



Travis County Commissioners Court Agenda Request

Meeting Date: August 28, 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 Russell Eppright Custom Homes, for sidewalk fiscal for Lake Pointe Section 7 Lot 2 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:

Russell Eppright Custom Homes, proposed to use this Cash Security Agreement, as follows: Lake Pointe Section 7 Lot 2 Block C, \$1,316.64, 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

CC:

Tim Pautsch	Engineering Specialist	TNR	854-7689

TP:AB:tp

1101 - Development Services - Lake Pointe Section 7

§ 82,1006. EXHIBIT 82.401 (C)

(c) CASH SECURITY AGREEMENT

TO: Travis County, Texas

DEVELOPER/BUILDER: RUSSELL EPPRIGHT CUSTOM HOMES

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$1316.64

SUBDIVISION: ~~VISTA POINTE~~ Lake Pointe Sec. 7th

Address: 2006 SEAEAGLE Lot: 2 Block: C

DATE OF POSTING: 20 JULY 2012

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 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

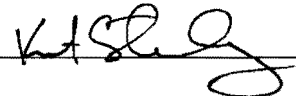
constructing the Improvements. This Agreement may be revoked only by written consent of the DEVELOPER/ BUILDER and the County.

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 BUILDER

Signature: 

6836 BEE CAVES ROAD, SUITE 400

Name: KENT STROMBERG

AUSTIN TEXAS 78746

Title: PURCHASING MANAGER

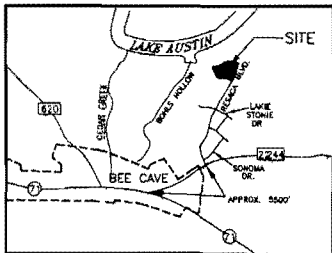
Date: 16 JULY 2012

Phone: 512.347.9960

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____
Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS
Date

199900395



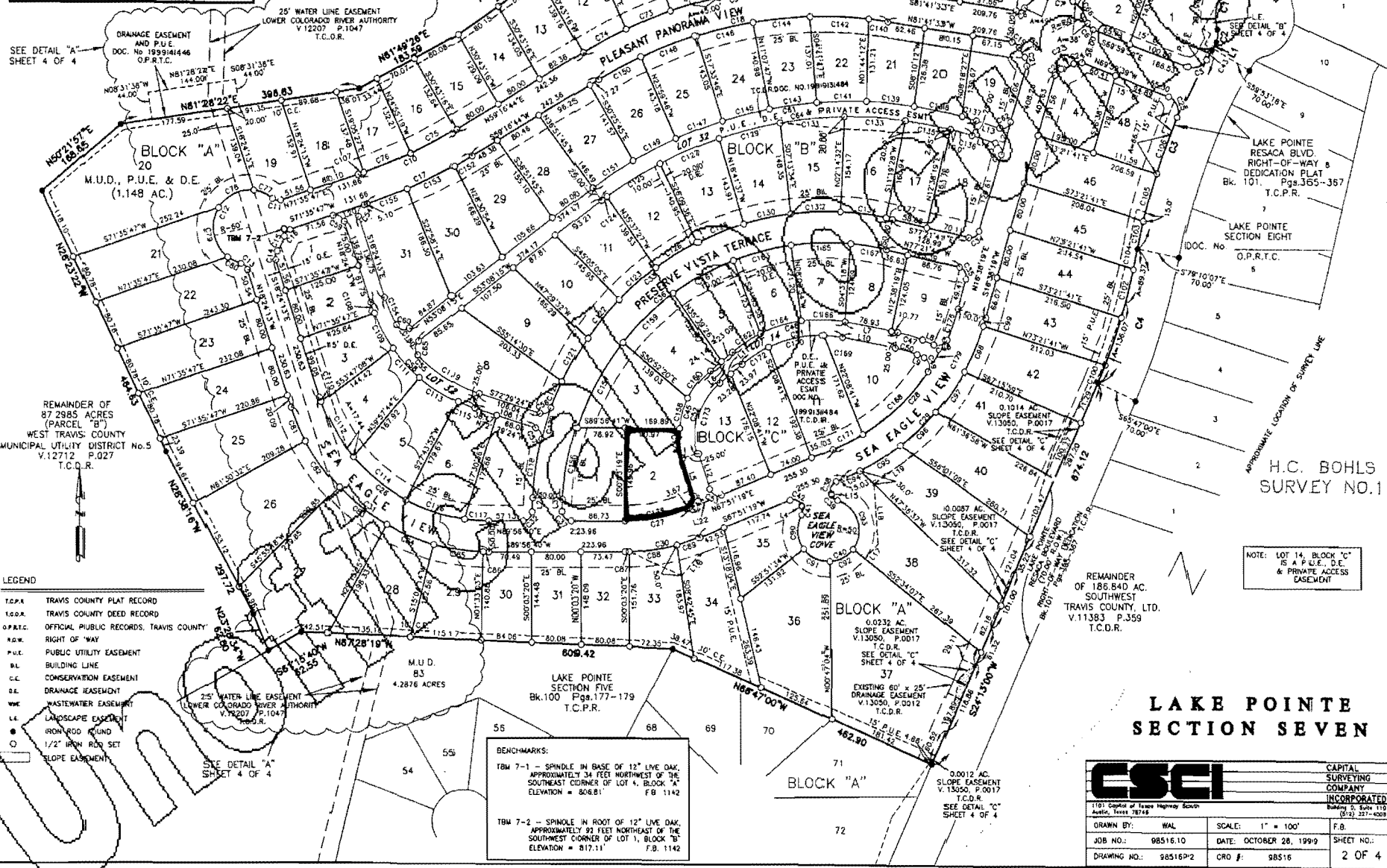
H.T. & B.
RAILROAD COMPANY
SURVEY NO.1

REMAINDER OF
87.2985 ACRES
(PARCEL "B")
WEST TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT No.5
V.12712 P.027
T.C.D.R.

LAKE POINTE
SECTION SEVEN

REMAINDER OF
87.2985 ACRES
(PARCEL "B")
WEST TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT No.5
V.12712 P.027
T.C.D.R.

THE REMAINDER PLAT OF
LAKE POINTE
SECTION NINE
DOC. No.199900230
O.P.R.T.C.



SEE DETAIL "A"
SHEET 4 OF 4

DRAINAGE EASEMENT
AND P.U.E.
DOC. No.199914146
O.P.R.T.C.

25' WATER LINE EASEMENT
LOWER COLORADO RIVER AUTHORITY
V.12207 P.1047
T.C.O.R.

BLOCK "A"
20
M.U.D., P.U.E. & D.E.
(1,148 AC.)

REMAINDER OF
87.2985 ACRES
(PARCEL "B")
WEST TRAVIS COUNTY
MUNICIPAL UTILITY DISTRICT No.5
V.12712 P.027
T.C.O.R.

LAKE POINTE
RESACA BLVD.
RIGHT-OF-WAY &
DEDICATION PLAT
Bk. 101. Pgs.355-357
T.C.P.R.

LAKE POINTE
SECTION EIGHT
DOC. No.
O.P.R.T.C.

H.C. BOHLS
SURVEY NO.1

NOTE: LOT 14, BLOCK "C"
IS A P.U.E., D.E.
& PRIVATE ACCESS
EASEMENT

REMAINDER
OF 186,840 AC.
SOUTHWEST
TRAVIS COUNTY LTD.
V.11383 P.359
T.C.D.R.

LAKE POINTE
SECTION SEVEN

- LEGEND
- T.C.P.R. TRAVIS COUNTY PLAT RECORD
 - I.C.D.R. TRAVIS COUNTY DEED RECORD
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
 - R.O.W. RIGHT OF WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - BL. BUILDING LINE
 - C.C. CONSERVATION EASEMENT
 - D.E. DRAINAGE EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - L.L. LANDSCAPE EASEMENT
 - IRON ROD FOUND
 - 1/2" IRON ROD SET
 - SLOPE EASEMENT

BENCHMARKS:
TBM 7-1 - SPINDLE IN BASE OF 12" LIVE OAK,
APPROXIMATELY 34 FEET NORTHWEST OF THE
SOUTHWEST CORNER OF LOT 4, BLOCK "A"
ELEVATION = 806.81' F.B. 1142

TBM 7-2 - SPINDLE IN ROOT OF 12" LIVE OAK,
APPROXIMATELY 92 FEET NORTHEAST OF THE
SOUTHWEST CORNER OF LOT 1, BLOCK "B"
ELEVATION = 817.11' F.B. 1142

ESECI		CAPITAL SURVEYING COMPANY INCORPORATED
1101 Capital of Texas Highway South Austin, Texas 78748 (817) 377-0008		
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 88516.10	DATE: OCTOBER 28, 1999	SHEET NO.:
DRAWING NO.: 88516P2	CRO #:	88516
		2 OF 4

PHOTOGRAPHIC RECORD