



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 Development Services and Long Range Planning

Carol B. Spigel for

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 5 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 5 Block FF, \$927.00, 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

	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: \$ 927.00 ✓ # 311380

ADDRESS: 2616 Windy Vane Drive LOT: 5 BLOCK: FF

SUBDIVISION: ~~Avalon~~ Commons @ Row Ln 3B

DATE OF POSTING: The 27th 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 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: 

Gehan Homes

PRINT: Dawn Domingy

3815 S Capital of Texas Hwy #275

TITLE: Purchasing Coordinator

Austin TX 78704

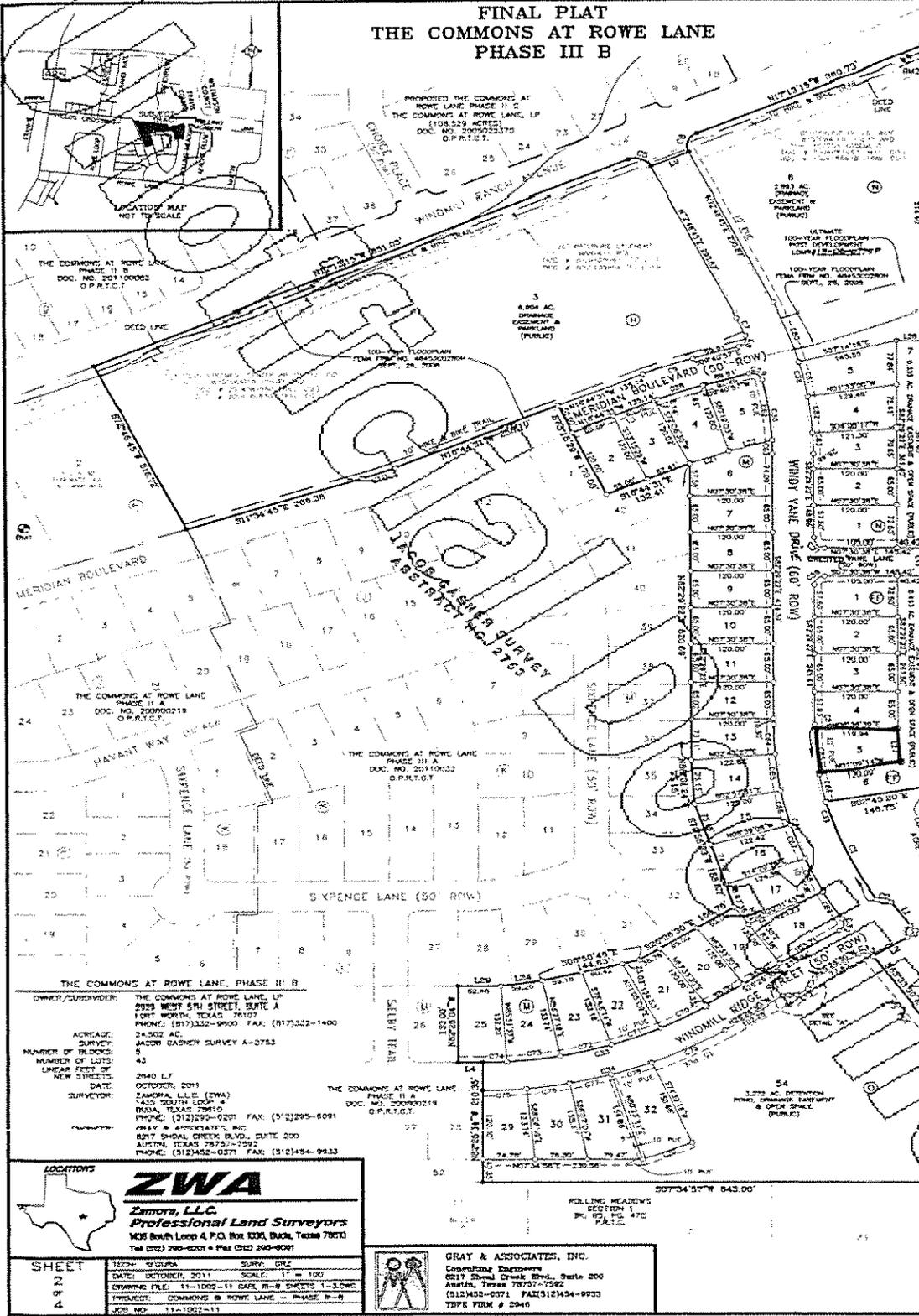
PHONE: 512 330 9366 X4217

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. 2012004568
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
- P.U.E. 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 DATA

BM#1: BOTTOM SPINDLE SET IN THE NORTHWEST CORNER OF A 13' WIDE OAK APPROX. 700' NORTH OF INTERSECTION OF WINDMILL RANCH AVE. & COMMONS PARKWAY.
NORTHING= 10,152,756.13
EASTING= 3,107,197.51
ELEV.= 897.87

BM#2: ARROW MARK IN CONCRETE ON NORTH EDGE OF WATERWATER WINDMILL LP APPROX. 700' NORTH OF INTERSECTION OF WINDMILL RANCH AVE. & COMMONS PARKWAY.
NORTHING= 10,154,130.49
EASTING= 3,106,537.76
ELEV.= 895.10

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

LAND USE

SINGLE FAMILY LOTS= 38
DRAINAGE ESMY & PARKLAND LOTS= 2
DRAINAGE ESMY & OPEN SPACE LOTS= 2
DETENTION POND, DRAINAGE ESMY & OPEN SPACE LOTS= 1

AGGREGATE DENSITY CALCULATIONS

TOTAL NUMBER OF RESIDENTIAL UNITS= 38
TOTAL AREA OF RESIDENTIAL LOTS AND LOCAL AND COLLECTION STREETS= 10,655 AC.

ACREAGE

BLOCK M	8,204 AC.
BLOCK N	4,814 AC.
BLOCK O	4,209 AC.
BLOCK P	4,143 AC.
BLOCK Q	1,392 AC.
RIGHT-OF-WAY	3,243 AC.
TOTAL ACREAGE	24,002 AC.

WIDTHS OF NEW STREETS

WINDMILL RIDGE STREET	50' ROW	1444' L.F.
WRENTHAM BOULEVARD	50' ROW	893' L.F.
CRESTED VANE DRIVE	50' ROW	190' L.F.
TOTAL		2540' L.F.

COMMONS AT ROWE LANE, LP
DOC. NO. 2012004568
O.P.R.T.C.T.

THE COMMONS AT ROWE LANE, PHASE III B

OWNER/SURVIVOR:
THE COMMONS AT ROWE LANE, LP
8025 WEST 5TH STREET, SUITE A
FORT WORTH, TEXAS 76107
PHONE: (817)332-9900 FAX: (817)332-1400

ACREAGE:
24,502 AC.

SURVEY:
JACOB GARDNER SURVEY A-2753

NUMBER OF BLOCKS:
5

NUMBER OF LOTS:
43

LINEAR FEET OF NEW STREETS:
2540 L.F.

DATE:
OCTOBER, 2011

SURVEYOR:
ZAMORA, L.L.C. (ZWA)
1420 SOUTH LOOP 4
IRVING, TEXAS 75038
PHONE: (972)295-9277 FAX: (972)295-8091

GRAY & ASSOCIATES, INC.
6217 DOWAL CRANK STREET, SUITE 200
AUSTIN, TEXAS 78757-7592
PHONE: (512)452-0371 FAX: (512)454-9933

LOCATIONS

ZWA
Zamora, L.L.C.
Professional Land Surveyors
1035 South Loop 4, P.O. Box 8300, Dallas, Texas 75201
Tel (972) 295-8201 • Fax (972) 295-8091

SHEET 2 OF 4	1200: 561304A	SURV: DR2
	DATE: OCTOBER, 2011	SCALE: 1" = 100'
	DRAWING FILE: 11-1002-111-045-III-B-SHEETS 1-3.CWG	
	PROJECT: COMMONS @ ROWE LANE - PHASE III B	
JOB NO: 11-1002-11		

GRAY & ASSOCIATES, INC.
Consulting Engineers
6217 Dowal Crank Street, Suite 200
Austin, Texas 78757-7592
(512)452-0371 FAX(512)454-9933
TYPE PERM # 2946