

Travis County Commissioners Court Agenda Request

Meeting Date: May 1, 2012

Prepared By: Sarah Sumner **Phone #:** 854-7687

Division Director/Manager: Anna Bowlin, Division Director Development Services

AB

Carol B. Bowlin for

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Eckhardt, Precinct Two

AGENDA LANGUAGE: Consider and take appropriate action on a plat for recording of Parmer Lane Luxury Apartments, in Precinct Two.

BACKGROUND/SUMMARY OF REQUEST:

Parmer Lane Luxury Apartments Subdivision consists of three multifamily lots on 67.66 acres off of Parmer Lane at Legendary Drive in the City of Austin ETJ. No fiscal is required for this plat, water and waste water are to be provided by the City of Austin.

STAFF RECOMMENDATIONS:

This plat meets all Travis County regulations and has been approved by the City of Austin on April 17th and is recommended for approval.

ISSUES AND OPPORTUNITIES:

Staff has not received any inquiries about this property at this time.

FISCAL IMPACT AND SOURCE OF FUNDING:

NA

ATTACHMENTS/EXHIBITS:

Plat, location map, precinct map

REQUIRED AUTHORIZATIONS:

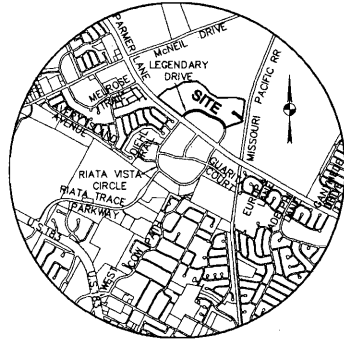
Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	TNR	854-7561

CC:

Sarah Sumner	Planner	TNR	854-7687

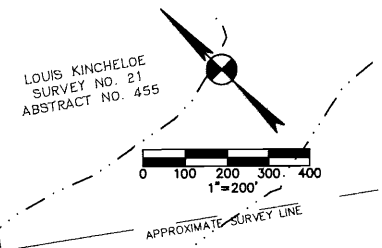
: :
0101 - Administrative -

PARMER LANE LUXURY APARTMENTS SUBDIVISION



VICINITY MAP
(N.T.S.)

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	35:47:49"	505.00	491.79	472.58	N40:55:28"W
C2	1:34:32"	485.00	111.38	111.12	N61:58:33"W
C3	42:42:37"	505.00	376.44	367.79	N76:25:15"W
C4	39:34:47"	660.00	456.12	447.10	S62:26:01"W
C5	85:00:18"	25.00	37.09	33.78	S85:07:57"W
C6	3:09:12"	3746.39	206.19	206.17	N50:47:16"W
C7	90:03:49"	40.00	62.88	56.60	N85:29:20"E
C8	48:10:41"	505.00	424.84	412.24	S11:04:43"W
C9	27:09:37"	660.00	312.85	309.93	S68:59:08"W
C10	1:26:15"	660.00	143.27	142.99	S49:51:14"W
C11	59:27:19"	350.00	363.19	347.11	N32:34:42"E



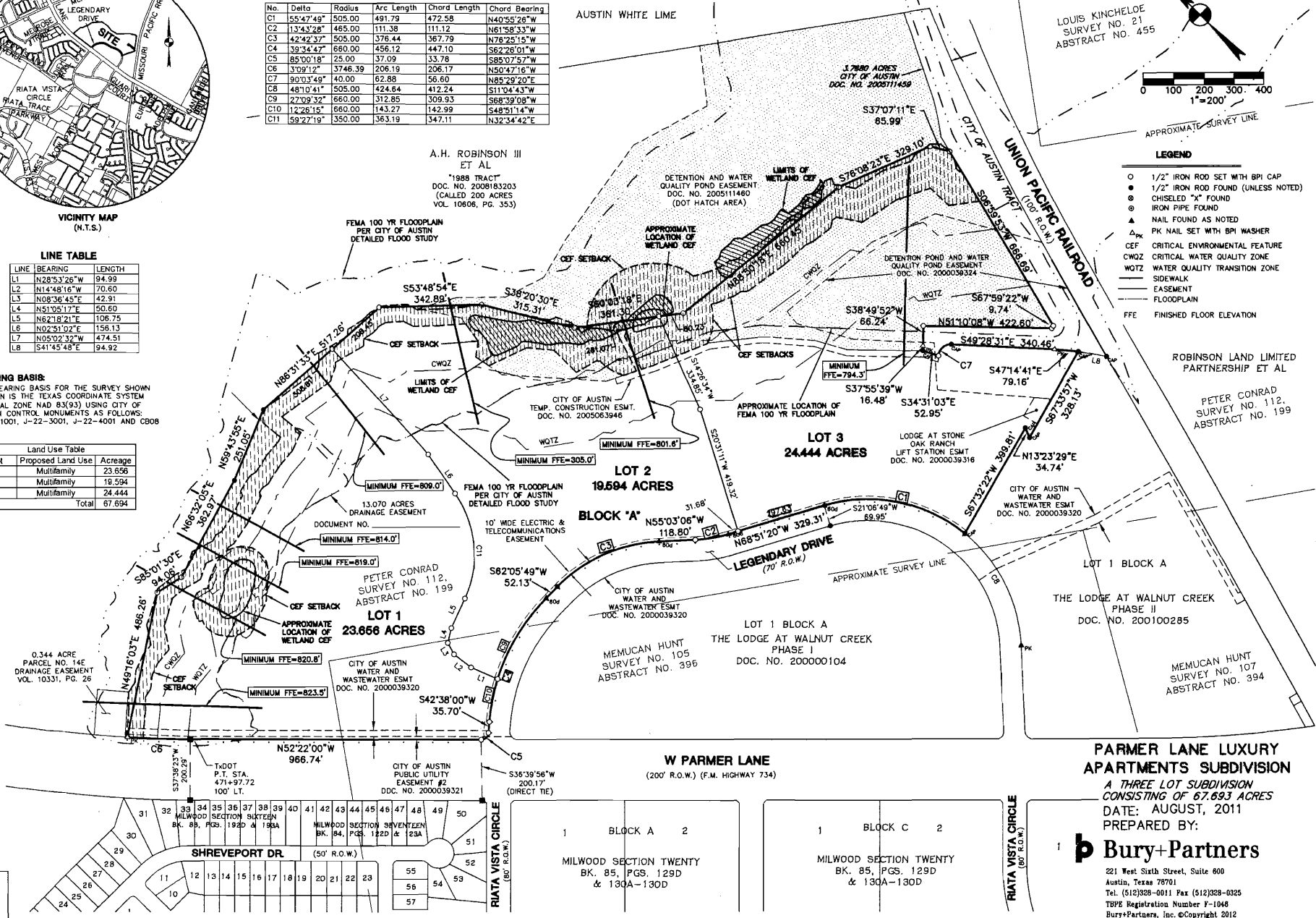
○	1/2" IRON ROD SET WITH BPI CAP
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊗	CHISELED "X" FOUND
⊙	IRON PIPE FOUND
▲	NAIL FOUND AS NOTED
△	PK NAIL SET WITH BPI WASHER
CFE	CRITICAL ENVIRONMENTAL FEATURE
CWQZ	CRITICAL WATER QUALITY ZONE
WQTZ	WATER QUALITY TRANSITION ZONE
---	SIDEWALK
---	EASEMENT
---	FLOODPLAIN
---	FFE FINISHED FLOOR ELEVATION

LINE TABLE

LINE	BEARING	LENGTH
L1	N28:53:26"W	94.99
L2	N14:48:16"W	70.60
L3	N08:36:45"E	42.91
L4	N51:05:17"E	50.60
L5	N62:19:21"E	106.75
L6	N02:31:02"E	156.13
L7	N05:02:32"W	474.51
L8	S41:45:49"E	94.92

BEARING BASIS:
THE BEARING BASIS FOR THE SURVEY SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM CENTRAL ZONE NAD 83(93) USING CITY OF AUSTIN CONTROL MONUMENTS AS FOLLOWS: J-21-1001, J-22-3001, J-22-4001 AND CB08

Lot	Proposed Land Use	Acreage
1	Multifamily	23.656
2	Multifamily	18.594
3	Multifamily	24.444
Total		67.694



A.H. ROBINSON III
ET AL
"1988 TRACT"
DOC. NO. 2008183203
(CALLED 200 ACRES
VOL. 10606, PG. 353)

AUSTIN WHITE LIME

PARMER LANE LUXURY APARTMENTS SUBDIVISION
A THREE LOT SUBDIVISION
CONSISTING OF 67.693 ACRES
DATE: AUGUST, 2011
PREPARED BY:

b Bury+Partners
221 West Sixth Street, Suite 800
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPE Registration Number F-1048
Bury+Partners, Inc. ©Copyright 2012

SHEET
1
OF 4

PARMER LANE LUXURY APARTMENTS SUBDIVISION

STATE OF TEXAS §
 COUNTY OF TRAVIS §
 KNOW ALL MEN BY THESE PRESENTS §

THAT ROBINSON LAND LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ROBINSON ASSOCIATES, A TEXAS GENERAL PARTNERSHIP, GENERAL PARTNER; GER LAND PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH GER FAMILY LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER; AND ROBINSON RANCH, A TEXAS GENERAL PARTNERSHIP, ACTING BY AND THROUGH SCOTT BRADLEY ROBINSON, ITS GENERAL PARTNER; OWNER OF 67.693 ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OUT OF THE MEMUCAN HUNT SURVEY NO. 105, ABSTRACT NO. 396 AND THE PETER CONRAD SURVEY NO. 112, ABSTRACT NO. 199, BEING A PORTION OF THAT CALLED 200 ACRE TRACT CONVEYED TO A.H. ROBINSON, JR. ET AL. BY WARRANTY DEED OF RECORD DATED MARCH 1, 1988 AND RECORDED IN VOLUME 10606, PAGE 353 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING OUT OF THAT 114.715 ACRE TRACT OF LAND AS DESCRIBED IN EXHIBIT "A" OF THE LODGE AT WALNUT CREEK PHASE II PHASING AGREEMENT, OF RECORD IN DOCUMENT NO. 2000052317 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAME ALSO BEING A PORTION OF THAT CERTAIN 205.42 ACRE TRACT OF LAND AS DESCRIBED IN CORRECTION SPECIAL WARRANTY DEED OF RECORD, CALLED "1988 TRACT", RECORDED IN DOCUMENT NO. 2008183203 OF SAID OFFICIAL PUBLIC RECORDS; DO HEREBY SUBDIVIDE SAID 67.693 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "PARMER LANE LUXURY APARTMENTS SUBDIVISION", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 30 OF THE AUSTIN CITY CODE.

THE MAILING ADDRESS OF ALL OF THE FOLLOWING ENTITIES IS:

ROBINSON LAND LIMITED PARTNERSHIP
 P.O. BOX 9556
 AUSTIN, TX 78766

ROBINSON LAND LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

BY: ROBINSON ASSOCIATES, A TEXAS GENERAL PARTNERSHIP, ITS GENERAL PARTNER

BY: JOR-ROBINSON ASSOCIATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: JOHN OSCAR ROBINSON, MANAGER

DATE: _____

BY: SBR-ROBINSON ASSOCIATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: SCOTT BRADLEY ROBINSON, MANAGER

DATE: _____

STATE OF TEXAS §
 COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2012, BY SCOTT BRADLEY ROBINSON, MANAGER OF SBR-ROBINSON ASSOCIATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF ROBINSON ASSOCIATES, A TEXAS GENERAL PARTNERSHIP, GENERAL PARTNER OF ROBINSON LAND LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, GENERAL PARTNERSHIP, AND LIMITED PARTNERSHIP.

 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2012, BY JOHN OSCAR ROBINSON, MANAGER OF JOR-ROBINSON ASSOCIATES, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF ROBINSON ASSOCIATES, A TEXAS GENERAL PARTNERSHIP, GENERAL PARTNER OF ROBINSON LAND LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, GENERAL PARTNERSHIP, AND LIMITED PARTNERSHIP.

 NOTARY PUBLIC, STATE OF TEXAS

GER LAND PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP
 BY: GER FAMILY LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: JOHN OSCAR ROBINSON, MANAGER

BY: PATRICIA ROBINSON TYLER, MANAGER

STATE OF TEXAS §
 COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2012, BY JOHN OSCAR ROBINSON, MANAGER OF GER FAMILY LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF GER LAND PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND LIMITED PARTNERSHIP.

 NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
 COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2012, BY PATRICIA ROBINSON TYLER, MANAGER OF GER FAMILY LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF GER LAND PARTNERSHIP, LTD., A TEXAS LIMITED PARTNERSHIP, ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND LIMITED PARTNERSHIP.

 NOTARY PUBLIC, STATE OF TEXAS

ROBINSON RANCH, A TEXAS GENERAL PARTNERSHIP

BY: SCOTT BRADLEY ROBINSON

AS SUCCESSOR TRUSTEE OF THE A.H. ROBINSON, III EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AS SUCCESSOR TRUSTEE OF THE A.H. ROBINSON, III NON-EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AS SUCCESSOR TRUSTEE OF THE A.H. ROBINSON, III EXEMPT LIFETIME TRUST U/W/O CHARLOTTE DIES ROBINSON

ITS: GENERAL PARTNER

STATE OF TEXAS §
 COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2012, BY SCOTT BRADLEY ROBINSON, AS SUCCESSOR TRUSTEE OF THE A.H. ROBINSON, III EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AS SUCCESSOR TRUSTEE OF THE A.H. ROBINSON, III NON-EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AS SUCCESSOR TRUSTEE OF THE A.H. ROBINSON, III EXEMPT LIFETIME TRUST U/W/O CHARLOTTE DIES ROBINSON, GENERAL PARTNER OF ROBINSON RANCH, A TEXAS GENERAL PARTNERSHIP, ON BEHALF OF SAID GENERAL PARTNERSHIP.

 NOTARY PUBLIC, STATE OF TEXAS

ROBINSON RANCH, A TEXAS GENERAL PARTNERSHIP

BY: FLORA ROBINSON COSPER

AS TRUSTEE OF THE FLORA ROBINSON COSPER EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AS TRUSTEE OF THE FLORA ROBINSON COSPER NON-EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AND AS TRUSTEE OF THE FLORA ROBINSON COSPER EXEMPT LIFETIME TRUST, U/W/O CHARLOTTE DIES ROBINSON

ITS: GENERAL PARTNER

STATE OF TEXAS §
 COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2012, BY FLORA ROBINSON COSPER, AS TRUSTEE OF THE FLORA ROBINSON COSPER EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AS TRUSTEE OF THE FLORA ROBINSON COSPER NON-EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AND AS TRUSTEE OF THE FLORA ROBINSON COSPER EXEMPT LIFETIME TRUST, U/W/O CHARLOTTE DIES ROBINSON, GENERAL PARTNER OF ROBINSON RANCH, A TEXAS GENERAL PARTNERSHIP, ON BEHALF OF SAID GENERAL PARTNERSHIP.

 NOTARY PUBLIC, STATE OF TEXAS

ROBINSON RANCH, A TEXAS GENERAL PARTNERSHIP

BY: CARLA ROBINSON ALLEN

AS TRUSTEE OF THE CARLA ROBINSON ALLEN EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AS TRUSTEE OF THE CARLA ROBINSON ALLEN NON-EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AND AS TRUSTEE OF THE CARLA ROBINSON ALLEN EXEMPT LIFETIME TRUST U/W/O CHARLOTTE DIES ROBINSON

ITS: GENERAL PARTNER

STATE OF TEXAS §
 COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2012, BY CARLA ROBINSON ALLEN, AS TRUSTEE OF THE CARLA ROBINSON ALLEN EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AS TRUSTEE OF THE CARLA ROBINSON ALLEN NON-EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AND AS TRUSTEE OF THE CARLA ROBINSON ALLEN EXEMPT LIFETIME TRUST U/W/O CHARLOTTE DIES ROBINSON, GENERAL PARTNER OF ROBINSON RANCH, A TEXAS GENERAL PARTNERSHIP, ON BEHALF OF SAID GENERAL PARTNERSHIP.

 NOTARY PUBLIC, STATE OF TEXAS

**PARMER LANE LUXURY
 APARTMENTS SUBDIVISION**
*A THREE LOT SUBDIVISION
 CONSISTING OF 67.693 ACRES*

DATE: AUGUST, 2011
 PREPARED BY:

b **Bury+Partners**

221 West Sixth Street, Suite 600
 Austin, Texas 78701
 Tel. (512)328-0011 Fax (512)328-0325
 TBPE Registration Number F-1048
 Bury+Partners, Inc. ©Copyright 2012

Drawn by: AJM/MLT Approved by: MJJ Project No.: R01012471002.20 File: H:\1012471002\1012471002PL5.dwg

C8J-2011-0113.OA

PARMER LANE LUXURY APARTMENTS SUBDIVISION

ROBINSON RANCH, A TEXAS GENERAL PARTNERSHIP

BY: MARC L. IRVIN, MANAGING DIRECTOR, J.P. MORGAN CHASE BANK, N.A.

TRUSTEE OF THE THOMAS SCOTT ROBINSON EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AS TRUSTEE OF THE THOMAS SCOTT ROBINSON NON-EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AND AS TRUSTEE OF THE THOMAS SCOTT ROBINSON EXEMPT LIFETIME TRUST U/W/O CHARLOTTE DIES ROBINSON AS ASSIGNEE OF A PARTNERSHIP INTEREST IN THE ROBINSON RANCH, A TEXAS GENERAL PARTNERSHIP, AND SIGNING AS ASSIGNEE FOR THE SOLE PURPOSE OF STATING NO OBJECTION TO THE TRANSACTION HEREIN.

STATE OF TEXAS §
§
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2012, BY MARC L. IRVIN, MANAGING DIRECTOR, J.P. MORGAN CHASE BANK, N.A., TRUSTEE OF THE THOMAS SCOTT ROBINSON EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AS TRUSTEE OF THE THOMAS SCOTT ROBINSON NON-EXEMPT LIFETIME TRUST U/W/O A.H. ROBINSON, JR., AND AS TRUSTEE OF THE THOMAS SCOTT ROBINSON EXEMPT LIFETIME TRUST U/W/O CHARLOTTE DIES ROBINSON, AS ASSIGNEE OF A PARTNERSHIP INTEREST IN THE ROBINSON RANCH, A TEXAS GENERAL PARTNERSHIP, AND SIGNING AS ASSIGNEE FOR THE SOLE PURPOSE OF STATING NO OBJECTION TO THE TRANSACTION HEREIN.

NOTARY PUBLIC, STATE OF TEXAS

ROBINSON RANCH, A TEXAS GENERAL PARTNERSHIP

BY: GER 1999 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP
BY: G.E. ROBINSON, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: J. OSCAR ROBINSON, MANAGER

STATE OF TEXAS §
§
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2012, BY JOHN OSCAR ROBINSON, MANAGER OF G.E. ROBINSON, LLC, A TEXAS LIMITED LIABILITY COMPANY, GENERAL PARTNER OF GER 1999 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, GENERAL PARTNER OF ROBINSON RANCH, A TEXAS GENERAL PARTNERSHIP, ON BEHALF OF SAID LIMITED LIABILITY COMPANY, LIMITED PARTNERSHIP AND GENERAL PARTNERSHIP.

NOTARY PUBLIC, STATE OF TEXAS

BY: SCOTT BRADLEY ROBINSON

SUCCESSOR CO-TRUSTEE OF THE A.H. ROBINSON, III LIFETIME TRUST AND THE A.H. ROBINSON, III LIFETIME TRUST NO. 2

STATE OF TEXAS §
§
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2012, BY SCOTT BRADLEY ROBINSON, SUCCESSOR CO-TRUSTEE OF THE A.H. ROBINSON, III LIFETIME TRUST AND THE A.H. ROBINSON, III LIFETIME TRUST NO. 2.

NOTARY PUBLIC, STATE OF TEXAS

BY: JOHN OSCAR ROBINSON

CO-TRUSTEE OF THE A.H. ROBINSON, III LIFETIME TRUST AND THE A.H. ROBINSON, III LIFETIME TRUST NO. 2

STATE OF TEXAS §
§
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2012, BY JOHN OSCAR ROBINSON, CO-TRUSTEE OF THE A.H. ROBINSON, III LIFETIME TRUST AND THE A.H. ROBINSON, III LIFETIME TRUST NO. 2.

NOTARY PUBLIC, STATE OF TEXAS

BY: FLORA ROBINSON COSPER

CO-TRUSTEE OF THE FLORA ROBINSON COSPER LIFETIME TRUST AND THE FLORA ROBINSON COSPER LIFETIME TRUST NO. 2

STATE OF TEXAS §
§
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2012, BY FLORA ROBINSON COSPER, CO-TRUSTEE OF THE FLORA ROBINSON COSPER LIFETIME TRUST AND THE FLORA ROBINSON COSPER LIFETIME TRUST NO. 2.

NOTARY PUBLIC, STATE OF TEXAS

BY: LILA VIRGINIA TYLER FLEMING

CO-TRUSTEE OF THE FLORA ROBINSON COSPER LIFETIME TRUST AND THE FLORA ROBINSON COSPER LIFETIME TRUST NO. 2

STATE OF TEXAS §
§
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2012, BY LILA VIRGINIA TYLER FLEMING, CO-TRUSTEE OF THE FLORA ROBINSON COSPER LIFETIME TRUST AND THE FLORA ROBINSON COSPER LIFETIME TRUST NO. 2.

NOTARY PUBLIC, STATE OF TEXAS

BY: CARLA ROBINSON ALLEN

CO-TRUSTEE OF THE CARLA ROBINSON ALLEN LIFETIME TRUST AND THE CARLA ROBINSON ALLEN LIFETIME TRUST NO. 2

STATE OF TEXAS §
§
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2012, BY CARLA ROBINSON ALLEN, CO-TRUSTEE OF THE CARLA ROBINSON ALLEN LIFETIME TRUST AND THE CARLA ROBINSON ALLEN LIFETIME TRUST NO. 2.

NOTARY PUBLIC, STATE OF TEXAS

BY: ANTON ALLEN

CO-TRUSTEE OF THE CARLA ROBINSON ALLEN LIFETIME TRUST AND THE CARLA ROBINSON ALLEN LIFETIME TRUST NO. 2

STATE OF TEXAS §
§
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2012, BY ANTON ALLEN, CO-TRUSTEE OF THE CARLA ROBINSON ALLEN LIFETIME TRUST AND THE CARLA ROBINSON ALLEN LIFETIME TRUST NO. 2.

NOTARY PUBLIC, STATE OF TEXAS

BY: MARC L. IRVIN, MANAGING DIRECTOR, J.P. MORGAN CHASE BANK, N.A.

TRUSTEE OF THE THOMAS SCOTT ROBINSON LIFETIME TRUST AND THE THOMAS SCOTT ROBINSON LIFETIME TRUST NO. 2

STATE OF TEXAS §
§
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2012, BY J. MARC L. IRVIN, MANAGING DIRECTOR, J.P. MORGAN CHASE BANK, N.A., TRUSTEE OF THE THOMAS SCOTT ROBINSON LIFETIME TRUST AND THE THOMAS SCOTT ROBINSON LIFETIME TRUST NO. 2.

NOTARY PUBLIC, STATE OF TEXAS

BY: PATRICIA ROBINSON TYLER

STATE OF TEXAS §
§
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 2012, BY PATRICIA ROBINSON TYLER.

NOTARY PUBLIC, STATE OF TEXAS

PARMER LANE LUXURY APARTMENTS SUBDIVISION
A THREE LOT SUBDIVISION
CONSISTING OF 67.693 ACRES

DATE: AUGUST, 2011
PREPARED BY:

b Bury+Partners

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0325
TBPE Registration Number F-1948
Bury+Partners, Inc. ©Copyright 2012

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C8J-2011-0113.0A


PARMER LANE LUXURY APARTMENTS SUBDIVISION

FLOOD PLAIN NOTE:

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, SHOWN ON MAP NOS. 4845300265H AND 4845300255H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

ENGINEER'S CERTIFICATION:

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



 DWAYNE M. SHOPPA, P.E.
 TEXAS REGISTRATION NO. 96599
 BURY & PARTNERS, INC.
 211 WEST SIXTH STREET, SUITE 800
 AUSTIN, TEXAS 78701

3/20/2012
 DATE



SURVEYOR'S CERTIFICATION:

I, JOHN T. BILNOSKI, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.


 JOHN T. BILNOSKI, R.P.L.S.
 TEXAS REGISTRATION NO. 4998
 BURY & PARTNERS, INC.
 211 WEST SIXTH STREET, SUITE 800
 AUSTIN, TEXAS 78701

3/20/12
 DATE



GENERAL NOTES: CONTINUED

12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY 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 CHAPTER 25-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
14. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
15. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LAND OWNER/DEVELOPERS EXPENSE.
16. THIS SITE IS LOCATED OVER THE NORTH EDWARDS AQUIFER RECHARGE ZONE.
17. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
18. 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.
19. PARKLAND FEES ARE REQUIRED PER ORDINANCE 20070621-027, OR AS AMENDED, PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.
20. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
21. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO. 6565 OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.
22. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
23. FINISHED FLOOR ELEVATIONS ON LOTS 1, 2 AND 3 SHALL BE TWO (2) FEET ABOVE THE HIGHEST ADJACENT FEMA FLOOD PLAIN BASE FLOOD ELEVATIONS SHOWN HEREON.
24. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
25. THIS SITE IS SUBJECT TO THE CITY OF AUSTIN VOID AND WATER FLOW MITIGATION RULE.
26. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH SECTION 25-B-28(C)(2). THIS SECTION STATES THAT THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
27. SINGLE FAMILY RESIDENTIAL DEVELOPMENT FOR THIS SUBDIVISION IS PROHIBITED.
28. NO DIRECT ACCESS TO LEGENDARY DRIVE FROM LOT 1.
29. THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ARE TAKEN FROM THE APPROVED FLOODPLAIN MODEL PREPARED BY FREEZE AND NICHOLS AND APPROVED BY FEMA. ACTUAL FLOODPLAIN ELEVATIONS VARY ALONG EACH LOT AND SHOULD BE CALCULATED BY THE DESIGN ENGINEER FOR EACH PROPOSED DEVELOPMENT IN THIS SUBDIVISION. IT IS THE RESPONSIBILITY OF THE DESIGN ENGINEER FOR EACH LOT TO ENSURE THAT THE PROPOSED FINISHED FLOOR ELEVATIONS FOR ANY PROPOSED STRUCTURES ARE NOT LESS THAN TWO FEET ABOVE THE 100 YEAR FLOODPLAIN ADJACENT TO THAT STRUCTURE'S LOCATION ALONG THE CREEK.

A PORTION OF THIS SUBDIVISION PLAT IS LOCATED WITHIN BOTH THE 2 MILE ETJ AND THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN AS THIS THE _____ DAY OF _____, 2012.

CITY CERTIFICATIONS:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF THE PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.
 THIS THE ____ DAY OF _____, 2012, A.D.

GREG GUERNSEY, A.I.C.P., DIRECTOR
 PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN ON THE _____ DAY OF _____, 2012, A.D.

BETTY BAKER
 CHAIRPERSON

GREGORY BOURGEOIS
 SECRETARY

COMMISSIONERS' COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROAD, 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 OWNERS 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 OWNERS MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNERS 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 ERECT 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 THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, A.D., THE COMMISSIONER'S 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, IN BOOK _____, PAGES _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THE _____ DAY OF _____, 2012, A.D.
 DANA DEBEAUVOR, CLERK OF COURT
 TRAVIS COUNTY, TEXAS

BY: _____
 DEPUTY

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 _____, 2012, A.D. AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 2012, A.D. AT _____ O'CLOCK _____ M., PLAT RECORDS OF TRAVIS COUNTY, TEXAS, OF SAID COUNTY AND STATE IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 2012, A.D.
 DANA DEBEAUVOR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

BY: _____
 DEPUTY

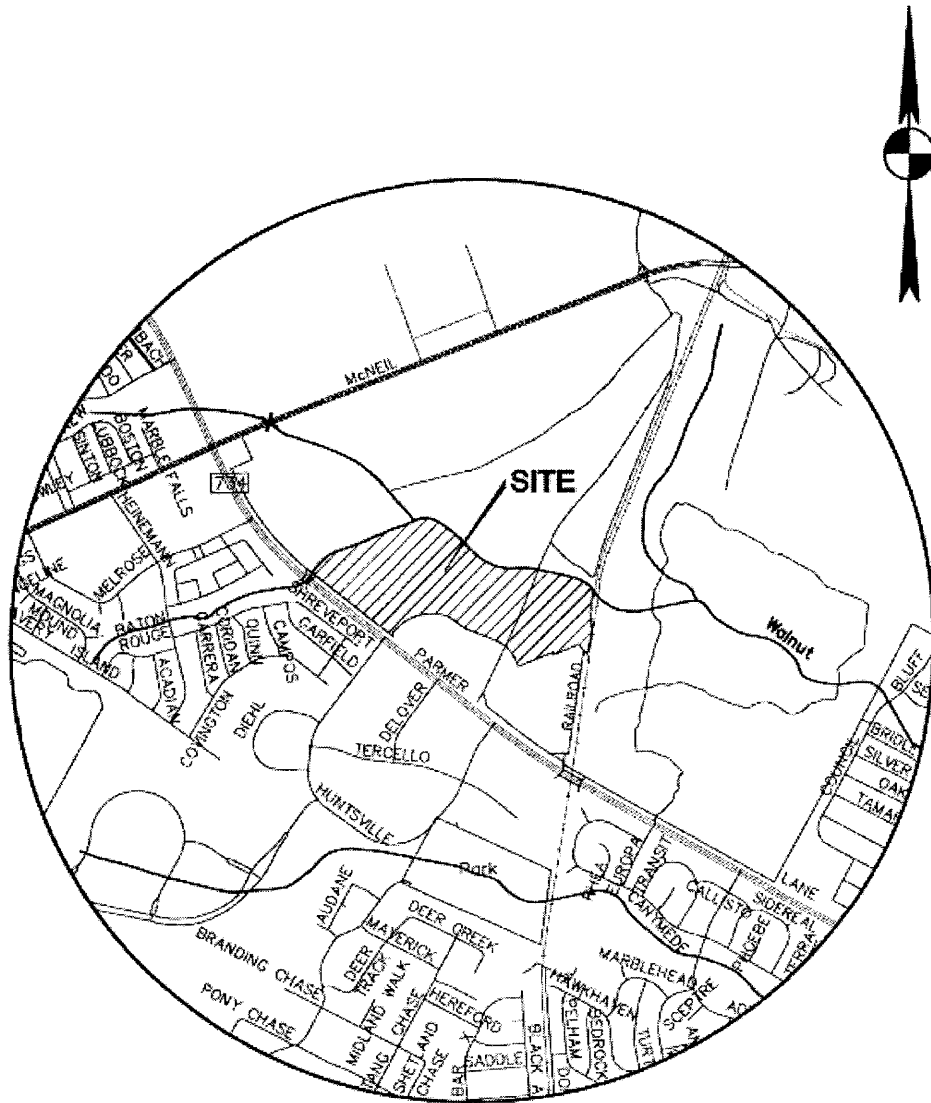
**PARMER LANE LUXURY
 APARTMENTS SUBDIVISION**
 A THREE LOT SUBDIVISION
 CONSISTING OF 67.693 ACRES

DATE: AUGUST, 2011
 PREPARED BY:

 **Bury+Partners**

221 West Sixth Street, Suite 800
 Austin, Texas 78701
 Tel. (512)328-0011 Fax (512)328-0325
 TBPB Registration Number F-1048
 Bury+Partners, Inc. ©Copyright 2012

Parmer Lane Luxury Apartments Location Map



Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 606

PARMER LANE LUXURY APARTMENTS
PARMER LANE, AUSTIN, TRAVIS CO

VICINITY MAP
COA GRID NO. J36

Parmer Lane Luxury Apartments Precinct Map

Travis County Texas Commissioners Court Precincts

Finding your precinct is a little tricky. Please read these instructions before entering your address

First type your address in the box above and search for it. Your location will come up but the color overlays will disappear.

How to get the overlays back...

See the box in the top right corner? Click on the arrow under "Traffic". At the bottom of the list it will show a check mark by your address. Below that will be an entry for Travis County Texas Commissioners Court Precincts. (It will probably be cut off so you will only see "Travis County Tex.") Click on that and the color overlays will be restored.

Scroll down and look at the legend below to see which color corresponds to your location.

NOTE: Not all browsers behave the same -- if the legend disappears, click on your browser's "Back" button.

Problem? A Commission... of 1000...
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County Commissioner Precinct One

County Commissioner Precinct Two

County Commissioner Precinct Three

County Commissioner Precinct Four

Report a problem

