



Item 9 Travis County Commissioners Court Agenda Request

Meeting Date: December 11, 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 38 Block A, 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 38 Block A, \$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 (5)	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: 22021 Rock Wren Road
SUBDIVISION: West Cypress Hills
LOT: 38 BLOCK: A SECT.: 1/4A
DATE OF POSTING: 11/5/12
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 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

COMPANY NAME & ADDRESS

BY: Stev M. Fluker

Highland Homes Ltd. - Austin

PRINT: ~~Cynthia Hicock~~ *Stev M. Fluker*

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

TITLE: ~~Office Administrator~~ *Purchasing Manager*

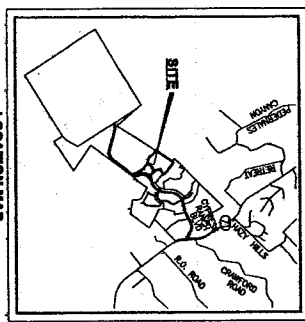
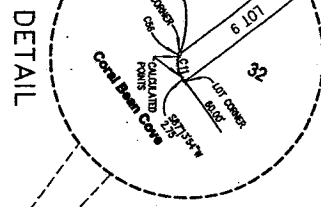
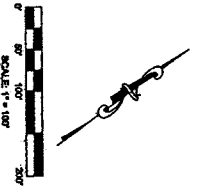
Austin, Texas 78727

PHONE: 512-834-8429x108

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____
Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

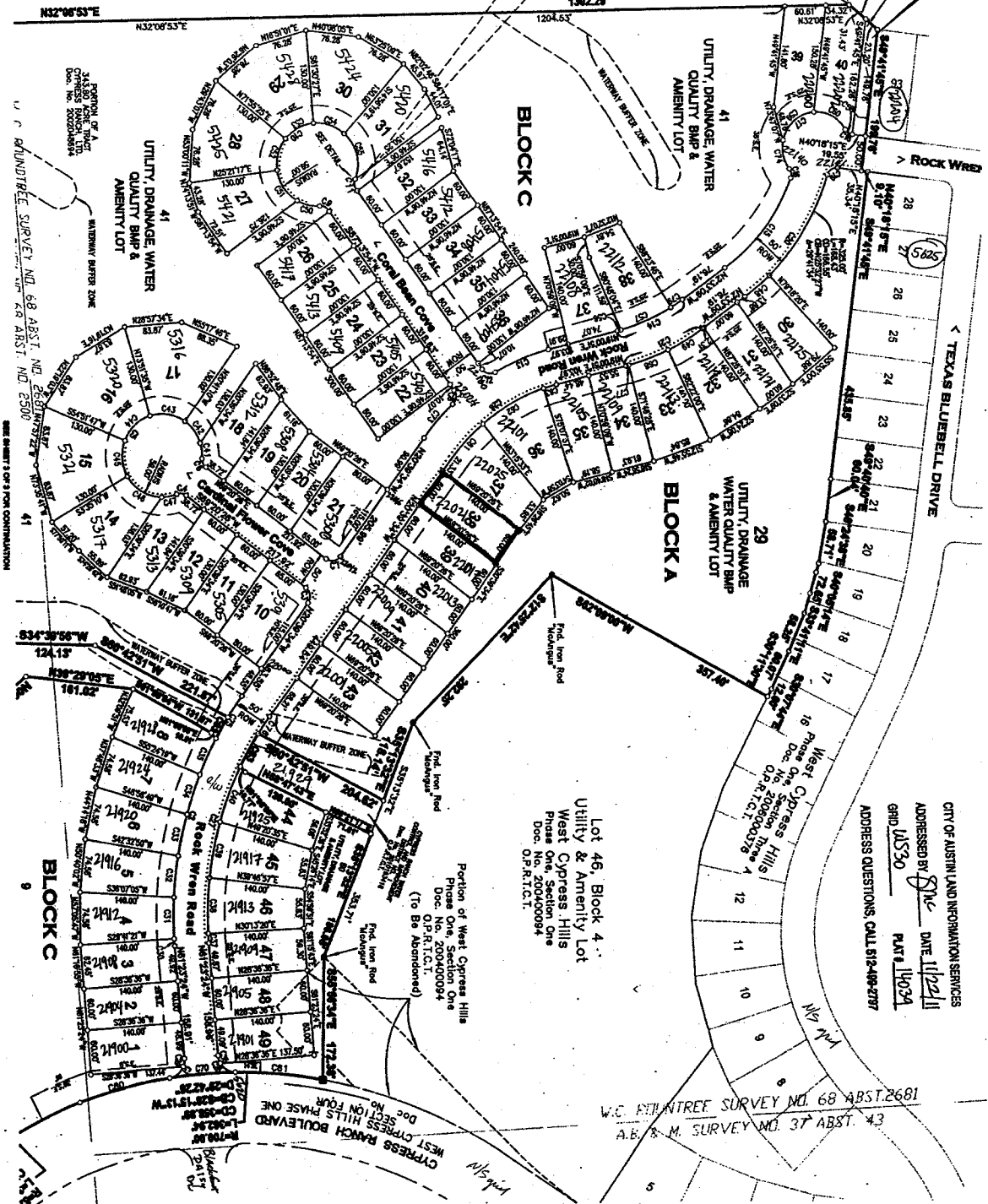
Date



LEGEND

- CONCRETE MONUMENT SET
- IRON ROD FOUND (AS NOTED)
- IRON ROD WITH CAP FOUND (AS IDENTIFIED)
- IRON ROD WITH CAP STAMPED "AS" SET
- CALCULATED POINT
- ▲ SODIUM LAKE LOCATION
- SLOPE EASEMENT
- PUBLIC UTILITY EASEMENT
- VARIABLE WIDTH SLOPE EASEMENT
- OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

TRACT 1 - 1159.665 ACRES
TRAVIS COUNTY, TEXAS
DOC. NO. 2005222378
O.P.R.I.C.T.



CITY OF AUSTIN LAND INFORMATION SERVICES
ADDRESSED BY *SWC* DATE *11/22/11*
GRID *US350* PLAT # *1103A*
ADDRESS QUESTIONS, CALL 512-498-8787

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

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

1892228788 SURVEY NO. 68 ABST. 2668
A.E. & M. SURVEY NO. 37 ABST. 43

TRAVIS COUNTY, TEXAS

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

TXS
ENGINEERING
SOLUTIONS
1000 W. BRIDGE ST.
SUITE 100
AUSTIN, TEXAS 78703
TEL: 512-476-1111
WWW.TXS-ENGINEERING.COM

SURVEY DATE	MARCH, 2011
SURVEYOR	PAUL C. SAUER, R.R. 2318
TECHNICIAN	PHS
FIELDBOOK	FIELDBOOK
JOB NUMBER	1108
DRAWN BY	CLINT
PROJECT	CONGRESS RANCH, LTD
PLAT DATE	

RST
APPLY SPATIAL TECHNOLOGIES, L.P.
1000 W. BRIDGE ST.
SUITE 100
AUSTIN, TEXAS 78703
TEL: 512-476-1111
WWW.RST-ENGINEERING.COM