



## 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 Daugherty, Precinct Three

**AGENDA LANGUAGE:** Consider and take appropriate action on a Cash Security Agreement with Highland Homes Ltd. - Austin, for sidewalk fiscal for West Cypress Hills Phase 1 Section 3A for Lot 1 Block A, in Precinct Three.

### 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:

Highland Homes Ltd. - Austin, proposed to use this Cash Security Agreement, as follows: Phase 1 Section 3A for Lot 1 Block A, \$3,222.36, 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	(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

§ EXHIBIT 82.401 (C)

**CASH SECURITY AGREEMENT - SIDEWALKS**

TO: Travis County, Texas

DEVELOPER/BUILDER: Highland Homes, Ltd. - Austin

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$ 3222.<sup>36</sup> ADDRESS: 5500 Cypress Ranch Blvd.

SUBDIVISION: West Cypress Hills  
LOT: 1 BLOCK: A SECT. : 3A

DATE OF POSTING: November 26, 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  
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**DEVELOPER/BUILDER**

BY: Amy Brooks

PRINT: Amy Brooks

TITLE: Office Administrator

PHONE: 512-834-8429 x108

**COMPANY NAME & ADDRESS**

Highland Homes Ltd. - Austin

4201 W. Parmer Ln., Bldg B, Ste. 180

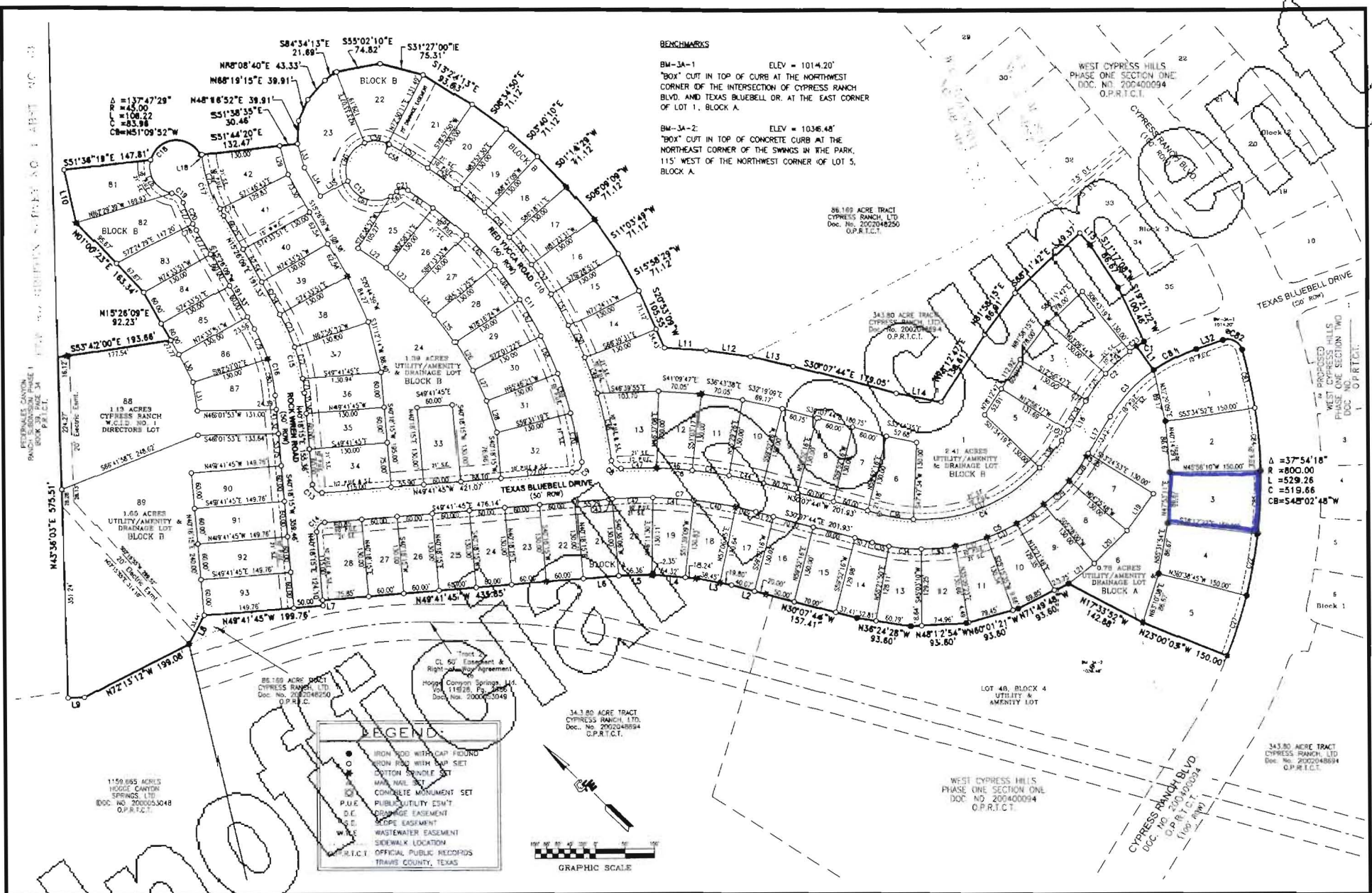
Austin, Texas 78727

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

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

\_\_\_\_\_  
Date

200600396



**BENCHMARKS**

BM-3A-1 ELEV = 1014.20'  
 "BOX" CUT IN TOP OF CURB AT THE NORTHWEST CORNER OF THE INTERSECTION OF CYPRESS RANCH BLVD. AND TEXAS BLUEBELL DR. AT THE EAST CORNER OF LOT 1, BLOCK A.

BM-3A-2 ELEV = 1036.48'  
 "BOX" CUT IN TOP OF CONCRETE CURB AT THE NORTHEAST CORNER OF THE SWINGS IN THE PARK, 115' WEST OF THE NORTHWEST CORNER OF LOT 5, BLOCK A.

WEST CYPRESS HILLS  
 PHASE ONE SECTION ONE  
 DOC. NO. 200400094  
 O.P.R.T.C.T.

86.189 ACRE TRACT  
 CYPRESS RANCH, LTD.  
 DOC. NO. 2002048250  
 O.P.R.T.C.T.

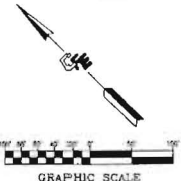
343.80 ACRE TRACT  
 CYPRESS RANCH, LTD.  
 DOC. NO. 2002048594  
 O.P.R.T.C.T.

WEST CYPRESS HILLS  
 PHASE ONE SECTION TWO  
 DOC. NO. 200400094  
 O.P.R.T.C.T.

Δ = 37°54'18"  
 R = 800.00  
 L = 529.26  
 C = 519.66  
 CB = 548°02'48"W

**LEGEND**

- IRON ROD WITH CAP FOUND
- IRON ROD WITH CAP SET
- DOTTED SPINDLE SET
- MAIL NAIL SET
- COMPLETE MONUMENT SET
- P.U.E. PUBLIC UTILITY ESM'T
- E.E. EASEMENT
- S.E. SETBACK EASEMENT
- W.E. WASTEWATER EASEMENT
- SIDEWALK LOCATION
- OFFICIAL PUBLIC RECORDS
- TRAVIS COUNTY, TEXAS



**CFE**  
 C. FAULKNER  
 ENGINEERING

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 Austin, Texas 78703  
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P.O. Box 1528  
 Austin, Texas 78767-1528  
 www.cfaulknerengineering.com

TRAVIS COUNTY, TEXAS	
DATE:	MAY, 2006
SURVEYOR:	PAUL C. SAUVE, JR., RIPLS No.2518
TECHNICIAN:	RLM SAR
FIELDBOOK:	59_96
JOB NUMBER:	2059.002
DESCRIPTION:	West Cypress Hills Phase One Section Three-A
DRAWING:	Final Plat (Phase One Section Three-A) WCH-P153A-FP.dwg

**WEST CYPRESS HILLS  
 PHASE ONE SECTION THREE-A**

CFE PLAT NO.  
 WCH-P153A-FP.dwg  
 LINE 3

**3**  
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