

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8S-79-017VAC**ZAP DATE:** 8/16/2022**SUBDIVISION NAME:** Circle Ranch Estates Vacation of Lots 3,4 and 5**AREA:** 30.1 acres**LOT(S):** 3**OWNER/APPLICANT:** Pflugerville Property Owner, LLC (Benjamin Brosseau)**AGENT:** BGE, Inc. (Brian Grace)**ADDRESS OF SUBDIVISION:** 2601 Crystal Bend Drive**GRIDS:** P-33, Q-33, P-34 and Q-34**COUNTY:** Travis**WATERSHED:** Gilleland Creek**JURISDICTION:** 2 Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** see Banyan Pflugerville application C8J-2022-0170.0A**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** N/A**SIDEWALKS:** Sidewalks will be provided on replat.**DEPARTMENT COMMENTS:** Approval of the partial plat vacation of Circle Ranch Estates Lot 3,4 and 5 Volume 77 Page 367-368 containing 30.9 acres. This property will be replatted as Banyan Pflugerville.**STAFF RECOMMENDATION:** The staff recommends approval of this partial subdivision vacation. This plat 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)



-99-6255

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APR-3-79 RCCHB 7653 \* 40.00

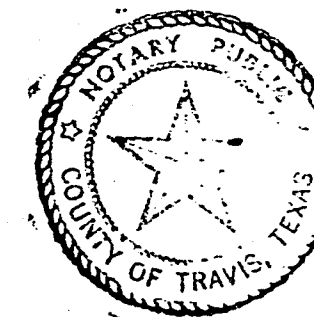


KNOW ALL MEN BY THESE PRESENTS Y

WITNESS MY HAND THIS THE 20th DAY OF MARCH, 1979, A.D.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20th DAY OF March, 1979, A.D.

*Douglas A. Seelig*  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS  
DOUGLAS A. SEELIG



**FLOOD PLAIN NOTE:** The 100 year Flood Plain is contained within the Drainage Easement as shown herein.

**DETENTION NOTE:** For Commercial Use only - Prior to construction on Lots 2,3,4 & 5, drainage plans will be submitted to the City Engineering Department for approval. Retention ponds will be held to the amount existing of undeveloped status by use of ponding or other approved methods.

PLANNING DEPT. PLANNING DEPT.

CBS-79-017  
SHEET 1 OF 2



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PLAT RECORD, TRAVIS COUNTY, TEXAS

1-99-5256

## CIRCLE RANCH ESTATES

APPROVED FOR ACCEPTANCE MARCH 27

1979, A.D.

Richard R. Lillie  
DIRECTOR OF PLANNINGACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS MARCH 27, 1979, A.D.

CHAIRMAN

Miguel A. Guerrero  
MIGUEL A. GUERRERO

SECRETARY

Mary E. Schechter  
MARY E. SCHECHTERFILED FOR RECORD AT 9:20 O'CLOCK A.M. THE 3rd DAY OF April, 1979, A.D.STATE OF TEXAS  
COUNTY OF TRAVISDoris Shropshire  
DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS  
DEPUTY Linda Kleemeier  
LINDA KLEEMEIERI, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 24 DAY OF April, 1979, A.D. THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF SAID COURT IN BOOK 3, PAGE 419.WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY THIS THE 24 DAY OF April, 1979, A.D.

DORIS SHROPSHIRE

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

DEPUTY

Susan Clark  
SUSAN CLARKSTATE OF TEXAS  
COUNTY OF TRAVISI, DORIS SHROPSHIRE, CLERK COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 3rd DAY OF April, 1979, A.D. AT 9:20 O'CLOCK A.M. IN THE PLAT RECORDS OF SAID COUNTY IN PLAT BOOK 27, PAGE 367-368.

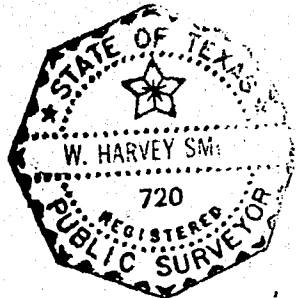
WITNESS MY HAND AND SEAL OF THE COUNTY COURT THE DATE LAST WRITTEN ABOVE.

Doris Shropshire  
DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS  
DEPUTY Linda Kleemeier  
LINDA KLEEMEIER

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL-ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPERS CONSTRUCTION, BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

I, W. HARVEY SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 41 OF THE AUSTIN CITY CODE; IS TRUE AND CORRECT; AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

W. Harvey Smith  
W. HARVEY SMITH  
REGISTERED PUBLIC SURVEYOR NO. 720  
FEBRUARY 6, 1979  
1214 West 5th Street, Austin, Texas 78703

## HEALTH DEPARTMENT RESTRICTIONS:

No structure in this subdivision shall be occupied until connected to a public sewer system or individual sewage disposal system which has been approved by the Austin-Travis County Health Department.

No structure in this subdivision shall be occupied until connected to a potable water supply from an approved public water supply with adequate quantity for family use and operation of an approved septic tank system.

This subdivision is restricted to single family residences only until a public sewer system is available.

These restrictions are enforceable by the Austin-Travis County Health Department and/or the lot owners or developer.

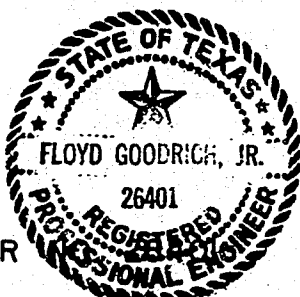
This subdivision has been accepted for development for septic tank use by the Austin-Travis County Health Department.

Tommy F. Green, P.E.  
HEALTH OFFICER  
Tommy F. GreenDATE 3-20-79

RECEIVED

FEB 7 1979

PLANNING DEPT.

CBS-79-017  
SHEET 2 OF 2ENGINEERING BY  
Floyd Goodrich, Jr.  
FLOYD GOODRICH, JR.  
REGISTERED PROFESSIONAL ENGINEERVol. 77 Page 368  
PLAT RECORD, TRAVIS COUNTY, TEXAS



**VACATION INSTRUMENT****PARTIAL VACATION OF  
Circle Ranch Estates****THE STATE OF TEXAS****COUNTY OF TRAVIS**

WHEREAS Pflugerville Property Owner LLC ("Proprietor") is/are the owner(s) of all the real property included in Lots 3, 4, and 5 of Circle Ranch Estates, a subdivision located in Travis County, Texas, and within the Extraterritorial Jurisdiction of the City of Austin ("City"), of which is recorded in Volume 77, Page 367-368 of the Plat Records of Travis County, Texas (the "Plat"), and Amtex Multi-Housing LLC ("Proprietor") is/are the owner(s) of all the real property included in Lot 2 and whereas said lots comprise all of the land encompassed by the Plat; and

WHEREAS, Proprietors now wish to vacate Lot(s) 3, 4, and 5 of the Plat in accordance with the procedures set forth in Section 212.013 of the Texas Local Government Code

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS: That Proprietors do hereby declare that, subject to the approval by the City's City Council and Travis County Commissioners Court, Lot(s) 3, 4, and 5 of said subdivision is vacated. It is understood that this action will in no way affect other lots of said subdivision. *Reference public utility easements released – if such is the case, and/or state which easements are being retained. Also reference any roads and right of way that will need to be vacated.*

EXECUTED this 10<sup>th</sup> day of March, 2022.

PROPRIETOR:

By:



*Plugerville Property Owner, LLC  
Lots 3, 4, and 5 of the Circle Ranch Estates*

THE STATE OF ~~TEXAS~~ CALIFORNIA

COUNTY OF ~~TRAVIS~~ LOS ANGELES

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared ~~Owner 1 Name~~, known to me to be the person whose name is subscribed to in the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the 10 day of MARCH, 2022.

  
Notary Public in and for the State of ~~Texas~~ CALIFORNIA

My Commission Expires: MAY 16, 2023



**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of LOS ANGELES }

On MARCH 10, 2022 before me, BARBARA LAWSON  
Date Here Insert Name and Title of the Officer  
 personally appeared BENJAMIN E BROUSSEAU  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature

Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

☐ Corporate Officer – Title(s): \_\_\_\_\_☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

EXECUTED this 24th day of March, 2022.

PROPRIETOR:

By: [Signature]  
Amtex Multi-Housing, LLC  
Lot 2 of the Circle Ranch Estates

THE STATE OF ~~TEXAS~~ California

COUNTY OF ~~TRAVIS~~ Los Angeles

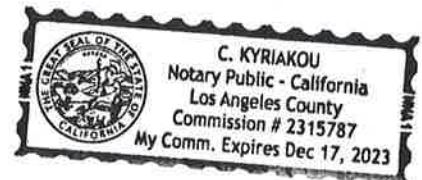
California

Before me, the undersigned authority, a Notary Public for the State of ~~Texas~~, on this day personally appeared Arjun Nagarke Hi, known to me to be the person whose name is subscribed to in the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the 24th day of March, 2022

[Signature]  
Notary Public in and for the State of ~~Texas~~ California

My Commission Expires: 12/17/23



## Approval of Partial Plat Vacation

BE IT KNOWN, that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, the Land Use Commission of the City of Austin, at its regular meeting, did approve the partial vacation of the subdivision known as Circle Ranch Estates, a subdivision located in Travis County, Texas, and within the Extraterritorial Jurisdiction of the City of Austin, which is recorded in Volume 77, Page 367-368 of the Plat Records of Travis County, Texas, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Chair  
Land Use Commission  
City of Austin

ATTEST:

\_\_\_\_\_  
Secretary  
Land Use Commission  
City of Austin

THE STATE OF TEXAS  
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to in the foregoing instrument of writing as Chair of the Land Use Commission of the City of Austin, Texas, a municipal corporation, and she acknowledged to me that she executed the same for the purpose and consideration therein expressed and in capacity therein stated.

Given under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_



STATE OF TEXAS

COUNTY OF TRAVIS

On \_\_\_\_\_, 20 \_\_\_\_\_, the Travis County Commissioners Court approved the partial cancellation of the subdivision known as \_\_\_\_\_, as described above.

EXECUTED, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

Rebecca Guerrero, Interim County Clerk  
Travis County, Texas

By: \_\_\_\_\_  
Deputy

After Recording Return to:  
Travis County TNR  
Attention: Sarah Sumner  
Pick up Box



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DO NOT WRITE ABOVE THIS LINE; RESERVED FOR ACC USE ONLY.

## FOREIGN REGISTRATION STATEMENT

Please read Instructions L025I

1. **ENTITY TYPE** – check only one to indicate the type of entity applying for registration:

☒ LIMITED LIABILITY COMPANY    ☐ PROFESSIONAL LIMITED LIABILITY COMPANY    ☐ SERIES LLC

2. **NAME IN STATE OR COUNTRY OF FORMATION (FOREIGN NAME)** – enter the exact, true name of the foreign LLC:

Banyan Interests LLC

3. **NAME TO BE USED IN ARIZONA (ENTITY NAME)** – identify the name the foreign LLC will use in Arizona by checking 3.1 or 3.2 (check only one), and follow instructions:  
NOTE: For a foreign series LLC, "Series" must be included in the name.

3.1 ☒ **Name in state or country of formation**, with no changes or additions – go to number 4 and continue.

3.2 ☐ **Fictitious name** – check this if the foreign LLC's name in its state or country of formation is not available for use in Arizona or if that name does not contain an LLC identifier, and enter the name in number 3.3 below. **NOTE** – a resolution of the company adopting the fictitious name must be attached to and submitted with this form.

3.3 **If you checked 3.2**, enter or print the name to be used in Arizona:

4. **PROFESSIONAL LIMITED LIABILITY COMPANY SERVICES** – if professional LLC is checked in number 1 above, describe the professional services that the professional LLC will provide (examples: law firm, accounting, medical):

5. **FOREIGN DOMICILE** – list the state or country in which the foreign LLC was formed:

Delaware

6. **DATE OF FORMATION IN FOREIGN DOMICILE:** January 7, 2021

7. **PURPOSE OR GENERAL CHARACTER OF BUSINESS** – describe or state the purpose of the foreign LLC or the general character of the business it proposes to transact in Arizona:

Any and all lawful business or activities under the laws of this state.



**8. STATUTORY AGENT IN ARIZONA:**

**8.1 REQUIRED** – give the **name** (can be an individual or an entity) **and physical or street address** (not a P.O. Box) in Arizona of the statutory agent:

**8.2 REQUIRED** – mailing address in Arizona of statutory agent, if different from street address (can be a P.O. Box):

☒ Check box if same as street address.

C T Corporation System

Statutory Agent Name (required)

Attention (optional)

3800 North Central Avenue

Address 1

Suite 460

Address 2 (optional)

City Phoenix

AZ  
State

Zip 85012

Attention (optional)

Address 1

Address 2 (optional)

City

State

Zip

**8.3 REQUIRED** – the Statutory Agent Acceptance form M002 must be submitted along with this Application For Registration.

**9. PRINCIPAL MAILING ADDRESS - FOREIGN LLC – see Instructions L025i**

Give the **mailing address** of the foreign LLC (not required to, but can be in Arizona and may be a P.O. Box):

Attention (optional)		
228 Main Street, Unit 10		
Address 1		
Address 2 (optional)		
Venice	CA	90291
City	State or Province	Zip
Country	USA	

**10. JURISDICTION OF FORMATION:**

**10.1** Does the jurisdiction of formation require the LLC to maintain a street address in that jurisdiction?

☐ Yes - complete number 10.2 and continue.

☒ No - complete number 10.3 and continue.

**10.2** If you answered "yes" to number 10.1, give the Foreign LLC street address in jurisdiction of formation.

Attention (optional)		
Address 1		
Address 2 (optional)		
City	State or Province	Zip
Country		



# Circle Ranch Estates

## Location Map

