



Item 10

Travis County Commissioners Court Agenda Request

Meeting Date: May 21, 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 Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on a Cash Security Agreement with Gehan Homes LTD., for additional sidewalk fiscal for Commons at Rowe Lane IIIA, in Precinct One.

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:

Gehan Homes LTD., proposes to use this additional Cash Security Agreement, as follows: Section IIIA , \$7,500.00, 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 Long Range Planning	TNR	854-7561
Stacey Scheffel 55	Permits Program Manager Floodplain	TNR	854-7565

	Administrator		

CC:

Tim Pautsch	Engineering Specialist	TNR	854-7689

: :

1101 - Development Services Long Range Planning - Commons at Rowe Lane IIIA

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT - SIDEWALKS

TO: Travis County, Texas

DEVELOPER/BUILDER: Gehan Homes_

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$ 7500.00

ADDRESS: _____ LOT: _____ BLOCK: _____

SUBDIVISION: Commons of Rowe Lane Section 3A_

DATE OF POSTING: The 26 Day of April, 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 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: _____

PRINT: Justin Eicher _____

TITLE: Austin Division President _____

PHONE: 512.330.9366 _____

COMPANY NAME & ADDRESS

Gehan Homes

3815 S. Capital of TX Hwy, Suite 275

Austin TX 78704

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____

Date

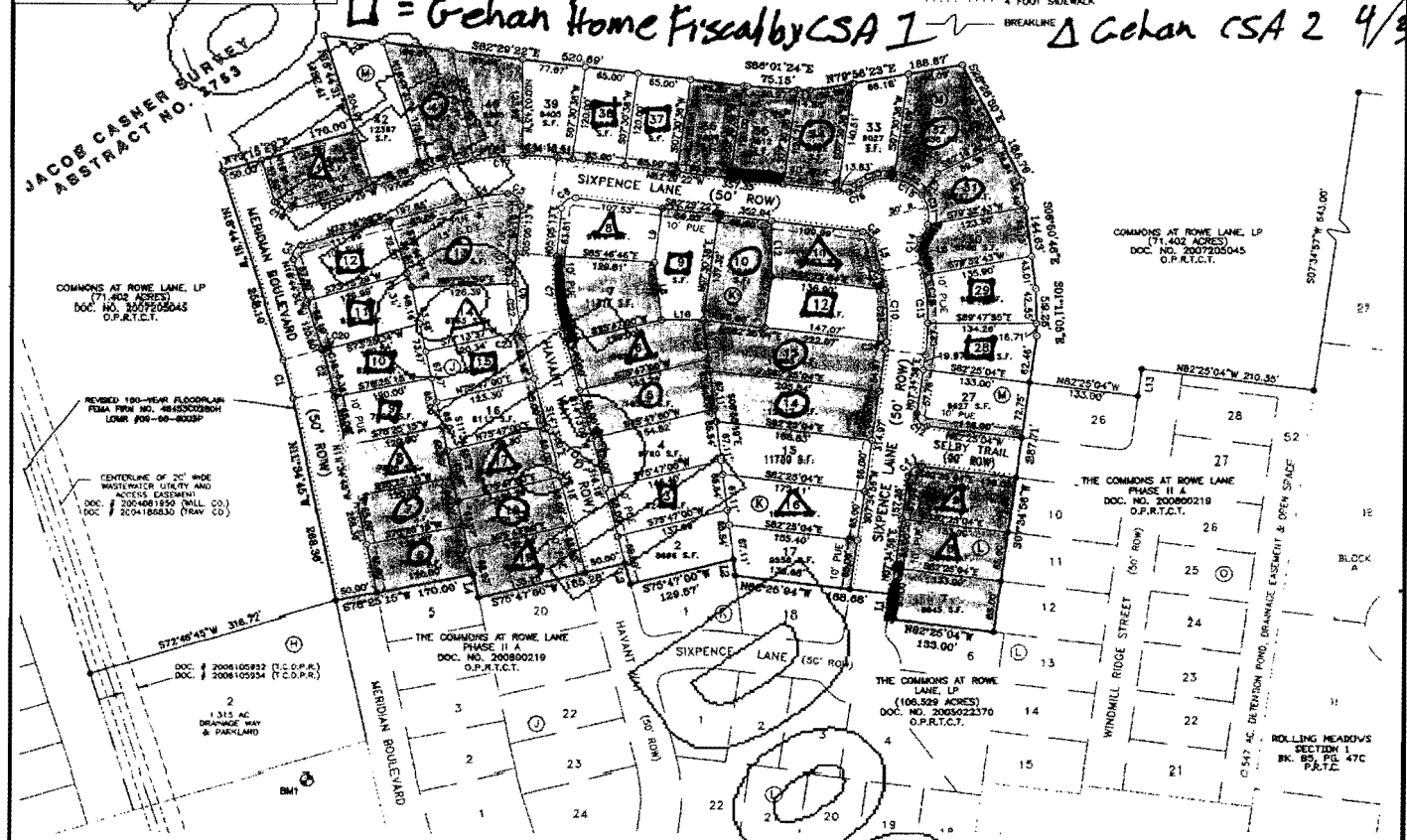
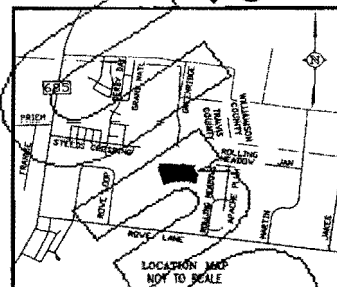
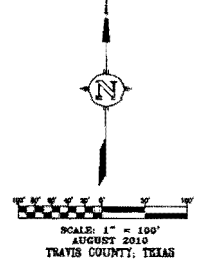
COUNTY JUDGE, TRAVIS COUNTY, TEXAS

Date

FINAL PLAT THE COMMONS AT ROWE LANE PHASE III-A

Highland Homes Side walk Fiscal O = Received Fiscal = RAS complete □ = Gehan Home Fiscal by CSA 1

- LEGEND 1/2" IRON ROD FOUND 1/2" IRON ROD WITH CAP SET CONCRETE MONUMENT SET BENCHMARK RIGHT-OF-WAY BUILDING SETBACK LINE PUBLIC UTILITY EASEMENT SIGHT DISTANCE EASEMENT SQUARE FEET BLOCK LETTER R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS 4 FOOT SIDEWALK BREAKLINE



LINE TABLE with columns: LINE, BEARING, LENGTH, LEGEND. Lists lines 1 through 13 with their respective bearings and lengths.

ACREAGE table listing areas for Block K, Block L, Block M, Selby Trail, and Right-of-Way, with a total acreage of 13.771 AC.

LINEAR FEET OF NEW STREETS table listing Sixpence Lane, Havant Way, Selby Trail, and Meridian Boulevard with their respective Right-of-Way (ROW) and Linear Feet (L.F.).

OWNER/SUBDIVIDER: THE COMMONS AT ROWE LANE, LP 2280 WEST 5TH STREET, SUITE A FORT WORTH, TEXAS 76107 PHONE: (817)332-9800 FAX: (817)332-1400 ACREAGE: 13.771 AC. SURVEY: JACOB CASNER SURVEY A-2753 NUMBER OF BLOCKS: 4 NUMBER OF LOTS: 30 LINEAR FEET OF NEW STREETS: 2440 L.F. DATE: AUGUST, 2010 SURVEYOR: ZAMORA, L.L.C. (ZNA) 1435 SOUTH LOOP 4 BUDA, TEXAS 78610 PHONE: (512)295-5201 FAX: (512)295-8091 ENGINEER: GRAY + JANSING & ASSOCIATES, INC. 8217 BRAD CREEK BLVD., SUITE 200 AUSTIN, TEXAS 78757-7592 PHONE: (512)402-0371 FAX: (512)404-9633

Table with columns: CURVE, LENGTH, BEARING, DISTANCE, CHORD BEARING, CHORD. Lists curve data for lines C1 through C36.

LAND USE: SINGLE FAMILY LOTS- 50. SUMMARY: RESIDENTIAL LOTS- 50. TOTAL AREA OF RESIDENTIAL LOTS AND LOCAL AND COLLECTOR STREETS: 13.771 AC.

BENCHMARK LIST. BM#1: COTTON SPINDLE SET IN THE SOUTHWEST CORNER OF A 13' LINE OAK. APPROX. 700' NORTH OF INTERSECTION OF WINDMILL RANCH AVE. & COMMONS PARWAY. NORTHING= 10,182,758.15 EASTING= 3,167,197.81 ELEV.= 687.87. BM#2: ARROW MARK IN CONCRETE ON NORTH EDGE OF WASTEWATER MANHOLE LIP. NORTHING= 10,184,130.40 EASTING= 3,186,557.76 ELEV.= 685.10.

Table with columns: DATE, BY, REVISIONS. Includes a large 'ZWA' watermark.

GRAY + JANSING & ASSOCIATES, INC. Consulting Engineers 8217 Brad Creek Blvd., Suite 200 Austin, Texas 78757-7592 (512)402-0371 FAX (512)404-9633 TRPV PERM # 2946

ZWA Zamora, L.L.C. Professional Land Surveyors 1435 South Loop 4 Buda, Texas 78610 Tel (512) 295-5201 Fax (512) 295-8091. Includes a map of Texas and a 'SHEET 1 OF 2' indicator.