



# Travis County Commissioners Court Agenda Request

**Meeting Date:** March 12, 2013

**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 Daugherty, 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 13 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 13 Block C, \$894.12, 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 <i>SS</i>	Permits Program Manager Floodplain Administrator	TNR	854-7565


**CC:**

Tim Pautsch	Engineering Specialist	TNR	854-7689

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**1101 - Development Services Long Range Planning - 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: \$ 894.12 ADDRESS: 5313 Cardinal Flower  
Cove

SUBDIVISION: West Cypress Hills  
LOT: 13 BLOCK: C SECT. : 4A

DATE OF POSTING: 2/19/13<sup>EP</sup>

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.

**DEVELOPER/BUILDER**

BY: Amy Brooks

PRINT: Amy Brooks

TITLE: Office Administrator

PHONE: 512-834-8429 x108

**COMPANY NAME & ADDRESS**

Highland Homes Ltd. - Austin

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

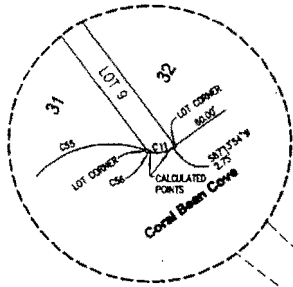
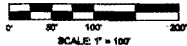
Austin, Texas 78727

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: \_\_\_\_\_  
Date

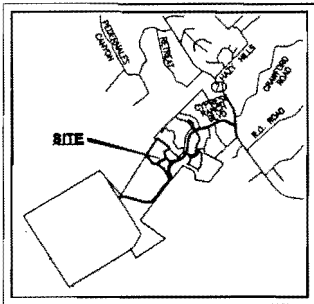
\_\_\_\_\_  
COUNTY JUDGE, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
Date

CITY OF AUSTIN LAND INFORMATION SERVICES  
 ADDRESSED BY JMC DATE 11/22/11  
 GRID WS30 PLAT # 1403A  
 ADDRESS QUESTIONS, CALL 512-499-2797



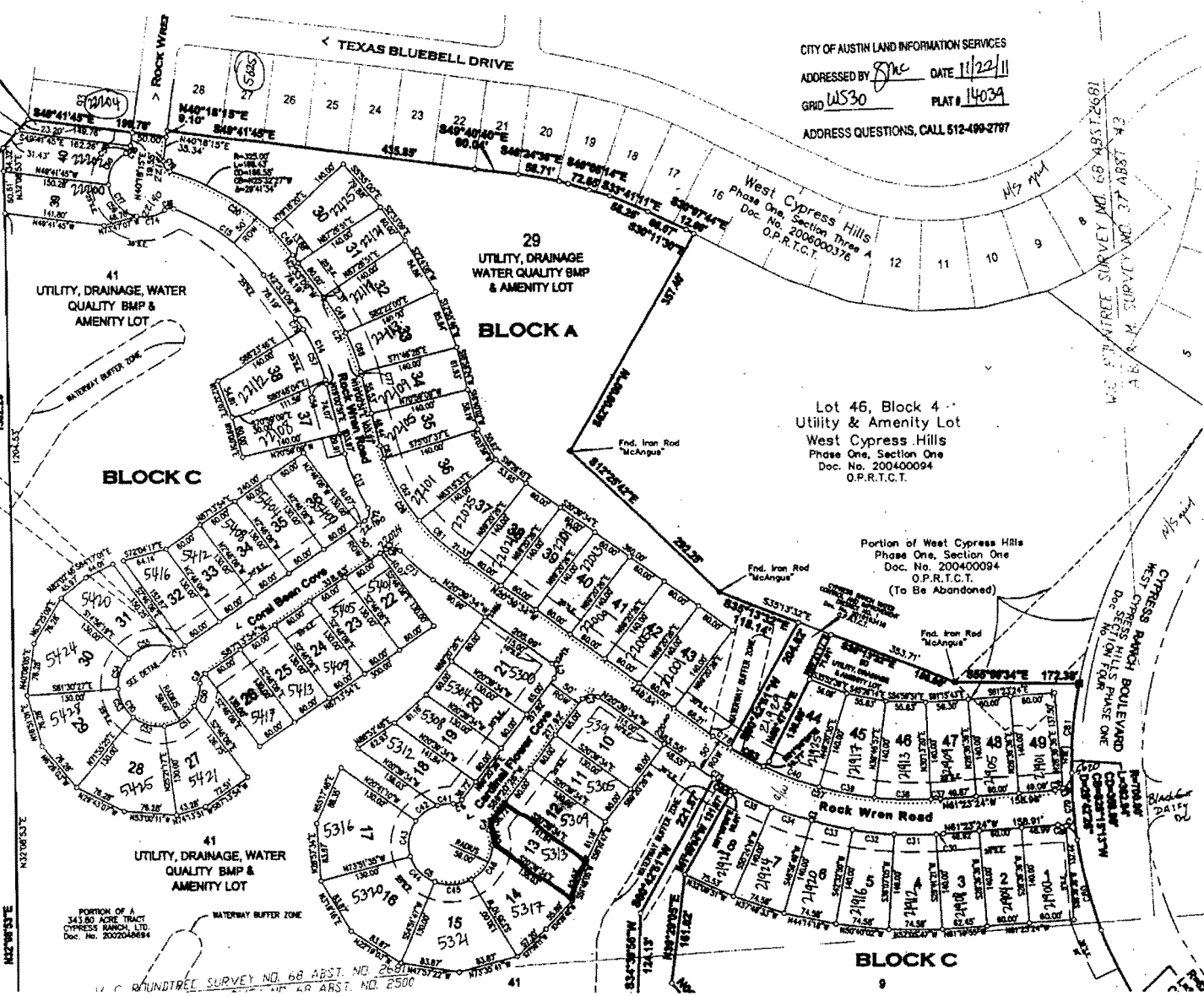
DETAIL



LOCATION MAP  
NOT TO SCALE

LEGEND

- CONCRETE MONUMENT SET
- IRON ROD FOUND (AS NOTED)
- IRON ROD WITH CAP FOUND (AS IDENTIFIED)
- ★ CUSTOM SPICLE FOUND
- IRON ROD WITH CAP STAMPED "AST" SET
- △ CALCULATED POINT
- SIDEWALK LOCATION
- ..... 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 - 159.845 ACRES  
 TRAVIS COUNTY, TEXAS  
 DOC. NO. 2005023278  
 O.P.R.T.C.T.

PORTION OF A  
 343.80 ACRE TRACT  
 CYPRESS RANCH, LTD.  
 DOC. NO. 200204884

ROUND TREE SURVEY NO. 68 ABST. NO. 269147572  
 FOR ARST. NO. 2500

SEE SHEET 3 OF 3 FOR CONTINUATION

TRAVIS COUNTY, TEXAS

SURVEY DATE: MARCH, 2011  
 SURVEYOR: PAUL C. SALAS, 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

SHEET 2  
 OF  
 3

TEXAS ENGINEERING SOLUTIONS  
  
 4401 W. BRIDGE BLVD  
 SUITE 200  
 FORT WORTH, TEXAS 76104  
 P: 817-335-2222  
 F: 817-335-2223  
 WWW.TESOL.COM

AST  
 ASTERIAL TECHNOLOGIES, L.L.C.  
 10000 W. BRIDGE BLVD  
 SUITE 200  
 FORT WORTH, TEXAS 76104  
 P: 817-335-2222  
 F: 817-335-2223  
 WWW.AST.COM