



## Travis County Commissioners Court Agenda Request

**Meeting Date:** February 25, 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 Pacesetter Homes LLC, for a sidewalk fiscal for Avalon Phase 1 for Lot 1 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:**

Pacesetter Homes LLC, proposed to use this Cash Security Agreement, as follows: Avalon Phase 1 for Lot 1 Block A, \$1,666.10, to post a 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 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 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 - Avalon Ph 1**

§ EXHIBIT 82.401 (C)

**CASH SECURITY AGREEMENT**

TO: Travis County, Texas

~~OWNER~~  
DEVELOPER: *Pacesetter Homes, LLC*

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: *\$ 1,666.10*

SUBDIVISION: *Avalon, Pacesetter PH 2 Lot 1 B1KA*

DATE OF POSTING: *1-31-14*

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 CASH SECURITY AGREEMENT (this "Agreement"). Travis County (the "County") may draw on the account of the DEVELOPER 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 Improvements to current Travis County Standards for the Construction of Roads and Drainage in Subdivisions (the "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 prior to the EXPIRATION DATE to provide for the construction and completion of the street and drainage Improvements in the SUBDIVISION to current Travis County Standards for the construction of Roads and Drainage in Subdivisions ("the "Standards"), so that the Improvements are performing to the Standards upon the approval of the construction of the Improvements and the acceptance of the public Improvements by the Commissioners Court and at the end of the public Improvement construction Performance Period, which commences upon the acceptance.

Partial drafts and reductions in the amount of Security are permitted. Upon the acceptance of the Improvements, the Security will be reduced to ten percent of the cost of the public Improvements. 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 the written consent of the DEVELOPER and the COUNTY.

~~DEVELOPER~~  
Pacesetter Homes, LLC  
By: [Signature]  
Name: Tom Leuch  
Title: PRESIDENT  
Date: 1-31-14

~~ADDRESS OF DEVELOPER~~  
[Signature]  
Pacesetter Homes, LLC  
7940 Shoal Creek Blvd., #200  
Austin, Texas 78757  
SECRETARY  
1-31-14  
~~Phone:~~ \_\_\_\_\_

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

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

# FINAL PLAT OF AVALON PHASE 1

CITY OF PFLUGERVILLE, TEXAS

LEGAL DESCRIPTION: AVALON - PHASE 1 - 29.61 ACRES

All that certain tract or parcel of land situated in Travis County, Texas, out of the Edward Flint Survey No. 11, Abstract No. 277 and being a portion of that tract described as 200 acres in a Deed granted to Doris H. Rinderknecht, et al, dated July 9, 1996, and recorded in volume 12839, Page 449, Real Property Records Travis County, Texas and a portion of that tract described as all that tract described as "49 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.

**BENCH MARK:**

A triangle etched in the east corner of the north headwall located on a bridge on Kelly Lane located approximately 1890 feet west of the intersection of Jakes Hill Road and Kelly Lane. Elevation 848.27 NAVD (88)

BLOCK	BLOCK ACREAGE	SINGLE FAMILY LOT	LANDSCAPE EASEMENT (LOT 35)	DRAINAGE EASEMENT
D	1.44	1	1 (LOT 35)	
E	0.16	17		
F	0.05	19		
G	0.05	17	1 (LOT 35)	
H	0.05	17		1 (LOT 34)
I	21.12	78	2	
<b>TOTAL</b>				<b>29.61</b>
<b>TOTAL ACREAGE SUBDIVISION ACREAGE:</b>				<b>29.61</b>
<b>TOTAL ACREAGE STREET:</b>				<b>8.49</b>

**OWNER/SUBDIVIDER:**

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

**SURVEYOR:**

CASTLEBERRY SURVEYING, LTD.  
205 SOUTH H 35, SUITE 101 C  
GEORGETOWN, TEXAS 78628  
(512) 930-1800

**ENGINEER:**

RAE-DAWSON HUFFCUTT  
ENGINEERING, INC.  
7800 SIGNAL CREEK BLVD  
SUITE 283-EAST  
AUSTIN, TEXAS 78757  
(512) 454-8711



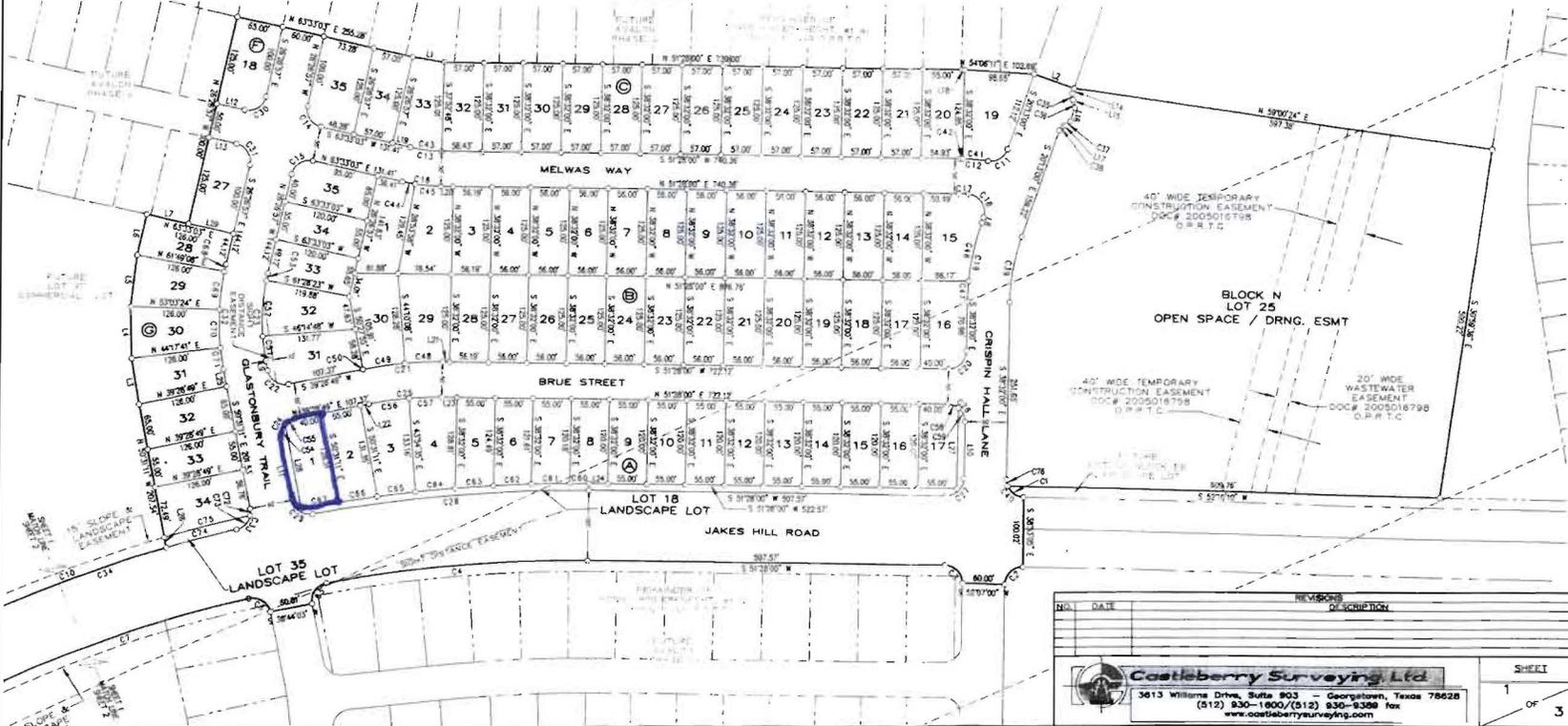
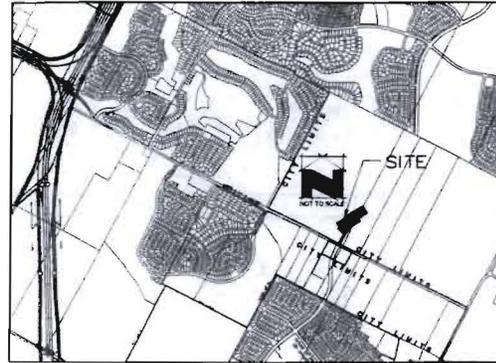
Beginning Date:  
Texas State Plane Coordinate System  
(Central Zone)  
NAD 83(93)

LEGEND	
●	1/2" IRON PIN FOUND (UNLESS OTHERWISE NOTED)
○	1/2" IRON PIN SET
○	YELLOW PLASTIC CAP "CS, LTD"
S.P.A.T.C. REAL PROPERTY RECORDS TRAVIS CO.	
S.P.A.T.C. OFFICIAL PUBLIC RECORDS TRAVIS CO.	

LINEAR STREET FOOTAGE  
JAKES HILL ROAD:  
BRUE STREET:  
MELWAS WAY:  
GLASTONBURY TRAIL:  
CRISPIN HALL LANE:

1013.00 LF  
1066.50 LF  
1066.50 LF  
838.88 LF  
728.56 LF  
5581.82 LF

ROW WIDTH  
100'  
80'  
80'  
80'  
80'



NO.	DATE	REVISIONS	DESCRIPTION

**Castleberry Surveying, Ltd.**  
3613 Williams Drive, Suite 803 - Georgetown, Texas 78628  
(512) 930-1800 / (512) 930-9399 fax  
www.castleberryurveying.com

SHEET 1 OF 3

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