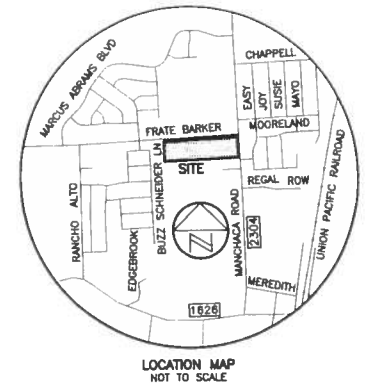



**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2017-0199.0A**Z.A.P. DATE:** Mar 6, 2018**SUBDIVISION NAME:** The Corners at Frate Barker**AREA:** 13.692 acres**LOT(S):** 3**OWNER/APPLICANT:** DBI Frate Barker, LP and Joseph D. Christian**AGENT:** Garrett-Ihnen Civil Engineers (Jevon Posten)**ADDRESS OF SUBDIVISION:** 11726 Manchaca Rd.**GRIDS:** D-12, E-12**COUNTY:** Travis**WATERSHED:** Slaughter Creek**JURISDICTION:** 2-Mile  
ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Multi Family and Commercial**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on all boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of the Corners at Frate Barker Final Plat consisting of 3 lots on 13.69 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** The staff recommends approval of this subdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sarah Sumner**PHONE:** 512-854-7687Email address: [sarah.sumner@traviscountytexas.gov](mailto:sarah.sumner@traviscountytexas.gov)

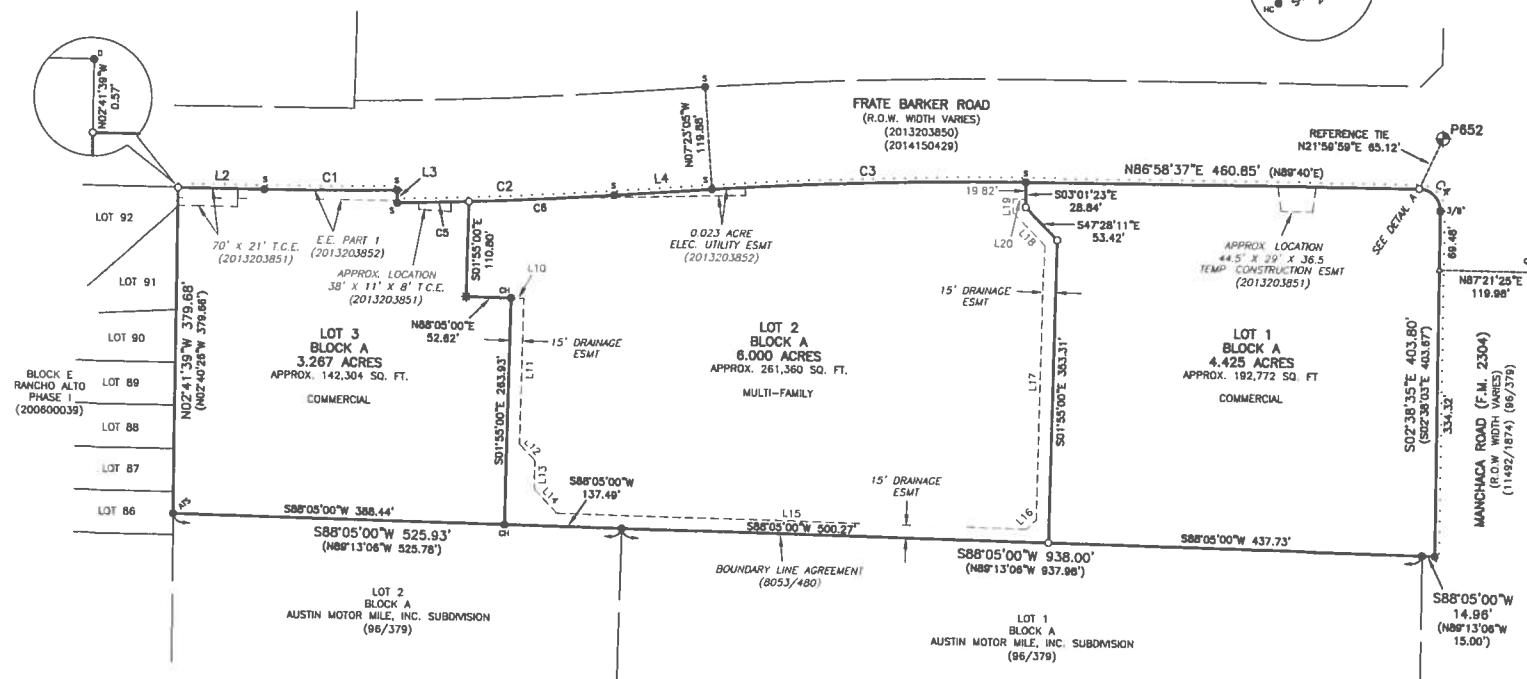
## THE CORNERS AT FRATE BARKER

## CONSUMER PROTECTION NOTICE FOR HOMEBUYERS




IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND LAND AROUND IT ARE 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.

 <b>Chaparral</b> Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 040-097
	DRAWING NO.: 040-097-PL2
	PLOT DATE: 2/19/18
	PLOT SCALE: 1" = 100'
	DRAWN BY: JBE
	SHEET 1 OF 3



SCALE: 1" = 100'

GRAPHIC SCALE

A horizontal graphic scale bar with tick marks at 0, 50, and 100 feet. The bar is divided into two equal segments by the 50-foot mark.

## LOT SUMMARY

RIGHT-OF-WAY TO BE DEDICATED: NONE  
TOTAL NUMBER OF LOTS: 3  
LOT 1 4.425 ACRES COMMERCIAL  
LOT 2 6.000 ACRES MULTI-FAMILY  
LOT 3 3.267 ACRES COMMERCIAL  
TOTAL ACREAGE: 13.692 ACRES

MORNINGSIDE DRIVE  
(60' R.O.W. WIDTH)  
(200700191)

CURVE TABLE						(RECORD CHORD)
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	
C1	5045.00'	1°48'11"	155.83'	N88°20'45"E	155.82'	(N88°27'36"E 156.77')
C2	5060.00'	2°52'41"	254.17'	N84°08'08"E	254.14'	(N84°13'37"E 254.20')
C3	4940.00'	4°16'22"	368.39'	N84°49'57"E	368.34'	(N84°53'02"E 369.32')
C4	25.00'	90°24'59"	39.45'	S47°50'41"E	35.48'	(S47°50'08"E 35.48')
C5	5060.00'	0°56'57"	83.83'	N85°06'16"E	83.83'	
C6	5060.00'	1°55'44"	170.34'	N83°39'45"E	170.33'	

LEGEND

- 5/8" REBAR WITH ALUMINUM "SAM" CAP FOUND
- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH PLASTIC "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH PLASTIC "TJ DODD" CAP FOUND
- 1/2" REBAR WITH PLASTIC "ATS ENGINEERING" CAP FOUND
- 1/2" REBAR WITH PLASTIC "HOLT CARSON" CAP FOUND
- 1/2" REBAR WITH PLASTIC "CHAPARRAL" CAP SET
- REBAR WITH ILLEGIBLE PLASTIC CAP FOUND
- COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
- CALCULATED POINT
- CONTROL POINT/BENCHMARK LOCATION
- ELECTRIC EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- RECORD INFORMATION
- SIDEWALK LOCATION

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L2	N87°19'11"E	100.82'	(N87°20'43"E 100.71')
L3	S04°30'52"E	14.95'	(S04°25'28"E 15.00')
L4	N82°40'25"E	114.67'	(N82°41'51"E 114.65')

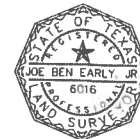
EASEMENT LINE TABLE		
L10	N88°05'00"E	15.00'
L11	S01°55'00"E	169.64'
L12	S46°55'00"E	26.40'
L13	S01°55'00"E	33.34'
L14	S46°55'00"E	38.57'
L15	N88°05'00"E	550.50'
L16	N43°05'00"E	16.00'
L17	N01°55'00"W	32.00'
L18	N47°28'11"W	53.25'
L19	N03°01'23"W	15.44'
L20	N88°06'47"E	15.00'

**SURVEYOR'S CERTIFICATION:**

I, JOE BEN EARLY, JR., 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 TITLE 30 OF THE AUSTIN CITY CODE OF 2002 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND MAY 25, 2017.

2/19/18

JOE BEN EARLY, JR. R.P.L.S. 6016  
SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724  
FIRM NO. 10124500



ENGINEER'S CERTIFICATION:

I, JEVON POSTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0590H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

~~2~~ 2. 19. 18

JEVEN POSTON, P.E.  
ENGINEERING BY:  
GARRETT-IHNNEN CIVIL ENGINEERS  
12007 TECHNOLOGY, SUITE 150  
AUSTIN, TEXAS 78727  
(512) 454-2400  
FIRM NO. F-630



CBJ-2017-0199.OA

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE  
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,  
BASED ON GPS SOLUTIONS FROM THE  
NATIONAL GEODETIC SURVEY (NGS) ON-LINE  
POSITIONING USER SERVICE (OPUS) FOR  
CHAPARRAL CONTROL POINT "P652".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:  
N 10028111.60  
E 3087008.834

TEXAS STATE PLANE COORDINATES:  
N 10027108.89  
E 3086698.17

ELEVATION = 700.37'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.999900010  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0,0  
THETA ANGLE: 1°17'15"

PROJECT NO.:  
810-887

DRAWING NO.:  
040-087-PL2

PLOT DATE:  
2/19/18

PLOT SCALE  
1" = 100'

DRAWN BY:  
JBF

SHEET  
2 OF 3

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

## THE CORNERS AT FRATE BARKER

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT DBI FRATE BARKER, LP, BEING OWNER OF 3.267 ACRES, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2014177494 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND JOSEPH D. CHRISTIAN, BEING THE OWNER OF THE REMAINDER OF 14.15 ACRES, CONVEYED BY DEED OF RECORD IN VOLUME 8058, PAGE 694 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 13.692 ACRES IN THE WALKER WILSON SURVEY NO. 2 IN TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO AND CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

THE CORNERS AT FRATE BARKER

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 20<sup>th</sup> DAY OF February, 2018 A.D.

DBI Frate Barker, LP  
By: DBoarden Investments-GP, LLC,  
General Partner

By: William W. Hall  
William W. Hall, Vice President

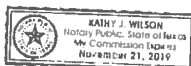
STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM W. HALL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS 20<sup>th</sup> DAY OF February, 2018 A.D.

Kathy J. Wilson  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME Kathy J. Wilson MY COMMISSION EXPIRES 11-21-2019



WITNESS MY HAND THIS 19<sup>th</sup> DAY OF February, 2018 A.D.

By: Joseph D. Christian

JOSEPH D. CHRISTIAN  
12401 BARKER HOLLOW COVE  
AUSTIN, TX 78739

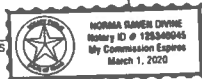
STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOSEPH D. CHRISTIAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS 19<sup>th</sup> DAY OF February, 2018 A.D.

Norma Raven Divine  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME Norma Raven Divine MY COMMISSION EXPIRES 3-1-2020



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

J. RODNEY GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF  
AUSTIN, TEXAS, ON THE        DAY OF       , 20       A.D.

CHAIRPERSON

SECRETARY

## GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

2. 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 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.

3. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY TEXAS.

4. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

5. PEDERNALES ELECTRIC COOPERATIVE (PEC) HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THEIR EASEMENTS CLEAR. PEC WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

6. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE PEC WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

7. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF ANY PROPOSED OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE PEC'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

8. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

9. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

10. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. POST-DEVELOPMENT STORMWATER RUN-OFF SHALL BE MAINTAINED AT OR BELOW PREDEVELOPMENT LEVELS BY USING PONDING OR OTHER APPROVED METHODS.

11. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

12. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS, STORMSEWER EASEMENTS, AND WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES HAVING JURISDICTION.

13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER(S) OR HIS/HER ASSIGNS.

14. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

15. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

16. THE OWNERS OF THE PROPERTY ARE RESPONSIBLE FOR THE IMPLEMENTATION OF THE INTEGRATED PEST MANAGEMENT PLAN APPROVED BY THE CITY OF AUSTIN AND AS AMENDED FROM TIME TO TIME BY THE CITY OF AUSTIN.

17. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL R.O.W.

18. IF REQUIRED BY TxDOT, SIDEWALKS SHALL BE INSTALLED AT THE OWNER'S EXPENSE AT LOCATIONS SHOWN WHEN MANCHACA ROAD/F.M. 2304 IS IMPROVED WITH CURB AND GUTTER.

19. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THIS PLAT: FRATE BARKER ROAD AND MANCHACA ROAD/F.M. 2304. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ADJUTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMIT, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

20. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 484530050H, DATED SEPTEMBER 26, 2008 FOR FLOOD INSURANCE, TEXAS AND INCORPORATED AREAS.

21. PARKLAND DEDICATION HAS BEEN SATISFIED VIA PAYMENT OF A FEE IN-LIEU OF LAND TO TRAVIS COUNTY FOR 67 DWELLING UNITS.

## 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 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 THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS 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 ERRECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK 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 THE OFFICE OF THE COUNTY CLERK, THIS THE        DAY OF       , 20       A.D.

DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE        DAY OF       , 20       A.D.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, 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., AND DULY RECORDED ON THE        DAY OF       , 20       A.D., AT        O'CLOCK        M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT #       .

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THE        DAY OF       , 20       A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

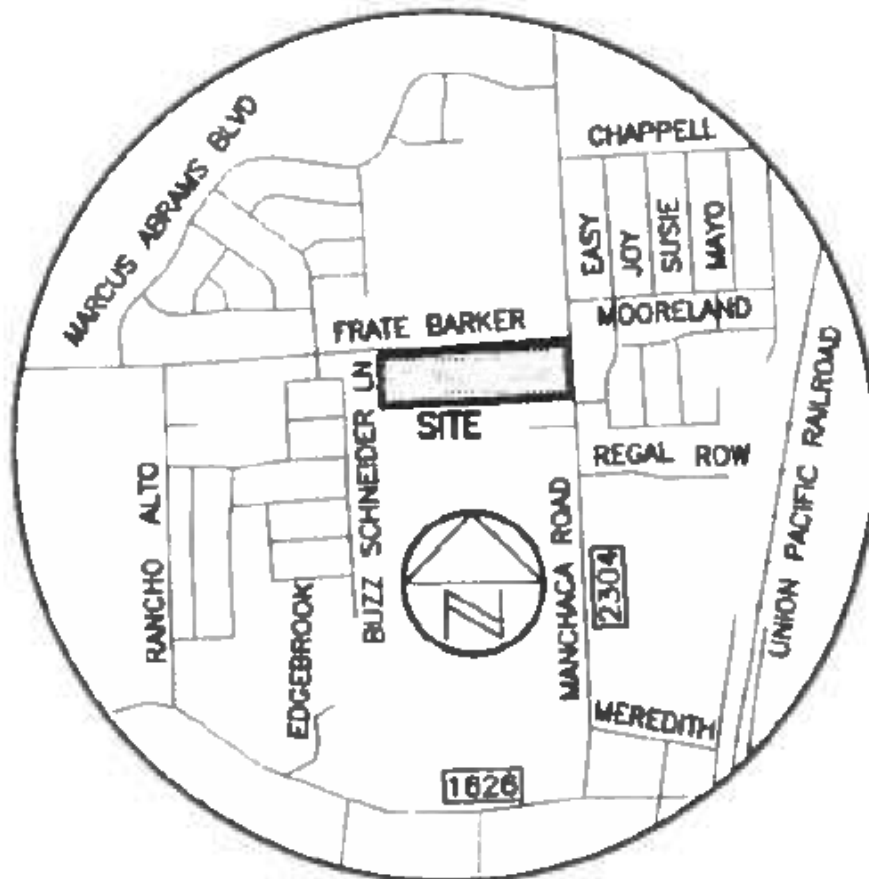
**Chaparral**  
Professional Land Surveying, Inc.  
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PLOT SCALE:  
1" = 100'  
DRAWN BY:  
JBE  
SHEET  
3 OF 3

CBJ-2017-0199.0A

# Corners at Frate Barker

## Location Map



LOCATION MAP  
NOT TO SCALE