



## Travis County Commissioners Court Agenda Request

**Meeting Date:** November 26, 2013

**Prepared By:** Paul Scoggins, Engineering Specialist **Phone #:** (512) 854-7619

**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 Daugherty, Precinct Three

**AGENDA LANGUAGE:** Consider and take appropriate action on a Cash Security Agreement with R. C. Travis, LP for Rocky Creek Ranch, Section 2 - a subdivision in Precinct Three.

### **BACKGROUND/SUMMARY OF REQUEST:**

Rocky Creek Ranch, Section 2 was accepted for maintenance on October 30, 2012 and has since ended its warranty period. However, fiscal in the amount of \$10,000.00 is required to remain posted for environmental and sedimentation controls. The developer requests to enter into a Cash Security Agreement with Travis County for the required fiscal.

### **STAFF RECOMMENDATIONS:**

The request has been reviewed by TNR staff and staff finds the use of the subject agreement meets all Travis County standards. As such, TNR staff recommends the approval of the proposed motions.

### **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

**REQUIRED AUTHORIZATIONS:**

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

**CC:**


**TP:AB:tp**

**1101 - Development Services Long Range Planning - Rocky Creek Ranch, Section 2**

R§ EXHIBIT 82.401 (C)

**CASH SECURITY AGREEMENT**

TO: Travis County, Texas

DEVELOPER: RC Travis, LP

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$10,000.00

SUBDIVISION: Rocky Creek Ranch Section 2

DATE OF POSTING:

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 CASH SECURITY AGREEMENT (this "Agreement"). Travis County (the "County") may draw on the account of the DEVELOPER 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 Improvements to current Travis County Standards for the Construction of Roads and Drainage in Subdivisions (the "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 prior to the EXPIRATION DATE to provide for the construction and completion of the street and drainage Improvements in the SUBDIVISION to current Travis County Standards for the construction of Roads and Drainage in Subdivisions ("the "Standards"), so that the Improvements are performing to the Standards upon the approval of the construction of the Improvements and the acceptance of the public Improvements by the Commissioners Court and at the end of the public Improvement construction Performance Period, which commences upon the acceptance.

Partial drafts and reductions in the amount of Security are permitted. Upon the acceptance of the Improvements, the Security will be reduced to ten percent of the cost of the public Improvements. 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 the written consent of the DEVELOPER and the COUNTY.

**DEVELOPER**

By:  \_\_\_\_\_

Name: Brian Carlock \_\_\_\_\_

Title: Senior Vice President \_\_\_\_\_

Date: 10/31/13 \_\_\_\_\_

**ADDRESS OF DEVELOPER**

Hillwood Communities \_\_\_\_\_

3090 Olive Street, Suite 300 \_\_\_\_\_

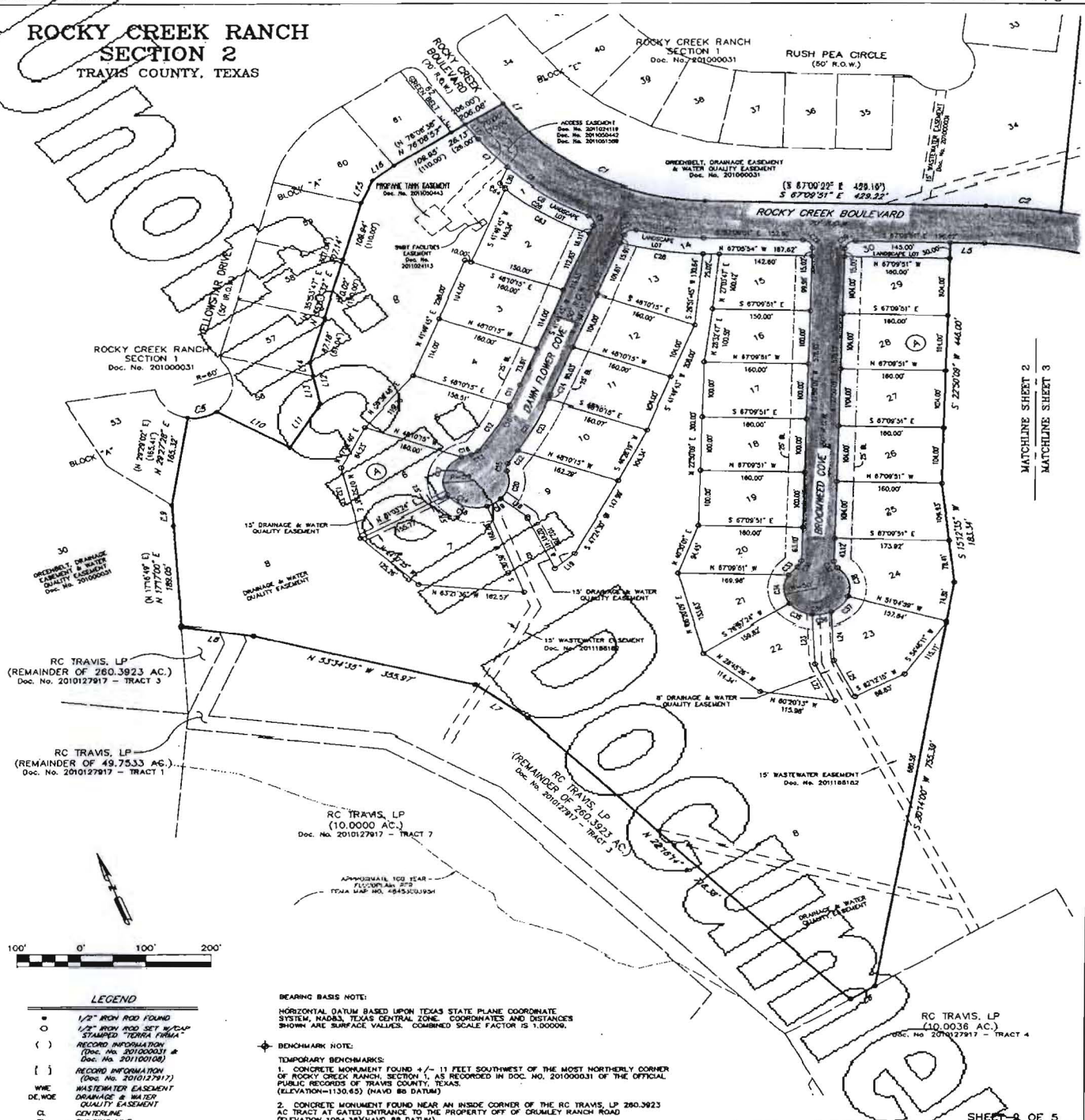
Dallas, Texas \_\_\_\_\_

Phone: 972-201-2932 \_\_\_\_\_

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

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

# ROCKY CREEK RANCH SECTION 2 TRAVIS COUNTY, TEXAS



MATCHLINE SHEET 2  
MATCHLINE SHEET 3



### LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/ CAP STAMPED "TERRA FIRMA"
- ( ) RECORD INFORMATION (Doc. No. 201000031 & Doc. No. 201100100)
- [ ] RECORD INFORMATION (Doc. No. 2010127917)
- WWE WASTEWATER EASEMENT
- D.E.W.Q.E. DRAINAGE & WATER QUALITY EASEMENT
- CL CENTERLINE
- BL BUILDING LINE

**BEARING BASIS NOTE:**  
HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.00009.

**BENCHMARK NOTE:**  
TEMPORARY BENCHMARKS:  
1. CONCRETE MONUMENT FOUND +/- 11 FEET SOUTHWEST OF THE MOST NORTHERLY CORNER OF ROCKY CREEK RANCH, SECTION 1, AS RECORDED IN DOC. NO. 201000031 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. (ELEVATION=1130.65) (NAVD 88 DATUM)  
2. CONCRETE MONUMENT FOUND NEAR AN INSIDE CORNER OF THE RC TRAVIS, LP 260.3923 AC TRACT AT GATED ENTRANCE TO THE PROPERTY OFF OF CRUMLEY RANCH ROAD (ELEVATION 1054.36)(NAVD 88 DATUM)

**SURVEYOR:**  
**terra firma** LAND SURVEYING  
1701 Directors Blvd., Suite 400 - Austin, Texas 78744 312/238-4375 Fax 312/440-2288

**ENGINEER:**  
**JC JONES & CARTER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
Texas Board of Professional Engineers Registration No. F-439  
1701 DIRECTORS BLVD., STE. 400  
AUSTIN, TEXAS 78744  
(512) 441-8462 (Phone)  
(512) 445-2288 (Fax)

SHEET 4 OF 5

FILE: J:\Projects\A558\010\Survey\Drawing Files\700\A558-010-700.dwg  
J:\Projects\A558\010\Survey\Job Files\A558-010-700.dwg

JOB NO: A558-010-700  
DATE: August 2, 2011  
SCALE: 1"=100'

DRAWN BY: MSC/A  
CHECKED BY: JAH  
REVIEWED: January 10, 2012

**ROCKY CREEK RANCH  
SECTION 2**

PHOTOGRAPHIC MYLAR

ROBERT ATLEE AYERS &  
VERA PATRICIA AYERS BOWEN  
(5345.6 AC)  
Vol. 11264, Pg. 49  
&  
Vol. 600, Pg. 24

# ROCKY CREEK RANCH SECTION 2 TRAVIS COUNTY, TEXAS



**LEGEND**

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET W/CAP
- STAMPED "TERRA FIRMA"
- RECORD INFORMATION  
(Doc. No. 201000031 &  
Doc. No. 201100108)
- [ ] RECORD INFORMATION  
(Doc. No. 2010127917)
- WWE WASTEWATER EASEMENT
- DE.WQE DRAINAGE & WATER QUALITY EASEMENT
- CL CENTERLINE
- BL BUILDING LINE

PATRICIA SHIELD AYERS,  
ROBERT ATLEE AYERS &  
VERA AYERS BOWEN  
(40.00 AC)  
Vol. 13352, Pg. 2555



RC TRAMS, LP  
(REMAINDER OF 260.3923 AC.)  
DOC. NO. 2010127917 - TRACT 3

**BEARING BASIS NOTE:**  
HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.00009.

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**SURVEYOR:**  
**terra firma** LAND SURVEYING  
1761 Bluebonnet Boulevard, Suite 408 - Austin, Texas 78744 - 512/336-8373 - Fax 512/449-2288

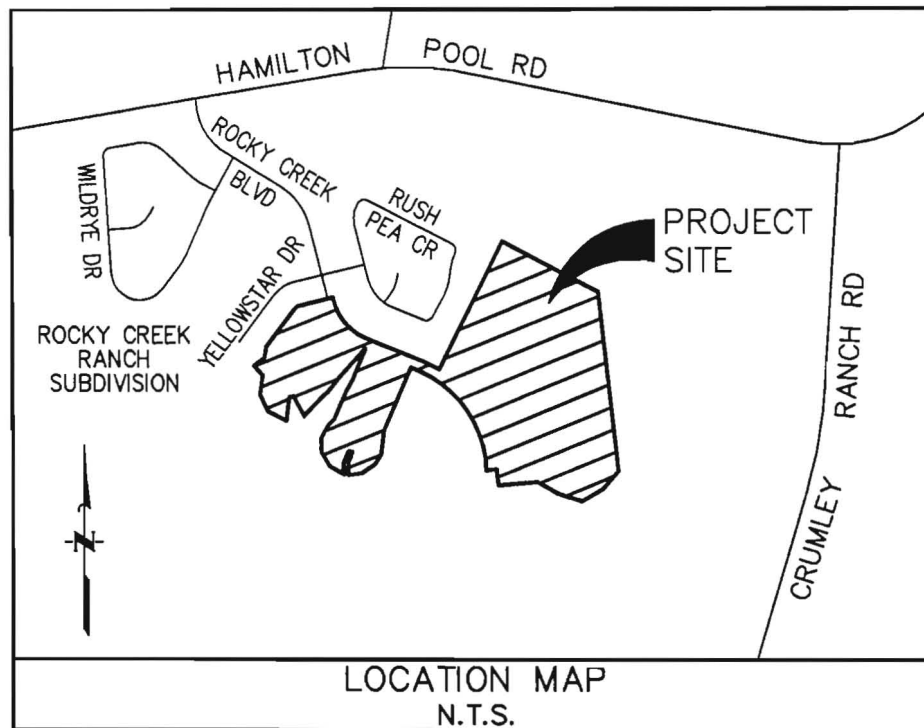
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AUSTIN, TEXAS 78744  
(512) 441-9483 (Phone)  
(512) 448-2288 (Fax)

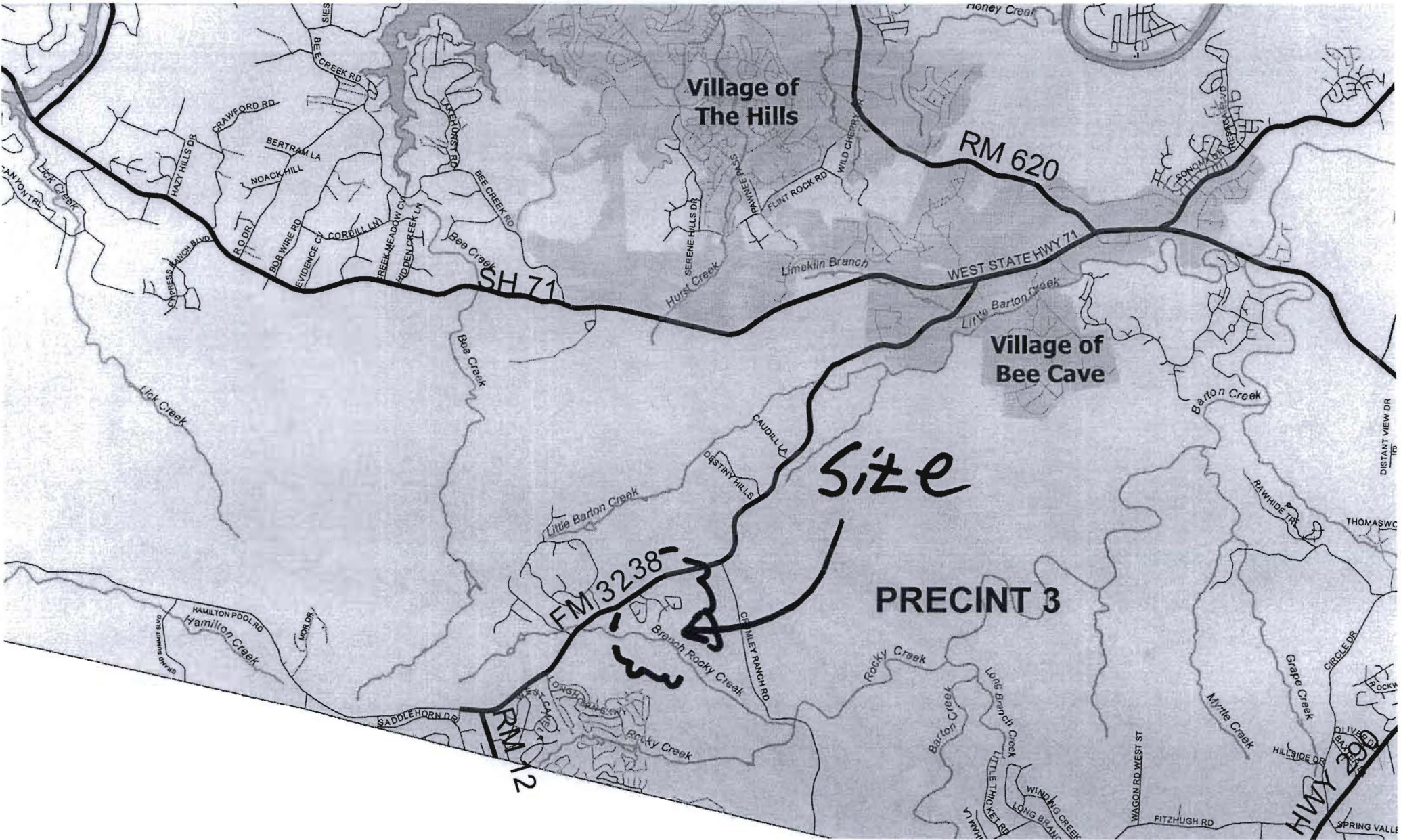
SHEET 3 OF 5

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DATE: August 2, 2011	CHECKED BY: JON
SCALE: 1"=100'	REVISION: 08/17/2012

**ROCKY CREEK RANCH  
SECTION 2**

# ROCKY CREEK RANCH SECTION 2 TRAVIS COUNTY, TEXAS





Village of  
The Hills

RM 620

SH 71

WEST STATE HWY 71

Village of  
Bee Cave

Site

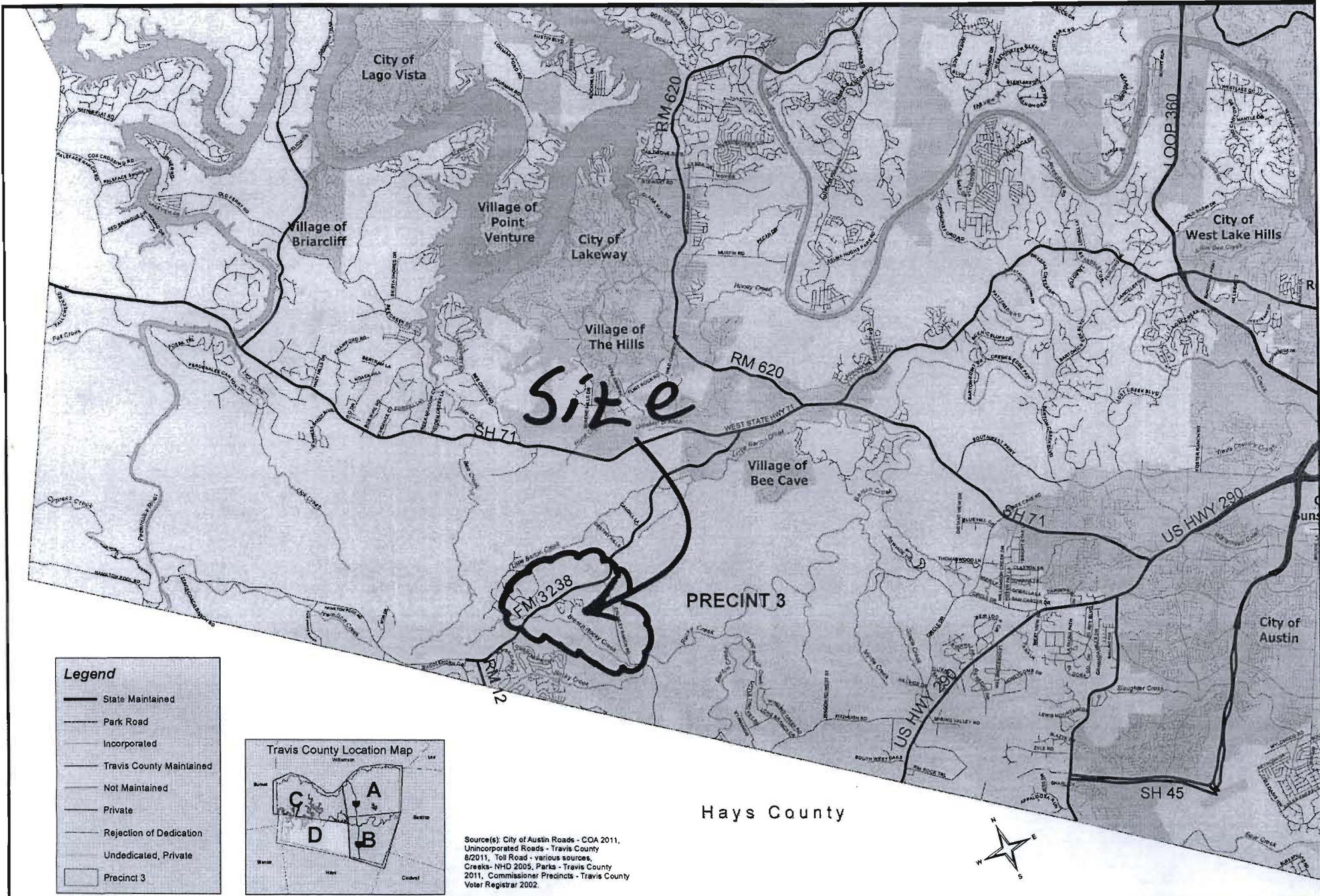
PRECINT 3

FM 3238

RM 12

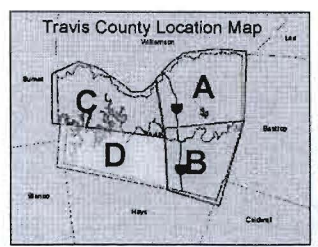
RM 29





**Legend**

- State Maintained
- Park Road
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Precinct 3

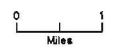


Source(s): City of Austin Roads - COA 2011,  
 Unincorporated Roads - Travis County  
 8/2011, Toll Road - various sources,  
 Creeks- NHD 2005, Parks - Travis County  
 2011, Commissioner Precincts - Travis County  
 Voter Registrar 2002.



Map Disclaimer: The data is provided "as is" with no warranties of any kind.

# Travis County Roadways, Map D



Map Prepared by: Travis County,  
 Dept. of Transportation & Natural  
 Resources. Date: 8/9/2011