



Travis County Commissioners Court Agenda Request

Meeting Date: 12/6/11

Prepared By/Phone Number: Tim Pautsch Phone #: 854-7689

Division Director/Manager: Anna Bowlin *AB*

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

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on a Cash Security Agreement with Highland Homes, Austin for sidewalk fiscal for Commons at Rowe Lane IIIA Lot 14 Block K, in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

The form of the Cash Security Agreement is from the Standards for Construction of Streets and Drainage in Subdivisions that were in place before August 28, 1997.

STAFF RECOMMENDATIONS:

Highland Homes, Ltd., proposed to use this Cash Security Agreement, as follows: Phase IIIA, Lot 14, Block K, \$780.00, Permit #11-1968, to post sidewalk fiscal where the sidewalks have not been completed in this subdivision.

ISSUES AND OPPORTUNITIES:

None

FISCAL IMPACT AND SOURCE OF FUNDING:

There are no budgetary and/or fiscal impacts as this is fiscal posted for a development.

ATTACHMENTS/EXHIBITS:

Cash Security Agreement, Map of lot.

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Engineering Svcs Div Dir	TNR	854-7561
Stacey Scheffel <i>SS</i>	On-Site Sewage Fac Program Mgr	TNR	854-7565

CC:

Tim Pautsch	Engineering Specialist	TNR	854-7689

TP:AB:tp

1101 - Development Services - Commons at Rowe Lane IIIA

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT - SIDEWALKS

TO: Travis County, Texas

DEVELOPER/BUILDER: Highland Homes, Ltd. - Austin

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$780 ADDRESS: 2700 Sixpence

SUBDIVISION: The Commons @ Rowe Lane IIA or IIIA
LOT: 14 BLOCK: K

DATE OF POSTING: 11-9-11

EXPIRATION DATE: Three Years, or more from Date of Posting

The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this Agreement. Travis County may draw on the account of the DEVELOPER/BUILDER up to the aggregate AMOUNT OF SECURITY upon presentation of a draft signed by the County Judge that the following condition exists:

The county considers such a drawing on this Security necessary to complete all or part of the SUBDIVISION Sidewalks to ADA and Texas Accessibility Standards. No further substantiation of the necessity of the draw is required by this Agreement.

This Agreement is conditioned on the performance of the duties of the DEVELOPER/ BUILDER to provide for the construction and completion of the Sidewalk Improvements in the SUBDIVISION to current Travis County Standards for Construction of Streets and Drainage in Subdivisions (the "Standards"), so that the Sidewalk Improvements are performing to the Standards upon the approval of the construction of the Sidewalk Improvements, and the acceptance of the Sidewalk Improvements by the Executive Manager of TNR or his designated representative. The DEVELOPER/ BUILDER shall prove that the sidewalk is built to Texas Accessibility Standards by submitting an approved inspection letter from a Registered Accessibility Specialist.

If this document needs to be renewed, it will be renewed at the then current rate for Sidewalks required by Travis County. In no case shall the amount of Security be less than the amount it would cost the County to complete the work if it becomes necessary.

Partial drafts and reductions in the amount of Security are permitted. Drafts will be honored within five calendar days of presentment. In lieu of drawing on the Security, the County, in its discretion, may accept a substitute Security in the then current amount of the estimated cost of constructing the Improvements. This Agreement may be revoked only by written consent of the DEVELOPER/BUILDER and the County.

DEVELOPER/BUILDER

BY: Cynthia Hicock

PRINT: Cynthia Hicock

TITLE: Office Administrator

PHONE: 512-834-8429x108

COMPANY NAME & ADDRESS

Highland Homes Ltd. - Austin

4201 W.Parmer Ln., Bldg B, Ste. 180

Austin, Texas 78727

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____
Date

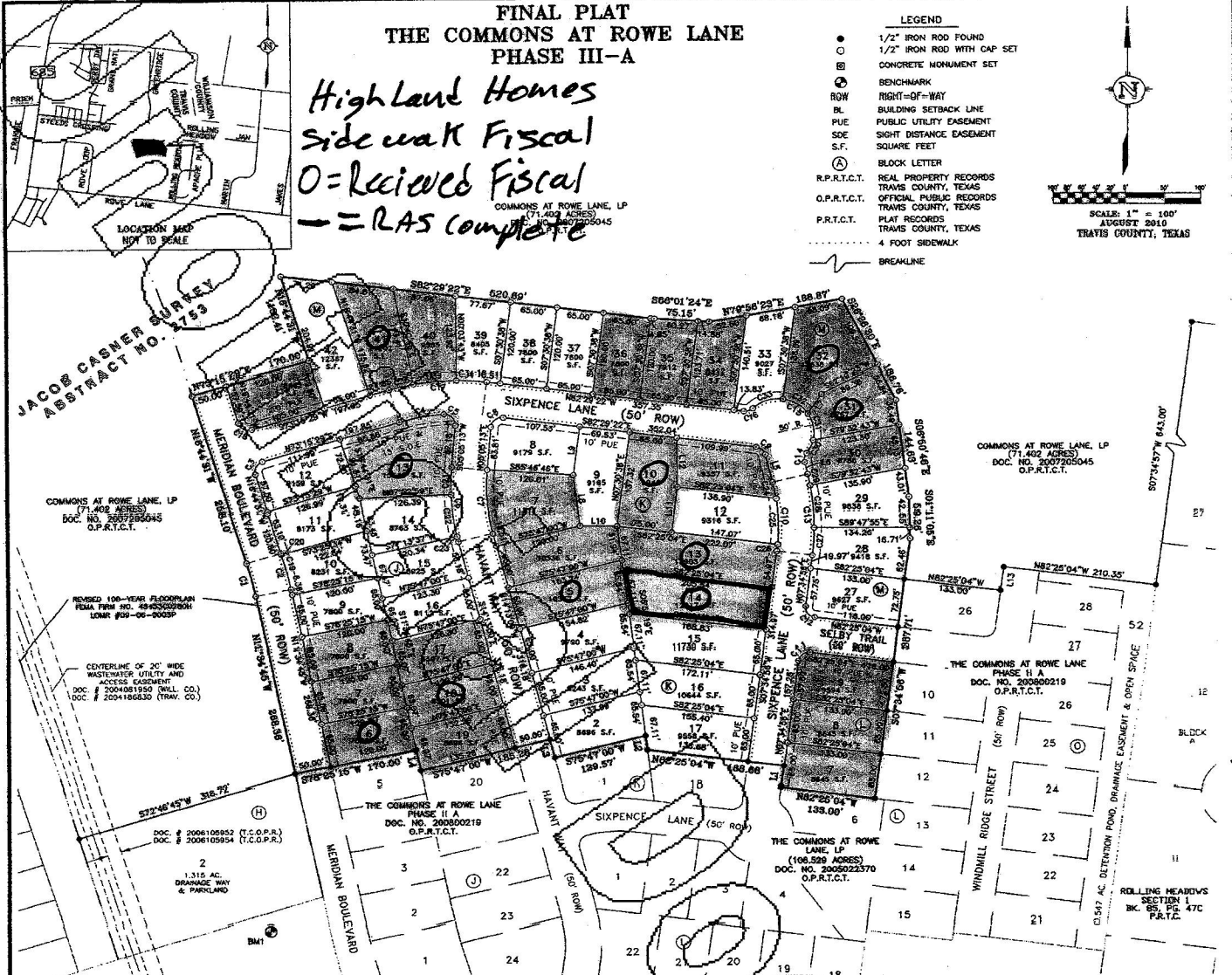
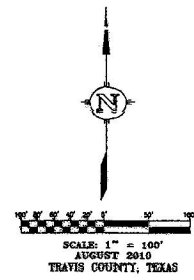
COUNTY JUDGE, TRAVIS COUNTY, TEXAS

Date

FINAL PLAT THE COMMONS AT ROWE LANE PHASE III-A

Highland Homes Side walk Fiscal O=Received Fiscal - = RAS complete

- LEGEND 1/2" IRON ROD FOUND 1/2" IRON ROD WITH CAP SET CONCRETE MONUMENT SET BENCHMARK RIGHT-OF-WAY BUILDING SETBACK LINE PUBLIC UTILITY EASEMENT SIGHT DISTANCE EASEMENT S.F. SQUARE FEET BLOCK LETTER R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS 4 FOOT SIDEWALK BREAKLINE



JACOB CASNER SURVEY ABSTRACT NO. 2753

COMMONS AT ROWE LANE, LP (71.402 ACRES) DOC. NO. 2007205045 O.P.R.T.C.T. REVISD 100-YEAR FLOORPLAN FEMA FIRM NO. 850002000R LOMR #00-00-003P COVERING OF 20" WDC WASTEWATER UTILITY AND ACCESS EASEMENT DOC. # 2004081500 (MILL. CO.) DOC. # 2004106630 (TRAV. CO.)

1.315 AC. DRAINAGE WAY & PARKLAND DOC. # 2006106850 (T.C.O.P.R.) DOC. # 2006105954 (T.C.O.P.R.)

LINE TABLE with columns: LINE, BEARING, LENGTH

ACREAGE table with columns: BLOCK, ACRES

LINEAR FEET OF NEW STREETS table with columns: STREET, ROW, LF.

OWNER/SUBDIVIDER: THE COMMONS AT ROWE LANE, LP 2888 WEST 5TH STREET, SUITE A FORT WORTH, TEXAS 76107 PHONE: (817)332-9660 FAX: (817)332-1400

CURVE TABLE with columns: CURVE, LENGTH, BACKS, POINTS, CHORD BEARING, CHORD

LAND USE SINGLE FAMILY LOTS= 50 SIMULATIVE DENSITY CALCULATIONS TOTAL NUMBER OF RESIDENTIAL UNITS: 50 TOTAL AREA OF RESIDENTIAL LOTS AND LOCAL AND COLLECTOR STREETS: 13.771 AC.

BENCHMARK LIST BM#1: COTTON SPRINDLE SET IN THE SOUTHWEST CORNER OF A 13' LINE OAK. APPROX. 700' NORTH OF INTERSECTION OF WINDMILL RANCH AVE. & COMMONS PARKWAY.

Table with columns: DATE, BY, REVISIONS

ZWA logo and contact information for Zamora, L.L.C., Professional Land Surveyors

GRAY - JANSING & ASSOCIATES, INC. Consulting Engineers 8217 Shoal Creek Blvd., Suite 200 Austin, Texas 78767-7582 (512)458-0371 FAX (512)464-9933 TYPE FIRM # 2040

Table with columns: TECH, DATE, DRAWING FILE, PROJECT, JOB NO.

SHEET 1 of 2