



Travis County Commissioners Court Agenda Request

Meeting Date: August 7, 2012

Prepared By: Tim Pautsch **Phone #:** 854-7689

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

AB

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

Sponsoring Court Member: Commissioner Huber, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on a Cash Security Agreement with Highland Homes, LTD-Austin., for sidewalk fiscal for West Cypress Hills Phase 1 Section 4A for Lot 26 Block C, in Precinct Three.

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-Austin., proposed to use this Cash Security Agreement, as follows: Phase 1 Section 4A for Lot 26 Block C, \$720.00, 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	Division Director Development Services	TNR	854-7561
Stacey Scheffel	Permits Program Manager Floodplain Administrator	TNR	854-7565

CC:

Tim Pautsch	Engineering Specialist	TNR	854-7689

TP:AB:tp

1101 - Development Services - West Cypress Hills Ph 1 Sec 4A

§ 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: \$720.⁰⁰ ADDRESS: 5417 Coral Bean Cove

SUBDIVISION: West Cypress Hills
LOT: 26 BLOCK: C SECT.: 4A

DATE OF POSTING: 7-3-12

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 that 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.

Cash Security Agreement - Sidewalks
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DEVELOPER/BUILDER

COMPANY NAME & ADDRESS

BY: Cynthia Hicock

Highland Homes Ltd. - Austin

PRINT: Cynthia Hicock

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

TITLE: Office Administrator

Austin, Texas 78727

PHONE: 512-834-8429x108

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____

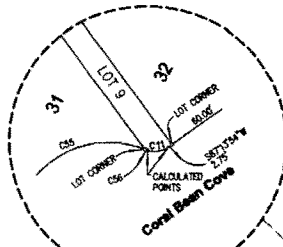
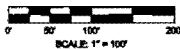
Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

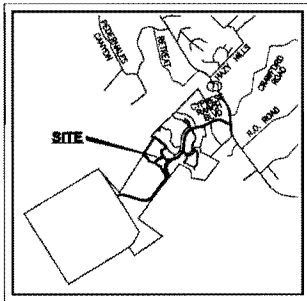
Date

201103163

CITY OF AUSTIN LAND INFORMATION SERVICES
ADDRESSED BY JMC DATE 11/22/11
GRID W530 PLAT # 1403A
ADDRESS QUESTIONS, CALL 512-499-2797



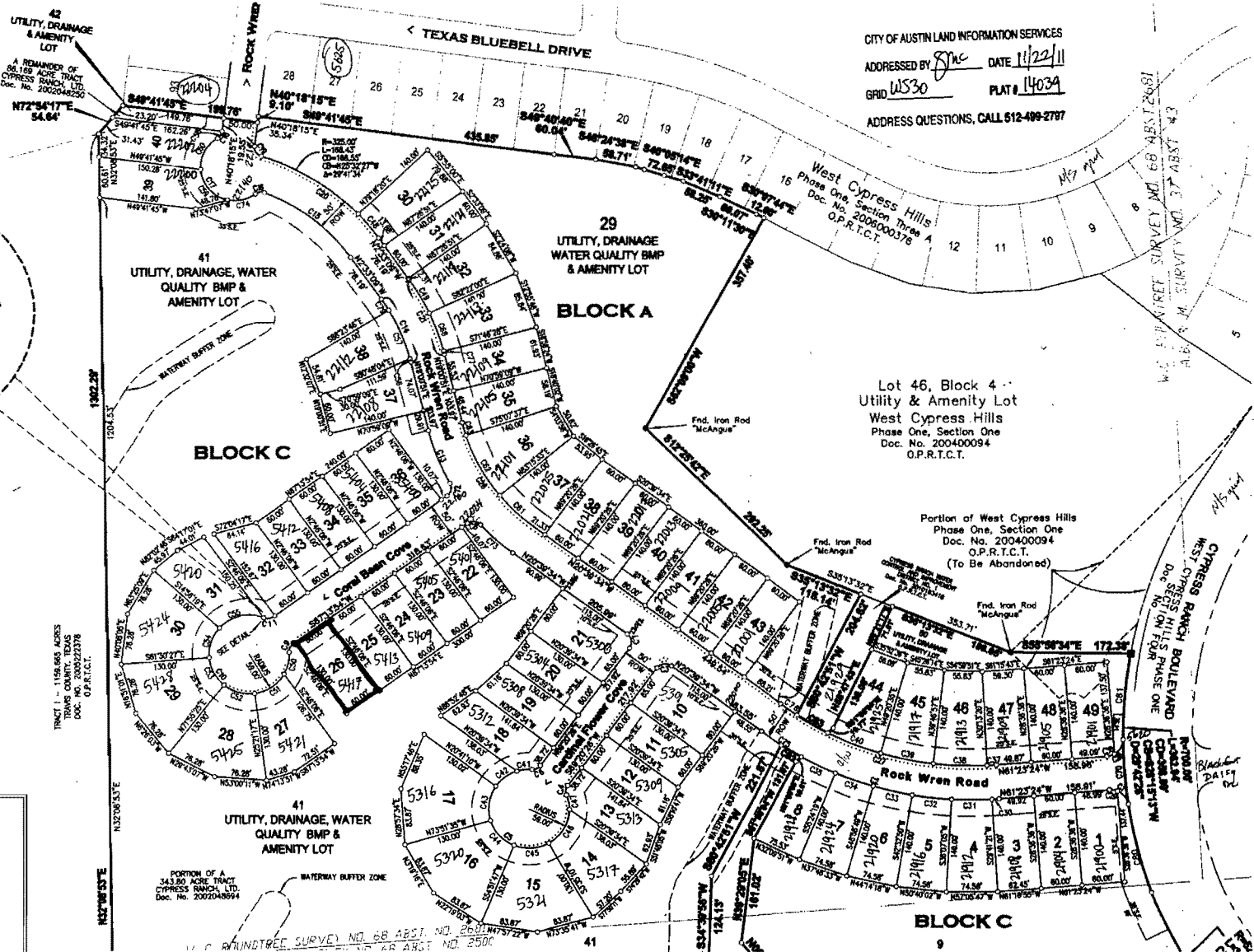
DETAIL



LOCATION MAP
NOT TO SCALE

LEGEND

- CONCRETE MONUMENT SET
- IRON ROD FOUND (AS NOTED)
- IRON ROD WITH CAP FOUND (AS IDENTIFIED)
- ⊛ COTTON SPINDLE FOUND
- ⊙ IRON ROD WITH CAP STAMPED "AST" SET
- △ CALCULATED POINT
- ⋯ SIDEWALK LOCATION
- S.E. SLOPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.W.S.E. VARIABLE WIDTH SLOPE EASEMENT
- OPRTCT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS



TRACT 1 - 1158.66 ACRES
W530 S45
Doc. No. 2002048276
O.P.R.T.C.T.

PORTION OF A
343.80 ACRE TRACT
CYPRESS RANCH, LTD.
Doc. No. 2002048994

West Cypress Hills
Phase One, Section Three A
Doc. No. 2004000376
O.P.R.T.C.T.

Lot 46, Block 4
Utility & Amenity Lot
West Cypress Hills
Phase One, Section One
Doc. No. 200400094
O.P.R.T.C.T.

Portion of West Cypress Hills
Phase One, Section One
Doc. No. 200400094
O.P.R.T.C.T.
(To Be Abandoned)

W.C. BRUNDTREE SURVEY NO. 68 ABST. NO. 2500
ALSO M. SURVEY NO. 37 ABST. 43

CYPRESS RANCH BOULEVARD
DO NOT SET ON HILLS
NO. 10

W.C. BRUNDTREE SURVEY NO. 68 ABST. NO. 2500
ALSO M. SURVEY NO. 37 ABST. NO. 43

SEE SHEET 3 OF 3 FOR CONTINUATION

TEXAS ENGINEERING SOLUTIONS

RST AUSTIN SPATIAL TECHNOLOGIES, LTD.

TRAVIS COUNTY, TEXAS	
SURVEY DATE:	MARCH, 2011
SURVEYOR:	PAUL C. SALVE, RPLS# 2518
TECHNICIAN:	PCS
FIELDBOOK:	FIELDBOOK
JOB NUMBER:	1108
DESCRIPTION:	N/A
CLIENT:	CYPRESS RANCH, LTD
PLOT DATE:	

**WEST CYPRESS HILLS
PHASE ONE, SECTION 4A**