



Travis County Commissioners Court Agenda Request

Meeting Date: July 29, 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-Austin, for sidewalk fiscal for Commons At Rowe Lane Phase 3B for Lot 13 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, LTD-Austin, proposed to use this Cash Security Agreement, as follows: Phase 3B for Lot 13 Block M, \$755.16, 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

	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: \$ 755,116 V# 00322429

ADDRESS: 2617 WINDY VANE DR LOT: 13 BLOCK: M

SUBDIVISION: Commons of Rowe Lane Sec 3B

DATE OF POSTING: The 9 Day of July, 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.

Cash Security Agreement - Sidewalks

DEVELOPER/BUILDER

COMPANY NAME & ADDRESS

BY: Kay Coen

Gehan Homes, LTD

PRINT: KAY COEN

3815 S Capital of TX Hwy #275

TITLE: Purchasing Coordin

Austin Texas 78704

PHONE: 512 330 9366 x 4203

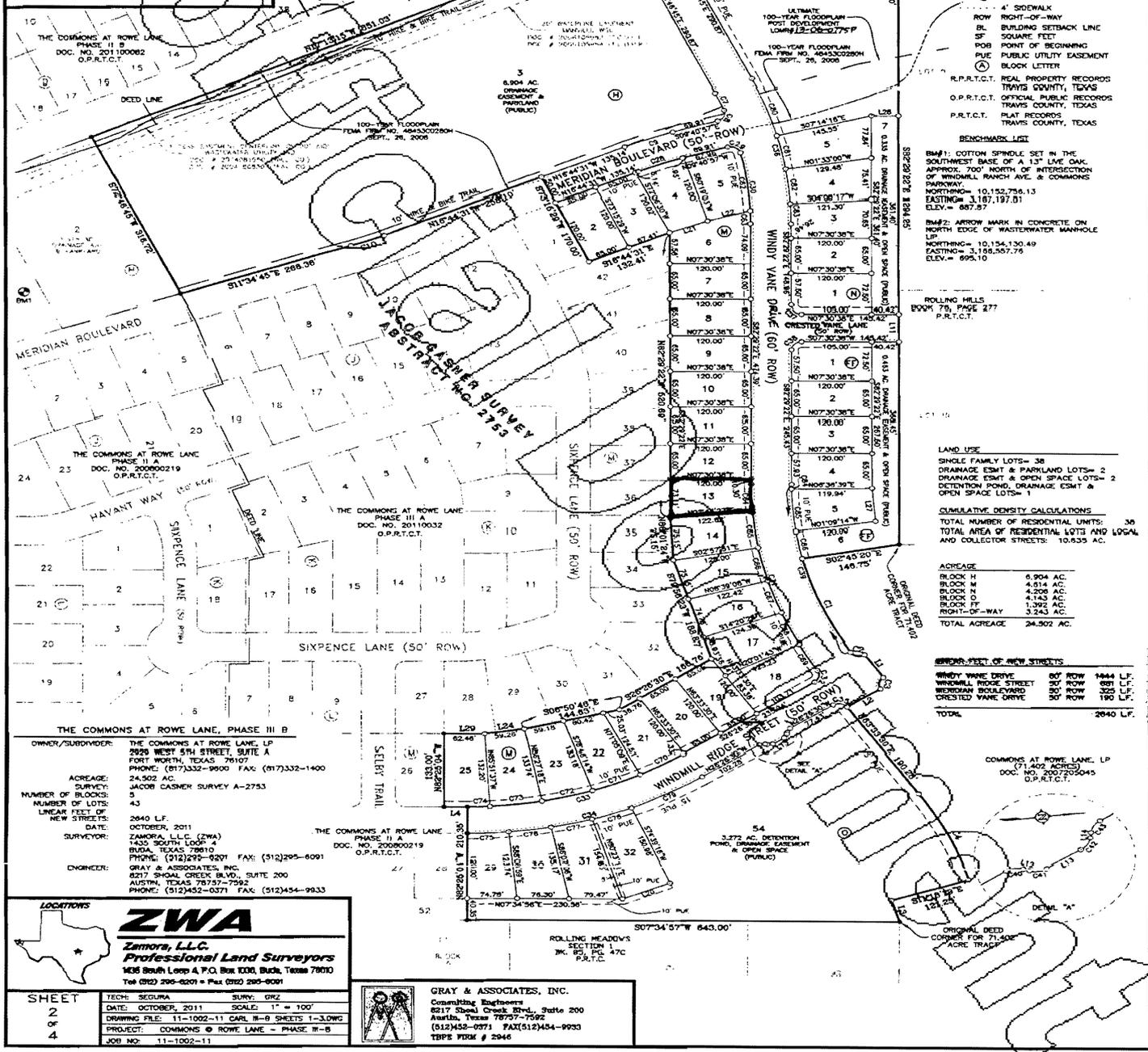
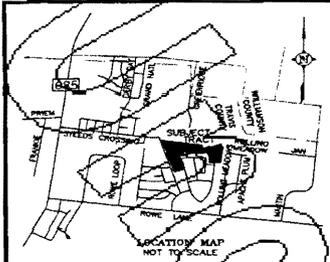
APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____

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. 2005045636
 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
 - 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 BASE OF A 1 1/2" LIVE OAK, APPROX. 700' NORTH OF INTERSECTION OF WINDMILL RANCH AVE. COMMONS PARKWAY.
 NORTHING= 10,152,756.13
 EASTING= 3,187,197.01
 ELEV.= 687.87
 - BM#2: ARROW MARK IN CONCRETE ON NORTH EDGE OF WASTEWATER MANHOLE LIP
 NORTHING= 10,154,130.49
 EASTING= 3,186,507.76
 ELEV.= 695.10

ROLLING HILLS
 BOOK 76, PAGE 277
 P.R.T.C.T.

LAND USE

SINGLE FAMILY LOTS= 38
 DRAINAGE ESMT & PARKLAND LOTS= 2
 DRAINAGE ESMT & OPEN SPACE LOTS= 2
 DETENTION POND, DRAINAGE ESMT & OPEN SPACE LOTS= 1

CUMULATIVE DENSITY CALCULATIONS

TOTAL NUMBER OF RESIDENTIAL UNITS= 38
 TOTAL AREA OF RESIDENTIAL LOTS AND LOGAL AND COLLECTOR STREETS= 10,835 AC.

ACREAGE

BLOCK H	6,904 AC.
BLOCK M	4,614 AC.
BLOCK N	2,206 AC.
BLOCK O	4,143 AC.
BLOCK P	2,243 AC.
RIGHT-OF-WAY	3,243 AC.
TOTAL ACREAGE	24,502 AC.

SEPAR. FEET. OF NEW STREETS

WINDY VANE DRIVE	60' ROW	1444 LF.
WINDMILL RIDGE STREET	30' ROW	691 LF.
WINDMILL BOLLIVARD	30' ROW	325 LF.
CRESTED VANE DRIVE	50' ROW	190 LF.
TOTAL		2640 LF.

COMMONS AT ROWE LANE, LP
 DOC. NO. 2005045636
 O.P.R.T.C.T.

THE COMMONS AT ROWE LANE, PHASE III B

OWNER/SUBDIVIDER: THE COMMONS AT ROWE LANE, LP
 2929 WEST 5TH STREET, SUITE A
 FORT WORTH, TEXAS 76107
 PHONE: (817)332-9900 FAX: (817)332-1400

ACREAGE: 24,502 AC.
 SURVEY: JACOB CASNER SURVEY A-2733
 NUMBER OF BLOCKS: 3
 NUMBER OF LOTS: 43
 LINEAR FEET OF NEW STREETS: 2640 LF.
 DATE: OCTOBER, 2011
 SURVEYOR: ZAMORA, L.L.C. (ZWA)
 1432 SOUTH LOOP A
 BUDA, TEXAS 78610
 PHONE: (512)295-9201 FAX: (512)295-6091
 ENGINEER: GRAY & ASSOCIATES, INC.
 8217 SHOAL CREEK BLVD., SUITE 200
 AUSTIN, TEXAS 78757-7592
 PHONE: (512)452-0371 FAX: (512)454-9933

LOCATIONS

ZWA
 Zamora, L.L.C.
 Professional Land Surveyors
 1432 South Loop A, P.O. Box 1000, Buda, Texas 78610
 Tel (512) 295-9201 • Fax (512) 295-6091

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TECH: SEGURA SURV: GRZ
 DATE: OCTOBER, 2011 SCALE: 1" = 100'
 DRAWING FILE: 11-1002-11 CARL II-8 SHEETS 1-3.DWG
 PROJECT: COMMONS @ ROWE LANE - PHASE III-B
 JOB NO: 11-1002-11

GRAY & ASSOCIATES, INC.
 Consulting Engineers
 8217 Shoal Creek Blvd., Suite 200
 Austin, Texas 78757-7592
 (512)454-0371 FAX (512)454-9933
 TYPE PDK # 2946