



Travis County Commissioners Court Agenda Request

Meeting Date: September 16, 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 a Cash Security Agreement with Gehan Homes, LTD-Austin, for sidewalk fiscal for Commons At Rowe Lane Phase 4A for Lot 7 Block FF, 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: Commons At Rowe Lane Phase 4A for Lot 7 Block FF, \$975.00, 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 4A

Received
AUG 01 2014
Travis County-TNR

§ EXHIBIT 82.401 (C)

CASH SECURITY AGREEMENT - SIDEWALKS

TO: Travis County, Texas

DEVELOPER/BUILDER: Gehan Homes

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$ 97500 ✓ # 00323757

ADDRESS: 21204 Inwoodmill Ridge St LOT: 7 BLOCK: FF 4A

SUBDIVISION: Commons of Rowe Lane

DATE OF POSTING: The 1 Day of August, 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: X *Kay Coen*

Gehan Homes, LTD

PRINT: *KAY COEN*

3815 S Capital of TX Hwy #275

TITLE: *PURCH COORD*

Austin Texas 78704

PHONE: *812 3309366 x 4203*

APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: _____

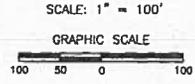
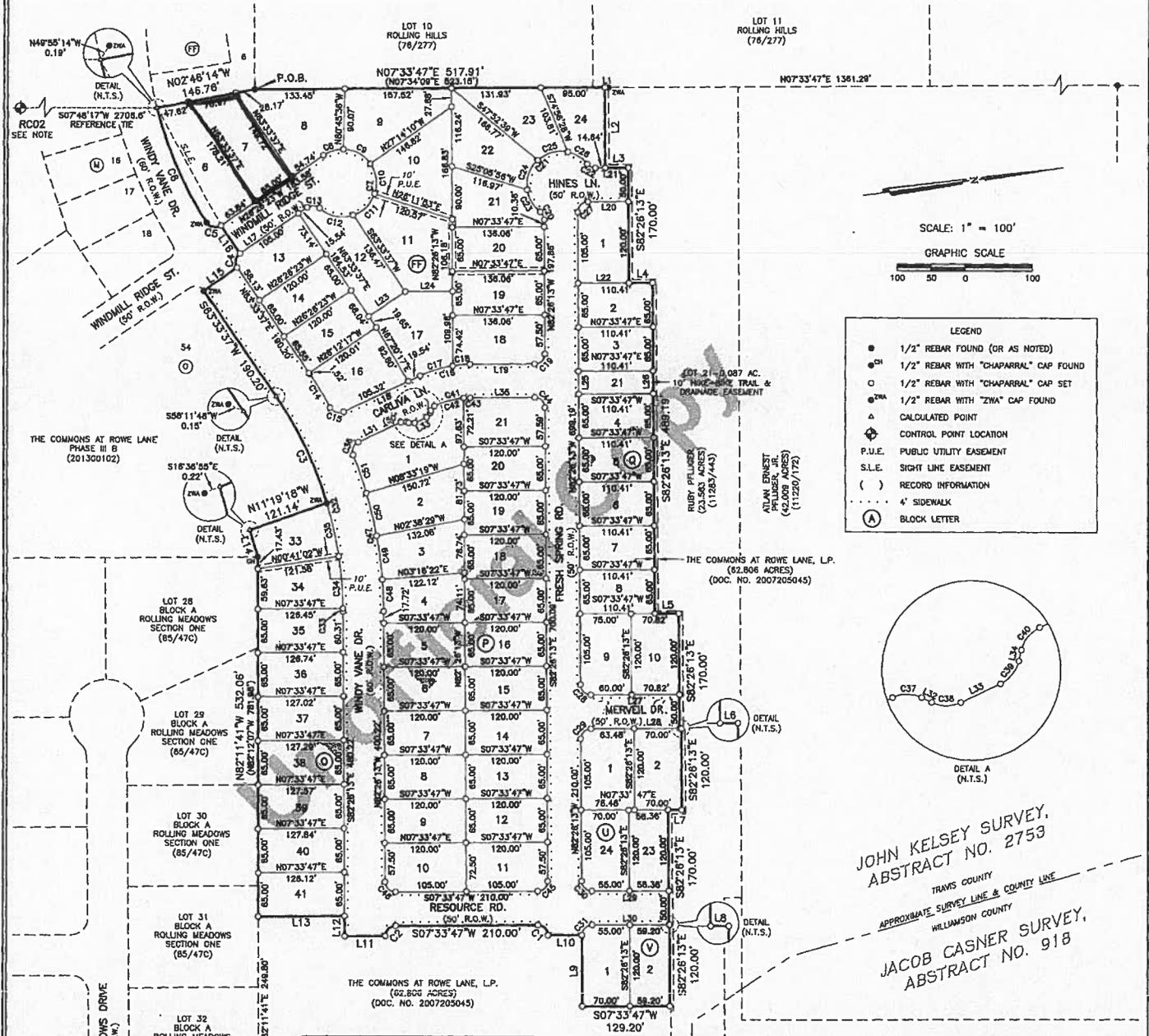
Date

COUNTY JUDGE, TRAVIS COUNTY, TEXAS

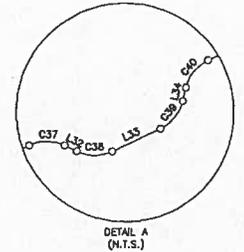
Date

201400073

FINAL PLAT:
THE COMMONS AT ROWE LANE PHASE IV A
TRAVIS COUNTY, TEXAS



- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - ZMA 1/2" REBAR WITH "ZMA" CAP FOUND
 - ▲ CALCULATED POINT
 - △ CONTROL POINT LOCATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.L.E. SIGHT LINE EASEMENT
 - () RECORD INFORMATION
 - 4' SIDEWALK
 - A BLOCK LETTER



JOHN KELSEY SURVEY,
ABSTRACT NO. 2753

APPROXIMATE SURVEY LINE & COUNTY LINE
TRAVIS COUNTY
WILLIAMSON COUNTY

JACOB CASNER SURVEY,
ABSTRACT NO. 918

OWNER:
THE COMMONS AT ROWE LANE, L.P.
2925 WEST 6TH STREET, SUITE A
FORT WORTH, TEXAS 76107
817-332-9600

TOTAL ACREAGE: 17.419 ACRES
JOHN KELSEY SURVEY, ABSTRACT NO. 2753
TOTAL NUMBER OF LOTS: 68
SINGLE FAMILY LOTS: 65
HIKE-BIKE TRAIL & DRAINAGE EASEMENT LOTS: 1

BLOCK FF: 19 LOTS (4.464 AC.)
BLOCK O: 9 LOTS (1.719 AC.)
BLOCK P: 21 LOTS (4.056 AC.)
BLOCK Q: 11 LOTS (1.846 AC.)
BLOCK U: 4 LOTS (0.760 AC.)
BLOCK V: 2 LOTS (0.395 AC.)

R.O.W. AREA: 4.189 AC.
LINEAR FEET OF NEW ROADWAY: 3433 L.F.

CARLINA LANE: 370 L.F.
FRESH SPRING ROAD: 1109 L.F.
HINES LANE: 100 L.F.
RESOURCE ROAD: 448 L.F.
MERVEIL DRIVE: 171 L.F.
WINDMILL RIDGE STREET: 209 L.F.
WINDY VANE DRIVE: 1028 L.F.

CHAPARRAL CONTROL POINT "RC02"
4" ALUMINUM DISK SET IN ASPHALT, 4'
NORTH OF CURB AT THE END OF A
MEDIAN AT THE NORTH TERMINUS OF
CASA NAVARRO DRIVE.

SURFACE COORDINATES:
N 10151283.59
E 3167499.84

TEXAS CENTRAL ZONE STATE
PLANE COORDINATES:
N 10150144.45
E 3167144.39

ELEVATION = 882.44'
VERTICAL DATUM: NAVD 88 (GEOID 99)

COMBINED SCALE FACTOR = 0.999887783
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000112229
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
TEXAS CENTRAL ZONE 4203
THETA ANGLE: 1°25'25"

THIS IS A SURFACE DRAWING. BEARING
BASIS: GRID AZIMUTH FOR TEXAS CENTRAL
ZONE, 1983/83 HARN VALUES FROM
LCRA CONTROL NETWORK.

ATLAN PFLUGER
(138.1 ACRES)
(829/608)



EW 1/17/2014

| REVISION DATE: | DESCRIPTION |
|----------------|-------------|
| | |
| | |
| | |



8934 N. Capital of Texas Hwy.
Austin, Texas 78759
Suite 340
(512)452-0371
FAX (512)454-9933
TBP# FIRM #2946

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724

PROJECT NO.:
897-007

DRAWING NO.:
897-007-IV-A

PLOT DATE:
1/17/2014

PLOT SCALE:
1"=100'

DRAWN BY:
EJD

SHEET
02 OF 05