



Travis County Commissioners Court Agenda Request

Meeting Date: February 4, 2014

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 MS 2011 General Contractors LLC, for sidewalk fiscal for Forest Bluff Phase 1 Section 1 for Lot 6, 7, 8, & 11 Block A, 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:

MS 2011 General Contractors LLC, proposed to use this Cash Security Agreement, as follows: Forest Bluff Phase 1 Section 1 for Lot 6, 7, 8, & 11 Block A, \$3,856.00, 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 or fiscal impacts as this fiscal is 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

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CC:

Tim Pautsch	Engineering Specialist	TNR	(512) 854-7689

TP:AB:tp

1101 - Development Services Long Range Planning - Forest Bluff Ph 1 Sec 1

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT - SIDEWALKS

TO: Travis County, Texas

DEVELOPER/BUILDER: MS 2011 General Contractors, LLC

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$ 3856.⁰⁰

ADDRESS: 14900, 14904, 14908, 14920 Truman Cove Oak LOT 6,7,8 BLOCK: A
+ 11

SUBDIVISION: Forest Bluff

DATE OF POSTING: The 10th Day of December, 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

DEVELOPER/BUILDER

COMPANY NAME & ADDRESS

BY: Susan Lightfoot

MS 2011 General Contractors, LLC

PRINT: Susan Lightfoot

5716 HWY 290 W., Ste. 100

TITLE: Purchasing Agent

Austin, Tx 78735

PHONE: (512) 921-2974

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____

Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

Date

LINEAR FOOTAGE OF STREETS DEDICATED BY THIS PLAT

STREET NAME	LENGTH	WIDTH
DELTA POST DRIVE	712.66'	50'
TRUMAN OAK COVE	236.03'	50'

THE FOLLOWING CHANGES WERE MADE TO THE FINAL PLAT BY RANDALL JONES SURVEYING, INC. PRIOR TO RECORDING:
 1. REVISE SOUTH AND WEST LINES OF THE WATER QUALITY EASEMENT IN LOT 12, BLOCK 'A'
 2. MOVE NORTH LOT LINE OF LOT 1, BLOCK 'A' APPROX. 30-FOOT NORTH, REVISING SIDE LINES OF LOT'S 2, 3, 4 AND 6 ACCORDINGLY.

REFERENCE BENCHMARK

BENCHMARK 1A IS A COTTON GIN SPINDLE IN 20 INCH ELM AT THE SOUTHWEST CORNER OF FM 969 AND HUNTER'S BEND ROAD INTERSECTION. ELEV. = 445.08 LAT = 30.24718' LONG = 97.58331'
 BENCHMARK 2A IS A COTTON GIN SPINDLE IN 7 INCH ASH 15 FT. SOUTHEAST OF P.C. LOT 3, BLOCK A, ON SOUTHWEST SIDE OF TRUMAN OAK COVE. ELEV. = 438.23 LAT = 30.24875' LONG = 97.58285'

LEGEND:

- O.P.R.T.C. TX OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- R.P.R.T.CO. TX REAL PROPERTY RECORDS TRAVIS COUNTY
- H.B.U.C. HORNBY BEND UTILITY COMPANY EASEMENT
- PROPOSED SIDEWALK LOCATION AS REQUIRED PER C.O.A. FOR URBAN SUBDIVISION
- BUILDING SETBACK LINE
- P.L.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET
- CONCRETE MONUMENT FOUND
- BENCHMARK

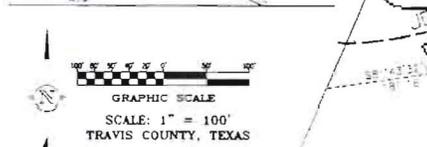
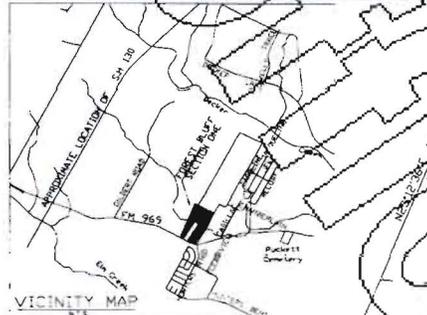
MINIMUM FINISHED FLOOR ELEVATIONS

All finished floor elevations in this subdivision shall be 1.0 foot minimum above the 100 year frequency flood elev. The following minimum finished floor elevations are hereby set for the affected lots.

Lot	Block	Min. FF Elev.
2	A	439.06
3	A	439.11
4	A	439.13
5	A	439.16
6	A	439.16
7	A	439.16
8	A	439.13
9	A	439.11
10	A	439.08
11	A	439.04

No fill shall be allowed in the floodplain or these lots except by separate permit from the City of Austin.

LINE	BEARING	DISTANCE	AREA
1	N 49° 28' 37" W	22° 27' 0"	34.71
2	S 89° 59' 37" W	22° 27' 0"	6.75
3	S 89° 59' 37" W	22° 27' 0"	6.75
4	N 49° 28' 37" W	22° 27' 0"	34.71
5	N 49° 28' 37" W	22° 27' 0"	34.71
6	N 49° 28' 37" W	22° 27' 0"	34.71
7	N 49° 28' 37" W	22° 27' 0"	34.71
8	N 49° 28' 37" W	22° 27' 0"	34.71
9	N 49° 28' 37" W	22° 27' 0"	34.71
10	N 49° 28' 37" W	22° 27' 0"	34.71
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14	N 49° 28' 37" W	22° 27' 0"	34.71
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16	N 49° 28' 37" W	22° 27' 0"	34.71
17	N 49° 28' 37" W	22° 27' 0"	34.71
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23	N 49° 28' 37" W	22° 27' 0"	34.71
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27	N 49° 28' 37" W	22° 27' 0"	34.71
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29	N 49° 28' 37" W	22° 27' 0"	34.71
30	N 49° 28' 37" W	22° 27' 0"	34.71
31	N 49° 28' 37" W	22° 27' 0"	34.71
32	N 49° 28' 37" W	22° 27' 0"	34.71
33	N 49° 28' 37" W	22° 27' 0"	34.71
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37	N 49° 28' 37" W	22° 27' 0"	34.71
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43	N 49° 28' 37" W	22° 27' 0"	34.71
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45	N 49° 28' 37" W	22° 27' 0"	34.71
46	N 49° 28' 37" W	22° 27' 0"	34.71
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52	N 49° 28' 37" W	22° 27' 0"	34.71
53	N 49° 28' 37" W	22° 27' 0"	34.71
54	N 49° 28' 37" W	22° 27' 0"	34.71
55	N 49° 28' 37" W	22° 27' 0"	34.71
56	N 49° 28' 37" W	22° 27' 0"	34.71
57	N 49° 28' 37" W	22° 27' 0"	34.71
58	N 49° 28' 37" W	22° 27' 0"	34.71
59	N 49° 28' 37" W	22° 27' 0"	34.71
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68	N 49° 28' 37" W	22° 27' 0"	34.71
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81	N 49° 28' 37" W	22° 27' 0"	34.71
82	N 49° 28' 37" W	22° 27' 0"	34.71
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94	N 49° 28' 37" W	22° 27' 0"	34.71
95	N 49° 28' 37" W	22° 27' 0"	34.71
96	N 49° 28' 37" W	22° 27' 0"	34.71
97	N 49° 28' 37" W	22° 27' 0"	34.71
98	N 49° 28' 37" W	22° 27' 0"	34.71
99	N 49° 28' 37" W	22° 27' 0"	34.71
100	N 49° 28' 37" W	22° 27' 0"	34.71



LOT SUMMARY

RESIDENTIAL - 10 LOTS = 292 ACRES
COMMERCIAL - 2 LOTS = 20.74 ACRES
ROW - 181 ACRES
TOTAL = 25.471 ACRES



LINE	BEARING	DISTANCE	AREA
1	N 29° 39' 57" W	29.92	1.1
2	S 89° 59' 37" W	22.27	0.9
3	S 89° 59' 37" W	22.27	0.9
4	N 29° 39' 57" W	29.92	1.1
5	N 29° 39' 57" W	29.92	1.1
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