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 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 3B for Lot 58 Block B, 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 3B for Lot 58 Block B, $719.76, to post 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 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 and Long Range Planning	TNR	(512) 854-7561
Stacey Scheffel	Permits Program Manager	TNR	(512) 854-7565

CC:

Tim Pautsch	Engineering Specialist	TNR	(512) 854-7689

TP:AB:tp
1101 - Development Services Long Range Planning - West Cypress Hills Ph 1 Sec 3B

§ 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:	$ 719.76 ADDRESS: 5213 Greenthread Trail
SUBDIVISION:	West Cypress Hills LOT: 58 BLOCK: B SECT. : 3B
DATE OF POSTING:	12/11/13
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.

Check# 0076446

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

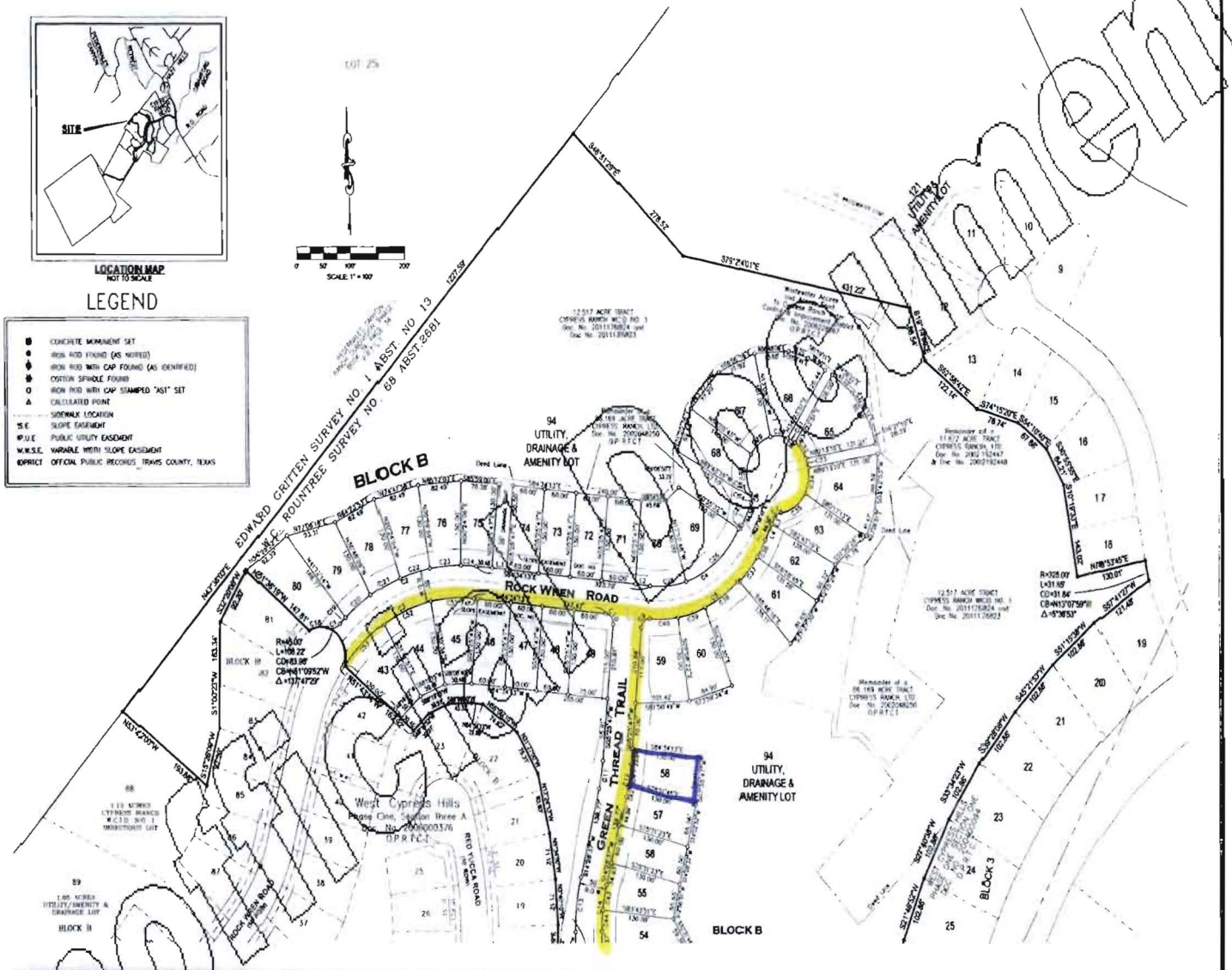
_____
Date

20130074

LOCATION MAP
NOT TO SCALE

LEGEND

- CONCRETE MONUMENT SET
- IRON ROD FOUND (AS NOTED)
- IRON ROD WITH CAP FOUND (AS IDENTIFIED)
- CUTTON SPIKE FOUND
- IRON ROD WITH CAP STAMPED "AST" SET
- CALCULATED POINT
- SIDEWALK LOCATION
- S.E. SLOPE EASEMENT
- P.U.E PUBLIC UTILITY EASEMENT
- W.V.S.E. VARIABLE WIDTH SLOPE EASEMENT
- OPRTCT OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS



TRAVIS COUNTY, TEXAS	
SURVEY DATE:	OCTOBER, 2012
SURVEYOR:	PAUL C. SAWE, RPLS# 2518
TECHNICIAN:	PC3
FIELDBOOK:	FIELDBOOK
JOB NUMBER:	1108
DESCRIPTION:	N/A
CLIENT:	CYPRESS RANCH, LTD
PLOT DATE:	

LOCAL ENGINEERING SOLUTIONS

AUSTIN SPATIAL TECHNOLOGIES, LLC

WEST CYPRESS HILLS
PHASE ONE, SECTION 3B

SHEET 3
OF
4

Unofficial Document