



## Travis County Commissioners Court Agenda Request

**Meeting Date:** November 26, 2013

**Prepared By:** Tim Pautsch, Engineer Specialist **Phone #:** (512) 854-7689

**Division Director/Manager:** Anna Bowlin - Division Director of 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 2010 Shadowglen, LLC., for sidewalk fiscal for Shadowglen Phase 2 Section 14A & 15B , 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:

2010 Shadowglen, LLC., proposes to use this Cash Security Agreement for selected lots, as follows: Shadowglen Phase 2 Section 14A & 15B, \$2,038.44, 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
Stacey Scheffel	Permits Program Manager	TNR	(512) 854-7565

	Floodplain Administrator		

**CC:**

Tim Pautsch	Engineering Specialist	TNR	(512) 854-7689

**TP:AB:tp**

**1101 - Development Services Long Range Planning - Shadowglen Section 14A**

**1101 - Development Services Long Range Planning - Shadowglen Section 15B**

§ EXHIBIT 82.401 (C)

**CASH SECURITY AGREEMENT - SIDEWALKS**

TO: Travis County, Texas  
DEVELOPER/BUILDER: 2010 Shadowglen, LLC  
ESCROW AGENT: Travis County Treasurer  
AMOUNT OF SECURITY: \$2,038.44 - \$12 X 169.87 FT = \$2,038.44

ADDRESS:        LOT: 11        BLOCK: C        SECTION: 14A  
                      LOT: 59        BLOCK: C        SECTION: 15B  
                      LOT: 60        BLOCK: C        SECTION: 15B

SUBDIVISION:    SHADOWGLEN

DATE OF POSTING:        The 6 Day of November, 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.

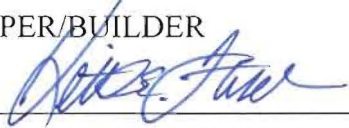
Cash Security Agreement - Sidewalks

Page 2

DEVELOPER/BUILDER

COMPANY NAME & ADDRESS

BY:



2010 SHADOWGLEN, LLC

PRINT:

**KEITH E. FASELER  
DIVISION PRESIDENT**

7676 WOODWAY, SUITE 104

TITLE:

**LAND DEVELOPMENT**

Houston, TX 77063

PHONE:

713-917-9728

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

Date

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

\_\_\_\_\_  
Date

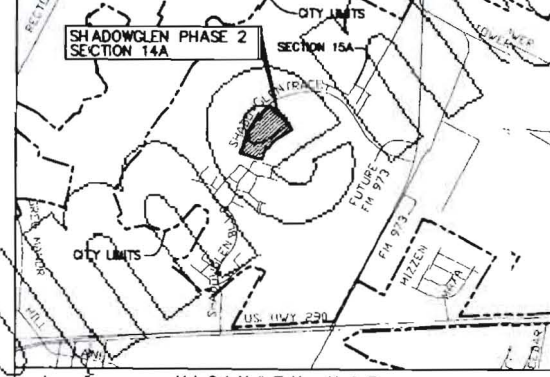
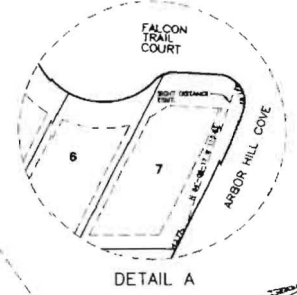
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10/23/06

PHOTOGRAPHIC COPY

- NOTES:
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DESIGN GUIDELINES OF SHADOWGLEN RESIDENTIAL COMMUNITIES, LTD AND HIS/HER ASSIGNS.
  - LOT SETBACK REQUIREMENTS  
FRONT YARD SETBACK 20 FT. FOR IRREGULARLY SHAPED LOTS  
25 FT. FOR ALL OTHER LOTS  
SIDE YARD SETBACK 5 FT.  
STREET SIDE YARD SETBACK 15 FT.  
REAR YARD SETBACK 10 FT.
  - WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY TRAVIS COUNTY MUD NO. 2
  - A 15' ELECTRICAL, NATURAL GAS, PROPANE, CABLE T.V., TELEPHONE, AND INTERNET EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS-OF-WAY.



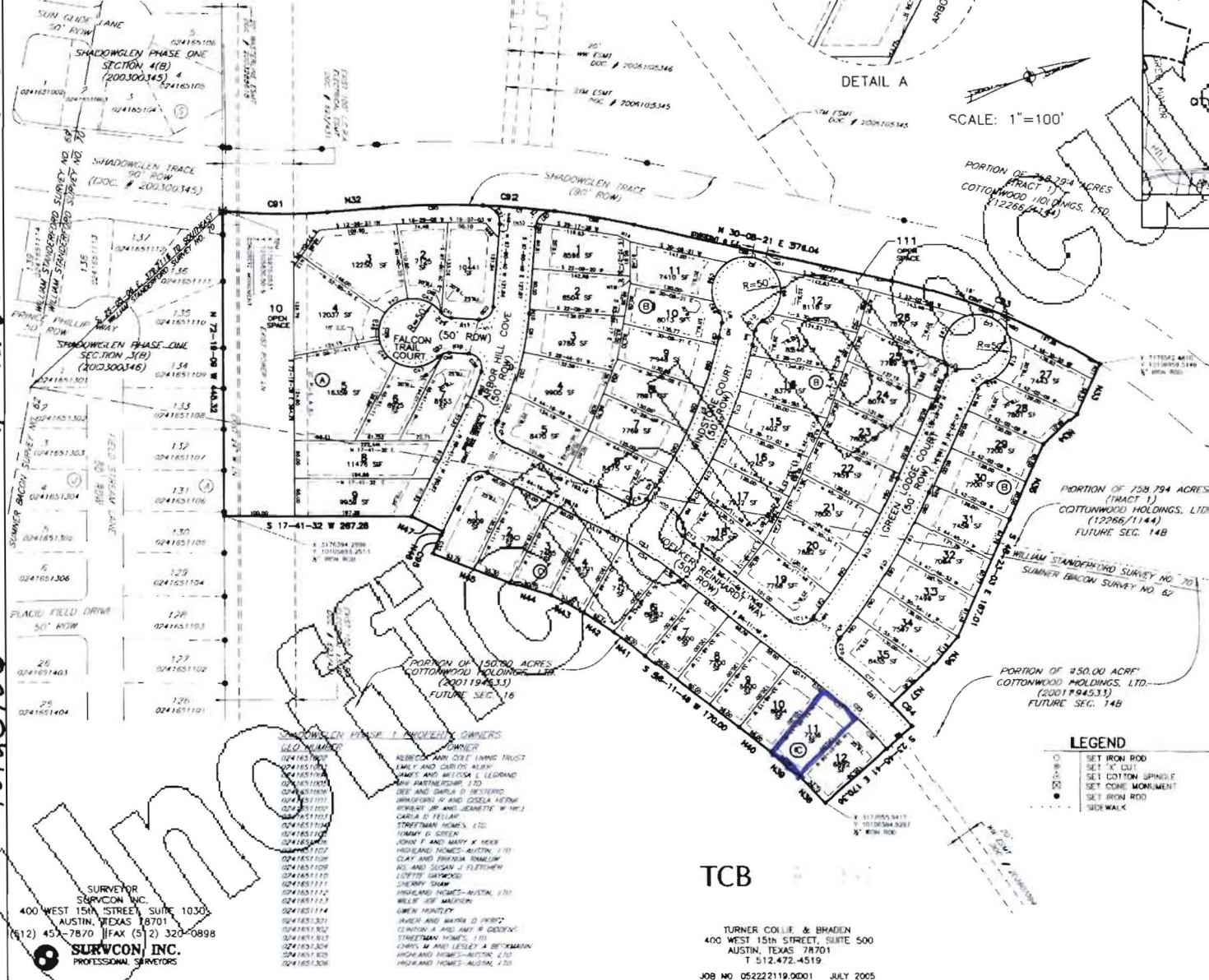
SCALE: 1"=100'

VICINITY MAP  
SCALE: 1"=2000'

PROPOSED ACREAGE AND USAGE	
NEW STREETS	LINEAR FEET
ARBOR HILL COVE	487.83
VOLKLER REINHARDT WAY 758.65	
WINSTONE COURT	384.84
GREEN LODGE COURT	511.45
FALCON TRAIL COURT	136.47
TOTAL	2279.25

LOTS	ACRES	DESCRIPTION / USE
9	2.189	RESIDENTIAL LOTS BLOCK DOK A
35	8.403	RESIDENTIAL LOTS BLOCK DOK B
12	1.982	RESIDENTIAL LOTS BLOCK DOK D
TOTAL 56	10.574	
1	410	OPEN SPACE " 111 "
TOTAL 7	1.212	OPEN SPACE " 10 "
TOTAL 58	12.196	ACRES
TOTAL	15.102	ACRES



SURVEYOR  
SURVCON INC.  
400 WEST 15TH STREET, SUITE 1030  
AUSTIN, TEXAS 78701  
(612) 457-7870 || FAX (512) 320-0898  
**SURVCON INC.**  
PROFESSIONAL SURVEYORS

TURNER COLLIE & BRADEN  
400 WEST 15TH STREET, SUITE 500  
AUSTIN, TEXAS 78701  
1-512-472-4519  
JOB NO. 05222119.0001 JULY 2005

**SHADOWGLEN PHASE 2  
SECTION 14A  
FINAL PLAT**

15.102 TOTAL ACRES OUT OF 758.794 ACRES  
OF THE COTTONWOOD HOLDINGS, LTD. (12266/1144.44)  
AND 150 ACRES OF THE COTTONWOOD HOLDINGS, IS,  
LTD. (20011945.33).

58 LOTS - 3 BLOCKS

OWNER:  
SHADOWGLEN RESIDENTIAL COMMUNITY, LTD  
7878 WOODWAY, SUITE 104  
HOUSTON, TEXAS 77063  
PHONE (713) 852-8787  
FAX (713) 974-2864

2006.0.0.332

\$92.00

10/23/06

PHOTOGRAPHIC YEAR

PORTION OF 150.00 ACRES  
COTTONWOOD HOLDINGS, LTD.  
(2001194533)

REMAINDER OF  
15.00 ACRES  
CLUIDE R. NICHOLS  
(2000046322)

SHADOWGLEN PHASE 2  
SECTION 15B

SCALE: 1"=100'

VICINITY MAP  
SCALE: 1"=2000'

LEGEND

- 1" SET IRON ROD
- 2" SET 3" X 3" FOOT
- SET COTTON PICKER SPINDLE
- SET CONCRETE MONUMENT
- FOUNDER IRON ROD
- SIDEWALK

LOT AREAS

BLOCK C		BLOCK D		BLOCK E	
#	AREA	#	AREA	#	AREA
35	7493 SF	5	5302 SF	1	8018 SF
36	6074 SF	5	5297 SF	2	6350 SF
37	5400 SF	6	5292 SF	3	6300 SF
38	5400 SF	7	5288 SF	4	5625 SF
39	5400 SF	8	5281 SF	5	5625 SF
40	5400 SF	9	5276 SF	6	5625 SF
41	5400 SF	10	5270 SF	7	5625 SF
42	5400 SF	11	5265 SF	8	5625 SF
43	6514 SF	12	5259 SF	9	5625 SF
44	7006 SF	13	5254 SF	10	5625 SF
45	5802 SF	14	5249 SF	11	8790 SF
46	5802 SF	15	5250 SF	12	7303 SF
47	5802 SF	16	6838 SF	13	5540 SF
48	5257 SF	17	11753 SF	14	5540 SF
49	6923 SF	18	7147 SF	15	5540 SF
50	9214 SF	19	5449 SF	16	5540 SF
51	7725 SF	20	8075 SF	17	5540 SF
52	9578 SF	21	6075 SF	18	5540 SF
53	9408 SF	22	8075 SF	19	5540 SF
54	7338 SF	23	8075 SF	20	5540 SF
55	7472 SF	24	8075 SF	21	8156 SF
56	5400 SF	25	6075 SF	22	7917 SF
57	5400 SF	26	6075 SF		
58	5482 SF	27	6075 SF		
59	6611 SF	28	6075 SF		
60	5480 SF	29	6075 SF		
		30	6075 SF		
		31	6075 SF		
		32	6075 SF		
		33	6075 SF		
		34	6075 SF		
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		56	6075 SF		
		57	6075 SF		
		58	6075 SF		
		59	6075 SF		
		60	6075 SF		

109.5069 ACRES  
(TRACT 1 OF 4)  
COTTONWOOD HOLDINGS, LTD.  
(1999115220)

109.5069 ACRES  
(TRACT 1 OF 4)  
COTTONWOOD HOLDINGS, LTD.  
(1999115220)

- NOTES:
- BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DESIGN GUIDELINES OF SHADOWGLEN LEN RESIDENTIAL COMMUNITIES, LTD AND HIS/HER ASSIGNEE.
  - LOT SETBACK REQUIREMENTS:  
FRONT YARD SETBACK 20 FT. FOR IRREGULARLY SHAPED LOTS  
25 FT. FOR ALL OTHER LOTS  
SIDE YARD SETBACK 5 FT.  
STREET SIDE YARD SETBACK 15 FT.  
REAR YARD SETBACK 10 FT.
  - WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY WILBARGER CREEK MUD NO. 12, I.
  - A 15' ELECTRICAL, NATURAL GAS, PROPANE, CABLE T.V., TELEPHONE, INTERNET EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.

PROPOSED ACREAGE AND USAGE

NEW STREETS	LINEAR FEET	ACRES	DESCRIPTION / USE
CROWNSTONE LANE		541.19	
PECANGATE WAY		1431.48	
OAKLYNN COURT		269.61	
TOTAL		2242.28	2.840 ACRES

LOTS	ACRES	DESCRIPTION / USE
26	3.891	RESIDENTIAL LOTS BLOCK C C
35	4.879	RESIDENTIAL LOTS BLOCK D D
22	3.032	RESIDENTIAL LOTS BLOCK E E
TOTAL 83	11.802	ACRES
1	0.088	OPEN SPACE 39 BLOCK D D
1	0.307	OPEN SPACE 68 BLOCK C C
1	2.222	OPEN SPACE 1 BLOCK D D
TOTAL 3	0.622	ACRES
TOTAL 86	12.424	ACRES
TOTAL	15.264	ACRES

SHADOWGLEN PHASE 22  
SECTION 15B  
FINAL PLAT

15.264 TOTAL ACRES OUT OF 109.5069 ACRES (S OF THE COTTONWOOD HOLDINGS, LTD. (199911522220).

86 LOTS 3 BLOCKS

OWNER:  
SHADOWGLEN RESIDENTIAL COMMUNITY, LTD  
7878 WOODWAY, SUITE 104  
HOUSTON, TEXAS 77063  
PHONE (713) 852-8767  
FAX (713) 974-2964

TCB

TURNER COLLIE & BRANDEN  
400 WEST 15th STREET, SUITE 500  
AUSTIN, TEXAS 78701  
T 512.472.4519