



Travis County Commissioners Court Agenda Request

Meeting Date: September 11, 2012

Prepared By: Paul Scoggins **Phone #:** 854-7619 *AW*

Division Director/Manager: Donald W. Ward, P.E., Division Director of Road Maintenance and Fleet Services

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

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on:

- A) the acceptance of the dedication of the public street and drainage facilities within **The Park at Blackhawk II, Phase 3A;**
- B) a cash security agreement for warranty period fiscal for The Park at Blackhawk II, Phase 3A; and
- C) a cash security agreement for boundary street fiscal for improvements to Rowe Lane - all within Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

A) The Park at Blackhawk II, Phase 3A was recorded on August 02, 2012 at document #201200144. This subdivision has been inspected for conformance with approved plans and specifications as listed. This subdivision will be accepted under the regulations of the Standards for Construction of Streets and Drainage in Subdivisions approved by Commissioners Court August 28, 1997, in which the subdivision is accepted before the one-year performance period has ended.

The completed sidewalks within this subdivision have been inspected by a Registered Accessibility Specialist and found to be in substantial compliance with the Texas Architectural Barriers Act. The stop signs, if any, are in the process of being approved under Chapter 251 of the Texas Transportation Code.

The Park at Blackhawk II, Phase 3A is accessed from Martin Lane, a street maintained by Travis County. This action will add a total of 0.31 miles to the Travis County road system.

B/C) The developer/owner has requested to replace a portion of the fiscal posted with cash. One amount of \$46,279.36 will be considered as part of the warranty period fiscal. The other amount of \$3,500.00 will be considered boundary street fiscal for improvements to Rowe Lane. The developer/owner has used the County's approved cash security agreement forms.

STAFF RECOMMENDATIONS:

TNR staff recommends approval of the proposed motions.

ISSUES AND OPPORTUNITIES:

N/A.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A.

ATTACHMENTS/EXHIBITS:

- TNR Approval Letter
- List of Streets
- Cash Security Agreement - 2
- Requirements for Approval
- RAS Letter
- Location Maps

REQUIRED AUTHORIZATIONS:

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

CC:

Stacey Scheffel	Program Manager	TNR Permits	854-7565
Lucious Henderson	Inspector	Development Services	854-7757
Dave Fowler	Project Manager	TNR - Environmental	854-7590

SM:AB:ps
1101 - Development Services - The Park at Blackhawk II, Phase 3A



TRANSPORTATION & NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE

411 West 13th Street
Executive Office Building
PO Box 1748
Austin, Texas 78767
(512) 854-9383
FAX (512) 854-4649

APPROVAL OF CONSTRUCTION

DATE: August 21, 2012

DEVELOPER:

RMD Development Partners, LLC
Attn: Nathan Neese
508 Baylor Street
Austin, TX 78703

ENGINEER:

Randall Jones
Randall Jones Engineering, Inc.
1212 East Braker Lane
Austin, TX 78753

SUBJECT: Park at Blackhawk II, Phase 3A

Effective this date, street and drainage construction within this project appears to be in conformance with the approved Construction Documents. **This construction will enter into a one (1) year Performance Period, which will start at the time of approval by Travis County's Commissioners Court.** Prior to the end of this Period, Travis County will re-inspect the streets and/or drainage construction to determine if the subdivision appears to be in a condition substantially equal to that at the beginning of the Performance Period. If not, the developer/owner shall take corrective actions, actions which are acceptable to the County.

The Developer is required to maintain Performance Period fiscal of 10% of the actual street and drainage cost, until the end of the Performance Period, plus 100% of the un-constructed residential sidewalks until all of the sidewalks are constructed to Travis County Standards.

All items have been received

BY:  08.22.12
TNR Construction Inspector – Lucious Henderson

 8/29/12
TNR Engineering Specialist – Paul Scoggins

1102 fiscal file
1105 Subdivision File

ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE



SUBDIVISION
Mapsco No. 409Y

The Park at Blackhawk II, Phase 3A

Pct.# One
Atlas No. P-11

THE PARK AT BLACKHAWK II, PHASE 3A WAS RECORDED AT DOCUMENT #201200144 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 8/02/12

THREE STREETS AS LISTED BELOW:

#	STREET NAME	FROM - TO	L.F.	MILES	ROW	TYPE OF WIDTH OF CURB &		
						PVMNT	PVMNT	GUTTER
1	Plover Run Trail	Northerly corner of Lot 4, Blk J south to Eagle Ridge Lane	135	0.03	50'	HMAC	28' F-F	YES
2	Horned Owl Trail	Northerly corner of Lot 14, Blk J south to Eagle Ridge Lane	101	0.02	50'	HMAC	28' F-F	YES
	Eagle Ridge Lane	Martin Lane westerly to westerly corner of Lot 29, Blk I	1420	0.27	50'	HMAC	28' F-F	YES
Total Footage/Mileage			1656	0.31				

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 37

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

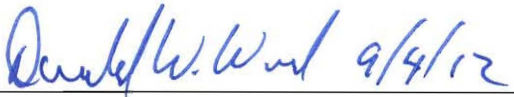
CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-3

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-3 TOTALING
THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT ONE.

0.31 MILES BE ACCEPTED BY

11-Sep-12
DATE

DP = DOUBLE PENETRATION
HMAC = HOT MIX ASPHALT
C = CONCRETE
UPP = UNPAVED, PIT RUN
UPS = UNPAVED, SELECT



 Don W. Ward, PE
 Division Director
 Road & Bridge

DATE APPROVED BY COMMISSIONERS COURT

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT

TO: Travis County, Texas

DEVELOPER: RMD Residential, LP

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$46,279.36

SUBDIVISION: Park at Blackhawk II Phase 3a

DATE OF POSTING: 8/31/2012

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 CASH SECURITY AGREEMENT (this "Agreement"). Travis County (the "County") may draw on the account of the DEVELOPER 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 Improvements to current Travis County Standards for the Construction of Roads and Drainage in Subdivisions (the "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 prior to the EXPIRATION DATE to provide for the construction and completion of the street and drainage Improvements in the SUBDIVISION to current Travis County Standards for the construction of Roads and Drainage in Subdivisions ("the "Standards"), so that the Improvements are performing to the Standards upon the approval of the construction of the Improvements and the acceptance of the public Improvements by the Commissioners Court and at the end of the public Improvement construction Performance Period, which commences upon the acceptance.

Partial drafts and reductions in the amount of Security are permitted. Upon the acceptance of the Improvements, the Security will be reduced to ten percent of the cost of the public Improvements. 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 the written consent of the DEVELOPER and the COUNTY.

DEVELOPER

By: Nathan Neese
Name: NATHAN NEESE
Title: MANAGER, RMD RESIDENTIAL, LP
Date: 8/29/12

ADDRESS OF DEVELOPER

508 Baylor St.
Houston, TX 78703
Phone: (512) 731-7192

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS COURT: _____
Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT – BOUNDARY STREET

TO: Travis County, Texas

DEVELOPER: RMD Residential, LP

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$3,500

SUBDIVISION: Boundary street Improvements for Park II Phase 3a

DATE OF POSTING: 8/31/2012

EXPIRATION DATE: None

The ESCROW AGENT shall duly honor all drafts drawn and presented in accordance with this CASH SECURITY AGREEMENT (this "Agreement"). Travis County (the "County") may draw on the account of the DEVELOPER 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 the escrowed funds to be necessary for payment of improvements to be constructed in the right of way of a street bounding the SUBDIVISION shown above. No further substantiation of the necessity of the draw is required by this Agreement.

Partial drafts and reductions in the escrowed funds are permitted. Drafts will be honored within five calendar days of presentment. This Agreement may be revoked only by the consent of the DEVELOPER and TRAVIS COUNTY.

The escrowed funds will be invested, with interest earned at the rate Travis County receives for its 90-day accounts, and will be credited to the project to provide for any contingencies and change orders. Any funds remaining in escrow, including interest, upon the approval of the PROJECT will be returned to the DEVELOPER.

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.

TRAVIS COUNTY, TEXAS

By: _____
Samuel T. Biscoe
County Judge

Approved in Commissioners Court

Date: _____



DEVELOPER signature

By: NATHAN NEESE

MANAGER

RMD RESIDENTIAL, LP

address and phone

508 Baylor St.

Austin TX 78703

(512) 731-7192

Date: 8/29/12

TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., EXECUTIVE MANAGER



411 West 13th Street
Executive Office Building
PO Box 1748
Austin, Texas 78767
Phone: (512) 854-9383
Fax: (512) 854-4697

Park at Blackhawk II Phase 3A

**REQUIREMENTS FOR APPROVAL OF CONSTRUCTION
PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF
STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997**

- 7/18/12 1. Professional Engineer's certification of quantities of work completed (Engineer's Concurrence Letter). § 82.401(c)(1)(A) § 82.604(c)(2)
- NA 2. Construction Summary Report. § 82.604(c)(1)
- 8/15/12 3. Contractor's (signed) invoice or receipt of payment, for work completed, with costs. §82.401(a)(1)(B)
- 7/16/12 4. Reproducible Plans, certified as "Record Drawings", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrants and Speed Zone Investigation sheets for each sign.
have
- Reduce Bond to 10% +SW 5. Performance Period Fiscal for 10% of the actual construction cost of street and drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. Must be posted by owner/developer. § 82.604(c)(4)
- NA 6. If applicable, a copy of the Conditional Letter of Map Amendment or Revision from FEMA and the completed application for a Letter of Map Amendment or Revision. § 82.604(c)(5) Section 1,4,6
- 7-12-12 7. A letter from Texas Board of Licensing and Regulation approving subdivision construction (when sidewalks are required per plat and when the total construction costs of sidewalks exceed \$50,000.00). Plan approval required at time of Approval of Construction. Substantial compliance (inspection) required at time of street acceptance for maintenance. § 82.202(q)(2)
- 2-1-08 For Res SW
- 7/19/12 8. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds and common area sidewalks and traffic control devices shown on the approved traffic control plan). § 82.401(c)(1)(C) NOTE: **Road Maintenance needs to approve.**
- 7-16-12 9. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts.
- NA 10. Licensing Agreement

Inspection Approved

We are pleased to inform you that the referenced facility has been inspected and found to be in substantial compliance with provisions of the Texas Government Code, Chapter 469.

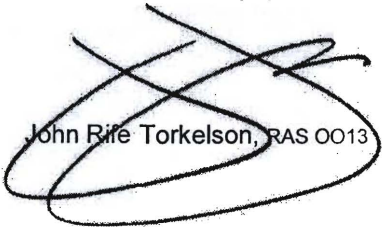
Note: The inspection is specific to the scope of work noted in the construction documents only. Since there were no residential sidewalks completed at the time of the inspection, we have not included a review of any residential sidewalks and/or drive pads.

This facility is not subject to review under the current Administrative Rules as published by TDLR. Therefore, this review is advisory in nature only and does not constitute a review as required under the Texas Architectural Barriers Act.

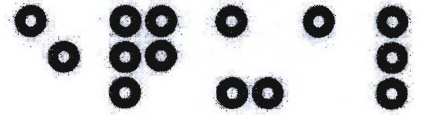
Please note, this determination does not address the applicability of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other state, local or federal requirements. For information on the ADA, call the ADA Hotline, 800/ 949.4232 or the U.S. Department of Justice at 202/ 514.0301.

If you have any questions concerning the results of the inspection, or the requirements of the Architectural Barriers Act, or if you are not the owner of record of this facility, contact John Torkelson at 512/476.8675. Please reference the assigned project number in all future correspondence pertaining to this project.

Please call with any questions,



John Rife Torkelson, RAS 0013



13 July 2012

Project Number: A 07887

Project:

Park @ Blackhawk II Phase 3a
SE of Martin Ln & Jackies Ranch
Pflugerville, Texas 78660
Plans Dated: 19 December 2007

To:

R. Brent Jones
Randall Jones & Associates, Inc.
1212 E. Braker Lane
Pflugerville, Texas 78660

Inspection Performed by:

John Torkelson
12 July 2012

Project Scope

Construction of subdivision infrastructure to serve 74 single family lots including curb ramps & sidewalks not located in front of single family lots

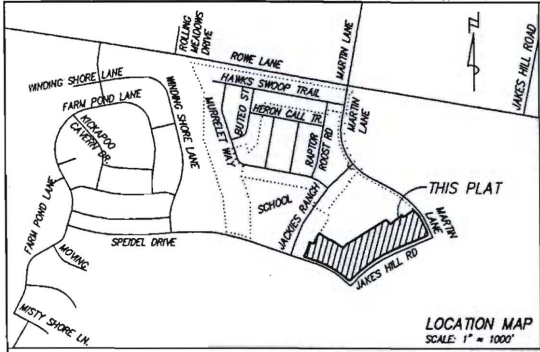
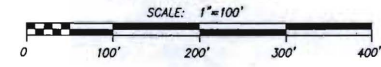
Distribution:

Bryan Holubec- Rowe Lane Development, Ltd.
File

the ACCESS partnership, l.p.

601 westwood terrace
austin texas 78746
512/476.8675 v
512/476.5646 f
800/987.8675
www.ACCESS-lp.com

FINAL PLAT OF
THE PARK AT BLACKHAWK II PHASE 3A
 TRAVIS COUNTY, TEXAS

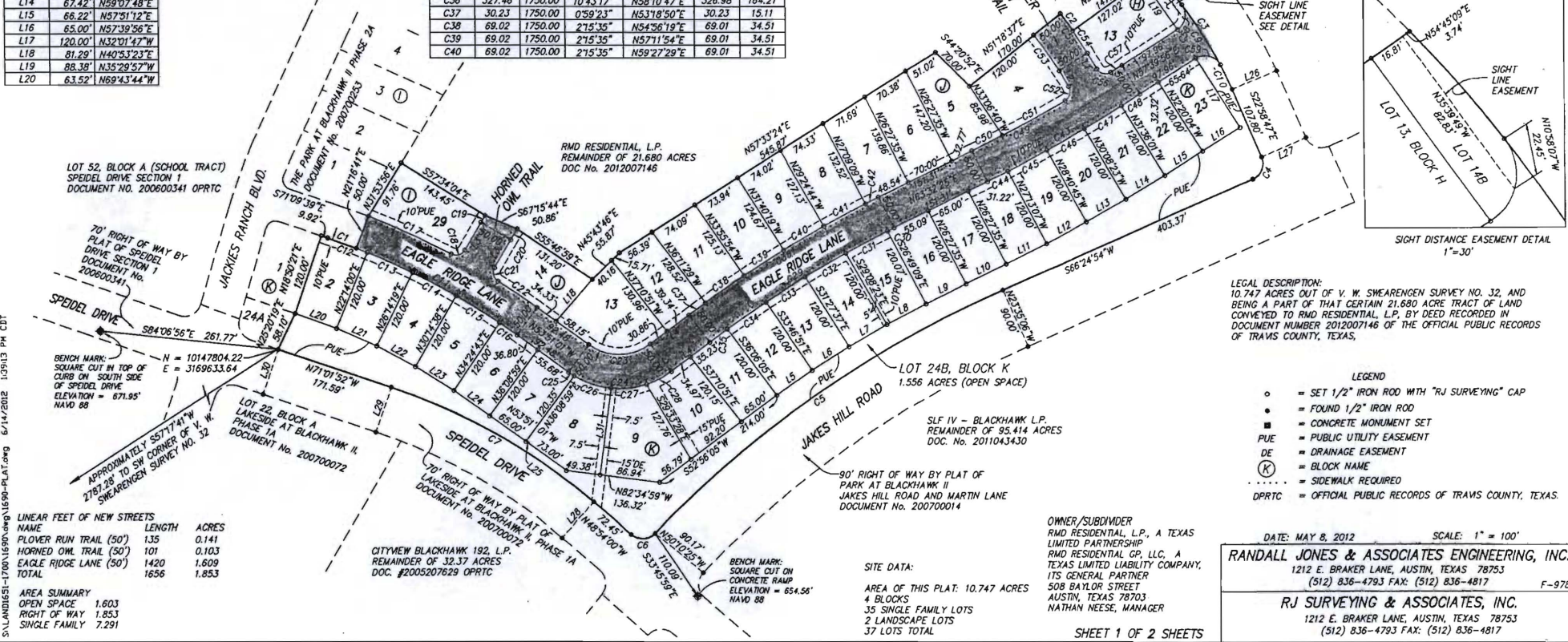


CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD TAN
C1	43.63	1025.00	2'26"20"	S69°56'29"E	43.63 21.82
C2	31.54	525.00	3'26"31"	S36°58'07"E	31.53 15.77
C3	207.34	565.00	21°01'32"	S33°29'33"E	206.17 104.85
C4	39.01	25.00	89°23'41"	S21°43'04"W	35.17 24.74
C5	623.57	1545.00	23°07'29"	S54°51'10"W	619.35 316.09
C6	38.31	25.00	87°48'35"	S87°11'43"W	34.67 24.06
C7	341.84	885.00	22°07'53"	N59°57'56"W	339.72 173.08
C8	62.69	565.00	6°21'28"	N40°49'34"W	62.66 31.38
C9	104.78	565.00	10°37'32"	N32°20'04"W	104.63 52.54
C10	39.86	565.00	4°02'32"	N25°00'03"W	39.85 19.94
C11	266.05	1025.00	14°52'18"	N61°17'10"W	265.30 133.78
C12	60.72	1025.00	3°23'38"	N69°27'49"W	60.71 30.37
C13	71.65	1025.00	4°00'19"	N65°45'51"W	71.64 35.84
C14	71.65	1025.00	4°00'19"	N61°45'31"W	71.64 35.84
C15	74.56	1025.00	4°10'04"	N57°40'19"W	74.55 37.30
C16	31.09	1025.00	1°44'16"	N54°43'09"W	31.09 15.54
C17	131.81	1075.00	7°01'32"	N65°12'33"W	131.73 65.99
C18	23.01	15.00	87°53'49"	N74°21'18"E	20.82 14.46
C19	11.49	325.00	2°01'33"	N31°25'10"E	11.49 5.75
C20	18.29	275.00	3°48'37"	N32°18'42"E	18.29 9.15
C21	23.01	15.00	87°53'49"	N13°32'31"W	20.82 14.46
C22	68.29	1075.00	3°38'24"	N55°40'13"W	68.28 34.16
C23	95.99	75.00	73°19'50"	N89°29'04"E	89.57 55.83
C24	159.98	125.00	23°19'50"	N89°28'04"E	149.28 93.05
C25	9.32	125.00	4°16'25"	N55°58'14"W	9.32 4.66
C26	57.15	125.00	26°11'39"	N71°13'17"W	56.65 29.08
C27	52.50	125.00	24°03'45"	N83°39'01"E	52.11 26.64
C28	41.02	125.00	18°48'00"	N62°13'09"E	40.83 20.69
C29	318.11	1700.00	10°43'17"	N58°10'47"E	317.64 159.52
C30	10.66	1700.00	0°21'34"	N63°21'38"E	10.66 5.33
C31	68.85	1700.00	2°19'14"	N62°01'14"E	68.85 34.43
C32	68.85	1700.00	2°19'14"	N59°42'00"E	68.85 34.43
C33	68.85	1700.00	2°19'14"	N57°22'46"E	68.85 34.43
C34	68.85	1700.00	2°19'14"	N55°03'32"E	68.85 34.43
C35	32.03	1700.00	1°04'47"	N53°21'32"E	32.03 16.02
C36	327.46	1750.00	10°43'17"	N58°10'47"E	326.98 164.21
C37	30.23	1750.00	0°59'23"	N53°18'50"E	30.23 15.11
C38	69.02	1750.00	2°15'35"	N54°56'19"E	69.01 34.51
C39	69.02	1750.00	2°15'35"	N57°11'54"E	69.01 34.51
C40	69.02	1750.00	2°15'35"	N59°27'29"E	69.01 34.51

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD TAN
C41	69.02	1750.00	2°15'35"	N61°43'03"E	69.01 34.51
C42	21.16	1750.00	0°41'34"	N63°11'38"E	21.16 10.58
C43	258.90	2525.00	5°52'30"	N60°36'10"E	258.79 129.57
C44	33.45	2525.00	0°45'33"	N63°09'39"E	33.45 16.73
C45	64.36	2525.00	1°27'38"	N62°03'04"E	64.36 32.18
C46	64.36	2525.00	1°27'38"	N60°35'26"E	64.36 32.18
C47	64.36	2525.00	1°27'38"	N59°07'48"E	64.36 32.18
C48	32.36	2525.00	0°44'03"	N58°01'57"E	32.36 16.18
C49	154.27	2475.00	3°34'17"	N61°45'17"E	154.24 77.16
C50	49.43	2475.00	1°08'40"	N62°58'05"E	49.43 24.72
C51	104.84	2475.00	2°25'37"	N61°10'57"E	104.83 52.43
C52	23.81	15.00	90°55'54"	N14°30'11"E	21.38 15.25
C53	64.06	475.00	7°43'37"	N34°49'34"W	64.01 32.08
C54	39.26	525.00	4°17'06"	N33°06'18"W	39.25 19.64
C55	70.80	525.00	7°43'37"	N34°49'34"W	70.75 35.46
C56	23.81	15.00	90°55'54"	N76°25'43"W	21.38 15.25
C57	19.02	2475.00	0°26'25"	N57°53'08"E	19.02 9.51
C58	41.59	25.00	95°18'46"	N10°00'33"E	36.96 27.43
C59	41.59	25.00	95°18'46"	N74°40'41"W	36.96 27.43

LINE	LENGTH	BEARING
L1	27.12'	N30°57'46"W
L2	27.12'	N30°57'46"W
L3	47.28'	N30°57'46"W
L4	70.20'	N52°49'09"E
L5	63.99'	N55°03'32"E
L6	63.99'	N57°22'46"E
L7	63.99'	N59°42'00"E
L8	63.99'	N62°05'15"E
L9	65.00'	N63°28'49"E
L10	65.00'	N63°32'29"E
L11	66.26'	N63°20'23"E
L12	67.42'	N63°03'04"E
L13	67.42'	N60°35'26"E
L14	67.42'	N59°07'48"E
L15	66.22'	N57°51'12"E
L16	65.00'	N57°39'56"E
L17	120.00'	N32°51'47"W
L18	81.29'	N40°53'23"E
L19	88.38'	N35°29'57"W
L20	63.52'	N69°43'44"W

LINE	LENGTH	BEARING
L21	63.25'	N65°45'51"W
L22	63.25'	N61°45'31"W
L23	65.82'	N57°40'19"W
L24	84.24'	N54°13'18"W
L25	138.00'	N53°51'01"W
L26	70.00'	N67°01'13"E
L27	70.00'	N65°58'58"E
L28	70.00'	N41°06'00"E
L29	70.00'	N18°58'08"E
L30	70.00'	N18°58'08"E
L31	129.46'	N07°25'01"E

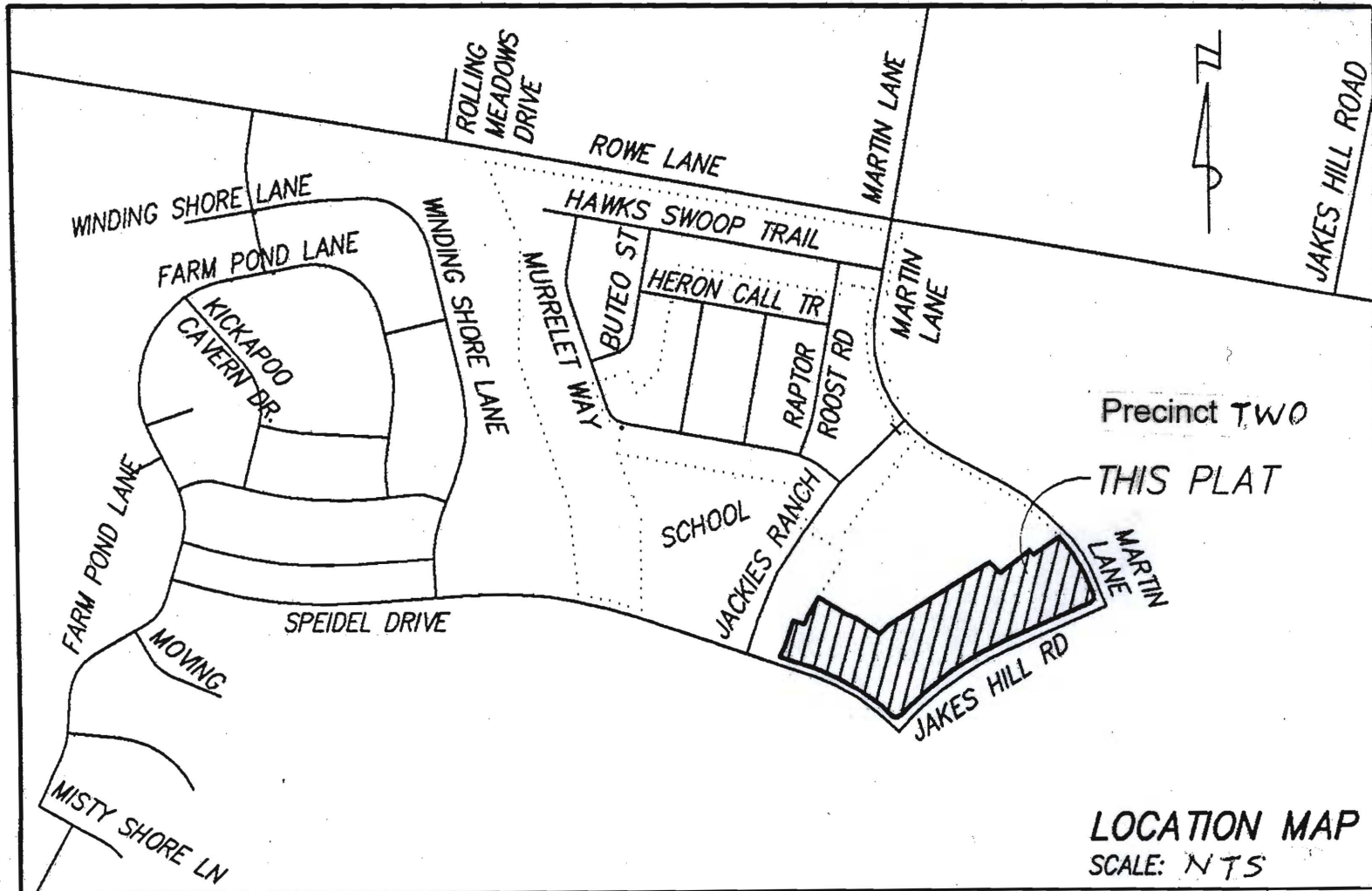


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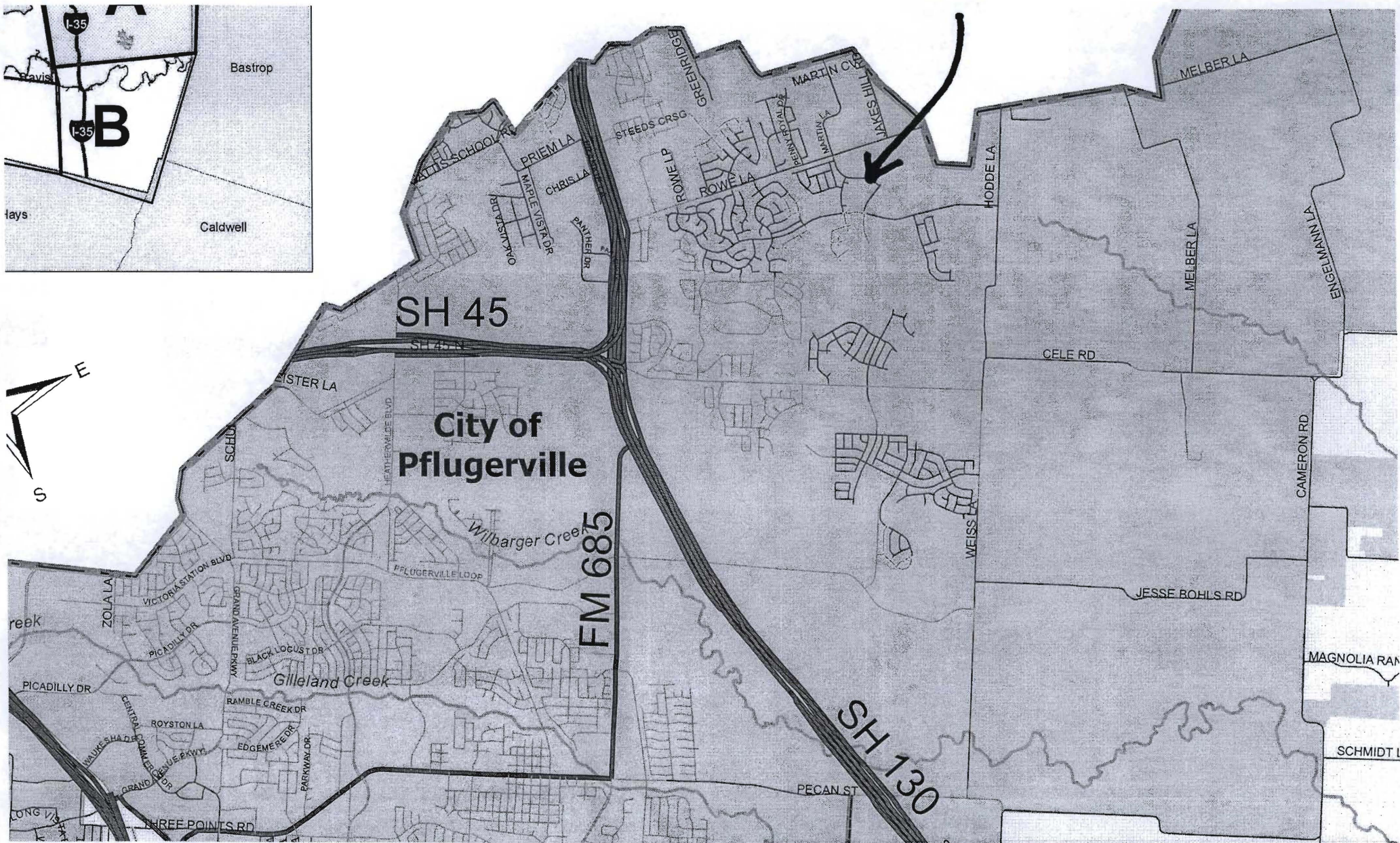
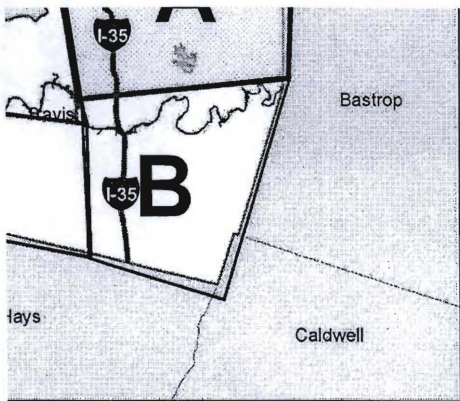
LINEAR FEET OF NEW STREETS

NAME	LENGTH	ACRES
PLOVER RUN TRAIL (50')	135	0.141
HORNED OWL TRAIL (50')	101	0.103
EAGLE RIDGE LANE (50')	1420	1.609
TOTAL	1656	1.853

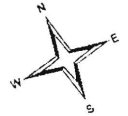
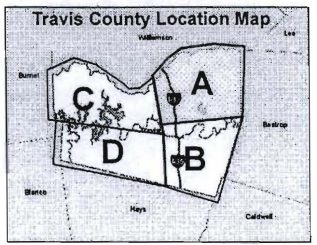
AREA SUMMARY
 OPEN SPACE 1.603
 RIGHT OF WAY 1.853
 SINGLE FAMILY 7.291



Site

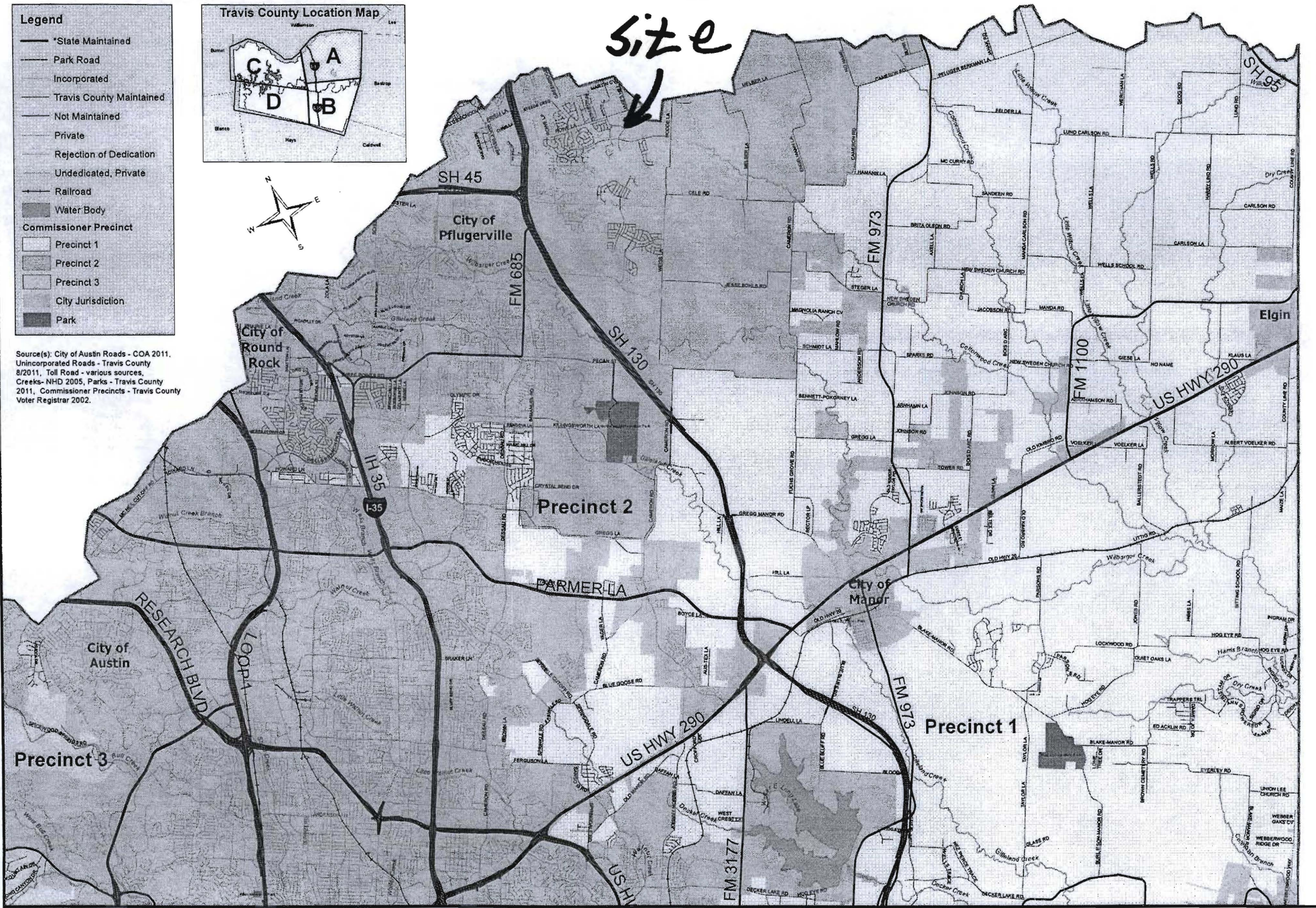


- Legend**
- *State Maintained
 - Park Road
 - Incorporated
 - Travis County Maintained
 - Not Maintained
 - Private
 - Rejection of Dedication
 - Undedicated, Private
 - Railroad
 - Water Body
 - Commissioner Precinct
 - Precinct 1
 - Precinct 2
 - Precinct 3
 - City Jurisdiction
 - City of Pflugerville
 - City of Round Rock
 - City of Austin
 - City of Manor
 - City of Elgin
 - Park



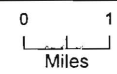
Source(s): City of Austin Roads - COA 2011.
 Unincorporated Roads - Travis County
 8/2011, Toll Road - various sources,
 Creeks- NHD 2005, Parks - Travis County
 2011, Commissioner Precincts - Travis County
 Voter Registrar 2002.

Site
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Map Disclaimer: The data is provided "as is" with no warranties of any kind.

Travis County Roadways, Map A



Map Prepared by: Travis County,
 Dept. of Transportation & Natural
 Resources. Date: 8/9/2011