



Travis County Commissioners Court Agenda Request

Meeting Date: November 19, 2013

Prepared By: Tim Pautsch, Engineer Specialist

Phone #: (512) 854-7689

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

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 sidewalk fiscal for Commons at Rowe Lane IIIB, 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 Cash Security Agreement for selected lots, as follows: Commons at Rowe Lane IIIB, \$13,912.08, 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 lots

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director of Development Services Long Range Planning	TNR	(512) 854-7561

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT - SIDEWALKS

TO: Travis County, Texas

DEVELOPER/BUILDER: Gehan Homes, LTD.

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$ 13912.08

SUBDIVISION: Commons at Rowe Lane 3B

DATE OF POSTING: 10/25/13

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: TOM STEVENSON

TITLE: OPERATIONS MGR

PHONE: 512 748 4157

COMPANY NAME & ADDRESS

Gehan Homes, LTD.

3815 S. Capital of Texas Hwy, Suite 275

Austin, TX 78704

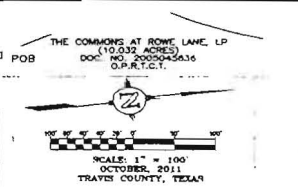
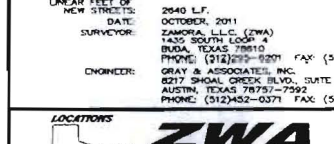
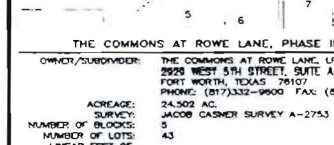
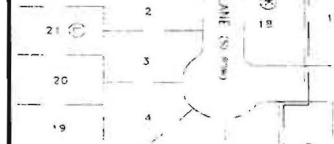
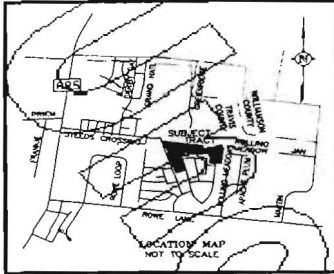
APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____

Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

Date

**FINAL PLAT
THE COMMONS AT ROWE LANE
PHASE III B**



- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH CAP SET
 - CONCRETE MONUMENT SET
 - ⊕ BENCHMARK
 - SIDEWALK
 - ROW FRONT-OF-WAY
 - BL BUILDING SETBACK LINE
 - SF SQUARE FEET
 - POB POINT OF BEGINNING
 - PUE PUBLIC UTILITY EASEMENT
 - Ⓐ BLOCK LETTER
- R.P.R.T.C.T. REAL PROPERTY RECORDS
T.R.A.V.I.S. COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
T.R.A.V.I.S. COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS
T.R.A.V.I.S. COUNTY, TEXAS

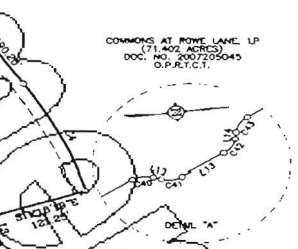
- BENCHMARK LIST**
- BM#1: COTTON SPINDLE SET IN THE SOUTHWEST BASE OF A 13" LIVE OAK, APPROX. 700' NORTH OF INTERSECTION OF WINDMILL RANCH AVE. & COMMONS PARKWAY
NORTHING= 10,152,756.13
EASTING= 1,187,187.81
ELEV.= 887.87
- BM#2: ARROW MARK IN CONCRETE ON NORTH EDGE OF WASTEWATER MANHOLE LIP
NORTHING= 10,154,130.49
EASTING= 1,186,557.76
ELEV.= 895.10

- LAND USE**
- SINGLE FAMILY LOTS= 36
 - DRAINAGE ESMT & PARKLAND LOTS= 2
 - DRAINAGE ESMT & OPEN SPACE LOTS= 2
 - DETENTION POND, DRAINAGE ESMT & OPEN SPACE LOTS= 1
- CUMULATIVE DENSITY CALCULATIONS**
- TOTAL NUMBER OF RESIDENTIAL UNITS= 36
TOTAL AREA OF RESIDENTIAL LOTS AND LOCAL AND COLLECTOR STREETS= 10,635 AC.

ACREAGE	ACRES
BLOCK H	6,904 AC
BLOCK N	4,814 AC
BLOCK S	4,208 AC
BLOCK P	1,392 AC
RIGHT-OF-WAY	3,243 AC
TOTAL ACREAGE	24,561 AC

WIDTHS FEET OF NEW STREETS

STREET	ROW	WIDTH
WINDY VANE DRIVE	60' ROW	146.4' L.F.
WINDMILL RIDGE STREET	50' ROW	691' L.F.
WINDMILL BOULEVARD	50' ROW	325' L.F.
CRESTED VANE DRIVE	50' ROW	190' L.F.
TOTAL		2640' L.F.



THE COMMONS AT ROWE LANE, PHASE III B

OWNER/SUBDIVIDER:
2828 WEST 5TH STREET, SUITE A
FORT WORTH, TEXAS 76107
PHONE: (817)332-9600 FAX: (817)332-1400

ACREAGE:
24.502 AC
JACOB CASNER SURVEY A-2753

SURVEY:
NUMBER OF BLOCKS:
NUMBER OF LOTS:
LINEAR FEET OF NEW STREETS:
DATE:
DATE SURVEYED:
SURVEYOR:
ENGINEER:

THE COMMONS AT ROWE LANE, PHASE III A

DOC. NO. 200902219
O.P.R.T.C.T.

THE COMMONS AT ROWE LANE, PHASE II A

DOC. NO. 200902219
O.P.R.T.C.T.

THE COMMONS AT ROWE LANE, PHASE II B

DOC. NO. 200902219
O.P.R.T.C.T.

THE COMMONS AT ROWE LANE, PHASE I A

DOC. NO. 200902219
O.P.R.T.C.T.

THE COMMONS AT ROWE LANE, PHASE I B

DOC. NO. 200902219
O.P.R.T.C.T.

ZWA
Zamora, L.L.C.
Professional Land Surveyors
1636 South Loop A, P.O. Box 1030, Buena, Texas 78003
Tel (214) 295-6201 • Fax (214) 295-6091

GRAY & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7592
(512)452-0371 FAX(512)454-9933
TYPE PERM # 2946

SHEET

2	TECH: SEGURA	SURV: GRZ
of	DATE: OCTOBER, 2011	SCALE: 1" = 100'
4	DRAWING FILE: 11-1002-11 CARL B-B SHEETS 1-3.0WD	
	PROJECT: COMMONS @ ROWE LANE - PHASE III-B	
	JOB NO: 11-1002-11	