

## **SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2018-0091.5A

**PC DATE:** 08/08/2023

**SUBDIVISION NAME:** Turners Crossing South Phase 3

**AREA:** 41.498 acres

**LOT(S):** 267

**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, Pedestrian, 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 Three Subdivision consisting of 267 lots on 41.498 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 October 9, 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](mailto:sarah.sumner@traviscountytx.gov)

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



CASE NUMBER: C8J-2018-0091.5A  
UPDATE: U0  
CASE MANAGER: Sarah Sumner Phone: 512-854-7687

PROJECT NAME: Turner's Crossing South Phase 3  
LOCATION: 13023 N TURNERSVILLE RD



SUBMITTAL DATE: July 10, 2023  
FINAL REPORT DATE: August 3, 2023

**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. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

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

All comments must be addressed by filing an updated submittal prior to the update deadline of October 10, 2023 (**90 calendar days after submittal**). Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC).

**UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):**

1. Applicants must submit an update through the intake submittal webform:  
<https://www.austintexas.gov/page/subdivision-application-process>
2. Your update must include the following items:
  1. The revised plat/plan in pdf format
  2. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

Case Expiration Date:  
90-day fiscal posting date:

**REVIEWERS:**

Planner 1 : Tiffany Turpen  
ATD Engineering : Danielle Morin  
PARD / Planning & Design : Scott Grantham  
911 Addressing : Janny Phung  
Environmental : David Michael  
Travis Co. Transportation: Teresa Calkins

AW Utility Development Services : Derek Tucker  
Water Quality : Kena Pierce  
Travis Co. Subdivision : Sarah Sumner  
Travis Co. Drainage: Teresa Calkins

**PARD / Planning & Design Review - Scott Grantham - 512-974-9457**

Update 0:

- PR1. Thank you for including the Parkland Early Determination (PED #1630), which states that parkland dedication has been satisfied for 1902 units at the preliminary plan stage through the dedication of 21.84 acres of private parkland and a fee in lieu.
- Please provide an update on the number of units within the Preliminary Plan permitted to date.
  - Please confirm the number of units proposed with this final plat; application indicates 265.
  - Please provide a status update on the private parkland referred to in the PED.
- PR2. Please include a note on the plat as follows, and make corrections as needed.

Parkland dedication has been satisfied \_\_\_\_ units by the dedication of \_\_\_\_ acres of private parkland and a payment of fee in lieu.

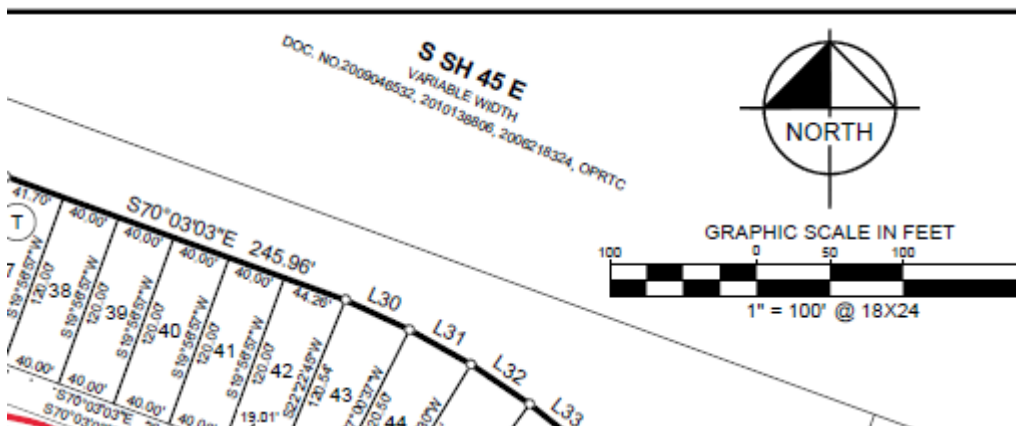
**Electric Review - Andrea Katz - 512-322-6957**

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

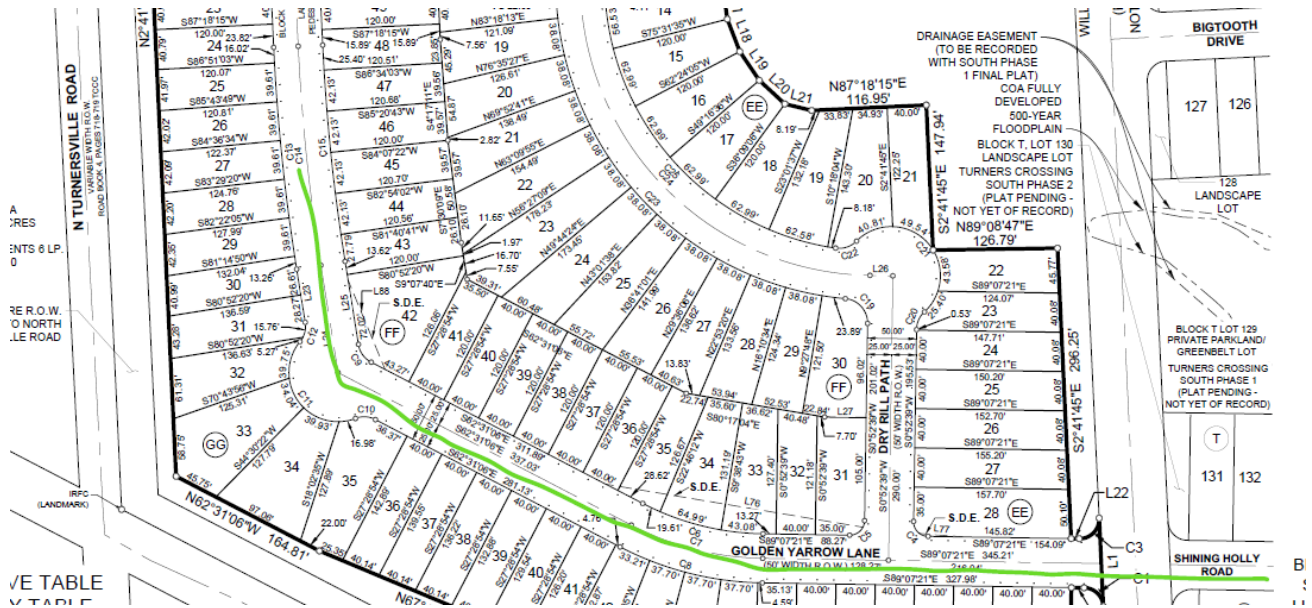
**911 Addressing Review - Janny Phung - [Janny.Phung@austintexas.gov](mailto:Janny.Phung@austintexas.gov)**

AD1: This plat review is rejected for the following reasons:

AD2: Please update label for **S SH 45 E EB** the directional EB must be included



AD3: GOLDEN YARROW LN is a continuation of SHINING HOLLY RD and must continue the same name. A more appropriate street type is Bend since it has at least one bend that is more than 100 degrees. Please change to SHINING HOLLY BND and resubmit for review. The street must also be updated in the adjoining plat C8J-2018-0091.4A.



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](http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf)

§30-2-155

End of Comments

**Environmental Review - David Michael - david.michael@austintexas.gov**

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

EV 01 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. 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) 552-5174**

**DATE REVIEWED: 7/18/2023**

**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. The floodplain does not encroach on this phase of Turnersville crossing. No formal comments at this time.

**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.

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

ADD THE FOLLOWING NOTE TO THE PLAT:

NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

**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.

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 - Kena Pierce - 512-978-1832**

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.

Reviewer's Notes: Plat applications. All notes included. Travis County is the drainage reviewer. Q COA is the water quality reviewer.

Per the Engineering Report, the water quality controls are being built with Phase 1 and Phase 2.

**WQ 1. Water quality controls are required per LDC 30-5-211. The engineering report says that they are being provided with previous phases of the development. These ponds are being constructed under a different application.**

Please provide more information clearly demonstrating how the flow gets to the water quality pond. The drainage area map (Sheet 30) calls out Phase 1 but not Phase 2 or the area of this plat, Phase 3 so it is difficult to see that the water quality controls are being provided. The water quality sheet (Sheet 32) has half of this plat outlined and labeled Pond 1B but this pond is not labeled anywhere and the other area of this plat isn't clearly called out and where the runoff is conveyed is a not clear.

**WQ 2. Please add a plat note stating that water quality controls are being permitted and constructed under permit(s) \_\_\_\_\_ and \_\_\_\_\_.**

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

The wetland CEFs on the site were reviewed within the preliminary plan C8J-2018-0091. No wetland CEFs or CEF setbacks are encroached upon with this application. No comments at this time.

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

Formal July 10, LUC/CC Aug 8, All comments cleared by Oct. 8, 2023.

1. Please revise the flood plain note regarding the easements for floodplain for this plat. 30-1-113

**ATD Engineering Review - Danielle Morin - 512-974-1605**

- ATD 1. Demonstrate compliance with the Turner's Crossing TIA dated Nov. 18, 2019.
- ATD 2. Edit the call-out to "Pedestrian Access Lot" at Lot 15 (on sheet 2 of 5) to match the wording in the approved Preliminary Plan.
- ATD 3. Edit General Note #10 to match the Preliminary Plan note #13 (remove the 4' reference). Sidewalks will be required to comply with City Standards.

**Travis Co. Transportation Review - Teresa Calkins - 512-854-7569**

- TR 1. Provide horizontal and vertical sight distance exhibits for all sight line easements. Include a note on the final plat that identifies restrictions related to the sight line easement. You may contact this reviewer for a word file for this note. 30-1-113

**Travis Co. Drainage Engineering Review - Teresa Calkins - 512-854-7569**

- DR 1. The peak flow summary in the Engineering and Drainage Report indicates that peak flows increase for certain design storm events at the subdivision boundary. Please revise your report summaries to indicate that peak stormwater runoff will be held to amounts equal to or less than pre-development peak flow levels. This comment may be addressed informally. 30-5

**End of Master Comment Report**

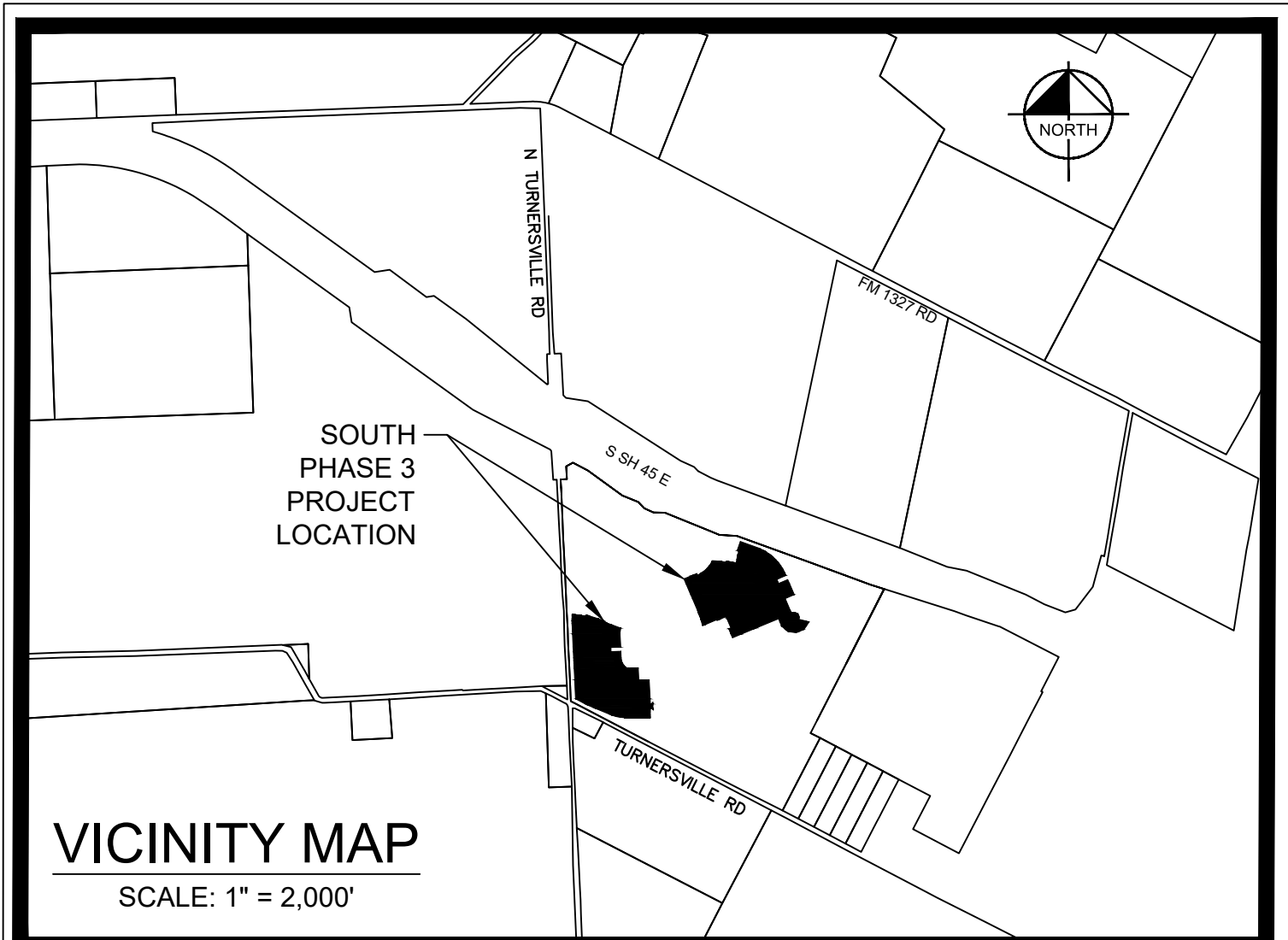
TRAVIS COUNTY CONSUMER PROTECTION  
NOTICE FOR HOMEBUYERS

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

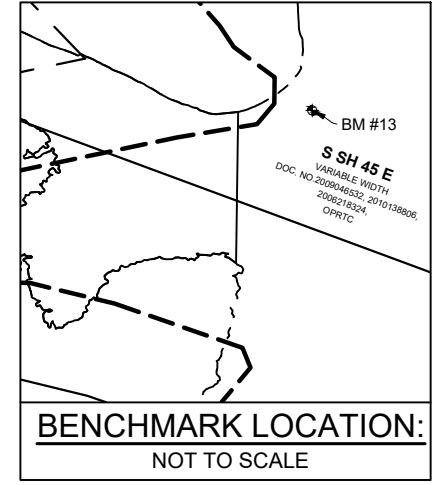
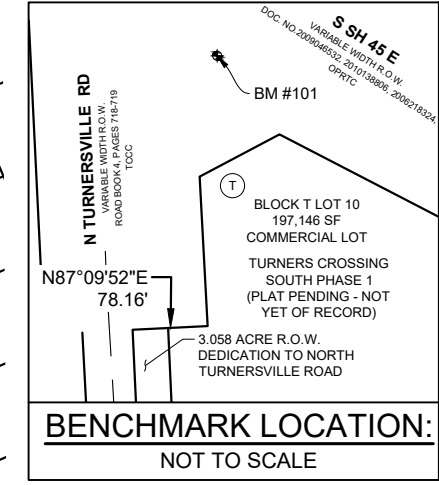
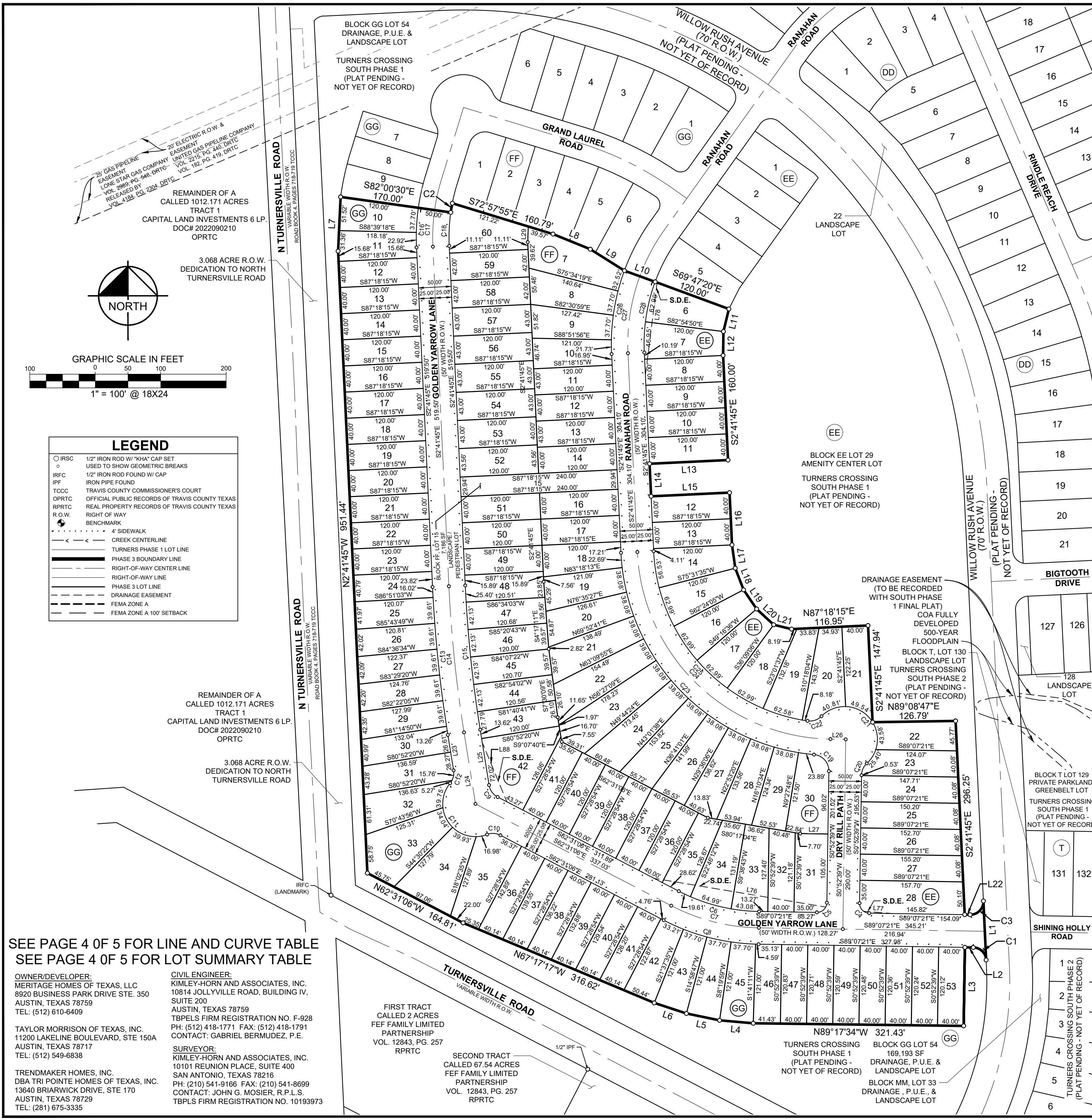
**TURNERS CROSSING  
SOUTH - PHASE 3**  
41.498 ACRES  
BEING A PORTION OF THAT CERTAIN 222.714 ACRE TRACT 2,  
SAME BEING CONVEYED TO MERITAGE HOMES OF TEXAS,  
LLC, TAYLOR MORRISON OF TEXAS, INC., AND TRENDMAKER  
HOMES, INC. RECORDED IN DOCUMENT NO. 2019099240,  
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WILLIAM P. CORBEN SURVEY NO. 7, ABSTRACT NO. 159,  
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**Kimley»Horn**

10101 Reunion Place, Suite 400  
San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 2000'	DJG	JGM	06/09/2023	067783166	1 OF 5

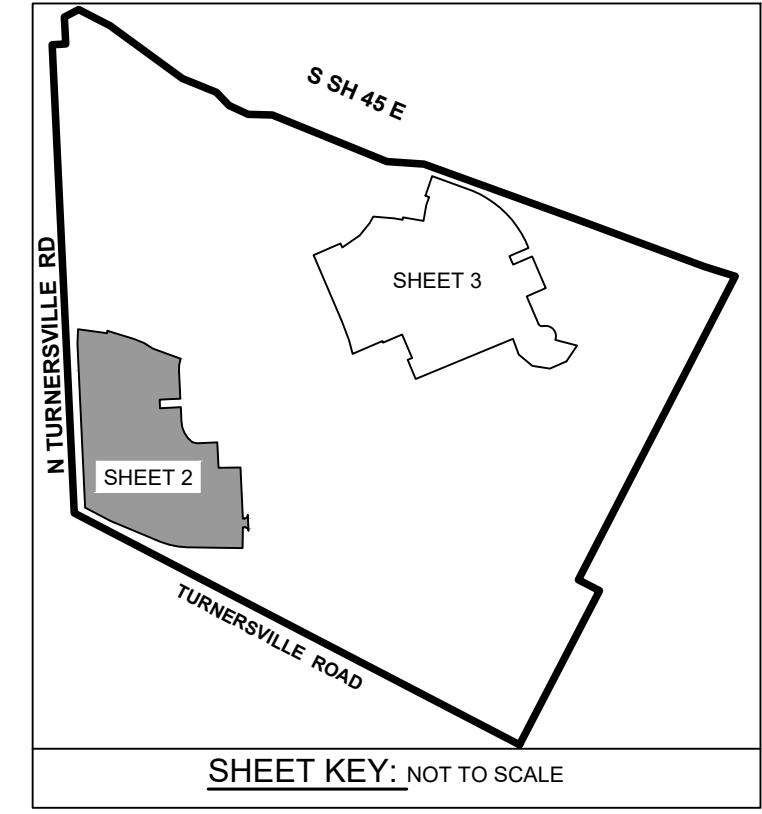




BENCHMARK LIST	
BM #13	5/8" IRON ROD SET IN NATURAL GROUND IN THE R.O.W. OF S.H. 45 TO THE NORTH OF LOT 129, BLOCK T ELEV.=656.69'(NAVD'88)
BM #101	"X" SET AT THE SOUTHWEST CORNER OF A CURB INLET AN THE INTERSECTION OF THE SOUTH R.O.W. OF S.H. 45 AND THE EAST R.O.W. OF NORTH TURNERSVILLE ROAD. ELEV.=748.46'(NAVD'88)

GENERAL INFORMATION:	
TOTAL ACREAGE.....	41.498 ACRES
TOTAL LINEAR FEET OF ROW.....	6,975.15'
ACREAGE OF ROW.....	7.339 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	265
ACREAGE OF SINGLE FAMILY LOTS.....	33.861 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	2
ACREAGE OF NON-RESIDENTIAL LOTS.....	0.298 ACRES
TOTAL NUMBER OF LOTS.....	267

STREET NAME	R.O.W. WIDTH	LINEAR FEET
GOLDEN YARROW LANE	50' R.O.W.	1732.31'
RANAHAN ROAD	50' R.O.W.	899.72'
DRY RILL PATH	50' R.O.W.	290.00'



### TURNERS CROSSING SOUTH - PHASE 3

41.498 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

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	06/09/2023	067783166	2 OF 5

SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE  
SEE PAGE 4 OF 5 FOR LOT SUMMARY TABLE

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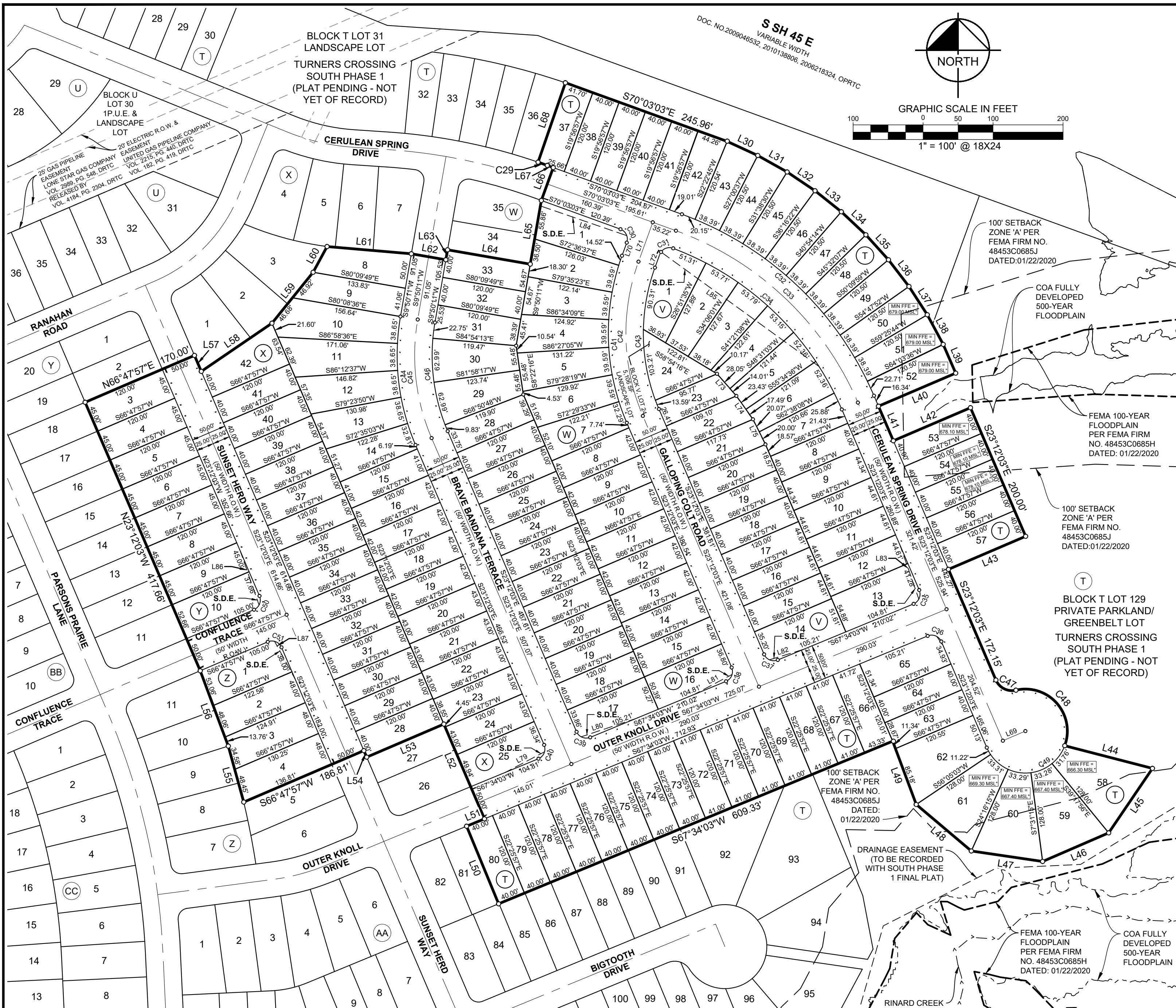
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**FIRST TRACT**  
CALLED 2 ACRES  
FEF FAMILY LIMITED  
PARTNERSHIP  
VOL. 12843, PG. 257  
RPRTC

**SECOND TRACT**  
CALLED 67.54 ACRES  
FEF FAMILY LIMITED  
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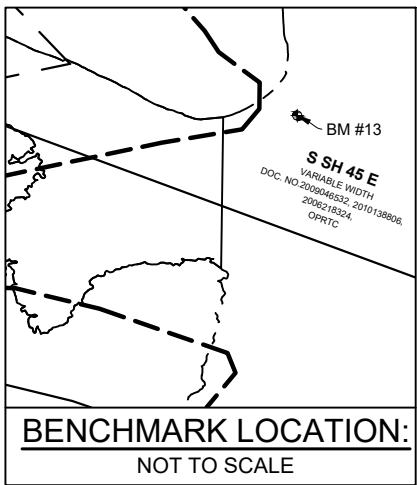
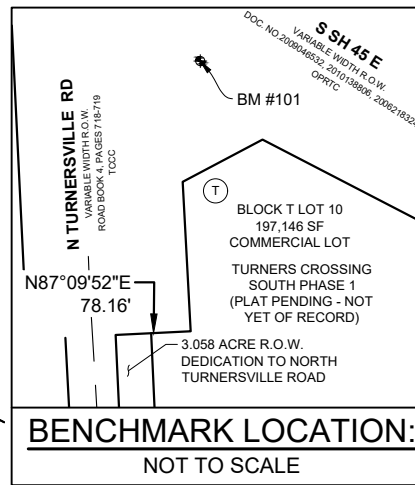
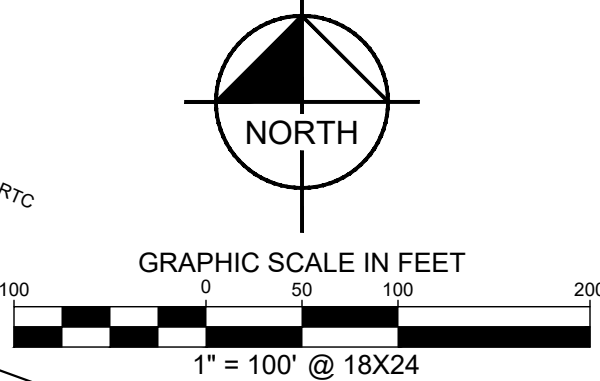
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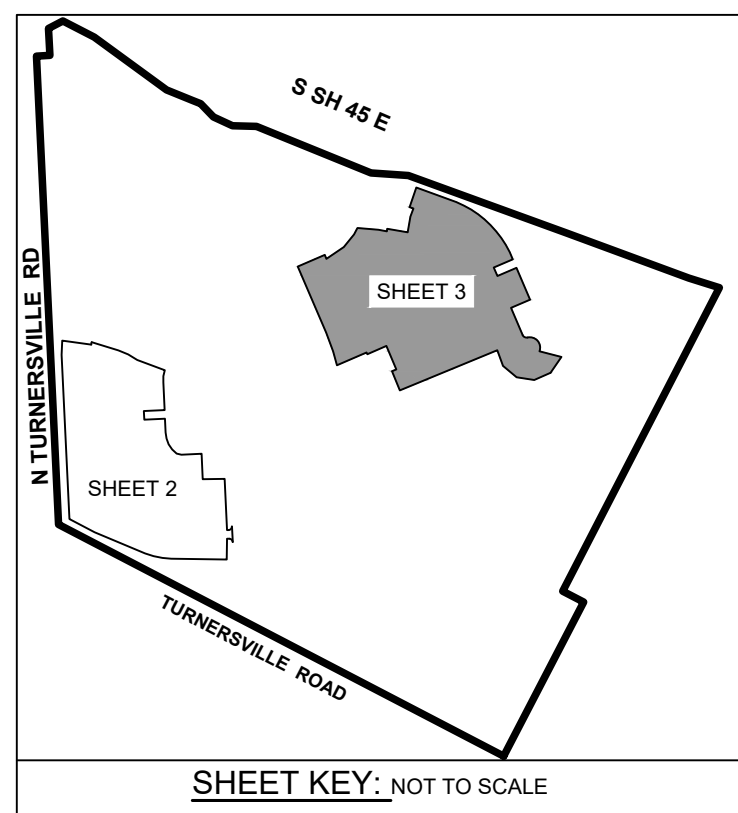
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SUNSET HERD WAY	50' R.O.W.	614.66'
BRAVE BANDANA TRACE	50' R.O.W.	771.11'
GALLOPING COLT ROAD	50' R.O.W.	706.86'
CERULEAN SPRING DRIVE	50' R.O.W.	1124.51'
OUTER KNOLL DRIVE	50' R.O.W.	725.07'



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)
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LEGEND	
○ IRSC	1/2" IRON ROD W/ "KHA" CAP SET
○ IRFC	USED TO SHOW GEOMETRIC BREAKS
IPF	1/2" IRON ROD FOUND W/ CAP
IRP	IRON PIPE FOUND
TCCTC	TRAVIS COUNTY COMMISSIONER'S COURT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
RPRTC	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
R.O.W.	RIGHT OF WAY
⊙	BENCHMARK
----	4' SIDEWALK
----	CREEK CENTERLINE
----	TURNERS PHASE 1 LOT LINE
----	PHASE 3 BOUNDARY LINE
----	RIGHT-OF-WAY CENTER LINE
----	RIGHT-OF-WAY LINE
----	PHASE 3 LOT LINE
----	DRAINAGE EASEMENT
----	FEMA ZONE A
----	FEMA ZONE A 100' SETBACK



**TURNERS CROSSING SOUTH - PHASE 3**  
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LOT TABLE			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.	LOT NO.	ACRES	SQ. FT.
BLOCK EE LOT 6	0.136	5,934	BLOCK FF LOT 29	0.127	5,539	BLOCK GG LOT 23	0.110	4,800	BLOCK T LOT 51	0.119	5,198	BLOCK V LOT 16	0.110	4,800	BLOCK X LOT 11	0.175	7,603
BLOCK EE LOT 7	0.130	5,649	BLOCK FF LOT 30	0.153	6,672	BLOCK GG LOT 24	0.111	4,838	BLOCK T LOT 52	0.116	5,032	BLOCK V LOT 17	0.110	4,800	BLOCK X LOT 12	0.149	6,481
BLOCK EE LOT 8	0.110	4,800	BLOCK FF LOT 31	0.137	5,956	BLOCK GG LOT 25	0.113	4,909	BLOCK T LOT 53	0.110	4,800	BLOCK V LOT 18	0.110	4,800	BLOCK X LOT 13	0.134	5,817
BLOCK EE LOT 9	0.110	4,800	BLOCK FF LOT 32	0.114	4,972	BLOCK GG LOT 26	0.114	4,958	BLOCK T LOT 54	0.110	4,800	BLOCK V LOT 19	0.110	4,800	BLOCK X LOT 14	0.125	5,441
BLOCK EE LOT 10	0.110	4,800	BLOCK FF LOT 33	0.138	6,027	BLOCK GG LOT 27	0.116	5,041	BLOCK T LOT 55	0.110	4,800	BLOCK V LOT 20	0.110	4,800	BLOCK X LOT 15	0.113	4,920
BLOCK EE LOT 11	0.110	4,800	BLOCK FF LOT 34	0.149	6,501	BLOCK GG LOT 28	0.118	5,159	BLOCK T LOT 56	0.110	4,800	BLOCK V LOT 21	0.109	4,755	BLOCK X LOT 16	0.116	5,040
BLOCK EE LOT 12	0.110	4,800	BLOCK FF LOT 35	0.121	5,272	BLOCK GG LOT 29	0.122	5,312	BLOCK T LOT 57	0.110	4,800	BLOCK V LOT 22	0.104	4,537	BLOCK X LOT 17	0.116	5,040
BLOCK EE LOT 13	0.110	4,800	BLOCK FF LOT 36	0.110	4,800	BLOCK GG LOT 30	0.124	5,413	BLOCK T LOT 58	0.199	8,686	BLOCK V LOT 23	0.094	4,103	BLOCK X LOT 18	0.116	5,040
BLOCK EE LOT 14	0.134	5,821	BLOCK FF LOT 37	0.110	4,800	BLOCK GG LOT 31	0.137	5,956	BLOCK T LOT 59	0.191	8,308	BLOCK V LOT 24 - LANDSCAPE LOT	0.117	5,106	BLOCK X LOT 19	0.116	5,040
BLOCK EE LOT 15	0.136	5,934	BLOCK FF LOT 38	0.110	4,800	BLOCK GG LOT 32	0.142	6,206	BLOCK T LOT 60	0.191	8,311	BLOCK W LOT 1	0.156	6,777	BLOCK X LOT 20	0.118	5,160
BLOCK EE LOT 16	0.136	5,934	BLOCK FF LOT 39	0.110	4,800	BLOCK GG LOT 33	0.200	8,725	BLOCK T LOT 61	0.191	8,316	BLOCK W LOT 2	0.134	5,820	BLOCK X LOT 21	0.118	5,160
BLOCK EE LOT 17	0.136	5,934	BLOCK FF LOT 40	0.110	4,800	BLOCK GG LOT 34	0.191	8,308	BLOCK T LOT 62	0.206	8,966	BLOCK W LOT 3	0.133	5,790	BLOCK X LOT 22	0.118	5,160
BLOCK EE LOT 18	0.140	6,116	BLOCK FF LOT 41	0.111	4,814	BLOCK GG LOT 35	0.191	8,308	BLOCK T LOT 63	0.110	4,803	BLOCK W LOT 4	0.140	6,113	BLOCK X LOT 23	0.118	5,160
BLOCK EE LOT 19	0.150	6,536	BLOCK FF LOT 42	0.220	9,574	BLOCK GG LOT 36	0.130	5,649	BLOCK T LOT 64	0.110	4,800	BLOCK W LOT 5	0.142	6,176	BLOCK X LOT 24	0.118	5,160
BLOCK EE LOT 20	0.152	6,626	BLOCK FF LOT 43	0.112	4,876	BLOCK GG LOT 37	0.127	5,515	BLOCK T LOT 65	0.138	6,018	BLOCK W LOT 6	0.137	5,957	BLOCK X LOT 25	0.139	6,039
BLOCK EE LOT 21	0.120	5,211	BLOCK FF LOT 44	0.113	4,930	BLOCK GG LOT 38	0.124	5,382	BLOCK T LOT 66	0.117	5,103	BLOCK W LOT 7	0.127	5,552	BLOCK X LOT 28	0.110	4,800
BLOCK EE LOT 22	0.123	5,363	BLOCK FF LOT 45	0.113	4,919	BLOCK GG LOT 39	0.120	5,248	BLOCK T LOT 67	0.113	4,920	BLOCK W LOT 8	0.116	5,040	BLOCK X LOT 29	0.110	4,800
BLOCK EE LOT 23	0.126	5,479	BLOCK FF LOT 46	0.113	4,919	BLOCK GG LOT 40	0.117	5,115	BLOCK T LOT 68	0.113	4,920	BLOCK W LOT 9	0.116	5,040	BLOCK X LOT 30	0.110	4,800
BLOCK EE LOT 24	0.137	5,958	BLOCK FF LOT 47	0.113	4,929	BLOCK GG LOT 41	0.114	4,981	BLOCK T LOT 69	0.113	4,920	BLOCK W LOT 10	0.116	5,040	BLOCK X LOT 31	0.110	4,800
BLOCK EE LOT 25	0.139	6,058	BLOCK FF LOT 48	0.112	4,868	BLOCK GG LOT 42	0.123	5,367	BLOCK T LOT 70	0.113	4,920	BLOCK W LOT 11	0.116	5,040	BLOCK X LOT 32	0.110	4,800
BLOCK EE LOT 26	0.141	6,158	BLOCK FF LOT 49	0.110	4,800	BLOCK GG LOT 43	0.124	5,385	BLOCK T LOT 71	0.113	4,920	BLOCK W LOT 12	0.116	5,040	BLOCK X LOT 33	0.110	4,800
BLOCK EE LOT 27	0.144	6,258	BLOCK FF LOT 50	0.110	4,800	BLOCK GG LOT 44	0.124	5,385	BLOCK T LOT 72	0.113	4,920	BLOCK W LOT 13	0.116	5,040	BLOCK X LOT 34	0.110	4,800
BLOCK EE LOT 28	0.182	7,915	BLOCK FF LOT 51	0.110	4,800	BLOCK GG LOT 45	0.124	5,385	BLOCK T LOT 73	0.110	4,800	BLOCK W LOT 14	0.116	5,040	BLOCK X LOT 35	0.110	4,800
BLOCK FF LOT 7	0.177	7,706	BLOCK FF LOT 52	0.120	5,228	BLOCK GG LOT 46	0.113	4,905	BLOCK T LOT 74	0.110	4,800	BLOCK W LOT 15	0.116	5,040	BLOCK X LOT 36	0.110	4,800
BLOCK FF LOT 8	0.140	6,111	BLOCK FF LOT 53	0.118	5,160	BLOCK GG LOT 47	0.111	4,831	BLOCK T LOT 75	0.110	4,800	BLOCK W LOT 16	0.140	6,094	BLOCK X LOT 37	0.110	4,800
BLOCK FF LOT 9	0.127	5,512	BLOCK FF LOT 54	0.118	5,160	BLOCK GG LOT 48	0.111	4,826	BLOCK T LOT 76	0.110	4,800	BLOCK W LOT 17	0.135	5,889	BLOCK X LOT 38	0.110	4,800
BLOCK FF LOT 10	0.118	5,132	BLOCK FF LOT 55	0.118	5,160	BLOCK GG LOT 49	0.111	4,821	BLOCK T LOT 77	0.110	4,800	BLOCK W LOT 18	0.110	4,800	BLOCK X LOT 39	0.110	4,800
BLOCK FF LOT 11	0.110	4,800	BLOCK FF LOT 56	0.118	5,160	BLOCK GG LOT 50	0.111	4,817	BLOCK T LOT 78	0.110	4,800	BLOCK W LOT 19	0.110	4,800	BLOCK X LOT 40	0.110	4,800
BLOCK FF LOT 12	0.110	4,800	BLOCK FF LOT 57	0.118	5,160	BLOCK GG LOT 51	0.110	4,812	BLOCK T LOT 79	0.110	4,800	BLOCK W LOT 20	0.110	4,800	BLOCK X LOT 41	0.110	4,800
BLOCK FF LOT 13	0.110	4,800	BLOCK FF LOT 58	0.116	5,040	BLOCK GG LOT 52	0.110	4,807	BLOCK T LOT 80	0.110	4,800	BLOCK W LOT 21	0.110	4,800	BLOCK X LOT 42	0.143	6,212
BLOCK FF LOT 14	0.110	4,800	BLOCK FF LOT 59	0.116	5,040	BLOCK GG LOT 53	0.110	4,802	BLOCK V IOT 2	0.134	5,845	BLOCK W LOT 22	0.110	4,800	BLOCK Y LOT 3	0.124	5,400
BLOCK FF LOT 15 - P.U.E./PEDESTRIAN LOT	0.165	7,186	BLOCK FF LOT 60	0.154	6,714	BLOCK T LOT 37	0.112	4,882	BLOCK V IOT 3	0.132	5,755	BLOCK W LOT 23	0.110	4,800	BLOCK Y LOT 4	0.124	5,400
BLOCK FF LOT 16	0.110	4,800	BLOCK GG LOT 10	0.121	5,287	BLOCK T LOT 38	0.110	4,800	BLOCK V IOT 4	0.127	5,526	BLOCK W LOT 24	0.110	4,800	BLOCK Y LOT 5	0.124	5,400
BLOCK FF LOT 17	0.110	4,800	BLOCK GG LOT 11	0.117	5,106	BLOCK T LOT 39	0.110	4,800	BLOCK V IOT 5	0.125	5,441	BLOCK W LOT 25	0.110	4,800	BLOCK Y LOT 6	0.124	5,400
BLOCK FF LOT 18	0.122	5,302	BLOCK GG LOT 12	0.110	4,800	BLOCK T LOT 40	0.110	4,800	BLOCK V IOT 6	0.124	5,416	BLOCK W LOT 26	0.110	4,800	BLOCK Y LOT 7	0.124	5,400
BLOCK FF LOT 19	0.128	5,592	BLOCK GG LOT 13	0.110	4,800	BLOCK T LOT 41	0.110	4,800	BLOCK V LOT 3	0.159	6,908	BLOCK W LOT 27	0.110	4,800	BLOCK Y LOT 8	0.124	5,400
BLOCK FF LOT 20	0.139	6,046	BLOCK GG LOT 14	0.110	4,800	BLOCK T LOT 42	0.115	5,009	BLOCK V LOT 7	0.119	5,163	BLOCK W LOT 28	0.114	4,971	BLOCK Y LOT 9	0.124	5,400
BLOCK FF LOT 21	0.156	6,806	BLOCK GG LOT 15	0.110	4,800	BLOCK T LOT 43	0.119	5,199	BLOCK V LOT 8	0.110	4,800	BLOCK W LOT 29	0.138	5,998	BLOCK Y LOT 10	0.144	6,271
BLOCK FF LOT 22	0.182	7,923	BLOCK GG LOT 16	0.110	4,800	BLOCK T LOT 44	0.119	5,198	BLOCK V LOT 9	0.122	5,321	BLOCK W LOT 30	0.138	5,991	BLOCK Z LOT 1	0.146	6,380
BLOCK FF LOT 23	0.204	8,886	BLOCK GG LOT 17	0.110	4,800	BLOCK T LOT 45	0.119	5,198	BLOCK V LOT 10	0.123	5,353	BLOCK W LOT 31	0.119	5,196	BLOCK Z LOT 2	0.136	5,940
BLOCK FF LOT 24	0.178	7,762	BLOCK GG LOT 18	0.110	4,800	BLOCK T LOT 46	0.119	5,198	BLOCK V LOT 11	0.123	5,353	BLOCK W LOT 32	0.110	4,800	BLOCK Z LOT 3	0.140	6,103
BLOCK FF LOT 25	0.156	6,812	BLOCK GG LOT 19	0.110	4,800	BLOCK T LOT 47	0.119	5,198	BLOCK V LOT 12	0.123	5,353	BLOCK W LOT 33	0.110	4,800	BLOCK Z LOT 4	0.147	6,410
BLOCK FF LOT 26	0.149	6,473	BLOCK GG LOT 20	0.110	4,800	BLOCK T LOT 48	0.119	5,198	BLOCK V LOT 13	0.152	6,632	BLOCK X LOT 8	0.130	5,665	OVERALL BOUNDARY TRACT 1	18.836	820,508
BLOCK FF LOT 27	0.144	6,270	BLOCK GG LOT 21	0.110	4,800	BLOCK T LOT 49	0.119	5,198	BLOCK V LOT 14	0.139	6,050	BLOCK X LOT 9	0.137	5,959	OVERALL BOUNDARY TRACT 2	22.662	987,174
BLOCK FF LOT 28	0.134	5,855	BLOCK GG LOT 22	0.110	4,800	BLOCK T LOT 50	0.119	5,198	BLOCK V LOT 15	0.110	4,800	BLOCK X LOT 10	0.192	8,342			

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
C1	86°25'36"	20.00'	30.17'	N45°54'33"W	27.39'	C18	10°41'15"	275.00'	51.30'	S02°38'53"W	51.22'	C37	89°13'53"	15.00'	23.36'	S67°49'00"E	21.07'
C2	2°57'22"	275.00'	14.19'	N09°28'11"E	14.19'	C19	85°37'30"	25.00'	37.36'	S41°56'06"E	33.98'	C38	90°46'07"	15.00'	23.76'	S22°11'00"W	21.35'
C3	93°34'24"	20.00'	32.66'	N44°05'27"E	29.15'	C20	46°34'08"	25.00'	20.32'	S24°09'43"W	19.76'	C39	89°13'53"	15.00'	23.36'	S67°49'00"E	21.07'
C4	90°00'00"	15.00'	23.56'	S44°07'21"E	21.21'	C21	182°35'01"	50.00'	159.33'	S43°50'44"E	99.97'	C40	90°46'07"	15.00'	23.76'	S22°11'00"W	21.35'
C5	90°00'00"	15.00'	23.56'	S45°52'39"W	21.21'	C22	53°25'14"	25.00'	23.31'	S71°34'23"W	22.47'	C41	43°09'00"	325.00'	244.76'	S01°37'33"E	239.02'
C6	26°36'15"	275.00'	127.69'	S75°49'13"E	126.55'	C23	82°03'06"	325.00'	465.42'	S43°43'18"E	426.66'	C42	43°09'00"	300.00'	225.93'	S01°37'33"E	220.63'
C7	26°36'15"	300.00'	139.30'	S75°49'13"E	138.05'	C24	86°25'36"	300.00'	452.53'	S45°54'33"E	410.83'	C43	43°09'00"	275.00'	207.11'	S01°37'33"E	202.25'
C8	26°36'15"	325.00'	150.91'	S75°49'13"E	149.56'	C25	79°01'15"	275.00'	379.27'	S42°12'22"E	349.92'	C44	33°02'14"	325.00'	187.40'	S06°40'56"E	184.81'
C9	53°23'25"	25.00'	23.30'	S35°49'23"E	22.46'	C26	22°51'22"	325.00'	129.65'	S08°43'56"W	128.79'	C45	33°02'14"	300.00'	172.98'	S06°40'56"E	170.60'
C10	48°11'23"	25.00'	21.03'	S86°36'47"E	20.41'	C27	22°52'46"	300.00'	119.80'	S08°44'38"W	119.00'	C46	33°02'14"	275.00'	158.57'	S06°40'56"E	156.38'
C11	149°46'11"	50.00'	130.70'	S35°49'23"E	96.54'	C28	22°54'24"	275.00'	109.94'	S08°45'28"W	109.21'	C47	79°50'09"	25.00'	34.83'	S63°07'07"E	32.08'
C12	48°11'23"	25.00'	21.03'	S14°58'01"W	20.41'	C29	0°58'21"	825.00'	14.00'	N70°32'13"W	14.00'	C48	123°24'20"	60.00'	129.23'	S41°20'02"E	105.66'
C13	6°25'56"	2025.00'	227.33'	S05°54'43"E	227.21'	C30	90°00'00"	15.00'	23.56'	S25°03'03"E	21.21'	C49	259°50'07"	60.00'	272.10'	S26°52'52"W	92.04'
C14	6°25'56"	2000.00'	224.52'	S05°54'43"E	224.41'	C31	90°40'06"	15.00'	23.74'	S65°16'59"W	21.34'	C50	90°00'00"	15.00'	23.56'	S21°47'57"W	21.21'
C15	6°25'56"	1975.00'	221.72'	S05°54'43"E	221.60'	C32	46°51'00"	475.00'	388.40'	S46°37'33"E	377.67'	C51	90°00'00"	15.00'	23.56'	S68°12'03"E	21.21'
C16	10°41'15"	325.00'	60.62'	S02°38'53"W	60.53'	C33	46°51'00"	450.00'	367.96'	S46°37'33"E	357.79'						

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 41.498 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 3 OF TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 41.498 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS TURNERS CROSSING SOUTH PHASE 3 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. NO 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.
- 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.
- 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.
- MINIMUM FINISHED FLOOR ELEVATIONS FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FEET ABOVE THE ELEVATION OF THE 500-YEAR FLOODPLAIN AS SHOWN HEREON:

LOT	BLOCK	FFE
50	T	679'
51	T	679'
52	T	679'
53	T	678.1'
54	T	678.1'
55	T	678.1'
58	T	666.3'
59	T	667.4'
60	T	667.4'
61	T	669.3'

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 3 41.498 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	06/09/2023	067783166	5 OF 5

CASE# C8J-2018-0091.5A

# Turner's Crossing South Phase 3

## Location Map

