



## Travis County Commissioners Court Agenda Request

**Meeting Date:** May 27, 2014

**Prepared By:** Paul Scoggins, Engineering Specialist **Phone #:** (512) 854-7619

**Division Director/Manager:** Donald W. Ward, P.E., Assistant Public Work Director  
- Road and Bridge Division

**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 the acceptance of the dedication of the public street and drainage facilities within The Park at Blackhawk II, Phase 3B - all being within Precinct One.

### **BACKGROUND/SUMMARY OF REQUEST:**

The Park at Blackhawk II, Phase 3B was recorded on April 18, 2013 at Document #201300073. This subdivision has been inspected for conformance with approved plans and specifications as listed. It will be accepted under the regulations of the Standards for Construction of Streets and Drainage in Subdivisions approved by Commissioners Court August 28, 1997, in which the subdivision is accepted before the one-year performance period has ended.

The completed sidewalks within this subdivision has been inspected by a Registered Accessibility Specialist. The stop signs, if any, are in the process of being approved under Chapter 251 of the Texas Transportation Code.

The Park at Blackhawk II, Phase 3B is accessed from a section of Plover Run Trail within The Park at Blackhawk II, Phase 3A, a street maintained by Travis County. This action will add an overall total of 0.31 miles to the Travis County road system.

### **STAFF RECOMMENDATIONS:**

TNR staff recommends approval of the proposed motions.

### **ISSUES AND OPPORTUNITIES:**

Travis County will consider the time between the conditional acceptance date of April 16, 2013 and the Court acceptance date the warranty period for this project.

### **FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A.

**ATTACHMENTS/EXHIBITS:**

- TNR Approval Letter
- List of Streets
- Requirements for Approval
- RAS Inspection
- Location Maps

**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 and Long Range Planning | (512) 854-7561 |
|                   |                   |  |                |
|                   |                   |  |                |
|                   |                   |  |                |

**CC:**

|                   |                 |                      |                |
|-------------------|-----------------|----------------------|----------------|
| Lucious Henderson | Inspector       | Development Services | (512) 854-9114 |
| Stacey Scheffel   | Program Manager | TNR Permits          | (512) 854-7565 |
|                   |                 |                      |                |
|                   |                 |                      |                |

**SM:AB:ps**

**1101 - Development Services Long Range Planning - The Park at Blackhawk II, Phase 3B**



## **TRANSPORTATION AND NATURAL RESOURCES**

**STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE**

---

700 Lavaca Street  
Travis County Administration Building  
P.O. Box 1748  
Austin, Texas 78767  
tel 512-854-9383  
fax 512-854-4649

### **CONSTRUCTION ACCEPTANCE – CONDITIONAL**

**DATE:** April 16, 2013

|            |  |   |
|------------|--|---|
| <b>TO:</b> | <b><u>Developer:</u></b><br>Robert M. Tiemann<br>Tiemann Land and Cattle Dev. Ltd.<br>4421 Rowe Lane<br>Pflugerville, TX 78660 | <b><u>Engineer:</u></b><br>Mr. Randall Jones<br>Randal Jones Engineering, Inc.<br>1212 E. Braker Lane<br>Austin, TX 78753 |
|------------|--|---|

**SUBJECT: Park at Blackhawk II Phase 3B**

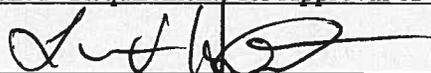
Effective this date streets and/or drainage construction, within this subdivision, appear to be in conformance with the Permitted Construction Documents. This construction is not accepted for maintenance by Travis County, but will enter into a one-year performance period when all of the "Requirements for Approval of Construction" (attached) are provided to Travis County.

The Owner must maintain the streets in the development until the satisfactory completion of the performance period. The Developer is required to maintain fiscal posting of 10% of the actual street and drainage cost, plus 100% of the un-constructed residential sidewalks, until all streets and/or drainage construction are accepted for maintenance by Travis County and the performance period has been completed. Sidewalk fiscal will be reduced/released as the sidewalks are deemed complete.

Prior to the end of the performance period, Travis County will inspect the streets, drainage, and/or sidewalk construction to determine the deficiencies that need to be corrected before the performance period fiscal is released.

#### **OTHER REMARKS:**

See attached "Requirements for Approval of Construction"

BY:  04.16.13  
TNR Construction Inspector – Lucious Henderson



**TRANSPORTATION & NATURAL RESOURCES**

**STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE**

700 Lavaca St  
Travis County Administration Building  
PO Box 1748  
Austin, Texas 78767  
(512) 854-9383  
FAX (512) 854-4649

**RELEASE OF CONSTRUCTION PERFORMANCE PERIOD FISCAL**

**DATE: May 13, 2014**

**DEVELOPER:**

RMD Development Partners, LLC  
Attn: Nathan Neese  
508 Baylor Street  
Austin, TX 78703

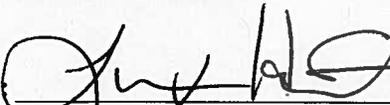
**ENGINEER:**

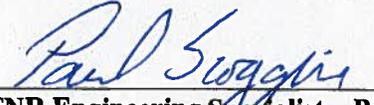
Randall Jones  
Randall Jones Engineering, Inc.  
1212 East Braker Lane  
Austin, TX 78753

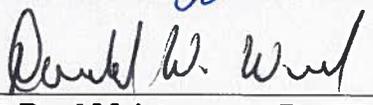
**SUBJECT: Park at Blackhawk II, Phase 3B**

Effective this date, streets and drainage construction within this subdivision, appear to be in a condition substantially equal to that at the beginning of the performance period, which began April 16, 2013. All performance period maintenance punch list items have been completed and/or corrected. Fiscal for un-constructed residential sidewalks will be reduced or released as the sidewalks are deemed to be complete.

**OTHER REMARKS:**

BY:  05.14.14  
TNR Construction Inspector – Lucious Henderson

 5/14/14  
TNR Engineering Specialist – Paul Scoggins

 5/15/14  
TNR Road Maintenance – Don Ward, PE

1102 fiscal file  
1105 Subdivision File

**ACCEPTANCE OF DEDICATION OF STREETS AND DRAINAGE**



**SUBDIVISION**  
**Mapsco No. 409Y**

**The Park at Blackhawk II, Phase 3B**

**Pct.# One**  
**Atlas No. O-11**

THE PARK AT BLACKHAWK II, PHASE 3B WAS RECORDED AT DOCUMENT #201300073 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - 4/18/13

THREE STREETS AS LISTED BELOW:

| #                            | STREET NAME        | FROM - TO   | L.F.        | MILES       | ROW | TYPE OF CURB & GUTTER |         |        |
|------------------------------|--------------------|---|-------------|-------------|-----|-----------------------|---------|--------|
|                              |                    |   |             |             |     | PVMNT                 | PVMNT   | GUTTER |
| 1                            | Plover Run Trail   | Easterly corner of Lot 3, Blk J west to northerly corner of Lot 12, Blk I | 705         | 0.13        | 50' | HMAC                  | 30' F-F | YES    |
| 2                            | Horned Owl Trail   | Southerly corner of Lot 28, Blk I east to Plover Run Trail                | 737         | 0.14        | 50' | HMAC                  | 30' F-F | YES    |
| 3                            | Kestrel Lore Court | Horned Owl Trail north to cul-de-sac w/R=50'                              | 177         | 0.03        | 50' | HMAC                  | 30' F-F | YES    |
| <b>Total Footage/Mileage</b> |                    |   | <b>1619</b> | <b>0.31</b> |     |                       |         |        |

THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION - 40

N/A ADDITIONAL LOTS SOLD FOR DEVELOPMENT

CONSTRUCTION OF STREETS AND DRAINAGE EXCEEDS MINIMUM COUNTY STANDARD FOR STREETS NUMBERED 1-3

IT IS RECOMMENDED THAT MAINTENANCE OF STREETS NUMBERED 1-3 TOTALING THE TRAVIS COUNTY COMMISSIONERS COURT IN PRECINCT ONE.

0.31 MILES BE ACCEPTED BY

ACCEPTANCE DATE

- DP = DOUBLE PENETRATION
- HMAC = HOT MIX ASPHALT
- C = CONCRETE
- UPP = UNPAVED, PIT RUN
- UPS = UNPAVED, SELECT

Don W. Ward, PE  
 Division Director  
 Road & Bridge

DATE APPROVED BY COMMISSIONERS COURT

TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., EXECUTIVE MANAGER

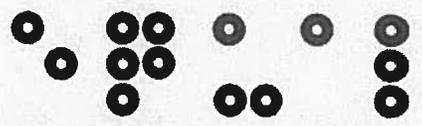


700 Lavaca Street  
Travis County Administration Building  
PO Box 1748  
Austin, Texas 78767  
Phone: (512) 854-9383  
Fax: (512) 854-4697

***THE PARK AT BLACKHAWK II, PHASE 3B***  
**REQUIREMENTS FOR APPROVAL OF CONSTRUCTION**  
**PUBLIC STREET SUBDIVISIONS PER STANDARDS FOR CONSTRUCTION OF**  
**STREETS AND DRAINAGE IN SUBDIVISIONS - AUGUST 28, 1997**

- 3/26/13 1. Professional Engineer's certification of quantities of work completed (Engineer's Concurrence Letter). § 82.401(c)(1)(A) § 82.604(c)(2)
- NA 2. Construction Summary Report. § 82.604(c)(1)
- 3/26/13 3. Contractor's (signed) invoice or receipt of payment, for work completed, with costs. §82.401(a)(1)(B)
- 3/26/13 4. Reproducible Plans, certified as "Record Drawings", by the Owner's Consulting Engineer [§ 82.604(c)(3)] including a Signage and Striping Plan [§82.303] and accompanying Stop Sign Warrants and Speed Zone Investigation sheets for each sign.
- Reduce Bond to 10% +SW 5. Performance Period Fiscal for 10% of the actual construction cost of street and drainage construction plus fiscal for residential sidewalks, if applicable. If bond, it must be in a form acceptable to Travis County and dated near the time of the TNR inspection report. Must be posted by owner/developer. § 82.604(c)(4)
- NA 6. If applicable, a copy of the Conditional Letter of Map Amendment or Revision from FEMA and the completed application for a Letter of Map Amendment or Revision. § 82.604(c)(5) Section 1,4,6
- 3/26/13 7. A letter from Texas Board of Licensing and Regulation approving subdivision construction (when sidewalks are required per plat and when the total construction costs of sidewalks exceed \$50,000.00). Plan approval required at time of Approval of Construction. Substantial compliance (inspection) required at time of street acceptance for maintenance. § 82.202(q)(2)
- 7/19/12 8. A TNR inspection report, indicating the completion of that portion of the work represented by the reduction of fiscal (streets and drainage, including detention ponds and common area sidewalks and traffic control devices shown on the approved traffic control plan). § 82.401(c)(1)(C) NOTE: **Road Maintenance needs to approve.**
- 3/26/13 9. Approval of other agencies - cities, if in their ETJ; Municipal or other Utility Districts.
- NA 10. Licensing Agreement

# Inspection Approved



We have reviewed the documents provided for the referenced facility provided by your office. All reviewed areas are considered substantially compliant with accessibility standards adopted by the Texas Department of Licensing and Regulation (TDLR) for purposes of ensuring compliance with the Texas Architectural Barriers Act, Article 9102, Texas Civil Statutes. This review is for the scope of work applicable to the standards only, including but not limited to sidewalks, curb ramps and accessible routes.

**This facility is not subject to review under the current Administrative Rules as published by TDLR. Therefore, this review is advisory in nature only and does not constitute a review as required under the Texas Architectural Barriers Act.**

Please note, this determination does not address the applicability of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other state, local or federal requirements. For information on the ADA, call the ADA Hotline, 800/ 949.4232 or the U.S. Department of Justice at 202/ 514.0301.

If you have any questions concerning the results of the inspection, or the requirements of the Architectural Barriers Act, or if you are not the owner of record of this facility, contact James Morales at 512/476.8675. Please reference the assigned project number in all future correspondence pertaining to this project.

Please call with any questions,

James E. Morales, RAS 1079

**24 April 2013**

**Project Number:** A 12570

**Project:**

**Park at Blackhawk II Phase 3B**

Martin Ln  
Pflugerville, Texas 78660  
Plans Dated: 12 May 2012

**To:**

J. Keith Collins  
Randall Jones & Associates Engineering Inc  
1212 E. Braker Lane  
Austin, Texas 78703

**Inspected by:**

James E. Morales  
19 April 2013

**Project Scope**

Consulting - Subdivision Site review

**Distribution:**

Nathan Neese- RMD Residential LP  
File



TRV  
3 PGS

201300073

PLAT DOCUMENT # \_\_\_\_\_

# PLAT

## PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: THE PARK AT THE BLACKHAWK II PHASE  
3 B

OWNERS NAME: RMD RESIDENTIAL LP ,RMD RESIDENTIAL GP LLC

RESUBDIVISION? YES  NO

### ADDITIONAL RESTRICTIONS / COMMENTS:

2013070194

### RETURN:

VIA INTER OFFICE  
MICHAEL HETTENHAUSEN

## PLAT FILE STAMP

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

Apr 18, 2013 03:15 PM 201300073  
BENAVIDESV: \$92.00  
Dana DeBeauvoir, County Clerk  
Travis County TEXAS

4.18.13

8192 00

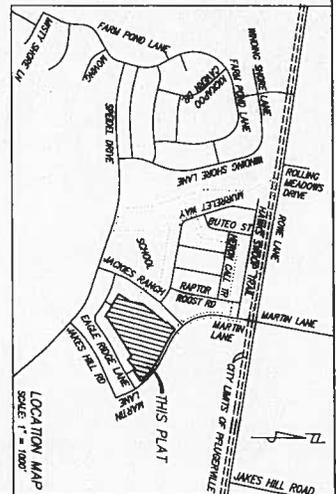
2013 00073

S:\LAND\1651-1700\1691\deg\1691-PLAT.dwg 3/18/2013 1:05:59 PM CDT

PLAT OF  
THE PARK AT BLACKHAWK II PHASE 3B  
TRAVIS COUNTY, TEXAS

TRAVIS COUNTY  
CONSUMER PROTECTION NOTICE FOR HOME BUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES



| NO. | DATE    | REVISION                          | APP. | BY |
|-----|---------|-----------------------------------|------|----|
| 1   | 3/18/13 | ADDED QTY COMMENTS FROM 3/14/2013 |      |    |

SHEET 1 OF 3 SHEETS

DATE: NOV. 28, 2012

RANDALL JONES & ASSOCIATES ENGINEERING, INC.  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78735  
(512) 838-4783 FAX (512) 838-4817

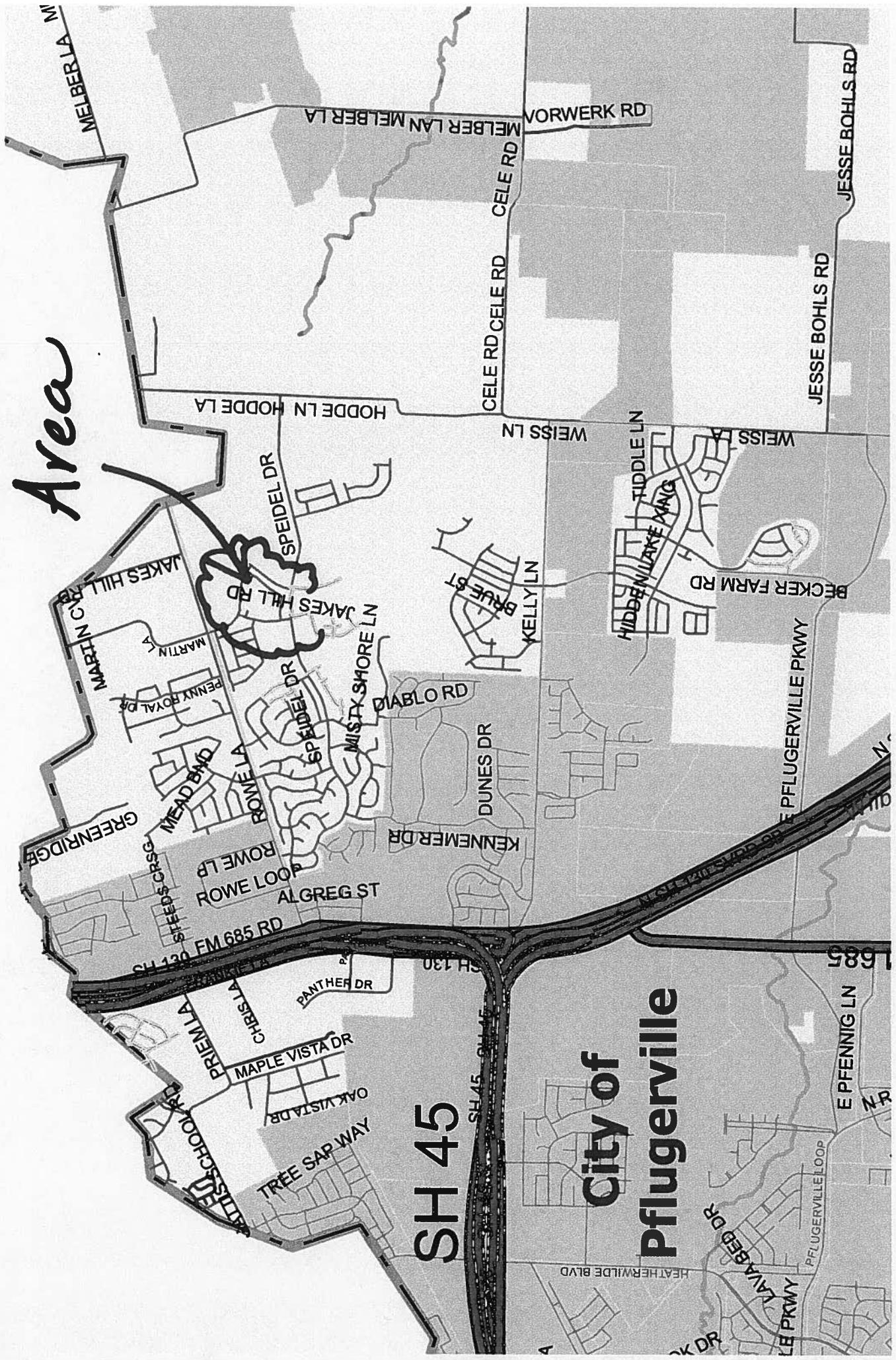
RJ SURVEYING & ASSOCIATES, INC.  
1212 E. BRAKER LANE, AUSTIN, TEXAS 78735  
(512) 838-4783 FAX (512) 838-4817

F-9784





Site Area



SH 45

City of Pflugerville

E PFENNIG LN

1685

E PFLUGERVILLE PKWY

BECKER FARM RD

WEISS LN

JESSE BOHLS RD

DR KWERK RD

WEISS LN

CELE RD CELE RD

MELBER LAN MELBER LA

MELBER LA M

TIDDLE LN

HIDDEN LAKE DR

KELLY LN

BRUE ST

DIABLO RD

DUNES DR

KENNER DR

ALGREG ST

ROWE LP

FM 685 RD

MEAD BND

PENNY ROYAL DR

MARTIN LA

JAKES HILL RD

MARTIN CR

PANTHER DR

CHRISLA

PREMILA

MAPLE VISTA DR

OAK VISTA DR

TREE SAP WAY

HEATHERWILDE BLVD

LAJARED DR

PFLUGERVILLE LOOP

74R

W

