



Item 5

Travis County Commissioners Court Agenda Request

Meeting Date: April 16, 2013

Prepared By: Tim Pautsch **Phone #:** 854-7689

Division Director/Manager: Anna Bowlin - Division Director Development Services and Long Range Planning

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 49 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 49 Block A, \$723.36, 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 Long Range Planning	TNR	854-7561
Stacey Scheffel	Permits Program Manager Floodplain	TNR	854-7565

50

	Administrator		

CC:

Tim Pautsch	Engineering Specialist	TNR	854-7689

: :
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: \$ 723,361 ADDRESS: 21901 Loop West R.S

SUBDIVISION: West Cypress Hills
LOT: 49 BLOCK: A SECT.: 4A

DATE OF POSTING: 3/20/2013

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.

Cash Security Agreement - Sidewalks
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DEVELOPER/BUILDER

BY: *Amy Brooks*

PRINT: Amy Brooks

TITLE: Office Administrator

PHONE: 512-834-8429 x108-113

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

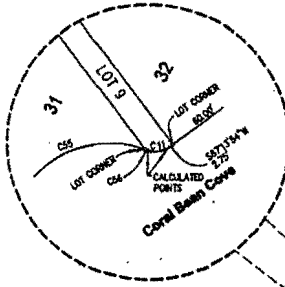
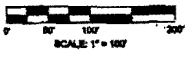
Date

SW FISCAL West Cypress Hills 4A

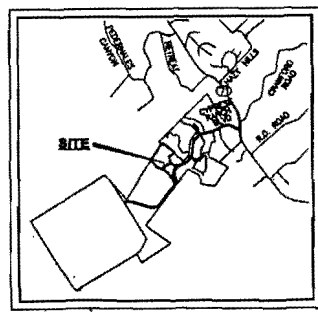
SW FISCAL WEST CYPRESS HILLS 4A				7/11/2012				
LOT	BLOCK	WIDTH	SW FISCAL	BUILDER	FISCAL RECEIVED	RAS	NOTES	
29	A		\$0.00	Developer			Amenity Lot	
30	A	76.14	\$553.68	MILESTONE	BOND 61460904			
31	A	60.00	\$720.00	MILESTONE	BOND 61460904			
32	A	60.01	\$720.12	MILESTONE	BOND 61460904			
33	A	60.00	\$720.00	HIGHLAND	6/22/2012			
34	A	60.00	\$720.00					
35	A	68.31	\$819.72	MILESTONE	BOND 61460904			
36	A	103.13	\$1,237.56					
37	A	87.97	\$1,055.64					
38	A	60.00	\$720.00					
39	A	60.00	\$720.00					
40	A	60.00	\$720.00	MILESTONE	BOND 61460904			
41	A	60.00	\$720.00	MILESTONE	BOND 61460904			
42	A	60.00	\$720.00					
43	A	60.00	\$720.00					
44	A	79.17	\$950.04					
45	A	79.17	\$950.04					
46	A	79.17	\$950.04	MILESTONE	BOND 61460904			
46	A		\$0.00	Developer			Amenity Lot	
47	A	60.24	\$722.88	MILESTONE	BOND 61460904			
48	A	60.00	\$720.00	MILESTONE	BOND 61460904			
49	A	60.28	\$723.36					
10	C	86.21	\$1,034.52	MILESTONE	BOND 61460904			
11	C	60.00	\$720.00					
12	C	60.00	\$720.00	HIGHLAND	6/21/2012			
13	C	61.00	\$732.00					
14	C	50.16	\$601.92	MILESTONE	BOND 61460904			
15	C	51.06	\$612.72	MILESTONE	BOND 61460904			
22	C	60.00	\$720.00	MILESTONE	BOND 61460904			
23	C	60.00	\$720.00	MILESTONE	BOND 61460904			
24	C	60.00	\$720.00					
25	C	60.00	\$720.00					
26	C	60.00	\$720.00	HIGHLAND	7/3/2012			
27	C	39.53	\$474.36	MILESTONE	BOND 61460904			
28	C	39.53	\$474.36					
41	C		\$0.00	Developer			Amenity Lot	
ALL OTHER LOTS NOT LISTED DO NOT REQUIRE SW FISCAL								
\$24,996.96 TOTAL SW FISCAL REQUIRED								
-\$2,160.00 HIGHLAND SW FISCAL RECEIVED								
\$22,836.96 SW FISCAL NEEDED								
\$10,953.96 MILESTONE BOND				BOND 61460904				

20110616

CITY OF AUSTIN LAND INFORMATION SERVICES
 ADDRESSED BY DMC DATE 11/22/11
 GRID WS30 PLAT # 14039
 ADDRESS QUESTIONS, CALL 612-490-2797



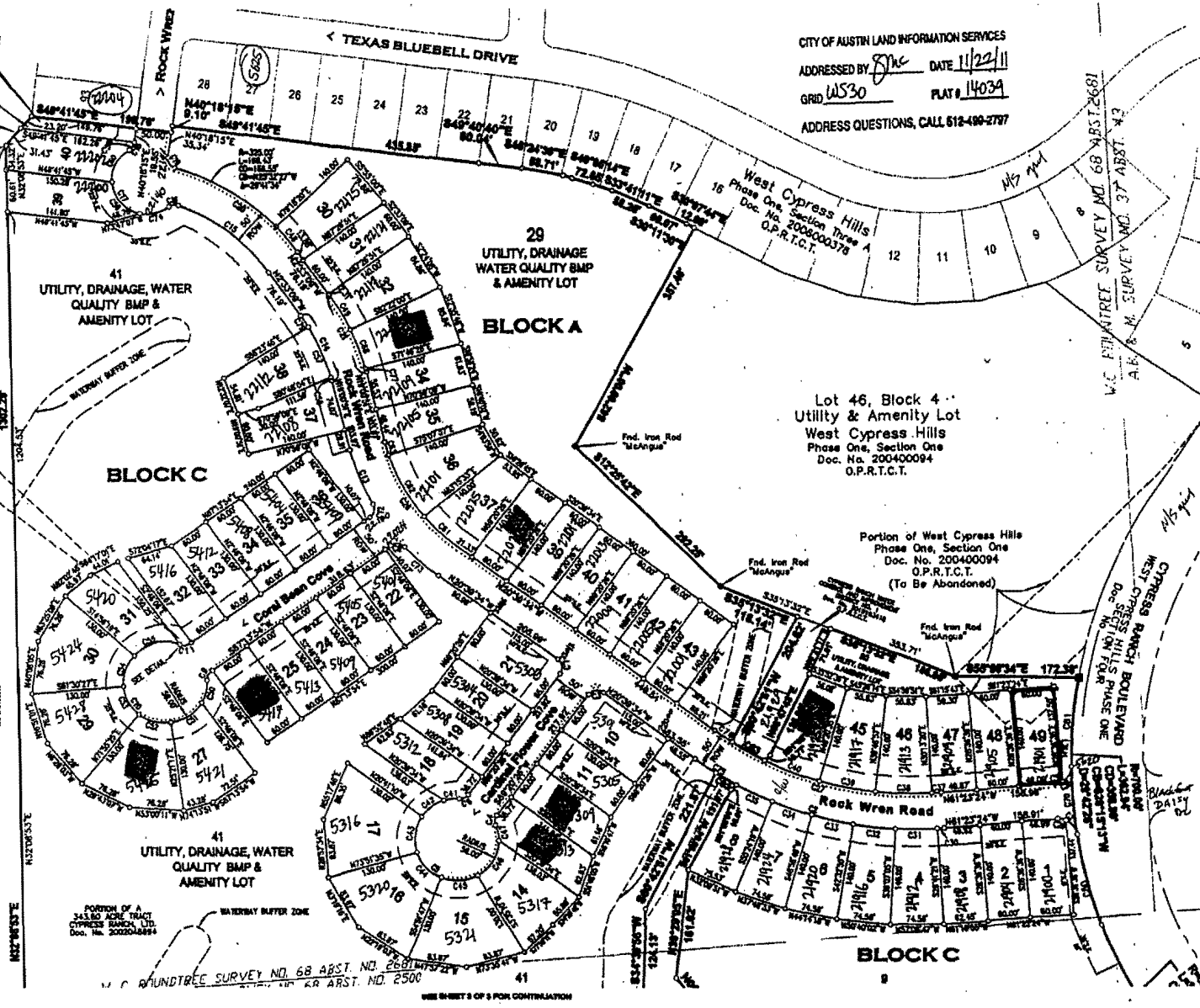
DETAIL



LOCATION MAP
NOT TO SCALE

LEGEND

- CONCRETE MONUMENT SET
- IRON ROD FOUND (AS NOTED)
- IRON ROD WITH CAP FOUND (AS IDENTIFIED)
- ★ COTTON SPINDLE FOUND
- IRON ROD WITH CAP STAMPED "AST" SET
- △ CALCULATED POINT
- SIDEWALK LOCATION
- S.E. SLOPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- V.W.S.E. VARIABLE WIDTH SLOPE EASEMENT
- OPRTCT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS



SEE SHEET 3 OF 3 FOR CONTINUATION

TRAVIS COUNTY, TEXAS	
TEXAS ENGINEERING SOLUTIONS	SURVEY DATE: MARCH, 2011
	SURVEYOR: PAUL C. SAUVE, RPLS# 2316
	TECHNICIAN: PCE
	FIELDBOOK: FIELDBOOK
	JOB NUMBER: 1108
	DESCRIPTION: N/A
	CLIENT: CYPRESS RANCH, LTD
	PLAT DATE:

WEST CYPRESS HILLS PHASE ONE, SECTION 4A