



Travis County Commissioners Court Agenda Request

Meeting Date: February 18, 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 Highland Homes, LTD-Austin, for sidewalk fiscal for Commons At Rowe Lane Phase 3B for Lot 15 Block M, 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:

Highland Homes, LTD-Austin, proposed to use this Cash Security Agreement, as follows: Phase 3B for Lot 15 Block M, \$750.48, 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

	Floodplain Administrator		

CC:

Tim Pautsch	Engineering Specialist	TNR	(512) 854-7689

TP:AB:tp

1101 - Development Services Long Range Planning - Commons At Rowe Lane Ph 3B

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT - SIDEWALKS

TO: Travis County, Texas

DEVELOPER/BUILDER: _____ Gehan Homes _____

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$ 750,48 v# 00308518

ADDRESS: 2701 WINDY VANE LOT: 15 BLOCK: M

SUBDIVISION: Commons of Rowe Lane^{Sec} 3B

DATE OF POSTING: The 14 Day of January, 2014

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.

Cash Security Agreement - Sidewalks

DEVELOPER/BUILDER

BY: Kay Coen

PRINT: KAY COEN

TITLE: STARTS Admin

PHONE: 512-330-9366x4203

COMPANY NAME & ADDRESS

3815 S Capital of TX Hwy #275

Austin Texas 78704

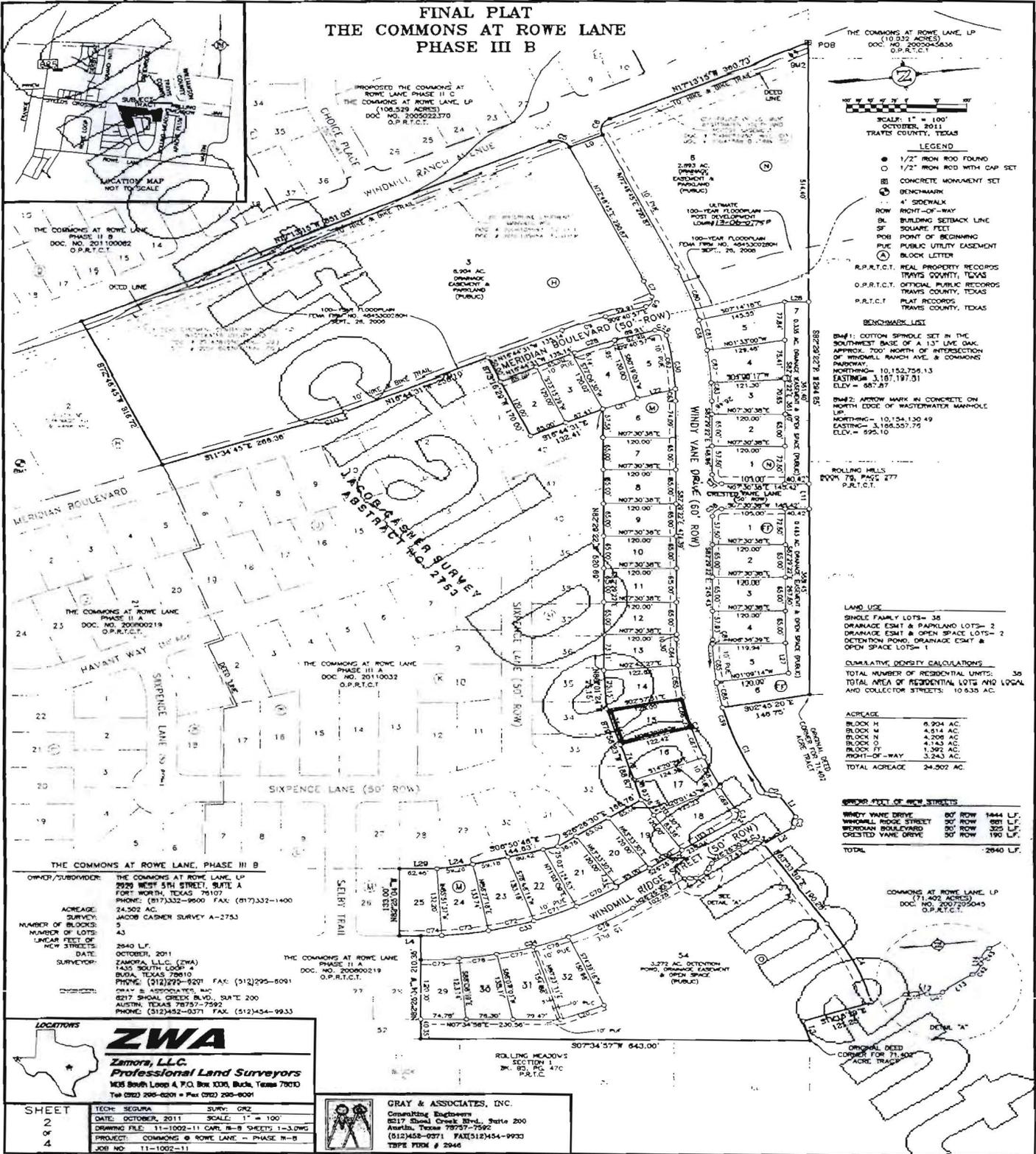
APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____

Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

Date

FINAL PLAT
THE COMMONS AT ROWE LANE
PHASE III B



THE COMMONS AT ROWE LANE, LP
 110.529 ACRES
 DOC. NO. 2009023436
 O.P.R.T.C.T.

SCALE: 1" = 100'
 OCTOBER, 2011
 TRAVIS COUNTY, TEXAS

LEGEND

- 1/2" FROM ROD FOUND
- 1/2" FROM ROD WITH CAP SET
- ⊗ CONCRETE MONUMENT SET
- ⊕ BENCHMARK
- ⊙ 4" BENCHMARK
- ⊖ RIGHT-OF-WAY
- ⊘ BUILDING SETBACK LINE
- ⊙ SQUARE FEET
- ⊙ POINT OF BEGINNING
- ⊙ PUBLIC UTILITY EASEMENT
- ⊙ BLOCK LETTER

R.P.R.T.C.T. REAL PROPERTY RECORDS
 TRAVIS COUNTY, TEXAS
 O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS
 TRAVIS COUNTY, TEXAS
 P.R.T.C.T. PLAT RECORDS
 TRAVIS COUNTY, TEXAS

BENCHMARK LIST

BM#1: COTTON SPINDLE SET IN THE
 SOUTHWEST BASE OF A 13' LIVE OAK.
 APPROX. 700' NORTH OF INTERSECTION
 OF WINDMILL RANCH AVE. & COMMONS
 DRIVEWAY.
 NORTHING = 10,152,759.13
 EASTING = 107,187.91
 ELEV. = 687.87

BM#2: ARROW MARK IN CONCRETE ON
 NORTH EDGE OF WASTEWATER MANHOLE
 APPROX. 10,154,130.49
 EASTING = 106,557.79
 ELEV. = 692.10

ROLLING HILLS
 BOOK 78, PAGE 277
 P.R.T.C.T.

LAND USE

SINGLE FAMILY LOTS = 38
 DRAINAGE ESMT & PAPPLAND LOTS = 2
 DRAINAGE ESMT & OPEN SPACE LOTS = 2
 DETENTION POND, DRAINAGE ESMT &
 OPEN SPACE LOTS = 1

CUMULATIVE DENSITY CALCULATIONS

TOTAL NUMBER OF RESIDENTIAL LOTS = 38
 TOTAL AREA OF RESIDENTIAL LOTS AND LOCAL
 AND COLLECTOR STREETS = 10,638 AC.

ACREAGE	ACRES
BLOCK H	6,204 AC.
BLOCK I	4,614 AC.
BLOCK J	4,208 AC.
BLOCK K	4,143 AC.
RIGHT-OF-WAY	3,243 AC.
TOTAL ACREAGE	24,902 AC.

WIDTH FEET OF NEW STREETS

STREET	ROW	LF
WINDMILL RIDGE STREET	80' ROW	1444
WINDMILL RIDGE STREET	50' ROW	881
MERIDIAN BOULEVARD	50' ROW	325
CRISTED VANE DRIVE	50' ROW	195
TOTAL		2840 LF.

COMMONS AT ROWE LANE, LP
 DOC. NO. 2009023043
 O.P.R.T.C.T.

THE COMMONS AT ROWE LANE, PHASE III B

OWNER/SUBDIVIDER: THE COMMONS AT ROWE LANE, LP
 2929 WEST 5TH STREET, SUITE A
 FORT WORTH, TEXAS 76107
 PHONE: (817)332-9600 FAX: (817)332-1400

ACREAGE: 24,902 AC.
 SURVEY: JACOB CASHNER SURVEY A-2753
 NUMBER OF BLOCKS: 9
 NUMBER OF LOTS: 43
 LINEAR FEET OF NEW STREETS: 2840 LF.
 DATE: OCTOBER, 2011
 SURVEYOR: ZAMORA, L.L.C. (ZWA)
 1435 SOUTH LOOP 4
 BUDA, TEXAS 78010
 PHONE: (512)279-9201 FAX: (512)295-8091
 ONLY AS ASSOCIATES, INC.
 8217 SHAW CREEK BLVD., SUITE 200
 AUSTIN, TEXAS 78757-7592
 PHONE: (512)452-0371 FAX: (512)454-9933

LOCATIONS

ZWA
Zamora, L.L.C.
Professional Land Surveyors
 1435 South Loop 4, P.O. Box 1030, Buda, Texas 78010
 Tel (512) 295-8201 • Fax (512) 295-8091

SHEET
 2
 OF
 4

TECH: SEGURA
 DATE: OCTOBER, 2011
 DRAWING FILE: 11-1002-11 CARL B-B SHEETS 1-3.DWG
 PROJECT: COMMONS AT ROWE LANE - PHASE III-B
 JOB NO: 11-1002-11

GRAY & ASSOCIATES, INC.
 Consulting Engineers
 8217 Shaw Creek Blvd., Suite 200
 Austin, Texas 78757-7592
 (512)452-0371 FAX (512)454-9933
 TYPE FROM # 2946