Item 8

Travis County Commissioners Court Agenda Request

Meeting Date: April 15, 2014
Prepared By: Tim Pautsch **Phone #:** (512) 854-7689
Division Director/Manager: Anna Bowlin - Division Director Development Services and Long Range Planning AB

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 Gehan Homes LTD., for sidewalk fiscal for Avalon Phase 7B for lot 9 Block O, 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:
Gehan Homes LTD., propose to use this Cash Security Agreement, as follows: Avalon Phase 7B Lot 9 Block O, $720.00, 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 Development Services Long Range Planning	TNR	(512) 854-7561
Stacey Scheffel SS	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 - Avalon Phase 7B

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT - SIDEWALKS

TO: Travis County, Texas

DEVELOPER/BUILDER: Gehan Homes

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: $ 720.00 / # 00314498

ADDRESS: 19808 Cerridwen Dr LOT: 09 BLOCK: 0

SUBDIVISION: Avalon

DATE OF POSTING: The 26th Day of March, 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.

DEVELOPER/BUILDER

BY: Kay Coen

PRINT: KAY Coen

TITLE: Starts Admin

PHONE: 512 330 9366 x 4203

COMPANY NAME & ADDRESS

Gehan Homes

3815 S Capital of Texas Hwy #275

Austin TX 78704

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____
Date

_____
COUNTY JUDGE, TRAVIS COUNTY, TEXAS

_____
Date

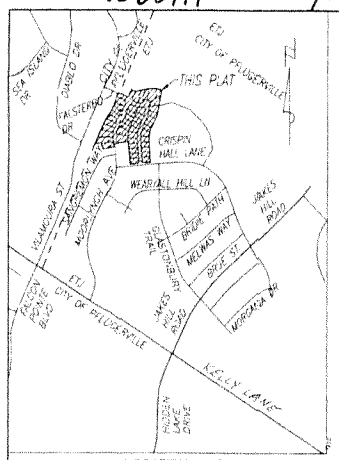
201300111 6/11/13 $92 2 of 3

FINAL PLAT OF

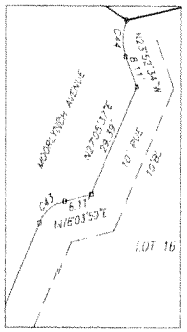
AVALON PHASE 7B

TRAVIS COUNTY, TEXAS

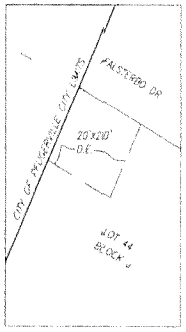
SCALE 1" = 100'



LOCATION MAP
NOT TO SCALE



DETAIL A
SCALE: 1" =20'



DETAIL B
SCALE: 1" =20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°34'49"W	55.27'
L2	S38°46'22"W	61.90'
L3	S22°34'46"W	60.19'
L4	S01°34'49"W	35.40'
L5	S01°34'49"W	13.87'
L6	S11°44'10"E	28.31'
L7	S11°44'10"E	28.31'
L8	N63°13'14"W	10.93'
L9	N63°13'14"W	11.48'
L10	S75°13'28"W	8.92'
L11	S78°13'28"W	4.00'
L12	S75°13'28"W	4.93'
L13	S75°13'28"W	11.58'

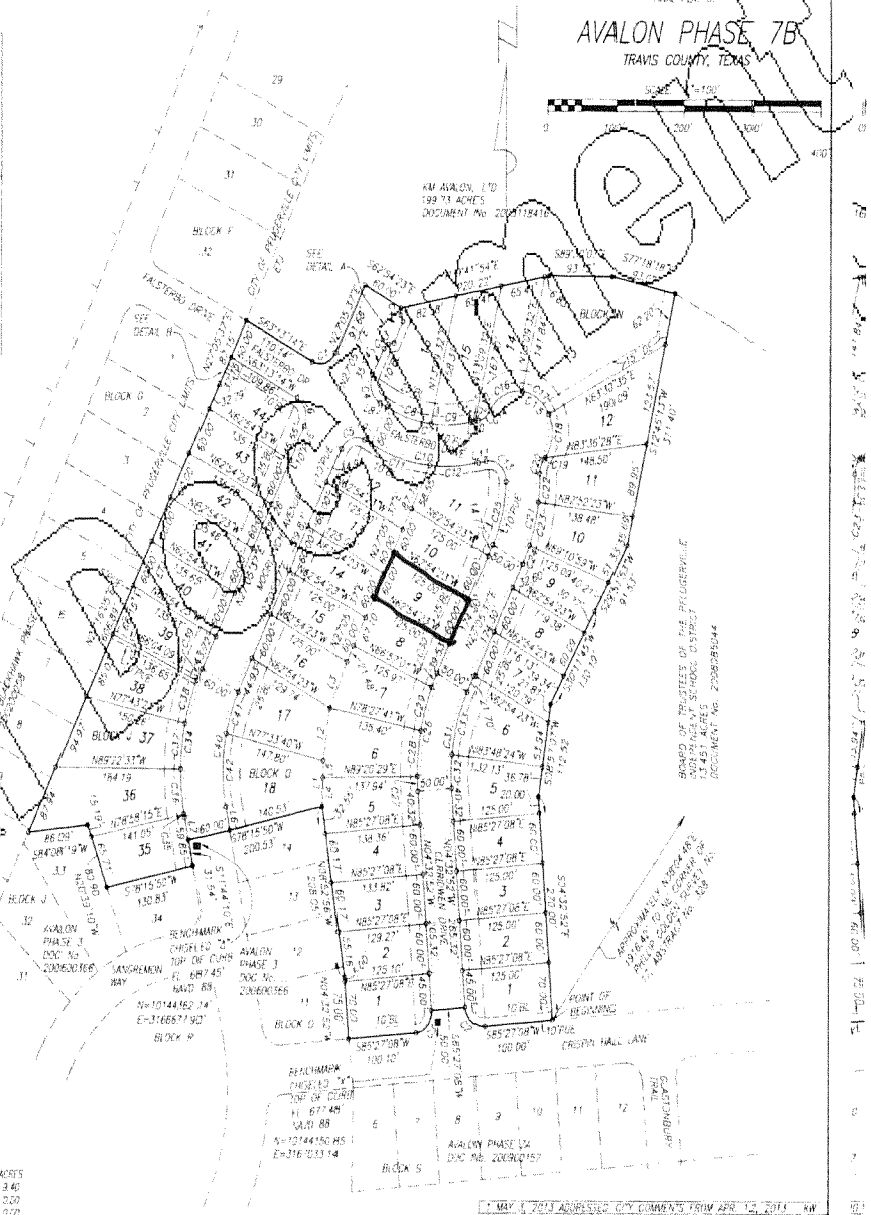
LOT AREAS
(IN SQUARE FEET)

J-35 8,701
J-36 14,475
J-37 11,864
J-38 9,846
J-39 8,482
J-40 8,144
J-41 8,133
J-42 8,122
J-43 8,111
J-44 9,358

N-1 8,615
N-2 7,500
N-3 7,500
N-4 7,500
N-5 8,764
N-6 9,841
N-7 6,952
N-8 7,065
N-9 7,772
N-10 9,279
N-11 10,246
N-12 10,648
N-13 24,123
N-14 8,984
N-15 9,871
N-16 11,865

O-1 8,622
O-2 7,620
O-3 7,692
O-4 8,165
O-5 8,785
O-6 9,419
O-7 8,837
O-8 7,839
O-9 7,500
O-10 7,500
O-11 10,365
O-12 9,120
O-13 7,500
O-14 7,506
O-15 7,500
O-16 7,642
O-17 11,267
O-18 12,577

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD
C1	39.13	25.00	89°41'09"	N71°56'12"E	35.26
C2	39.27	25.00	90°00'00"	N49°32'52"W	35.36
C3	39.27	25.00	90°00'00"	S40°27'08"W	35.36
C4	39.41	25.00	90°18'51"	N18°03'48"W	35.45
C5	39.13	25.00	89°41'09"	N71°56'12"E	35.26
C6	39.41	25.00	90°18'51"	N18°03'48"W	35.45
C7	127.82	1,95.00	37°33'19"	S81°59'23"E	125.54
C8	69.17	1,95.00	20°19'26"	S73°22'53"E	68.81
C9	58.64	1,95.00	17°13'52"	S82°50'24"W	58.42
C10	160.39	245.00	37°31'19"	S81°59'53"E	157.71
C11	90.82	245.00	21°14'17"	S73°50'22"E	90.30
C12	69.77	245.00	16°19'02"	S87°22'58"W	69.54
C13	44.47	25.00	101°55'42"	S45°48'41"E	38.84
C14	21.03	25.00	48°11'23"	S55°07'46"W	20.41
C15	165.40	50.00	189°32'01"	S54°11'05"E	99.65
C16	57.19	50.00	65°32'01"	S63°48'05"W	54.12
C17	49.69	50.00	56°55'29"	S54°37'40"E	47.67
C18	53.24	50.00	61°12'56"	S05°09'33"W	52.47
C19	3.28	50.00	3°45'35"	S38°41'18"W	3.28
C20	18.43	25.00	42°14'11"	S19°27'00"W	18.01
C21	112.95	225.00	28°45'43"	S12°42'46"W	111.77
C22	34.54	225.00	8°47'43"	S02°43'46"W	34.51
C23	53.76	225.00	13°41'23"	S13°36'[illegible]"W	53.63
C24	24.65	225.00	6°16'36"	S2[illegible]	24.64
C25	79.21	175.00	25°56'27"	S14°27'[illegible]	[illegible]
C26	146.35	265.00	31°38'52"	N11°16'[illegible]"E	144.49
C27	17.99	265.00	3°53'20"	N02°36'[illegible]	17.98
C28	54.67	265.00	11°49'14"	N15°15'06"E	54.57
C29	54.98	265.00	11°53'11"	N[illegible]°26'2"E	54.88
C30	18.70	265.00	4°02'38"	N26°04'[illegible]"E	18.70
C31	118.73	215.00	31°38'29"	N11°16'[illegible]"E	117.23
C32	40.31	215.00	10°44'26"	N[illegible]°49'[illegible]"E	40.25
C33	28.43	215.00	7°54'01"	N[illegible]°36'53"E	27.9[illegible]
C34	180.98	270.00	38°39'4[illegible]	N02°40'4[illegible]"E	179.[illegible]
C35	3.33	270.00	[illegible]	N11°[illegible]'58"W	3.33
C36	54.92	270.00	11°39'[illegible]	N05°2[illegible]'[illegible]"W	54.82
C37	54.92	270.00	11°39'1[illegible]	N06°2[illegible]'0[illegible]"W	54.82
C38	54.92	270.00	11°39'12"	N18°06'1[illegible]"W	54.82
C39	14.90	270.00	3°09'46"	N25°10'4[illegible]"W	14.90
C40	133.32	210.00	36°36'47"	N07°4[illegible]'4[illegible]"E	131.61
C41	53.21	210.00	14°31'17"	N19°45'59"E	53.07
C42	88.63	210.00	24°10'36"	N0[illegible]°21'0[illegible]"E	87.95
C43	8.90	10.00	50°58'1[illegible]	N52°34'4[illegible]"E	8.61
C44	8.90	10.00	50°58'14"	N01°36'3[illegible]"E	8.61



DRAINAGE EASEMENT
PUBLIC UTILITY EASEMENT
FOUND 1/2" IRON ROD
SET 1/2" IRON ROD WITH RJ SURVEYING CAP
MONUMENT
SIDEWALK REQUIRED (4' WIDE)

SUBDIVISION SUMMARY

	LOTS	ACRES
RESIDENTIAL	44	9.40
NON-RESIDENTIAL	0	0.00
PRIVATE GREEN SPACE	0	0.00
DETENTION	0	0.00
RESIDENTIAL INCLUDED IN THIS PHASE	44	9.40
PREVIOUS RESIDENTIAL PHASES	339	65.47
TOTAL RESIDENTIAL	383	74.87
PUBLIC PARKLAND INCLUDED IN THIS PHASE	0	0.00
TOTAL PARKLAND REQUIRED		7.66
TOTAL PARKLAND DEDICATION TO DATE	0	39.00

SITE DATA
11.744 ACRES
PHILIP SOLDIER SURVEY No. 17, ABSTRACT No. 729
44 SINGLE FAMILY LOTS
1 BLOCKS
1875 LINEAR FEET OF NEW STREETS

PROPERTY OWNER / SUBDIVIDER:

DEHAN HOMES
15025 NORTH DALLAS PARKWAY
SUITE 300
ADDISON, TX 75001

SHEET 2 OF 3 SHEETS

REVISION DATE	DESCRIPTION	BY
* MAY 1, 2013	ADDRESS CITY COMMENTS FROM APR. 12, 2013	KW

DATE: JUNE 14, 2012 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX (512) 836-4817

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