Travis County Commissioners Court Agenda Request

Meeting Date: May 6, 2014
Prepared By: Tim Pautsch **Phone #:** (512) 854-7689
Division Director/Manager: Anna Bowlin - Division Director 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 multiple Cash Security Agreements with KB Home Lone Star, Inc., for sidewalk fiscal for Presidential Meadows Section 5, in Precinct One.

A) Lot 41 Blk H $756.30; and
B) Lot 42 Blk H $766.65.

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:
KB Home Lone Star, Inc., proposes to use these Cash Security Agreements for the selected lots, as follows: Presidential Meadows Section 5, 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 Agreements
Map of lots

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429
Anna Bowlin	Division Director	TNR	(512) 854-7561

	Development Services Long Range Planning		
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 - Presidential Meadows Section 5

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT - SIDEWALKS

TO:	Travis County, Texas
DEVELOPER/BUILDER:	KB Home Lone Star, Inc.
ESCROW AGENT:	Travis County Treasurer
AMOUNT OF SECURITY:	$ 756.30
ADDRESS:	12312 Dwight Eisenhower St. LOT: 41 BLOCK: H
SUBDIVISION:	Presidential Meadows Section 5
DATE OF POSTING:	The 9 Day of April, 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: _____

PRINT: John Zinsmeyer

TITLE: Vice President

PHONE: (512)651-8064

COMPANY NAME & ADDRESS

KB Home Lone Star, Inc.

10800 Pecan Park Suite 200

Austin, Texas 78750

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____
Date

_____
COUNTY JUDGE, TRAVIS COUNTY, TEXAS

_____
Date

201300248

PRESIDENTIAL MEADOWS SECTION FIVE

SCALE: 1" = 100'
APRIL, 2013
TRAVIS COUNTY, TEXAS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	17.17	225.00	4°22.22"	S20°30.30"W	17.17
C2	17.84	225.00	4°53.69"	S25°36.11"W	17.84
C3	33.48	25.00	85°12.12"	N70°22.56"E	33.84
C4	41.36	25.00	94°47.48"	N19°37.05"W	36.80
C5	15.12	15.00	57°48.00"	N01°05.09"W	14.49
C6	384.49	60.00	366°32.17"	N82°12.04"W	64.00
C7	15.12	15.00	57°48.00"	S56°41.00"W	14.49
C8	15.12	15.00	57°48.00"	N01°05.16"W	14.49
C9	384.49	60.00	366°32.17"	N82°12.11"W	64.00
C10	15.12	15.00	57°48.00"	S56°39.53"W	14.49
C11	41.36	25.00	94°47.48"	N19°37.05"W	36.80
C12	33.48	25.00	85°12.12"	N70°22.56"W	33.84
C13	67.18	25.00	85°12.12"	N70°22.56"E	33.84
C14	41.36	25.00	94°47.48"	S19°37.05"E	36.80
C15	62.95	60.00	60°33.42"	S01°41.28"E	61.25
C16	69.78	60.00	66°03.29"	S63°37.14"W	65.41
C17	48.31	60.00	46°07.54"	N70°17.05"W	47.01
C18	36.82	60.00	34°12.33"	N38°06.51"W	36.29
C19	78.13	60.00	74°36.40"	N64°12.33"E	72.73
C20	26.10	60.00	23°57.59"	N79°35.05"E	24.91
C21	67.79	60.00	64°44.17"	S03°22.49"W	64.24
C22	40.95	60.00	39°02.46"	S54°18.52"W	40.17
C23	36.82	60.00	34°12.33"	N89°00.58"W	36.29
C24	36.82	60.00	34°12.33"	N54°48.25"W	36.29
C25	36.82	60.00	34°12.33"	N20°35.91"W	36.29
C26	48.00	60.00	45°47.40"	N19°54.18"E	47.65
C27	44.24	60.00	42°14.51"	N84°25.32"E	43.25
C28	36.29	25.00	83°09.46"	S84°38.53"E	33.18
C29	36.29	25.00	83°09.46"	N04°29.06"W	33.18
C30	47.62	395.00	6°54.29"	S34°30.30"W	47.60
C31	37.15	395.00	5°23.19"	S30°39.35"W	37.14
C32	22.63	175.00	7°24.28"	N31°39.10"E	22.61
C33	50.11	225.00	12°45.39"	S32°49.34"W	50.01
C34	9.66	175.00	3°09.44"	S33°37.32"W	9.66
C35	18.34	225.00	3°06.34"	N33°38.87"E	18.34
C36	16.75	225.00	4°18.84"	N29°05.59"E	16.74
C37	29.07	345.00	4°49.40"	S30°13.48"W	29.06
C38	66.32	345.00	10°50.00"	S38°03.01"W	66.22
C39	66.32	345.00	10°50.00"	S48°53.01"W	66.22
C40	33.98	225.00	8°39.14"	S26°46.22"W	33.95
C41	3.80	395.00	0°33.06"	N54°02.44"E	3.80
C42	47.63	395.00	6°54.29"	S38°36.30"W	47.60

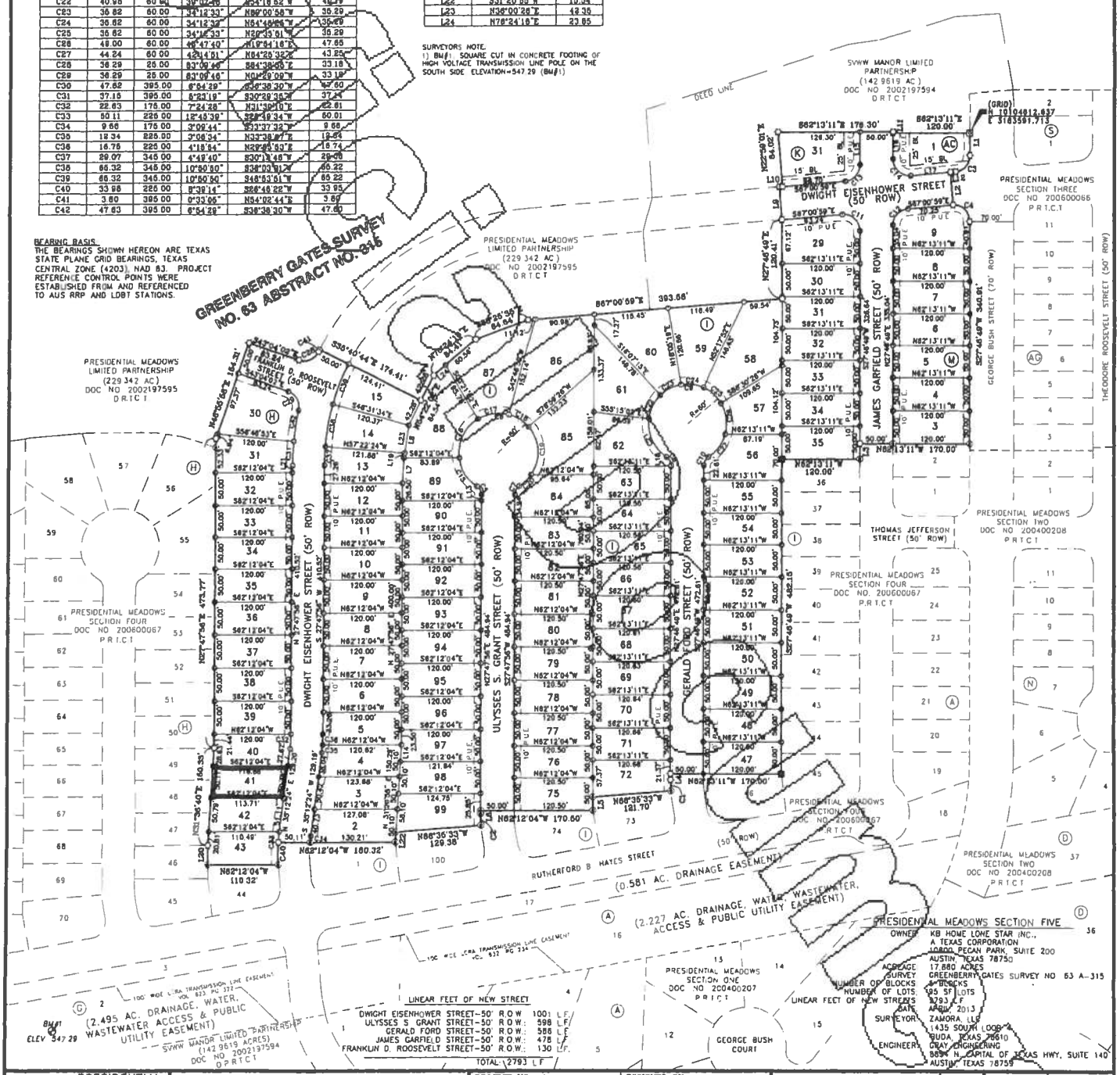
LINE TABLE		
LINE	BEARING	DISTANCE
L1	S27°46'49"W	34.60
L2	S62°59'01"W	50.00
L3	S27°46'49"W	23.35
L4	S27°46'49"W	9.56
L5	S27°47'56"W	20.48
L6	S27°47'56"W	5.00
L7	N30°09'38"E	38.53
L8	N36°00'28"E	49.97
L9	N22°59'01"E	50.00
L10	S67°00'59"E	4.92
L11	S27°46'49"W	1.66
L12	N67°00'59"W	8.39
L13	N27°47'56"E	9.09
L14	N31°20'05"E	26.55
L15	N27°46'49"E	50.72
L16	S27°46'49"W	40.88
L17	S67°00'59"E	61.65
L18	N27°46'49"E	1.24
L19	N36°00'28"E	7.62
L20	N26°30'33"E	29.25
L21	N26°30'33"E	10.52
L22	S31°20'05"W	15.54
L23	N36°00'28"E	42.35
L24	N78°24'18"E	23.85

SURVEYORS NOTE:
1) BM#1 SQUARE CUT IN CONCRETE FOOTING OF HIGH VOLTAGE TRANSMISSION LINE POLE ON THE SOUTH SIDE ELEVATION=547.29 (BM#1)

BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS, TEXAS CENTRAL ZONE (4203), NAD 83. PROJECT REFERENCE CONTROL POINTS WERE ESTABLISHED FROM AND REFERENCED TO AUS RRP AND LDBT STATIONS.

LEGEND:

- 1/2" IRON ROD SET WITH "ZWA" CAP
- 5/8" IRON ROD SET WITH "ZWA" CAP
- 1/2" IRON FOUND WITH CAP
- 1/2" IRON ROD FOUND (NO CAP)
- 4"x4" WOOD FENCE POST
- 5/8" IRON ROD WITH "ZWA" CAP SET IN CONCRETE
- BLOCK NUMBER
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- BENCHMARK
- SIDEWALK



PROJECT:	PRESIDENTIAL MEADOWS SEC. 5
JOB NUMBER:	13-1009-01
DATE:	APRIL, 2013
SCALE:	1"=100'
SURVEYOR:	TERRELL
TECHNICIAN:	SEGURA
DRAWING:	SHEET1-REV-SEC5.DWG
FIELDNOTES:	
PARTYCHIEF:	TERRELL
FIELDBOOKS:	

ZWA
Zamora, L.L.C.
Professional Land Surveyors
1435 South Loop 4 • Buda, Texas 78610
Telephone: (512) 295-6201 • Fax (512) 295-6091

PROJECT NO: •	DESIGNED BY:
FILE NO:	DRAWN BY:
DATE: APRIL 2013	CHECKED BY: JH
SCALE: 1" = 100'	REVISED BY:

GRAY ENGINEERING
8834 N. Capital of Texas Highway
Austin, Texas 78759
Suite 140
PHONE (512)452-0371
FAX (512)454-9933
TBPE FIRM #2946

PRESIDENTIAL MEADOWS SECTION FIVE

SHEET 2 OF 3

ZWA PLAT No. 13-1009-01

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT - SIDEWALKS

TO:	Travis County, Texas
DEVELOPER/BUILDER:	KB Home Lone Star, Inc.
ESCROW AGENT:	Travis County Treasurer
AMOUNT OF SECURITY:	$ 766.65
ADDRESS:	12308 Dwight Eisenhower St. LOT: 42 BLOCK: H
SUBDIVISION:	Presidential Meadows Section 5
DATE OF POSTING:	The 9 Day of April, 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:

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DEVELOPER/BUILDER

BY: _____

PRINT: John Zinsmeyer

TITLE: Vice President

PHONE: (512)651-8064

COMPANY NAME & ADDRESS

KB Home Lone Star, Inc.

10800 Pecan Park Suite 200

Austin, Texas 78750

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____
Date

_____
COUNTY JUDGE, TRAVIS COUNTY, TEXAS

_____
Date

201300248

PRESIDENTIAL MEADOWS SECTION FIVE

SCALE: 1" = 100'
APRIL, 2013
TRAVIS COUNTY, TEXAS

LEGEND:

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- 1/2" IRON FOUND WITH CAP
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- P.U.E. PUBLIC UTILITY EASEMENT
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- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- BENCHMARK
- SIDEWALK

CURVE TABLE

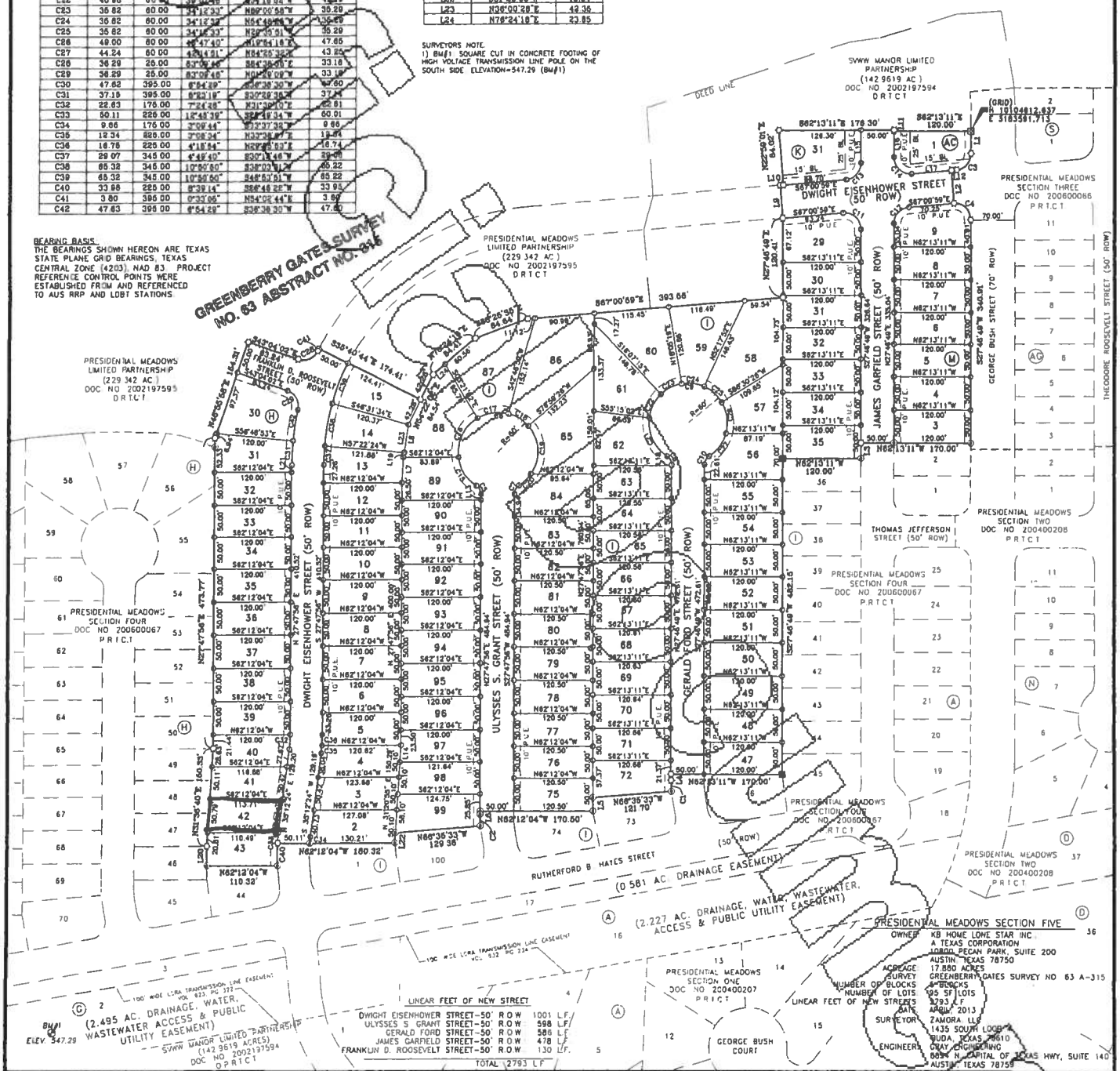
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	17.17	225.00	4°22'22"	S25°30'30"W	17.17
C2	17.83	225.00	4°53'59"	S25°36'11"W	17.84
C3	37.49	25.00	85°12'12"	N70°22'55"E	33.84
C4	41.36	25.00	94°47'48"	N19°37'05"W	36.80
C5	15.12	15.00	57°46'09"	N01°06'09"W	14.49
C6	36.49	60.00	34°32'17"	N42°12'04"W	64.00
C7	15.12	15.00	57°46'09"	S56°41'00"W	14.49
C8	15.12	15.00	57°46'09"	N01°06'18"W	14.49
C9	30.00	60.00	28°43'17"	N42°13'11"W	64.00
C10	15.12	15.00	57°46'09"	S56°39'53"W	14.49
C11	41.36	25.00	94°47'48"	N19°37'05"W	36.80
C12	37.18	25.00	85°12'12"	S70°22'55"W	33.84
C13	37.18	25.00	85°12'12"	N70°22'55"E	33.84
C14	41.36	25.00	94°47'48"	S19°37'05"E	36.80
C15	63.25	60.00	60°39'42"	S27°41'23"E	61.25
C16	69.78	60.00	66°03'28"	S53°37'14"W	65.41
C17	48.31	60.00	46°07'54"	N72°17'05"W	47.01
C18	36.82	60.00	34°16'30"	N38°06'51"W	36.29
C19	78.13	60.00	74°36'10"	N62°12'19"E	72.73
C20	26.10	60.00	23°57'59"	N72°35'05"E	24.91
C21	67.79	60.00	64°44'17"	S63°22'49"W	64.24
C22	40.98	60.00	39°02'46"	S34°18'52"W	40.19
C23	35.82	60.00	34°12'33"	N89°00'58"W	35.29
C24	35.82	60.00	34°12'33"	N54°48'24"W	35.29
C25	35.82	60.00	34°16'33"	N20°35'51"W	35.29
C26	49.00	60.00	46°47'40"	N19°54'16"E	47.66
C27	44.24	60.00	42°14'51"	N84°25'32"E	43.25
C28	36.29	25.00	83°08'46"	S64°38'05"E	33.18
C29	36.29	25.00	83°08'46"	N01°29'09"W	33.18
C30	47.62	395.00	6°54'29"	S36°38'30"W	47.60
C31	37.15	395.00	5°23'18"	S30°32'35"W	37.14
C32	22.63	175.00	7°24'28"	N31°30'10"E	22.61
C33	50.11	225.00	12°45'39"	S39°18'34"W	50.01
C34	9.66	175.00	3°09'44"	S33°37'38"W	9.66
C35	12.34	225.00	3°08'34"	N33°38'07"E	12.34
C36	16.76	225.00	4°16'54"	N32°12'53"E	16.74
C37	29.07	345.00	4°49'40"	S30°31'46"W	29.06
C38	65.32	345.00	10°50'50"	S38°03'11"W	65.22
C39	65.32	345.00	10°50'50"	S48°53'51"W	65.22
C40	33.98	225.00	8°39'14"	S56°48'22"W	33.95
C41	3.80	395.00	0°33'06"	N54°02'44"E	3.80
C42	47.63	395.00	6°54'29"	S36°38'30"W	47.60

LINE TABLE

LINE	BEARING	DISTANCE
L1	S27°40'49"W	34.50
L2	S22°59'01"W	60.00
L3	S27°46'49"W	23.35
L4	S27°46'49"W	9.56
L5	S27°47'56"W	20.46
L6	S27°47'56"W	5.00
L7	N30°09'36"E	38.53
L8	N36°00'28"E	49.97
L9	N22°59'01"E	50.00
L10	S67°00'59"E	4.92
L11	S27°46'49"W	1.66
L12	N67°00'59"W	6.39
L13	N27°47'56"E	9.09
L14	N31°20'55"E	26.55
L15	N27°46'49"E	50.72
L16	S27°46'49"W	40.68
L17	S67°00'59"E	61.85
L18	N27°46'49"E	1.24
L19	N36°00'28"E	7.82
L20	N26°30'33"E	29.25
L21	N26°30'33"E	10.52
L22	N31°20'55"W	15.54
L23	N36°00'28"E	42.36
L24	N76°24'18"E	23.85

SURVEYORS NOTE:
1) BM#1 SQUARE CUT IN CONCRETE FOOTING OF HIGH VOLTAGE TRANSMISSION LINE POLE ON THE SOUTH SIDE ELEVATION=547.29 (BM#1)

BEARING BASIS:
THE BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE GRID BEARINGS, TEXAS CENTRAL ZONE (4203), NAD 83. PROJECT REFERENCE CONTROL POINTS WERE ESTABLISHED FROM AND REFERENCED TO AUS RRP AND LOBT STATIONS.



PRESIDENTIAL MEADOWS SECTION FIVE

OWNER: KB HOME LONE STAR INC.
A TEXAS CORPORATION
10800 PECAN PARK, SUITE 200
AUSTIN, TEXAS 78750

ACREAGE: 17.880 ACRES
SURVEY: GREENBERRY GATES SURVEY NO 63 A-315
NUMBER OF BLOCKS: 4 BLOCKS
NUMBER OF LOTS: 95 SF LOTS
LINEAR FEET OF NEW STREETS: 3293 L.F.
DATE: APRIL, 2013

SURVEYOR: ZAMORA LLC
1435 SOUTH LOOP 4
BUDA, TEXAS 78610

ENGINEER: GRAY ENGINEERING
8834 N. CAPITAL OF TEXAS HWY, SUITE 140
AUSTIN, TEXAS 78759

LINEAR FEET OF NEW STREET

DWIGHT EISENHOWER STREET	50' R.O.W.	1001 L.F.
ULYSSES S. GRANT STREET	50' R.O.W.	598 L.F.
GERALD FORD STREET	50' R.O.W.	586 L.F.
JAMES GARFIELD STREET	50' R.O.W.	478 L.F.
FRANKLIN D. ROOSEVELT STREET	50' R.O.W.	130 L.F.
TOTAL		2793 L.F.

PROJECT:	PRESIDENTIAL MEADOWS SEC. 5
JOB NUMBER:	13-1009-01
DATE:	APRIL, 2013
SCALE:	1"=100'
SURVEYOR:	TERRELL
TECHNICIAN:	SEGURA
DRAWING:	SHEET1-REV-SEC5.DWG
FIELDNOTES:	
PARTYCHIEF:	TERRELL
FIELDBOOKS:	

ZWA
Zamora, L.L.C.
Professional Land Surveyors
1435 South Loop 4 • Buda, Texas 78610
Telephone: (512) 295-6201 • Fax (512) 295-6091

PROJECT NO:	DESIGNED BY:
FILE NO:	DRAWN BY:
DATE: APRIL 2013	CHECKED BY: JH
SCALE: 1" = 100'	REVISED BY:

GRAY ENGINEERING
8834 N. Capital of Texas Highway
Austin, Texas 78759
Suite 140
PHONE (512)452-0371
FAX (512)454-9933
TBPE FIRM #2946

PRESIDENTIAL MEADOWS SECTION FIVE

SHEET 2 OF 3

ZWA PLAT No. 13-1009-01