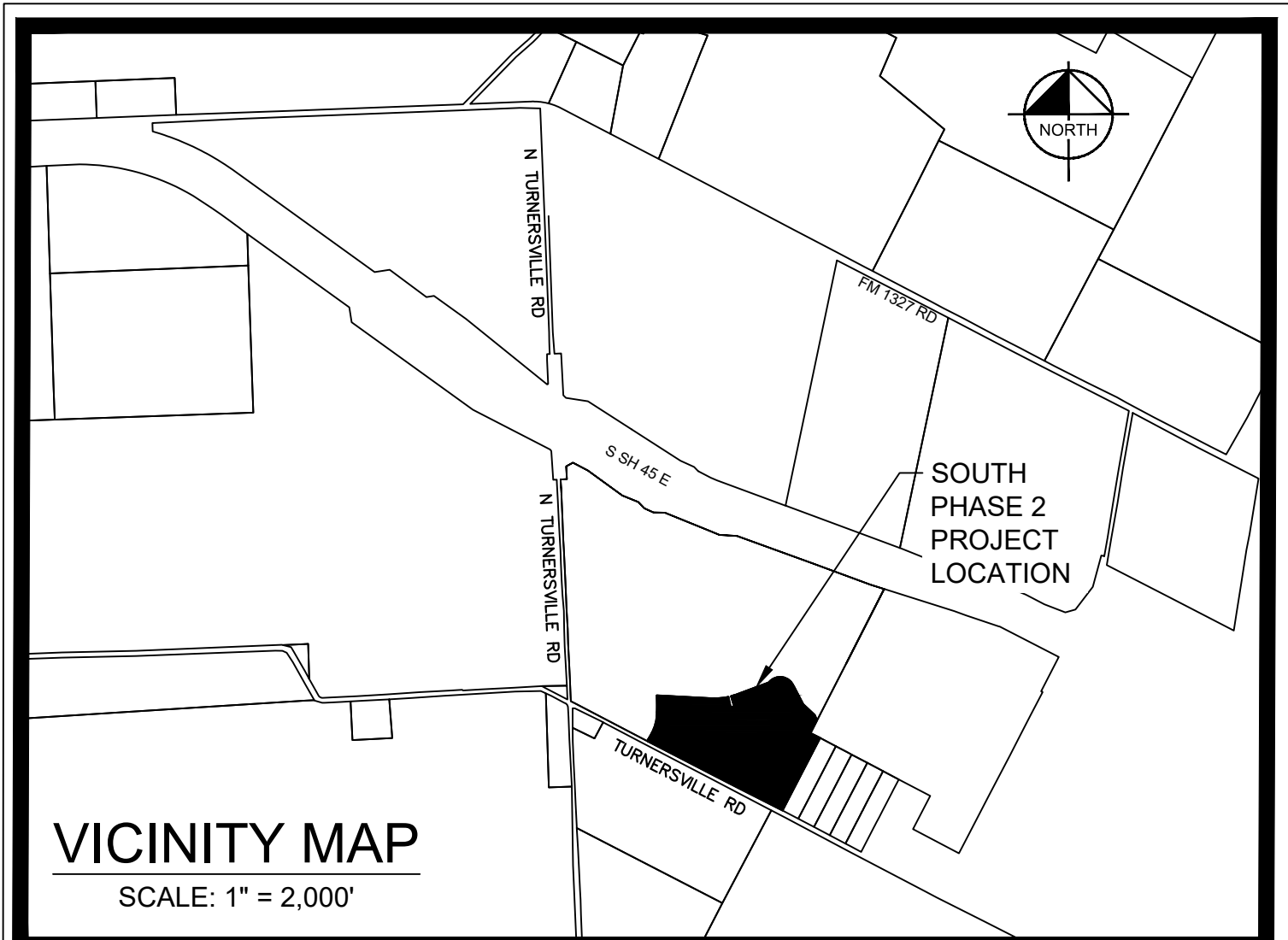
TRAVIS COUNTY CONSUMER PROTECTION
NOTICE FOR HOMEBUYERS

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, BUILDING 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.

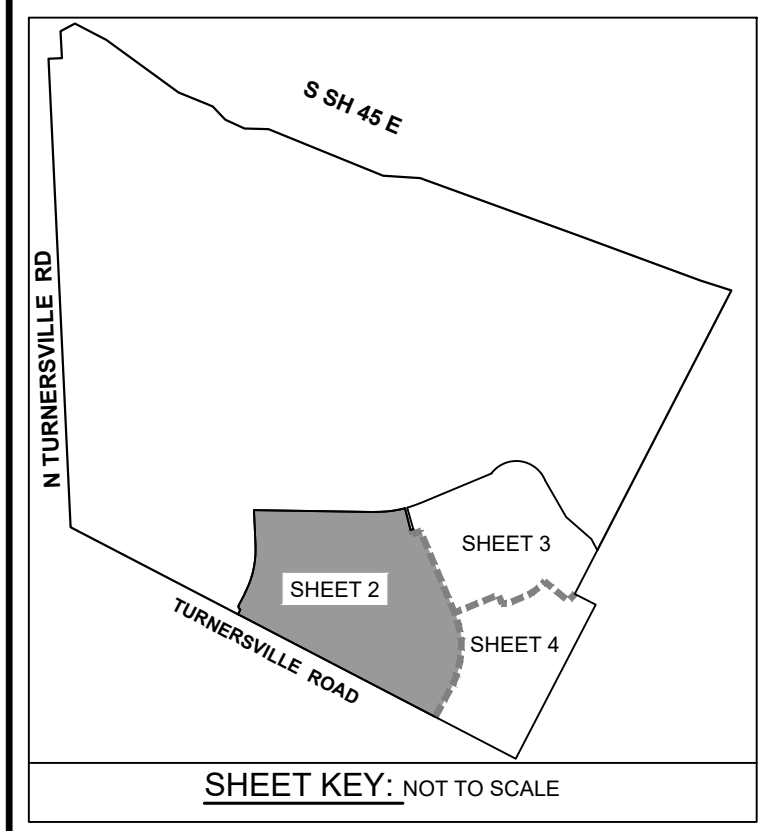
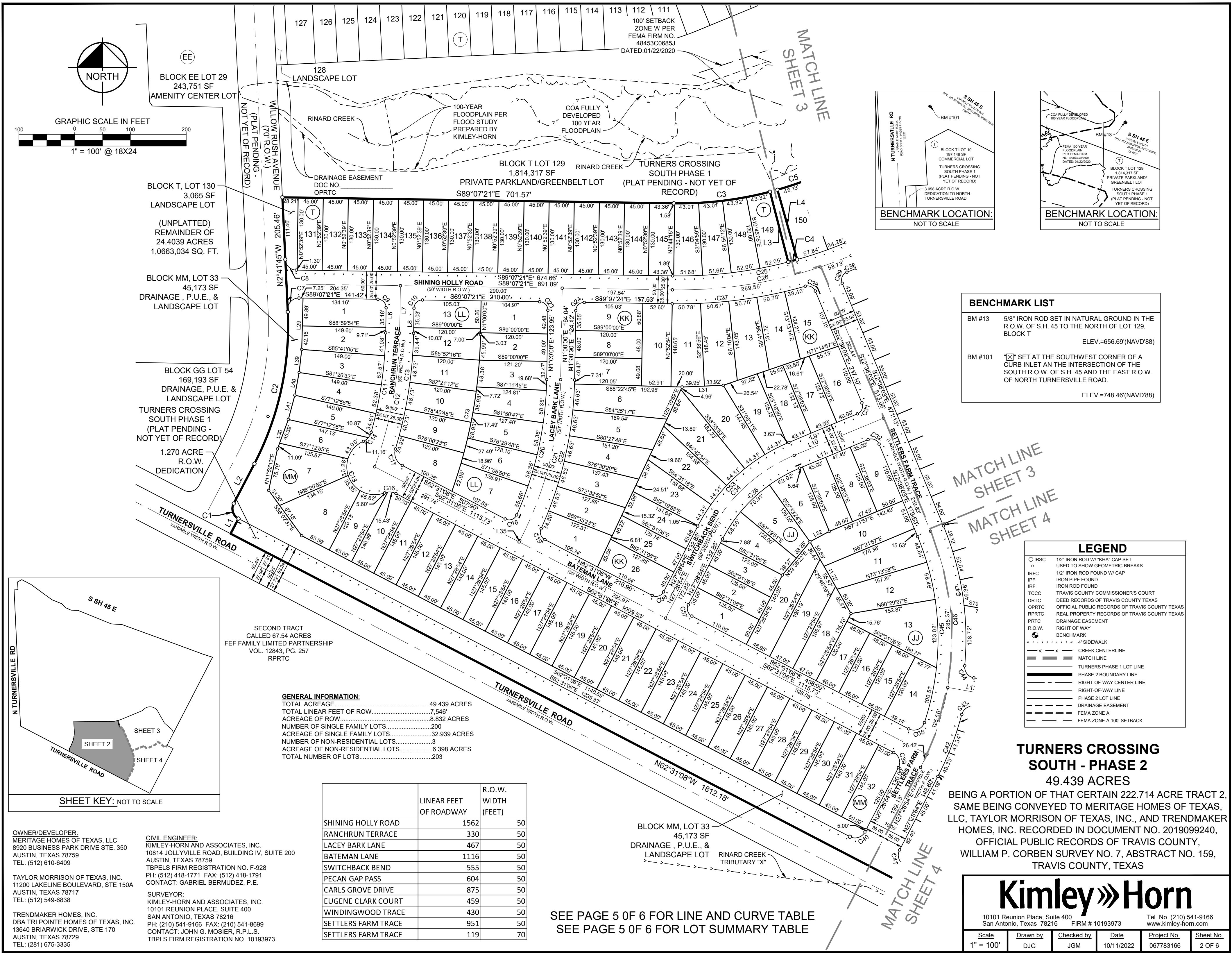
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

**TURNERS CROSSING
SOUTH - PHASE 2**
49.439 ACRES
BEING A PORTION OF THAT CERTAIN 222.714 ACRE TRACT 2,
SAME BEING CONVEYED TO MERITAGE HOMES OF TEXAS,
LLC, TAYLOR MORRISON OF TEXAS, INC., AND TRENDMAKER
HOMES, INC. RECORDED IN DOCUMENT NO. 2019099240,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY,
WILLIAM P. CORBEN SURVEY NO. 7, ABSTRACT NO. 159,
TRAVIS COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216
FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	DJG	JGM	06/14/2022	067783111	1 OF 6



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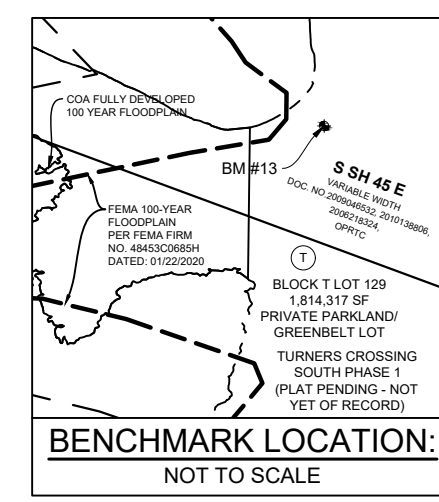
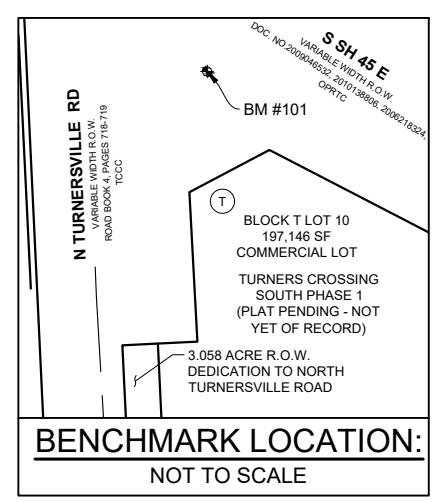
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GENERAL INFORMATION:

TOTAL ACREAGE.....	49.439 ACRES
TOTAL LINEAR FEET OF ROW.....	7,546'
ACREAGE OF ROW.....	8.832 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	200
ACREAGE OF SINGLE FAMILY LOTS.....	32.939 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	3
ACREAGE OF NON-RESIDENTIAL LOTS.....	6.398 ACRES
TOTAL NUMBER OF LOTS.....	203

	LINEAR FEET OF ROADWAY	R.O.W. WIDTH (FEET)
SHINING HOLLY ROAD	1562	50
RANCRUN TERRACE	330	50
LACEY BARK LANE	467	50
BATEMAN LANE	1116	50
SWITCHBACK BEND	555	50
PECAN GAP PASS	604	50
CARLS GROVE DRIVE	875	50
EUGENE CLARK COURT	459	50
WINDINGWOOD TRACE	430	50
SETTLERS FARM TRACE	951	50
SETTLERS FARM TRACE	119	70

SEE PAGE 5 OF 6 FOR LINE AND CURVE TABLE
SEE PAGE 5 OF 6 FOR LOT SUMMARY TABLE



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)

LEGEND

○ IRSC	1/2" IRON ROD W/ "KHA" CAP SET USED TO SHOW GEOMETRIC BREAKS
○ IRFC	1/2" IRON ROD FOUND W/ CAP
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
TCCC	TRAVIS COUNTY COMMISSIONER'S COURT
DRTC	DEED RECORDS OF TRAVIS COUNTY TEXAS
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
RPRTC	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
PRTC	DRAINAGE EASEMENT
R.O.W.	RIGHT OF WAY
●	BENCHMARK
----	4' SIDEWALK
----	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 ZONE A
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**TURNERS CROSSING
SOUTH - PHASE 2
49.439 ACRES**

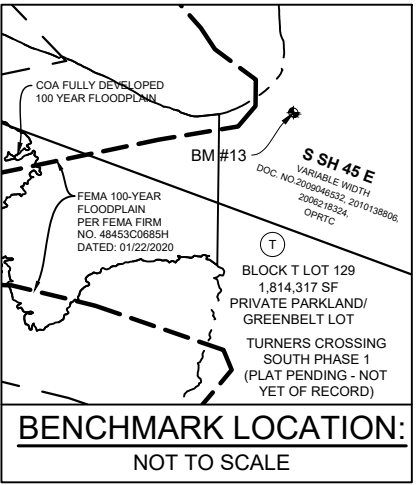
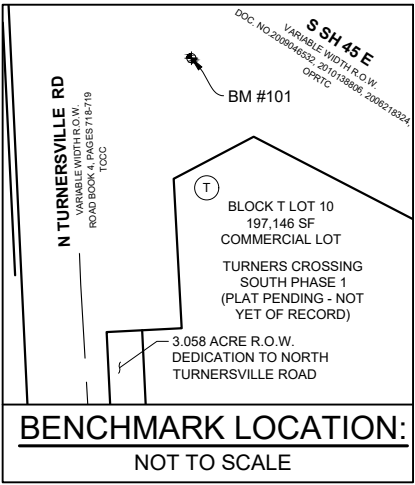
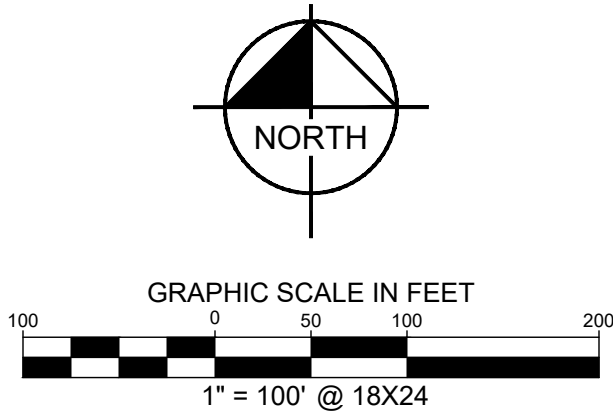
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1" = 100'	DJG	JGM	10/11/2022	067783166	2 OF 6

CASE# C8J-2018-0091.4A



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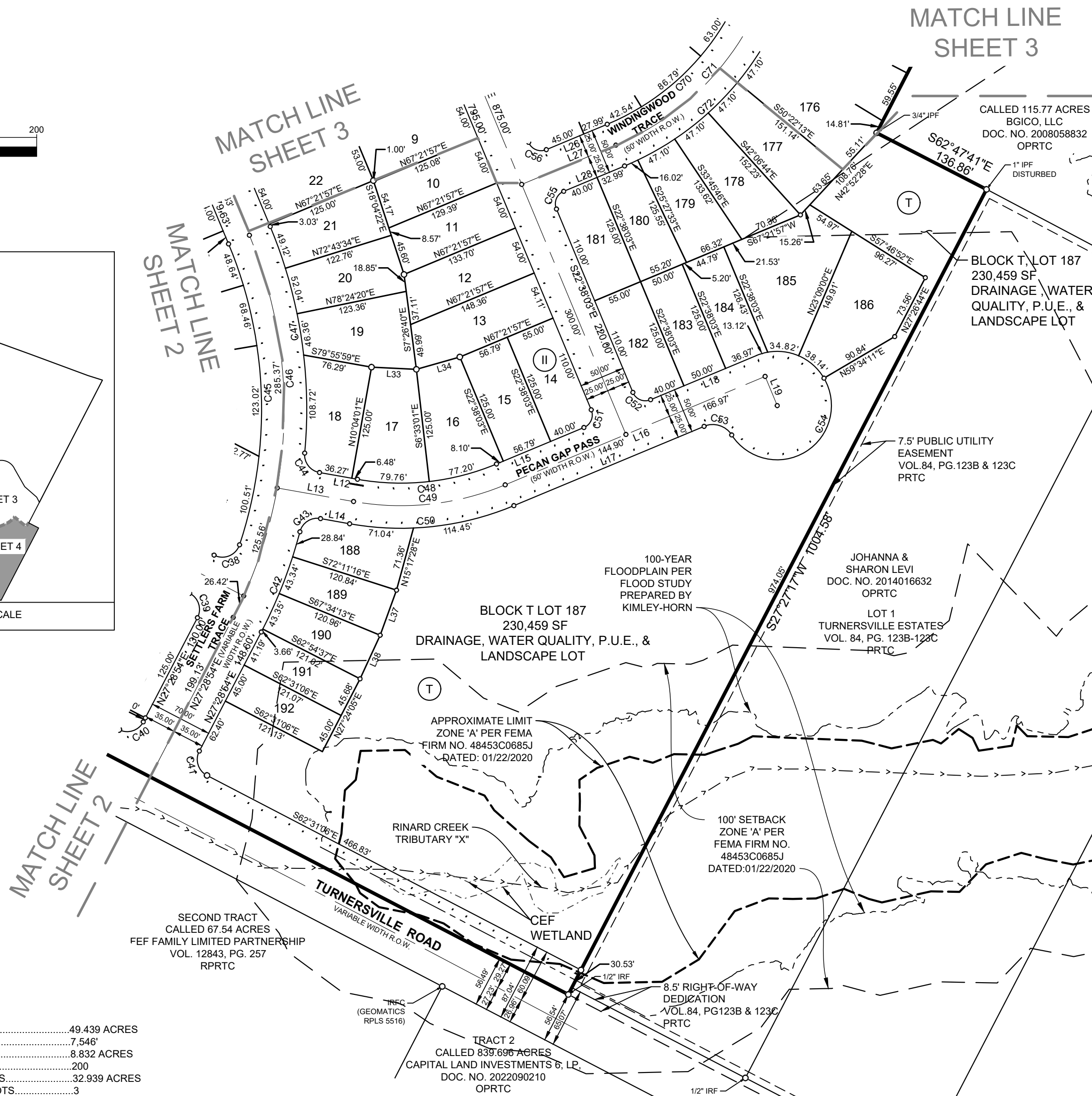
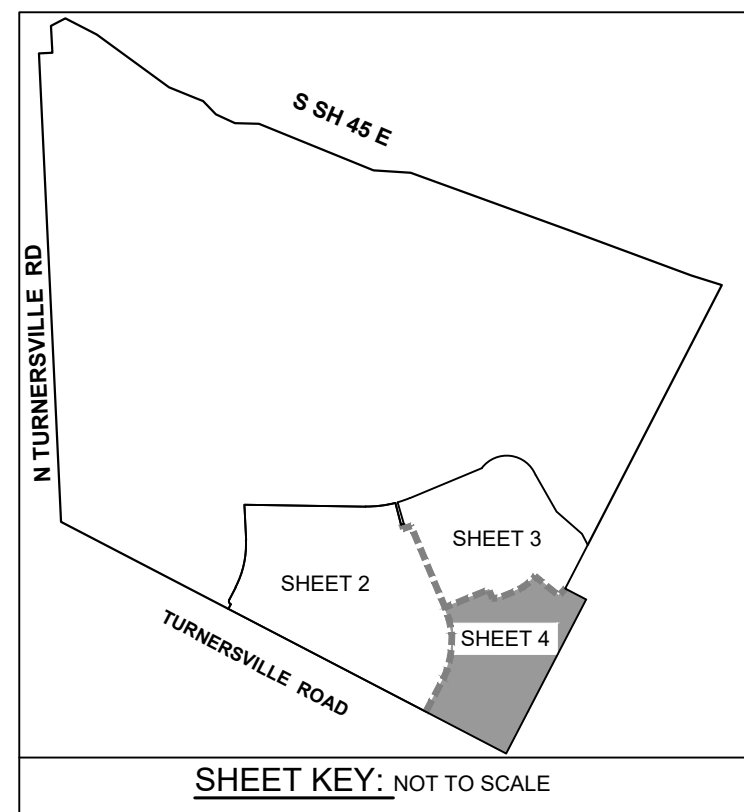
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[illegible]

COA FULLY DEVELOPED
100 YEAR FLOODPLAIN

FEMA 100-YEAR
FLOODPLAIN
PER FEMA FIRM
NO. 465023C865H
DATED 01/22/2009

PRIVATE PARKLAND/
GREENBELT LOT

TURNERS CROSSING
SOUTH PHASE 1
(PLAT PENDING - NOT
YET OF RECORD)

BLOCK T LOT 129
1,814,317 SF
PRIVATE PARKLAND/
GREENBELT LOT

S 5th 45 E

VARIABLE WIDTH
20' WIDE RIGHT-OF-WAY

BM#13













THE BENCHMARK STATION LOCATION

NOT TO SCALE

BENCHMARK LIST

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LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK HH LOT 1	0.155	6,741	BLOCK II LOT 25	0.152	6,625	BLOCK KK LOT 17	0.150	6,520	BLOCK MM LOT 20	0.150	6,525	BLOCK T LOT 158	0.149	6,500
BLOCK HH LOT 2	0.149	6,500	BLOCK II LOT 26	0.152	6,625	BLOCK KK LOT 18	0.146	6,357	BLOCK MM LOT 21	0.150	6,525	BLOCK T LOT 159	0.149	6,500
BLOCK HH LOT 3	0.149	6,500	BLOCK II LOT 27	0.152	6,625	BLOCK KK LOT 19	0.172	7,501	BLOCK MM LOT 22	0.150	6,525	BLOCK T LOT 160	0.152	6,610
BLOCK HH LOT 4	0.150	6,539	BLOCK II LOT 28	0.152	6,625	BLOCK KK LOT 20	0.210	9,158	BLOCK MM LOT 23	0.150	6,525	BLOCK T LOT 161	0.164	7,125
BLOCK HH LOT 5	0.161	7,021	BLOCK II LOT 29	0.152	6,625	BLOCK KK LOT 21	0.215	9,345	BLOCK MM LOT 24	0.150	6,525	BLOCK T LOT 162	0.201	8,775
BLOCK HH LOT 6	0.204	8,898	BLOCK II LOT 30	0.165	7,192	BLOCK KK LOT 22	0.182	7,924	BLOCK MM LOT 25	0.150	6,525	BLOCK T LOT 163	0.295	12,857
BLOCK HH LOT 7	0.193	8,400	BLOCK JJ LOT 1	0.142	6,202	BLOCK KK LOT 23	0.165	7,189	BLOCK MM LOT 26	0.150	6,525	BLOCK T LOT 164	0.276	12,013
BLOCK HH LOT 8	0.207	8,997	BLOCK JJ LOT 2	0.129	5,625	BLOCK KK LOT 24	0.141	6,162	BLOCK MM LOT 27	0.150	6,525	BLOCK T LOT 165	0.189	8,214
BLOCK HH LOT 9	0.195	8,475	BLOCK JJ LOT 3	0.129	5,625	BLOCK KK LOT 25	0.139	6,053	BLOCK MM LOT 28	0.150	6,525	BLOCK T LOT 166	0.196	8,525
BLOCK HH LOT 10	0.176	7,665	BLOCK JJ LOT 4	0.155	6,765	BLOCK KK LOT 26	0.159	6,923	BLOCK MM LOT 29	0.150	6,525	BLOCK T LOT 167	0.203	8,835
BLOCK HH LOT 11	0.172	7,481	BLOCK JJ LOT 5	0.160	6,977	BLOCK LL LOT 1	0.157	6,838	BLOCK MM LOT 30	0.150	6,525	BLOCK T LOT 168	0.215	9,383
BLOCK HH LOT 12	0.198	8,605	BLOCK JJ LOT 6	0.154	6,729	BLOCK LL LOT 2	0.135	5,898	BLOCK MM LOT 31	0.150	6,525	BLOCK T LOT 169	0.227	9,874
BLOCK HH LOT 13	0.187	8,131	BLOCK JJ LOT 7	0.129	5,625	BLOCK LL LOT 3	0.142	6,171	BLOCK MM LOT 32	0.164	7,164	BLOCK T LOT 170	0.209	9,087
BLOCK HH LOT 14	0.169	7,357	BLOCK JJ LOT 8	0.136	5,936	BLOCK LL LOT 4	0.152	6,624	BLOCK MM LOT 33 - DRAINAGE, P.U.E., & LANDSCAPE LOT	1.037	45,173	BLOCK T LOT 171	0.248	10,786
BLOCK HH LOT 15	0.163	7,119	BLOCK JJ LOT 9	0.142	6,202	BLOCK LL LOT 5	0.154	6,700	BLOCK T LOT 130 - LANDSCAPE LOT	0.070	3,065	BLOCK T LOT 172	0.401	17,485
BLOCK HH LOT 16	0.161	7,000	BLOCK JJ LOT 10	0.220	9,578	BLOCK LL LOT 6	0.154	6,689	BLOCK T LOT 131	0.134	5,850	BLOCK T LOT 173	0.184	8,000
BLOCK HH LOT 17	0.161	7,000	BLOCK JJ LOT 11	0.219	9,544	BLOCK LL LOT 7	0.178	7,735	BLOCK T LOT 132	0.134	5,850	BLOCK T LOT 174	0.175	7,634
BLOCK HH LOT 18	0.174	7,563	BLOCK JJ LOT 12	0.215	9,382	BLOCK LL LOT 8	0.160	6,965	BLOCK T LOT 133	0.134	5,850	BLOCK T LOT 175	0.193	8,388
BLOCK II LOT 1	0.165	7,188	BLOCK JJ LOT 13	0.253	11,025	BLOCK LL LOT 9	0.145	6,309	BLOCK T LOT 134	0.134	5,850	BLOCK T LOT 176	0.207	8,998
BLOCK II LOT 2	0.152	6,625	BLOCK JJ LOT 14	0.163	7,099	BLOCK LL LOT 10	0.145	6,309	BLOCK T LOT 135	0.134	5,850	BLOCK T LOT 177	0.201	8,745
BLOCK II LOT 3	0.152	6,625	BLOCK JJ LOT 15	0.127	5,520	BLOCK LL LOT 11	0.144	6,289	BLOCK T LOT 136	0.134	5,850	BLOCK T LOT 178	0.187	8,158
BLOCK II LOT 4	0.152	6,625	BLOCK JJ LOT 16	0.127	5,520	BLOCK LL LOT 12	0.145	6,329	BLOCK T LOT 137	0.134	5,850	BLOCK T LOT 179	0.167	7,267
BLOCK II LOT 5	0.152	6,625	BLOCK JJ LOT 17	0.127	5,520	BLOCK LL LOT 13	0.137	5,967	BLOCK T LOT 138	0.134	5,850	BLOCK T LOT 180	0.150	6,517
BLOCK II LOT 6	0.152	6,625	BLOCK JJ LOT 18	0.163	7,091	BLOCK MM LOT 1	0.171	7,429	BLOCK T LOT 139	0.134	5,850	BLOCK T LOT 181	0.157	6,827
BLOCK II LOT 7	0.152	6,625	BLOCK JJ LOT 19	0.195	8,511	BLOCK MM LOT 2	0.160	6,948	BLOCK T LOT 140	0.134	5,850	BLOCK T LOT 182	0.157	6,827
BLOCK II LOT 8	0.155	6,750	BLOCK JJ LOT 20	0.212	9,216	BLOCK MM LOT 3	0.161	7,022	BLOCK T LOT 141	0.134	5,850	BLOCK T LOT 183	0.143	6,250
BLOCK II LOT 9	0.155	6,750	BLOCK KK LOT 1	0.153	6,667	BLOCK MM LOT 4	0.161	6,996	BLOCK T LOT 142	0.134	5,850	BLOCK T LOT 184	0.144	6,255
BLOCK II LOT 10	0.158	6,871	BLOCK KK LOT 2	0.146	6,356	BLOCK MM LOT 5	0.154	6,717	BLOCK T LOT 143	0.134	5,850	BLOCK T LOT 185	0.305	13,282
BLOCK II LOT 11	0.163	7,103	BLOCK KK LOT 3	0.156	6,775	BLOCK MM LOT 6	0.137	5,972	BLOCK T LOT 144	0.134	5,850	BLOCK T LOT 186	0.271	11,783
BLOCK II LOT 12	0.175	7,615	BLOCK KK LOT 4	0.171	7,429	BLOCK MM LOT 7	0.225	9,787	BLOCK T LOT 145	0.135	5,862	BLOCK T LOT 187 - DRAINAGE, WATER QUALITY, P.U.E., & LANDSCAPE LOT	5.291	230,459
BLOCK II LOT 13	0.190	8,275	BLOCK KK LOT 5	0.192	8,344	BLOCK MM LOT 8	0.229	9,960	BLOCK T LOT 146	0.141	6,154	BLOCK T LOT 188	0.156	6,779
BLOCK II LOT 14	0.157	6,827	BLOCK KK LOT 6	0.219	9,561	BLOCK MM LOT 9	0.130	5,669	BLOCK T LOT 147	0.141	6,154	BLOCK T LOT 189	0.133	5,810
BLOCK II LOT 15	0.163	7,099	BLOCK KK LOT 7	0.133	5,812	BLOCK MM LOT 10	0.149	6,504	BLOCK T LOT 148	0.142	6,199	BLOCK T LOT 190	0.134	5,820
BLOCK II LOT 16	0.196	8,535	BLOCK KK LOT 8	0.132	5,760	BLOCK MM LOT 11	0.150	6,525	BLOCK T LOT 149	0.142	6,199	BLOCK T LOT 191	0.126	5,479
BLOCK II LOT 17	0.197	8,580	BLOCK KK LOT 9	0.139	6,042	BLOCK MM LOT 12	0.150	6,525	BLOCK T LOT 150	0.158	6,888	BLOCK T LOT 192	0.125	5,449
BLOCK II LOT 18	0.179	7,808	BLOCK KK LOT 10	0.180	7,823	BLOCK MM LOT 13	0.150	6,525	BLOCK T LOT 151	0.154	6,699	OVERALL BOUNDARY	49.439	2,153,564
BLOCK II LOT 19	0.192	8,380	BLOCK KK LOT 11	0.189	8,232	BLOCK MM LOT 14	0.150	6,525	BLOCK T LOT 152	0.149	6,500	RIGHT-OF-WAY	8.832	384,741
BLOCK II LOT 20	0.165	7,200	BLOCK KK LOT 12	0.187	8,145	BLOCK MM LOT 15	0.150	6,525	BLOCK T LOT 153	0.149	6,500	RIGHT-OF-WAY DEDICATION	1.270	55,343
BLOCK II LOT 21	0.164	7,145	BLOCK KK LOT 13	0.173	7,538	BLOCK MM LOT 16	0.150	6,525	BLOCK T LOT 154	0.149	6,500			
BLOCK II LOT 22	0.155	6,750	BLOCK KK LOT 14	0.160	6,984	BLOCK MM LOT 17	0.150	6,525	BLOCK T LOT 155	0.149	6,500			
BLOCK II LOT 23	0.152	6,625	BLOCK KK LOT 15	0.172	7,472	BLOCK MM LOT 18	0.150	6,525	BLOCK T LOT 156	0.149	6,500			
BLOCK II LOT 24	0.152	6,625	BLOCK KK LOT 16	0.159	6,929	BLOCK MM LOT 19	0.150	6,525	BLOCK T LOT 157	0.149	6,500			

OWNER/DE
MERITAGE E

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
C1	90°00'00"	20.00'	31.42'	N17°31'06"W	28.28'	C20	22°57'18"	625.00'	250.40'	N12°28'39"E	248.73'	C39	90°00'00"	20.00'	31.42'	S17°31'06"E	28.28'	C58	90°00'00"	15.00'	23.56'	N22°21'57"E	21.21'
C2	30°10'39"	535.00'	281.78'	N12°23'35"E	278.54'	C21	26°28'54"	650.00'	300.42'	N14°14'27"E	297.76'	C40	90°00'00"	20.00'	31.42'	N72°28'54"E	28.28'	C59	48°11'23"	25.00'	21.03'	N43°16'16"E	20.41'
C3	15°28'37"	645.00'	174.23'	N83°08'21"E	173.70'	C22	23°21'52"	675.00'	275.26'	N12°40'56"E	273.35'	C41	89°59'57"	20.00'	31.42'	S17°31'04"E	28.28'	C60	186°22'46"	50.00'	162.65'	S67°38'03"E	99.85'
C4	1°13'28"	775.00'	16.56'	N74°47'18"E	16.56'	C23	90°07'21"	15.00'	23.59'	S44°03'40"E	21.24'	C42	12°45'51"	535.00'	119.18'	N21°05'59"E	118.94'	C61	48°11'23"	25.00'	21.03'	N01°27'39"E	20.41'
C5	6°48'37"	645.00'	76.66'	N70°46'16"E	76.62'	C24	89°52'39"	15.00'	23.53'	N45°56'20"E	21.19'	C43	85°20'57"	20.00'	29.79'	N57°23'32"E	27.11'	C62	90°00'00"	25.00'	39.27'	S67°38'03"E	35.36'
C6	121°06'18"	180.00'	380.46'	S82°38'35"E	313.49'	C25	23°30'42"	775.00'	318.02'	N79°07'18"E	315.80'	C44	85°15'50"	20.00'	29.76'	S37°18'04"E	27.09'	C63	34°11'18"	275.00'	164.09'	S39°43'41"E	161.67'
C7	93°22'05"	20.00'	32.59'	S44°09'21"W	29.10'	C26	23°30'42"	800.00'	328.28'	N79°07'18"E	325.98'	C45	41°05'13"	475.00'	340.62'	S02°05'26"E	333.37'	C64	38°42'02"	300.00'	202.64'	S41°59'04"E	198.81'
C8	86°25'36"	20.00'	30.17'	S45°54'33"E	27.39'	C27	16°45'54"	825.00'	241.40'	N82°29'42"E	240.54'	C46	50°06'57"	500.00'	437.34'	N02°25'26"E	423.53'	C65	36°31'26"	325.00'	207.17'	S40°53'45"E	203.68'
C9	90°07'21"	15.00'	23.59'	S44°03'40"E	21.24'	C28	83°15'12"	15.00'	21.80'	S64°15'39"E	19.93'	C47	27°57'53"	525.00'	256.24'	S08°39'06"E	253.71'	C66	51°54'10"	25.00'	22.65'	S82°46'25"E	21.88'
C10	89°52'39"	15.00'	23.53'	S45°56'20"W	21.19'	C29	91°16'28"	15.00'	23.90'	N23°00'11"E	21.45'	C48	32°42'04"	275.00'	156.95'	N83°42'59"E	154.83'	C67	184°12'35"	50.00'	160.75'	S16°37'13"E	99.93'
C11	14°34'38"	710.00'	180.64'	N08°17'19"E	180.15'	C30	1°16'28"	825.00'	18.35'	N68°00'11"E	18.35'	C49	32°42'04"	300.00'	171.22'	N83°42'59"E	168.91'	C68	48°11'23"	25.00'	21.03'	N51°23'23"E	20.41'
C12	19°05'33"	735.00'	244.92'	N10°32'47"E	243.79'	C31	90°00'00"	15.00'	23.56'	N22°21'57"E	21.21'	C50	32°42'04"	325.00'	185.49'	N83°42'59"E	182.98'	C69	86°27'10"	25.00'	37.72'	S15°55'54"E	34.24'
C13	15°52'20"	760.00'	210.54'	N08°56'10"E	209.87'	C32	90°00'00"	15.00'	23.56'	S67°38'03"E	21.21'	C51	90°00'00"	15.00'	23.56'	N22°21'57"E	21.21'	C70	40°04'16"	275.00'	192.33'	N47°19'49"E	188.43'
C14	50°29'13"	25.00'	22.03'	N40°49'15"E	21.32'	C33	39°53'03"	325.00'	226.24'	N47°25'26"E	221.70'	C52	90°00'00"	15.00'	23.56'	S67°38'03"E	21.21'	C71	40°04'16"	300.00'	209.81'	N47°19'49"E	205.56'
C15	176°46'20"	50.00'	154.26'	S22°19'18"E	99.96'	C34	39°53'03"	300.00'	208.83'	N47°25'26"E	204.64'	C53	79°50'09"	25.00'	34.83'	S72°42'58"E	32.08'	C72	40°04'16"	325.00'	227.30'	N47°19'49"E	222.69'
C16	48°11'23"	25.00'	21.03'	S86°36'47"E	20.41'	C35	39°53'03"	275.00'	191.43'	N47°25'26"E	187.59'	C54	259°50'09"	60.00'	272.10'	N17°17'02"E	92.04'	C73	18°40'31"	880.00'	286.83'	N10°20'16"E	285.56'
C17	79°23'26"	25.00'	34.64'	S22°49'23"E	31.94'	C36	90°00'00"	15.00'	23.56'	N72°28'54"E	21.21'	C55	90°00'00"	15.00'	23.56'	N22°21'57"E	21.21'						
C18	93°31'36"	15.00'	24.49'	N70°43'06"E	21.86'	C37	90°00'00"	15.00'	23.56'	S17°31'06"E	21.21'	C56	90°00'00"	15.00'	23.56'	S67°38'03"E	21.21'						
C19	86°52'58"	15.00'	22.75'	S19°04'37"E	20.63'	C38	99°01'44"	20.00'	34.57'	N67°58'02"E	30.42'	C57	90°00'00"	15.00'	23.56'	S67°38'03"E	21.21'						

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, TRENDMAKER HOMES, INC., A TEXAS CORPORATION AND TAYLOR MORRISON OF TEXAS INC., A TEXAS CORPORATION, OWNERS OF A 49.349 ACRE TRACT OF LAND IN THE WILLIAM P. CORBEN SURVEY NO. 7, 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, AN ARIZONA LIMITED LIABILITY COMPANY, TRENDMAKER HOMES, INC., A TEXAS CORPORATION DOING BUSINESS AS TRI POINTE HOMES OF TEXAS, INC. PER DOCUMENT 2021010300, AND 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 2 OF TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 49.349 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS TURNERS CROSSING SOUTH PHASE 2 AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY _____, 20__.

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 _____, 20__, 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 _____, 20__, 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 _____, 20__, BY _____, AS _____ OF _____, ON BEHALF OF SAID CORPORATION.

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, GABRIEL BERMUDEZ, 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.

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
BUILDING IV, SUITE 200
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - State of Texas
10101 Reunion Place, Suite 400
San Antonio, Texas 78216
Ph. 210-321-3402
greg.mosier@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 AND 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.
- THE HOMEOWNER'S ASSOCIATION RESPONSIBILITIES ARE DETAILED IN THE TURNER'S CROSSING COVENANTS, CONDITIONS, AND RESTRICTIONS, DOC. NO. 2021173779.
- ACCESS IS PROHIBITED TO SH45.
- 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.
- WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
- ALL CEF BUFFERS WITHIN THIS TRACT SHALL BE MAINTAINED FOLLOWING ALL APPLICABLE CITY OF AUSTIN CODE GUIDELINES. NATIVE VEGETATION SHALL REMAIN UNDISTURBED TO PRESERVE THE WATER QUALITY CHARACTERISTICS OF THE BUFFER. INSPECTION AND MAINTENANCE WILL BE PROVIDED SEMI-ANNUALLY AND RECORDED FOR THREE YEARS. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL OR IRRIGATION WITHIN THE BUFFER ARE PROHIBITED. TRACKED VEHICLES WILL NOT BE ALLOWED TO ACCESS THE CEF BUFFER.
- A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 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.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE CONSTRUCTION OF SUBDIVISION IMPROVEMENTS IN COMPLIANCE WITH CITY OF AUSTIN AND TRAVIS COUNTY APPLICABLE CODES. THE OWNER ACKNOWLEDGES PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.
- A TRAVIS COUNTY DRIVEWAY PERMIT WILL BE REQUIRED AS PART OF THE FUTURE DEVELOPMENT PERMIT APPLICATION.
- 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.
- 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.
- 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.
- THIS PLAT IS BOUND BY THE PHASING AGREEMENT RECORDED IN DOCUMENT 2019123831 AND AMENDED IN DOCUMENT 2020062715.

SURVEYOR'S NOTES

- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
- ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

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, BUILDING 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.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

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.

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, DYANA LIMON - MERCADO, 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.

DYANA LIMON - MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON - MERCADO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20__, 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 _____, 20__, A.D.

DYANA LIMON - MERCADO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

TURNERS CROSSING SOUTH - PHASE 2 49.439 ACRES

BEING A PORTION OF THAT CERTAIN 222.714 ACRE TRACT 2, SAME BEING CONVEYED TO MERITAGE HOMES OF TEXAS, LLC, TAYLOR MORRISON OF TEXAS, INC., AND TRENDMAKER HOMES, INC. RECORDED IN DOCUMENT NO. 2019099240, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, WILLIAM P. CORBEN SURVEY NO. 7, ABSTRACT NO. 159, TRAVIS COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	JGM	10/11/2022	067783166	6 OF 6

CASE# C8J-2018-0091.4A

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



CASE NUMBER: C8J-2018-0091.4A
REVISION #: 00
CASE MANAGER: Sarah Sumner

UPDATE: U0
PHONE #: 512-854-7687

LOCATION: 13023 N TURNERSVILLE RD

SUBMITTAL DATE: January 30, 2023
REPORT DUE DATE: February 21, 2023
FINAL REPORT DATE: February 22, 2023

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 May 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.

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. You must submit the distribution to the case manager. Please submit 1 copies of the plans and 1 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for the Planner 1.**

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1 : Kennedy Higgins
Flood Plain : Zach Kretsch

- AD1: This plat review is Rejected.
- AD2: Street names reserved more than three years in the past are subject to re-review against the Street Name and Labeling Standards currently in effect. So, although **RANCHRUN TERRACE** was reserved for this project in June 2018, it is being rejected at this time since the use of the name RANCH is an overused word. Please select a different name, re-label and resubmit.
- AD3: Street names reserved more than three years in the past are subject to re-review against the Street Name and Labeling Standards currently in effect. So, although **WINDINGWOOD TRACE** was reserved for this project in June 2018, it is being rejected at this time since the use of the name WOOD is an overused word. Please select a different name, re-label and resubmit.
- AD4: Street names reserved more than three years in the past are subject to re-review against the Street Name and Labeling Standards currently in effect. So, although **CARLS GROVE DR** was reserved for this project in June 2018, it is being rejected at this time since the use of the name GROVE is an overused word. Please select a different name, re-label and resubmit.
- AD5: **LACY BARK LN** was reserved as LACY PARK LN. Please clarify which name is intended. PARK is an overused word so will no longer be used in future street names
- AD6: **EUGENE CLARK WAY** is the correct reserved name for this project

NOTE: EUGENE CLARK WAY is incorrectly labeled as EUGENE CLARK CRT. This is not a cul-da-sac

NOTE: SWITCHBACK BND was reserved as SWITCHBACK. It has been corrected to SWITCHBACK BND

NOTE: SETTLERS FARM TRACE was reserved as SETTLERS FARM. It has been corrected to SETTLERS FARM TRACE

The standards applied to all new street names in Travis County can be found at this link:
http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf

NOTE: Visit the [Reserve A Street Name](#) website, which includes links to both the Standards and to an online searchable list of names already in use and reserved can be found by visiting the Addressing Website <http://www.austintexas.gov/departments/911-addressing> and navigating to Reserve a Street Name.

Active streets can be viewed on Property Profile. Please label what is shown
<https://maps.austintexas.gov/GIS/PropertyProfile/>

§30-2-155

End of Comments

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

- EV 1 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: 2/7/2023
UPDATE # U0

General notes: This is a final plat formal review. The floodplains adjacent to this lot have been reviewed and approved with case C8J-2018-0091 preliminary plan. This review is to ensure that drainage easements are dedicated to contain the appropriate floodplains. See the comments below.

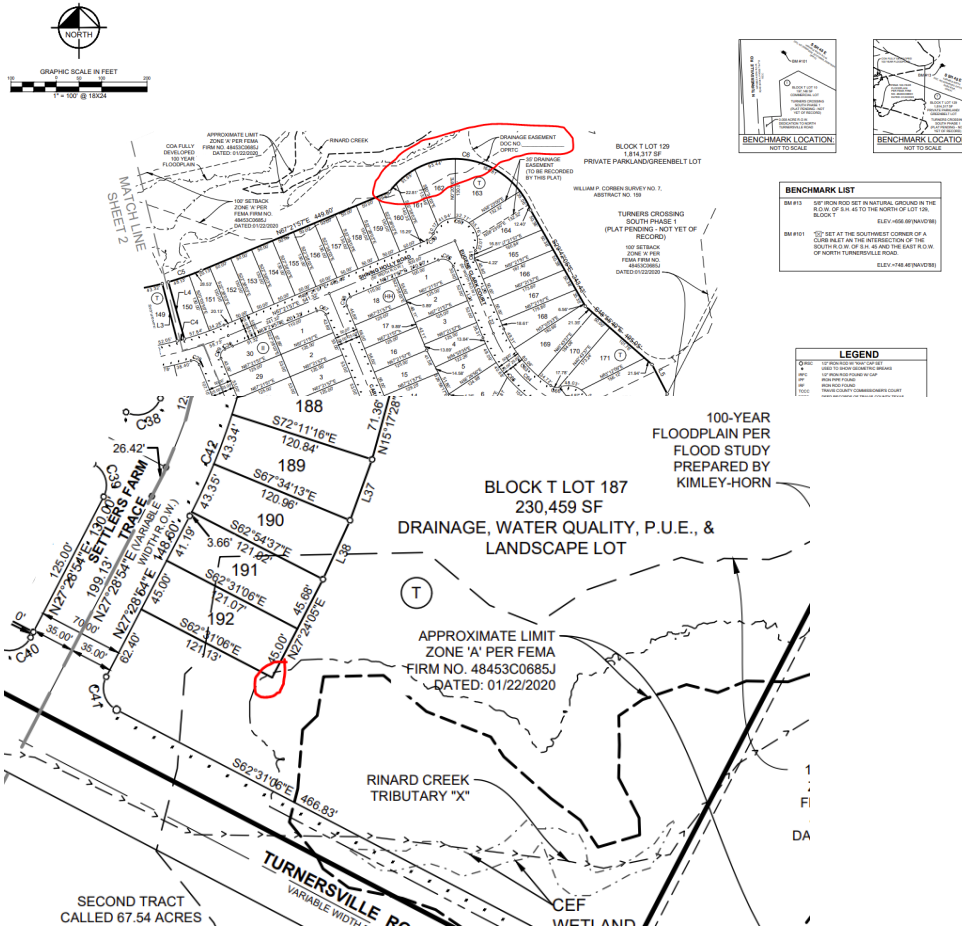
Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments 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: See the screenshots below. It appears an easement to be dedicated via separate instrument encroaches on the lot. The easement will need to be recorded prior to the approval of this plat. If the easement will be dedicated via plat, change the verbiage and add the survey lines for the drainage easement to the final plat.

For the southern tributary, there is a small portion of the floodplain that appears to encroach into Lot 192 which lies outside of the drainage easement lot. This portion of floodplain should be contained to a drainage easement. It may be dedicated via plat.



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.

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: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

Wetlands Biologist Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

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 appears to be compliant with the previously approved preliminary plan (C8J-2018-0091) including the off-site wetland CEF protection provisions, modified CEF setback, and CEF restoration areas as part of the mitigation for the CEF and CEF setback encroachment. Mitigation for the off-site wetland CEF will be addressed with Turner's Crossing South -Phase 1. If the proposed plat remains as is, this comment can be cleared. If the proposed plat is modified to no longer coincide with CEF Mitigation Plan- South - Sheet 12 of the Preliminary Plan, then this comment will need to be addressed.}*

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."}*

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

Formal 1/30/23, CC/LUC 2/28/23, End of Formal Review 4/30/23

1. The Travis County Subdivision Construction Agreement is missing the property exhibits.
2. Is lot 164 Block T residential?
3. Is the southern Lot 171 (should be 172) Block T residential?

Travis Co. Transportation Review - Christine Connor - 512-854-7215

Engineering report

10. -16
- U1) Cleared
- 17) U1) Analyze the sight distance for Bateman Lane at Settlers Farm Trace. Use the desirable value for the level of collector that Settlers Farm Trace has been assigned.
- 18) U1) Provide a copy of the Phasing Agreement.

- 19) U1) Provide copies of the compliance summaries for Title 30, Drainage Criteria Manual, and Transportation Criteria Manual for the Final Plat. The summaries provided are for construction plans.
- 20) U1) Provide a full fiscal estimate, in addition to an alternative fiscal estimate.

Travis Co. Drainage Engineering Review - Christine Connor - 512-854-7215

**Engineering
Engineering report**

- 11. The flood study must adhere using ATLAS 14 data. Please resubmit a new flood study.
U1) The response states that the 500-year floodplain is being used; however, a 100-year studied floodplain is referenced on the plat. Please confirm which one is being used. It must be contained within a drainage easement. This comment is pending.

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

APPROVED

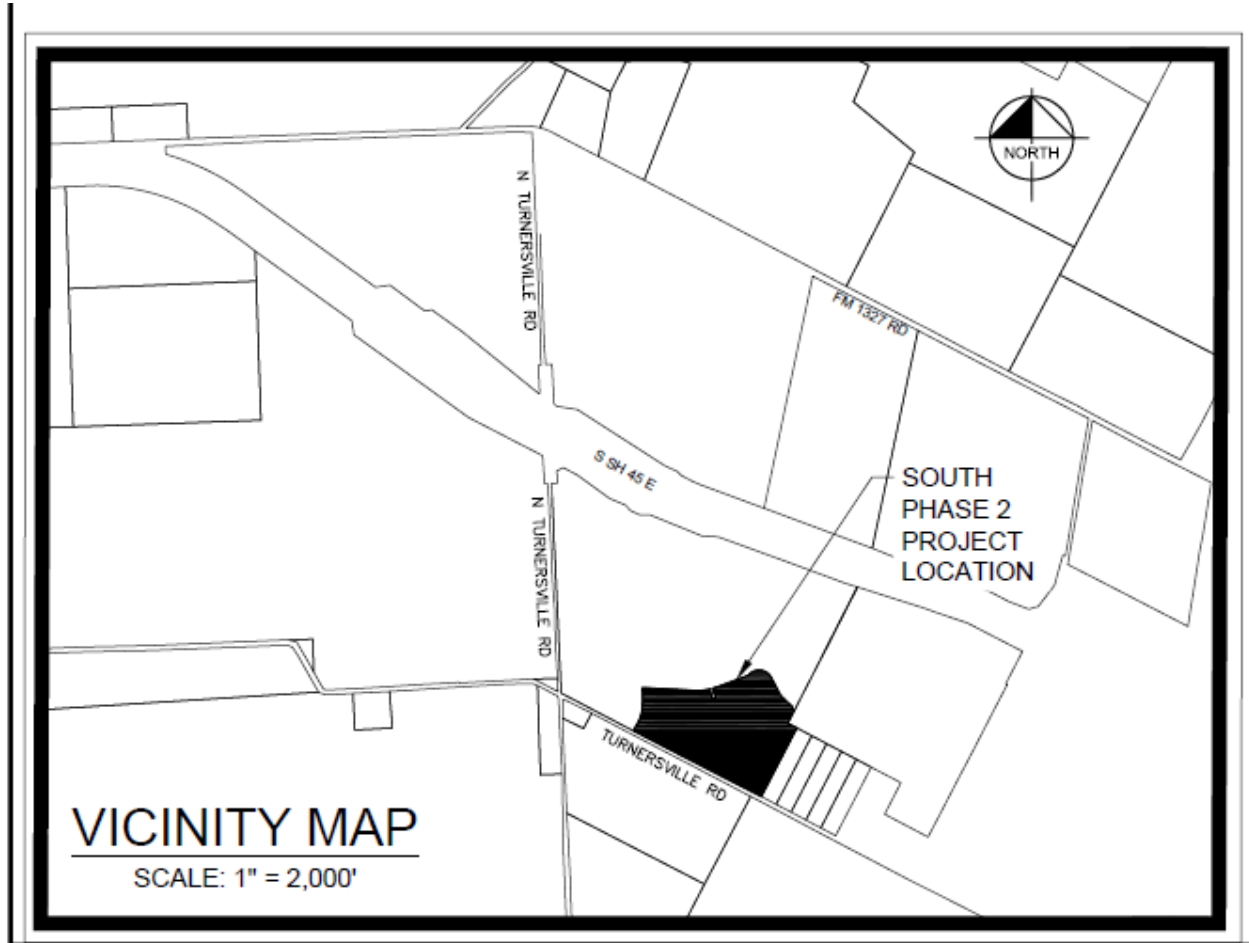
The proposed final plat (C8J-2018-0091.4A) is approved from a plumbing code perspective.

ATD Engineering Review - Renee Johns – renee.johns@austintexas.gov

- ATD1. All of the Sight Distance Easements shown on the preliminary plat need to also be shown on the final plat. Please show all SDE's on the final plat.

End of Comment Report

Turner's Crossing South Phase 2 Location Map



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