



Travis County Commissioners Court Agenda Request

Meeting Date: August 21, 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 Eckhardt, Precinct Two

AGENDA LANGUAGE: Consider and take appropriate action on a Cash Security Agreement with Gehan Homes Ltd., for sidewalk fiscal for Steiner Ranch Phase 1 Section 10E Lots 1-2 Block B, in Precinct Two.

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:

Gehan Homes Ltd., proposed to use this Cash Security Agreement, as follows: Steiner Ranch Phase 1 Section 10E Lots 1-2 Block B, \$17,510.76, 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	TNR	854-7565

SS

CC:

Tim Pautsch	Engineering Specialist	TNR	854-7689

TP:AB:tp

1101 - Development Services - Steiner Ranch Ph 1 Sec 10E

§ 82,1006. EXHIBIT 82.401 (C)

(c) CASH SECURITY AGREEMENT

TO: Travis County, Texas

DEVELOPER/BUILDER: Gehan Homes, Ltd.

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$17,510.76

SUBDIVISION: Steiner Ranch Phase 1, Section 10E

Lot: 1 & 2 Block: B

DATE OF POSTING: 7/20/12

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. 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.

If the street right of way covered by this Cash Security Agreement is annexed, for full purposes by a City, then the ESCROW AGENT shall be construed to mean "the City" and the funds, plus interest, can be transferred to the annexing City.

All escrowed funds will be invested and interest paid at the rate Travis County receives for its 90-day accounts. Additionally, a \$25.00 investment fee will be charged, for every 90 days, Travis County holds the funds.

DEVELOPER / BUILDER

ADDRESS OF DEVELOPER

Signature: 

Barton Creek Plaza III

Name: Justin Eicher

3815 S. Capital of Texas Hwy., Suite 275

Title: DIVISION PRESIDENT

Austin, TX 78704

Date: 7/20/12

Phone: (512) 330-9366

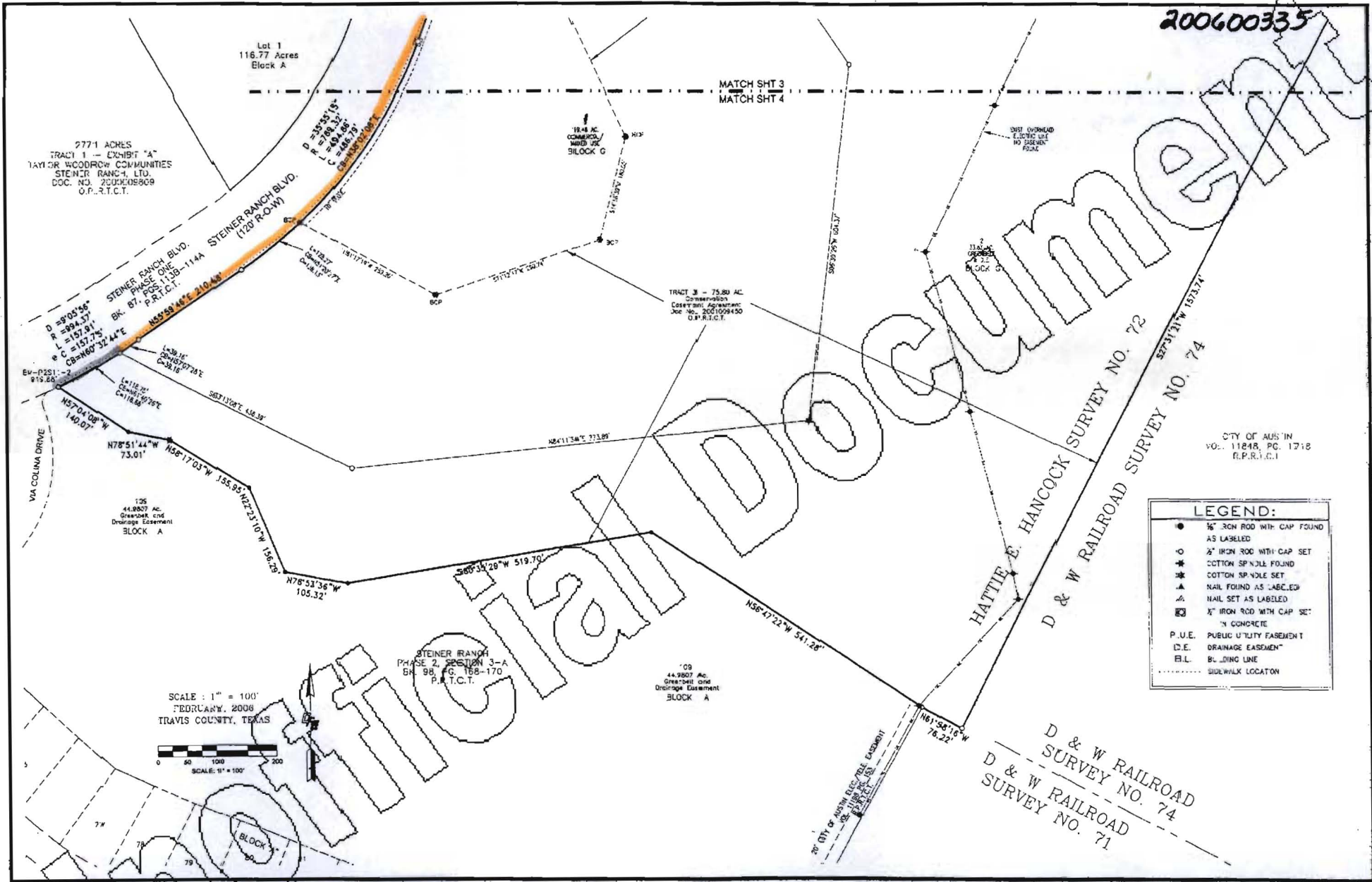
APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____

Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

Date

200600335



CITY OF AUSTIN
VOL. 11848, PG. 1218
R.P.R.I.C.I.

LEGEND:

- 1/2" IRON ROD WITH CAP FOUND AS LABELED
- 1/2" IRON ROD WITH CAP SET
- ★ COTTON SPINDLE FOUND
- ✱ COTTON SPINDLE SET
- ▲ NAIL FOUND AS LABELED
- △ NAIL SET AS LABELED
- ⊠ 1/2" IRON ROD WITH CAP SET IN CONCRETE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- SIDEWALK LOCATOR

SCALE: 1" = 100'
FEBRUARY, 2006
TRAVIS COUNTY, TEXAS

SCALE: 1" = 100'

PHOTOGRAPHIC M.I.L.A.

400 Bowie Street, Suite 250
Austin, Texas 78705
P: 512.495.9470
F: 512.495.9473
P.O. Box 1528
Austin, Texas 78767-1528
www.cfaulknerengineering.com

TRAVIS COUNTY, TEXAS

DATE:	FEBRUARY, 2006
SURVEYOR:	PAUL C. SAUVE, JR., RPLS No.2518
TECHNICIAN:	RLM
FIELDBOOK:	72
JOB NUMBER:	2023.012.02
DESCRIPTION:	N/A
DRAWING:	\\Final Plat\Ph2Sec9\Ph1Sec10E-FP.dwg

TAYLOR WOODROW
COMMUNITIES/
STEINER RANCH, LTD.
3405 GRIMES RANCH RD.
AUSTIN, TX 78732
PH: 512-266-3865
FX: 512-266-9342

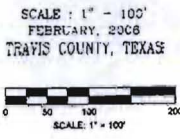
**STEINER RANCH
PHASE ONE
SECTION 10E**

CFE PLAT
Ph1Sec10E-FP.dwg
4
OF 4

200600335

LEGEND:

- 1/4" IRON ROD WITH CAP FOUND AS LABELED
- 1/2" IRON ROD WITH CAP SET
- ★ COTTON SPINDLE FOUND
- ✱ COTTON SPINDLE SET
- ▲ NAIL FOUND AS LABELED
- △ NAIL SET AS LABELED
- ⊠ 1/2" IRON ROD WITH CAP SET IN CONCRETE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- B... BUILDING LINE
- SIDEWALK LOCATION



Replat of Steiner Ranch Commercial Tract 12 DOC. NO. 200100150 O.P.R.T.C.T.

Lot 1
116.77 Acres
Block A

LEVI BANKSTON SURVEY NO. 651
HATTIE E. HANCOCK SURVEY NO. 72

STEINER RANCH BLVD.
(120' R.O.W.)

STEINER RANCH BLVD.
PHASE ONE
BK. 87, P. 113B-114A
P.R.T.C.T.

LEVI BANKSTON SURVEY NO. 651
HATTIE E. HANCOCK SURVEY NO. 72

STEINER RANCH
PHASE ONE, SECTION ONE
BK. 88, P. 40
P.R.T.C.T.

TRACT 3 - 75.80 AC
Conservation Easement Agreement
Doc. No. 2001003430
O.P.R.T.C.T.

2
3383 AC
UNIMPL. & 32'
BLOCK G

CITY OF AUSTIN
VCL 11548, PG. 1716
P.R.T.C.T.

MATCH SHIT 3
MATCH SHIT 4

18.48 AC
COMMERCIAL
HARD USE
BLOCK G

**STEINER RANCH
PHASE ONE
SECTION 10E**

CFE PLAT
Ph1Sec10E-FP.dwg
3
OF 4

CFE
CEAULKNER ENGINEERING

400 Bowie Street, Suite 250
Austin, Texas 78703
P: 512.495.9470
F: 512.495.9473
P.O. Box 1528
Austin, Texas 78767-1528
www.cfaulknerengineering.com

TRAVIS COUNTY, TEXAS

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SURVEYOR:	PAUL C. SAUVE, JR., RPLS No.2518
TECHNICIAN:	RLU
FIELDBOOK:	72
JOB NUMBER:	2023.012.02
DESCRIPTION:	N/A
DRAWING:	J:\DWG\Steiner\Comm-Plots\Survey\CADD\Final Plot\Ph2Sec9\Ph1Sec10E-FP.dwg

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PHOTOGRAPHIC MAPLAR