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

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 Gehan Homes LTD., for sidewalk fiscal for Avalon Phase 7B, in Precinct One.

A) Lot 44 Blk J $2,337.84;
B) Lot 7 Blk N $720.00; and
C) Lot 8 Blk N $720.00.

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., proposes to use these Cash Security Agreements for the selected lots, as follows: Avalon Phase 7B, 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 Development Services Long Range Planning	TNR	(512) 854-7561
Stacey Scheffel (65)	Permits Program Manager Floodplain Administrator	TNR	(512) 854-7565

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: $ 2337.84 / #00316289

ADDRESS: 19824 Moorlynch Ave LOT: 44 BLOCK: J

SUBDIVISION: _____Avalon 7B _____

DATE OF POSTING: The 21st 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: 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

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT - SIDEWALKS

TO: Travis County, Texas

DEVELOPER/BUILDER: Gehan Homes

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: $ 7200.00 V# 00316293

ADDRESS: 19805 Cerridwen Dr LOT: 07 BLOCK: N

SUBDIVISION: Avalon 7B

DATE OF POSTING: The 23 Day of April, 20 14

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: Kay Coen

PRINT: KAY COEN

TITLE: STARTS Admin

PHONE: 512 330 9366 x4203

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

§ 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 ✓# 00316291

ADDRESS: 19809 Cerridwen Dr LOT: 08 BLOCK: N

SUBDIVISION: _____Avalon 7B _____

DATE OF POSTING: The 23 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: Kay Coen

PRINT: KAY COEN

TITLE: STARTS Admin

PHONE: 512 330 9366 x 4803

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

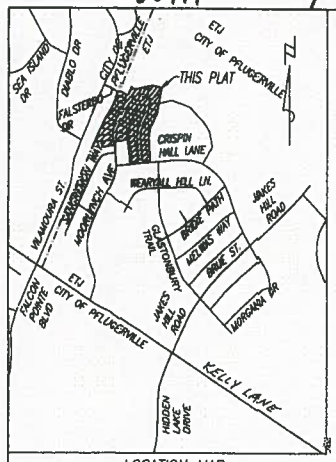
201300111 6/11/13 $92 2 of 3

FINAL PLAT OF

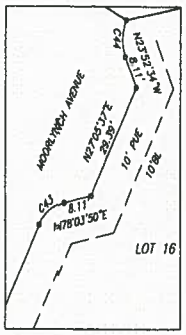
AVALON PHASE 7B

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	S08°46'22"W	63.90'
L3	S22°34'46"W	60.19'
L4	S01°34'49"W	35.40'
L5	S01°34'49"W	19.87'
L6	S11°44'10"E	28.31'
L7	S11°44'10"E	28.31'
L8	N85°13'14"W	10.83'
L9	N85°13'14"W	11.48'
L10	S79°13'28"W	8.92'
L11	S79°13'28"W	4.00'
L12	S79°13'28"W	4.93'
L13	S79°13'28"W	11.58'

LOT AREAS
(IN SQUARE FEET)

J-35 8,701.
J-36 14,475.
J-37 11,864.
J-38 8,946.
J-39 8,482.
J-40 8,144.
J-41 8,133.
J-42 8,122.
J-43 8,111.
J-44 9,358.

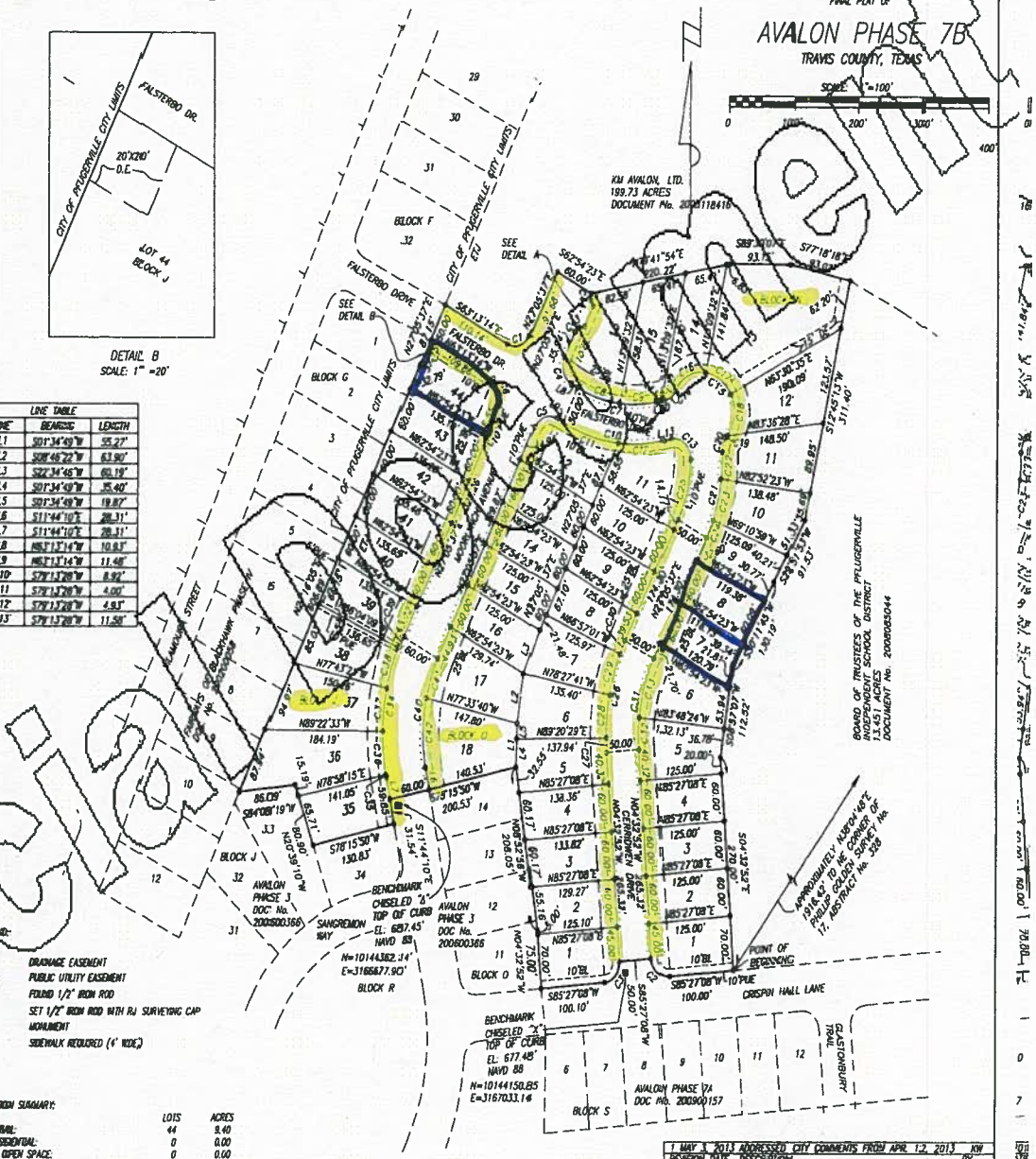
N-1 8,615.
N-2 7,500.
N-3 7,500.
N-4 7,500.
N-5 8,764.
N-6 9,841.
N-7 6,952.
N-8 7,065.
N-9 7,772.
N-10 9,279.
N-11 10,240.
N-12 12,648.
N-13 24,323.
N-14 8,984.
N-15 9,871.
N-16 11,865.

O-1 8,622.
O-2 7,620.
O-3 7,892.
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 10,385.
O-12 9,120.
O-13 7,500.
O-14 7,500.
O-15 7,500.
O-16 7,642.
O-17 11,287.
O-18 12,577.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	39.13	25.00	89°41'08"	N77°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°41'08"	N77°56'12"E	35.26
C6	39.41	25.00	90°18'51"	N18°03'48"W	35.45
C7	127.82	195.00	37°33'19"	S81°39'53"E	125.54
C8	69.17	195.00	20°19'26"	S73°22'53"E	68.81
C9	58.64	195.00	17°13'53"	S87°50'24"W	58.42
C10	160.59	245.00	37°33'19"	S81°39'53"E	157.73
C11	90.82	245.00	21°14'17"	S73°50'22"E	90.30
C12	69.77	245.00	16°19'02"	S87°22'30"W	69.54
C13	44.47	25.00	101°55'42"	S49°48'41"E	38.84
C14	21.03	25.00	48°11'21"	S55°07'46"W	20.41
C15	185.40	50.00	189°32'01"	S34°11'35"E	99.65
C16	57.19	50.00	65°32'01"	S83°48'05"W	54.12
C17	49.69	50.00	56°56'29"	S54°57'40"E	47.67
C18	55.24	50.00	63°17'56"	S05°08'33"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°42'48"W	111.77
C22	34.54	225.00	8°47'43"	S02°43'46"W	34.51
C23	53.76	225.00	13°41'3"	S13°38'[illegible]"W	53.63
C24	24.65	225.00	6°16'36"	S24°37'[illegible]"W	24.64
C25	79.23	175.00	25°36'27"	S14°07'2[illegible]"E	78.[illegible]
C26	146.35	265.00	31°38'29"	N11°18'[illegible]"E	144.49
C27	17.99	265.00	3°53'[illegible]	N02°38'[illegible]"W	17.98
C28	54.67	265.00	11°49'14"	N05°15'08"E	54.57
C29	54.98	265.00	11°53'17"	N17°08'21"E	54.88
C30	18.70	265.00	4°02'39"	N23°04'18"E	18.70
C31	118.73	215.00	31°38'29"	N11°18'21"E	117.23
C32	40.31	215.00	10°44'26"	N02°49'23"E	40.25
C33	78.43	215.00	20°54'01"	N16°38'33"E	77.99
C34	182.98	270.00	38°82'47"	N03°40'41"E	179.56
C35	3.33	270.00	0°42'25"	N11°12'38"W	3.33
C36	54.92	270.00	11°39'15"	N05°12'38"W	54.82
C37	54.92	270.00	11°39'15"	N06°27'53"E	54.82
C38	54.92	270.00	11°39'15"	N17°06'15"E	54.82
C39	14.90	270.00	3°09'46"	N23°03'44"E	14.90
C40	139.35	210.00	38°00'47"	N07°49'[illegible]"E	139.61
C41	53.57	210.00	14°36'17"	N19°45'39"E	53.57
C42	88.61	210.00	24°10'30"	N02°21'05"E	87.95
C43	8.90	10.00	50°58'14"	N52°34'44"E	8.61
C44	8.90	10.00	50°58'14"	N01°38'33"E	8.61

LEGEND:

DE DRAINAGE EASEMENT
PUE 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 OPEN 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
PHILLIP GOLDEN SURVEY No. 17, ABSTRACT No. 328
44 SINGLE FAMILY LOTS
3 BLOCKS
1875 LINEAR FEET OF NEW STREETS.

PROPERTY OWNER / SUBDIVIDER:

GEHAN HOMES
15725 NORTH DALLAS PARKWAY
SUITE 300
ADDISON, TX 75001

SHEET 2 OF 3 SHEETS

REVISION DATE	DESCRIPTION	BY
1 MAY 3, 2013	ADDRESSED 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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