



## Travis County Commissioners Court Agenda Request

**Meeting Date:** March 4, 2014

**Prepared By:** Tim Pautsch, Engineering Specialist **Phone #:** (512) 854-7689

**Division Director/Manager:** Anna Bowlin - Division Director of Development Services and Long Range Planning

**Department Head:** *Carol B. Just* 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 3 Block FF, 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 3 Block FF, \$780.00, 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 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


**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: \$ 790.00 ✓ # 003/2206

ADDRESS: 2609 Windy Vane Drive LOT: 3 BLOCK: FF

SUBDIVISION: Commons at Rowe Lane 3B

DATE OF POSTING: The 4 Day of February, 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

COMPANY NAME & ADDRESS

BY: Gehan Homes

3815 S Capital of TX Hwy #275

PRINT: Nina Lozano

Austin Texas 78704

TITLE: Purchasing Coordinator

PHONE: 512-330-9366 x4219

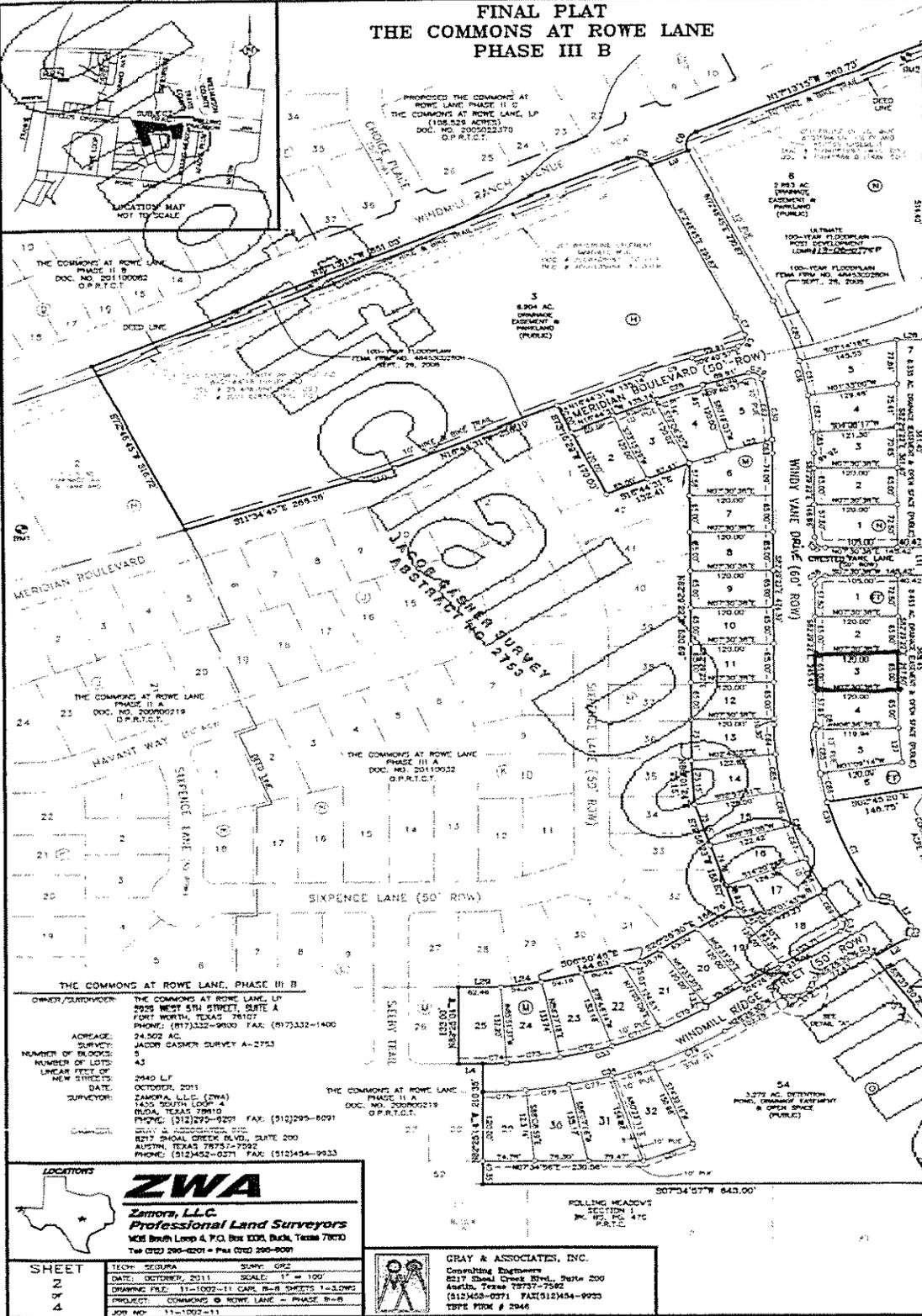
APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: \_\_\_\_\_

Date

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

\_\_\_\_\_  
Date

**FINAL PLAT  
THE COMMONS AT ROWE LANE  
PHASE III B**



THE COMMONS AT ROWE LANE LP  
DOC. NO. 200904343  
O.P.R.T.C.T.

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

- LEGEND**
- 1/2" IRON ROD FOUND
  - 1/2" IRON ROD WITH CAP SET
  - CONCRETE MONUMENT SET
  - ⊙ BENCHMARK
  - 4' SIDEWALK
  - ROW RIGHT-OF-WAY
  - BL BUILDING SETBACK LINE
  - SF SQUARE FEET
  - POB POINT OF BEGINNING
  - PUE PUBLIC UTILITY EASEMENT
  - BLOCK LETTER
- R.P.R.T.C.T. REAL PROPERTY RECORDED  
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 DATA**

BM#1: COTTON SPINDLE SET IN THE  
SOUTHWEST CORNER OF A 1ST LINE OAK,  
APPROX. 700' NORTH OF INTERSECTION  
OF WINDMILL RANCH AVE. & COMMONS  
PARWAY.  
NORTHING = 10,153,708.15  
EASTING = 1,187,197.51  
ELEV. = 887.87

BM#2: ARROW MARK IN CONCRETE ON  
NORTH EDGE OF WATERWATER MANHOLE  
LP.  
NORTHING = 10,154,150.43  
EASTING = 1,187,257.75  
ELEV. = 895.10

ROLLING HILLS  
BOOK 75, PAGE 277  
P.R.T.C.T.

**LAND USE**

SINGLE FAMILY LOTS = 38  
DRAINAGE EASE & PARKLAND LOTS = 2  
DRAINAGE EASE & OPEN SPACE LOTS = 2  
DEFLECTION FROM DRAINAGE EASE &  
OPEN SPACE LOTS = 1

**CLIMATE-DENSITY CALCULATIONS**

TOTAL NUMBER OF RESIDENTIAL UNITS = 38  
TOTAL AREA OF RESIDENTIAL LOTS AND LOCAL  
AND COLLECTOR STREETS = 10,635 AC.

ACREAGE	
BLOCK H	6,904 AC.
BLOCK M	4,874 AC.
BLOCK N	4,228 AC.
BLOCK O	1,199 AC.
BLOCK P	1,292 AC.
RIGHT-OF-WAY	2,243 AC.
<b>TOTAL ACREAGE</b>	<b>24,800 AC.</b>

**WIDTHS OF NEW STREETS**

STREET	ROW	ROW	ROW
WINDY WAKE DRIVE	60'	ROW	104.4'
WINDMILL RIDGE STREET	60'	ROW	103.1'
WINDMILL BOULEVARD	90'	ROW	121.1'
CRISTED WAVE DRIVE	60'	ROW	100.1'
<b>TOTAL</b>			<b>2840 LF.</b>

COMMONS AT ROWE LANE LP  
DOC. NO. 200904343  
O.P.R.T.C.T.

**THE COMMONS AT ROWE LANE, PHASE III B**

OWNER/SUBDIVIDER: THE COMMONS AT ROWE LANE LP  
5025 WEST 5TH STREET, SUITE A  
FORT WORTH, TEXAS 76107  
PHONE: (817)332-9900 FAX: (817)332-1400

ADREAGE: 24,800 AC.  
SURVEY: JACOB CASHOR SURVEY A-2753  
NUMBER OF BLOCKS: 5  
NUMBER OF LOTS: 43  
LINEAR FEET OF NEW STREETS: 2840 LF  
DATE: OCTOBER, 2011  
SURVEYOR: ZAMORA, L.L.C. (ZWA)  
1435 SOUTH LOOP 4  
IRVING, TEXAS 75010  
PHONE: (972)295-9299 FAX: (972)295-8091

**ZWA**  
Zamora, L.L.C.  
Professional Land Surveyors  
1435 South Loop 4, P.O. Box 1000, Dallas, Texas 75201  
Tel (972) 295-9299 • Fax (972) 295-8091

<b>SHEET</b> 2 OF 4	TECH: SEGLORA DATE: OCTOBER, 2011 DRAWING FILE: 11-1002-11 CARL R-8 SH2725 1-3.DWG PROJECT: COMMONS @ ROWE LANE - PHASE III B JOB NO.: 11-1002-11	SURV: GRZ SCALE: 1" = 100' CONVERTING ENGINEER: GRAY & ASSOCIATES, INC. 8217 Shell Creek Blvd., Suite 200 Austin, Texas 78737-7562 (512)452-0771 FAX: (512)454-9923 TYPE PERM # 2946
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CONVERTING ENGINEER  
8217 Shell Creek Blvd., Suite 200  
Austin, Texas 78737-7562  
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TYPE PERM # 2946