



Travis County Commissioners Court Agenda Request

Meeting Date: May 13, 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, for sidewalk fiscal for The Commons At Rowe Lane Phase 3B for Lot 17 Block M, 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, proposed to use this Cash Security Agreement, as follows: The Commons at Rowe Lane Phase 3B for Lot 17 Block M, \$750.48, 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	Permits Program Manager	TNR	(512) 854-7565

LS

	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: \$ 750.48

ADDRESS: 2709 Windy Vane Drive LOT: 17 BLOCK: M

SUBDIVISION: Commons at Rowe Lane 3B

DATE OF POSTING: The 8 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 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: *[Signature]*

Gehan Homes, LTD

PRINT: Nina Lozano

3815 S Capital of TX Hwy #275

TITLE: Purchasing Coordinator

Austin Texas 78704

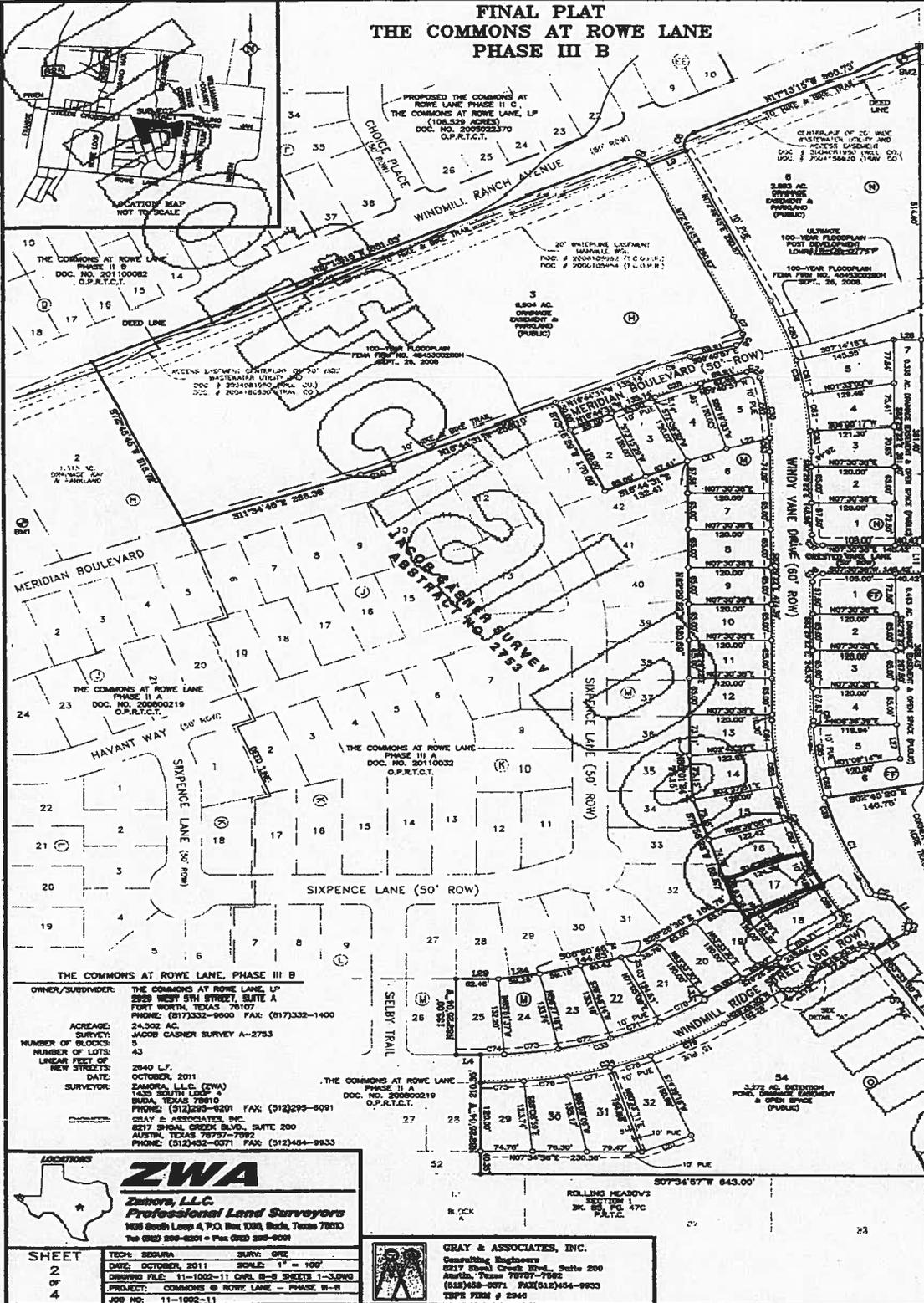
PHONE: 512-330-9364 x4219

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. 200204336
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 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 LIST

BM#1: COTTON SPINDLE SET IN THE
SOUTHWEST CORNER OF A 13' LINE OAK,
APPROX. 700' NORTH OF INTERSECTION
OF WINDMILL RANCH AVE. & COMMONS
PARWAY.
NORTHING= 10,152,756.13
EASTING= 3,187,197.81
ELEV.= 687.87

BM#2: ARROW MARK IN CONCRETE ON
NORTH EDGE OF WASTEWATER MANHOLE
LP.
NORTHING= 10,154,130.49
EASTING= 3,189,257.79
ELEV.= 695.10

ROLLING HILLS
DOOR 78, PHASE 277
P.R.T.C.T.

LAND USE

- SINGLE FAMILY LOTS= 38
- DRAINAGE ESMT & PARIAND LOTS= 2
- DRAINAGE ESMT & OPEN SPACE LOTS= 2
- RETENTION POND, DRAINAGE ESMT & OPEN SPACE LOTS= 1

CUMULATIVE DENSITY CALCULATIONS

TOTAL NUMBER OF RESIDENTIAL UNITS: 38
TOTAL AREA OF RESIDENTIAL LOTS AND LOCAL
AND COLLECTOR STREETS: 10,636 AC.

ACREAGE

BLOCK M	6,904 AC.
BLOCK N	4,814 AC.
BLOCK O	4,143 AC.
BLOCK P	1,365 AC.
RIGHT-OF-WAY	1,365 AC.
TOTAL ACREAGE	24,592 AC.

SECTION PART OF NEW STREETS

WINDY WARE DRIVE	50' ROW	1484 LF.
WINDMILL RIDGE STREET	50' ROW	1881 LF.
MERIDIAN BOULEVARD	50' ROW	259 LF.
CRESTED WARE DRIVE	50' ROW	180 LF.
TOTAL		2840 LF.

COMMONS AT ROWE LANE, LP
DOC. NO. 200705045
O.P.R.T.C.T.

OWNER/SUBDIVIDER:
THE COMMONS AT ROWE LANE, LP
2928 WEST 5TH STREET, SUITE 4
FORT WORTH, TEXAS 76107
PHONE: (817)332-9600 FAX: (817)332-1400

ACREAGE: 24,592 AC.
SURVEY: JACOB CASNER 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. (SWA)
1430 SOUTH LOOP 4
BLVD, TEXAS 76010
PHONE: (912)299-6991 FAX: (912)299-6991
GRAY & ASSOCIATES, INC.
6217 SPAGAL CREEK BLVD., SUITE 200
AUSTIN, TEXAS 78757-7092
PHONE: (512)452-0371 FAX: (512)454-9933

ZWA
Zamora, L.L.C.
Professional Land Surveyors
1430 South Loop 4, P.O. Box 1008, Suite 7800
The Woodlands, Texas 77380-8081

GRAY & ASSOCIATES, INC.
Computing Engineers
6217 Spagal Creek Blvd., Suite 200
Austin, Texas 78757-7092
(512)452-0371 FAX: (512)454-9933
TSP# FIRM # 2546

SHEET
2
OF
4

TECH: SEGURA SURV: GRZ
DATE: OCTOBER, 2011 SCALE: 1" = 100'
DRAWING FILE: 11-1002-11 ORL B-B SHEETS 1-3,LOWO
PROJECT: COMMONS @ ROWE LANE - PHASE III-B
JOB NO: 11-1002-11