



Travis County Commissioners Court Agenda Request

Meeting Date: December 17, 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 Grand Haven Homes, L.P., for sidewalk fiscal for Avalon Phase 2 for selected lots, 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:

Grand Haven Homes, L.P., proposed to use this Cash Security Agreement, as follows: Phase 2 selected lots, \$7,522.20, 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 - Avalon Ph 2

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT - SIDEWALKS

TO: Travis County, Texas

DEVELOPER/BUILDER: Grand Haven Homes, L.P.

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$ 7,512.20

ADDRESS: (see attached) LOT: _____ BLOCK: _____

SUBDIVISION: Avalon, Ph 2

DATE OF POSTING: The 15 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 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.

DEVELOPER/BUILDER

COMPANY NAME & ADDRESS

BY: ER

Grand Haven Homes

PRINT: ERIC ROBE

205 Wild Basin Road S. Bldg#1

TITLE: OFFICER

Austin, TX 78746

PHONE: (512) 472-1105

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____
Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

Date

Attachment

Addresses:

- 19413 Brent Knoll Drive (Lot 4, Block V)
- 19412 Morgana Drive (Lot 22, Block V)
- 19404 Morgana Drive (Lot 24 Block V)
- 3705 Glastonbury Trail (Lot 29 Block AA)
- 3701 Glastonbury Trail (Lot 30 Block AA)
- 19404 Brent Knoll Drive (Lot 2 Block U)
- 19416 Brent Knoll Drive (Lot 5 Block U)
- 19420 Brent Knoll Drive (Lot 6, Block U)

FINAL PLAT OF
**AVALON
PHASE 2**
TRAVIS COUNTY, TEXAS

LEGAL DESCRIPTION: AVALON - PHASE 2 - 23.87 ACRES

All that certain tract or parcel of land situated in Travis County, Texas, out of the Edword Flint Survey No. 11, Abstract No. 277 and being a portion of that tract described as 200 acres in a Deed granted to Carl H. Rinderknecht, et al, dated July 9, 1996, and recorded in Volume 12839, Page 448, Real Property Records Travis County, Texas and a portion of that tract described as all that tract described as "43 acre tract" in a Warranty Deed granted to Ronny Rinderknecht, et al, dated September 26, 1997, and recorded in Volume 13093, Page 49, of said real property records, and a portion of that tract described as "...80 acre tract..." in a Warranty Deed granted to Jan Barron, et al, dated September 26, 1997, and recorded in Volume 13093, Page 42, of said real property records and being a portion of that tract described as 45.00 acres in a Warranty Deed granted to Jeff Rinderknecht, et al, dated September 26, 1997, and recorded in Volume 13093, Page 56 of said real property records.

BENCH MARK:

3-inch diameter brass disk described "502080" set in the nose of the median curb at the intersection of Hidden Lake Drive and Kelly Lane. Elevation: 650.29' NAVD88

BLOCK	BLOCK ACREAGE	SINGLE FAMILY LOT	LANDSCAPE LOT	DRAINAGE EASEMENT
AA	1.72	8	1 (LOT 31)	
U	3.25	13		
V	4.97	25	1 (LOT 14)	
W	2.07	10		
X	8.80	10	1 (LOT 92)	
Y	20.29	58	2	1
TOTAL ACREAGE SUBDIVISION:				23.87
TOTAL ACREAGE STREET:				3.61

OWNER/SUBDIVIDER:

KM AVALON GP, INC.,
A TEXAS CORPORATION
1011 NORTH LAMAR BOULEVARD
AUSTIN, TX 78703

SURVEYOR:

CASTLEBERRY SURVEYING, LTD.
203 SOUTH W. 35, SUITE 101 C
GEORGETOWN, TEXAS 78622
(512) 930-1800

ENGINEER:

PAPE-DANSON ENGINEERS, INC.
7802 SHOAL CREEK BLVD.
SUITE 253-EAST
AUSTIN, TEXAS 78757
(512) 454-8711



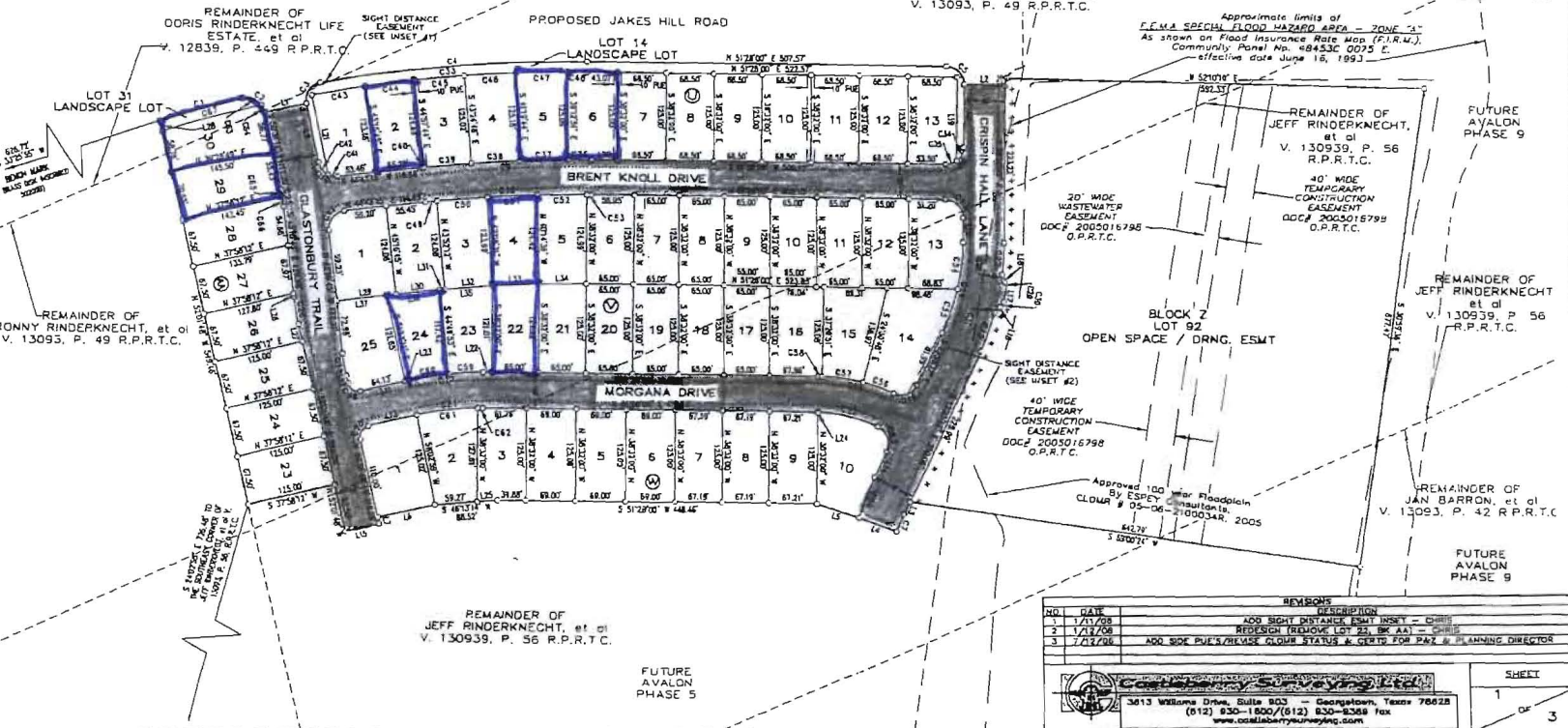
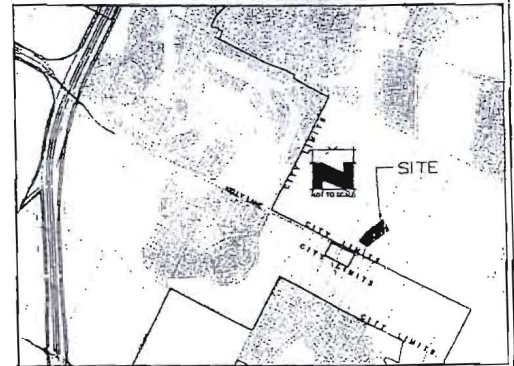
Bearing Brass:
Texas State Plane Coordinate System
(Central Zone)
NAD 83(93)

LEGEND

- 1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON PIN SET w/ YELLOW PLASTIC CAP "CS, LTD"
- PUBLIC UTILITY EASEMENT
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS CO.
- O.R.P.T.C. OFFICIAL PUBLIC RECORDS TRAVIS CO.
- WALK & BIKE TRAIL LOCATION
- SIDEWALK LOCATION

LINEAR STREET FOOTAGE: ROW WIDTH

BRENT KNOLL DRIVE:	960.45 ft	30'
MORGANA DRIVE:	834.29 ft	50'
CLASTONBURY TRAIL:	597.05 ft	30'
CRISPIN HALL LANE:	647.75 ft	60'
TOTAL:	3038.54 ft	



DRAWING FILE: Z:\PROJECTS\2005_PROJECTS\30309-AVALON_RINDERKNECHT\DRAWINGS\PLAT1_50208_FINAL_REVISED_011208.dwg Jul 14, 2008 - 2:26 pm sasha

July 17, 2008