



## Travis County Commissioners Court Agenda Request

**Meeting Date:** October 28, 2014

**Prepared By:** Tim Pautsch **Phone #:** (512) 854-7689

**Division Director/Manager:** Anna Bowlin - Division Director Development Services 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 24 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 24 Block FF, \$941.55, 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


**CC:**

Tim Pautsch	Engineering Specialist	TNR	(512) 854-7689

**TP:AB:tp**

**1101 - Development Services Long Range Planning - Commons At Rowe Lane Ph 4A**

§ EXHIBIT 82.401 (C)

**CASH SECURITY AGREEMENT - SIDEWALKS**

TO: Travis County, Texas

DEVELOPER/BUILDER: Gehan Homes

ESCROW AGENT: Travis County Treasurer

AMOUNT OF SECURITY: \$ 941.55

ADDRESS: 21312 Hines Lane LOT: 24 BLOCK: FF

SUBDIVISION: Commons of Rowe Lane 4A

DATE OF POSTING: The 26<sup>th</sup> Day of September, 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:

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.

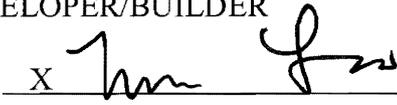
If this document needs to be renewed, it will be renewed at the then current rate for Sidewalks required by Travis County. In no case shall the amount of Security be less that the amount it would cost the County to complete the work if it becomes necessary.

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:  

Gehan Homes, LTD

PRINT: Nina Lozano

3815 S Capital of TX Hwy #275

TITLE: Purchasing Coordinator

Austin Texas 78704

PHONE: 512-330-9366 x 4216

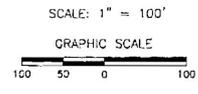
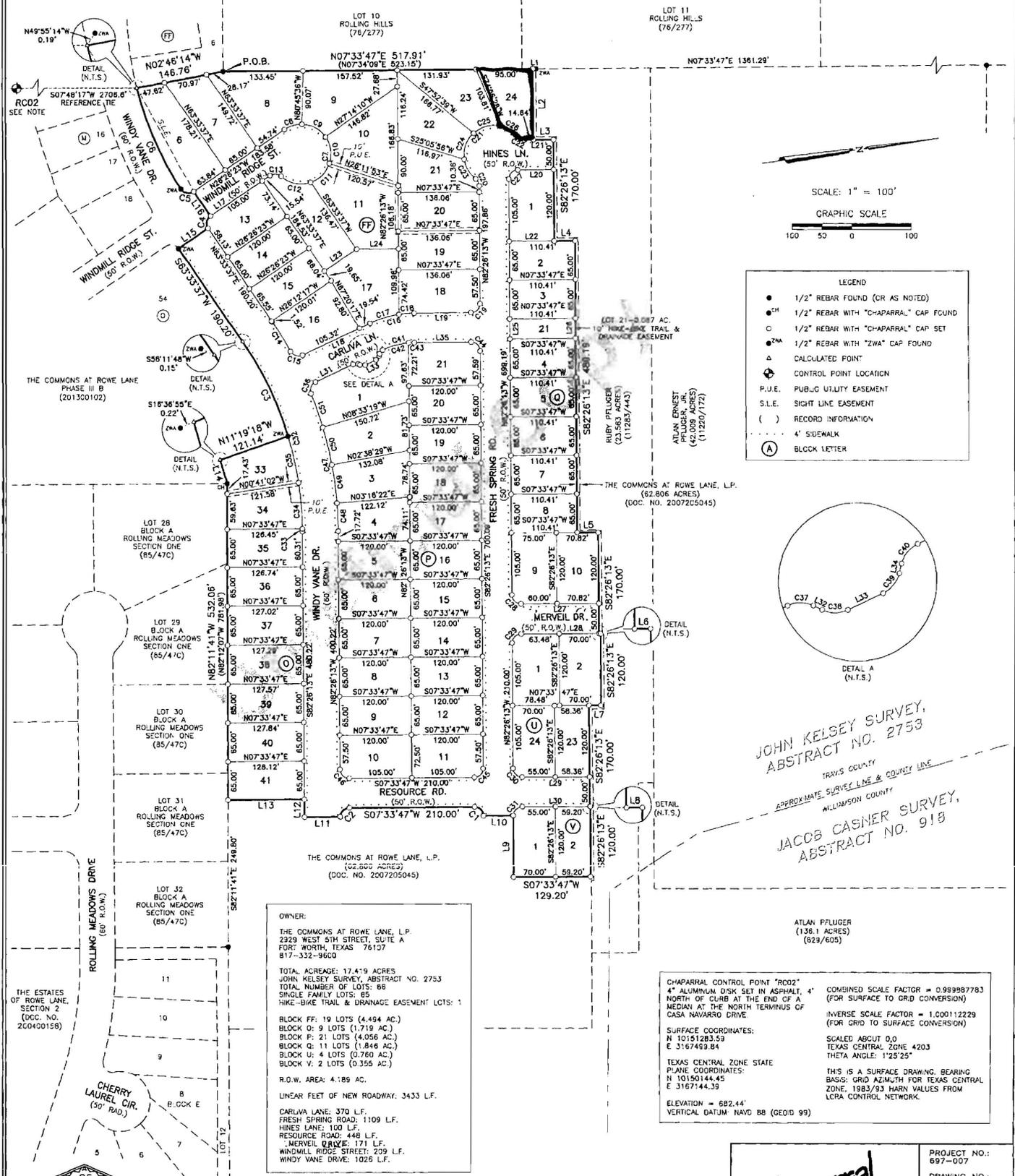
APPROVED BY THE TRAVIS COUNTY COMMISSIONERS' COURT: \_\_\_\_\_  
Date

\_\_\_\_\_  
COUNTY JUDGE, TRAVIS COUNTY, TEXAS

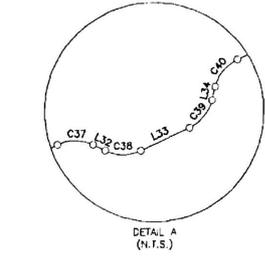
\_\_\_\_\_  
Date

201400073

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



- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
  - CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - ZMA 1/2" REBAR WITH "ZWA" CAP FOUND
  - △ CALCULATED POINT
  - ⊕ CONTROL POINT LOCATION
  - P.U.E. PUBLIC UTILITY EASEMENT
  - S.L.E. SIGHT LINE EASEMENT
  - ( ) RECORD INFORMATION
  - 8 4' SIDEWALK
  - Ⓐ BLOCK LETTER



JOHN KELSEY SURVEY,  
ABSTRACT NO. 2753  
TRAVIS COUNTY  
APPROXIMATE SURVEY LINE & COUNTY LINE  
WILLIAMSON COUNTY  
JACOB CASNER SURVEY,  
ABSTRACT NO. 918

OWNER:  
THE COMMONS AT ROWE LANE, L.P.  
2929 WEST 5TH STREET, SUITE A  
FORT WORTH, TEXAS 76107  
817-332-9600

TOTAL ACRES: 17.419 ACRES  
JOHN KELSEY SURVEY, ABSTRACT NO. 2753  
TOTAL NUMBER OF LOTS: 65  
SINGLE FAMILY LOTS: 85  
HIKE-BIKE TRAIL & DRAINAGE EASEMENT LOTS: 1

BLOCK FF: 19 LOTS (4.494 AC.)  
BLOCK D: 9 LOTS (1.719 AC.)  
BLOCK F: 21 LOTS (4.056 AC.)  
BLOCK Q: 11 LOTS (1.846 AC.)  
BLOCK U: 4 LOTS (0.760 AC.)  
BLOCK V: 2 LOTS (0.356 AC.)

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

CARLVA LANE: 370 LF.  
FRESH SPRING ROAD: 1109 LF.  
HINES LANE: 100 LF.  
RESOURCE ROAD: 448 LF.  
MERVEIL DRIVE: 171 LF.  
WINDMILL RIDGE STREET: 239 LF.  
WINDY VANE DRIVE: 1025 LF.

ATLON PFLUGER  
(136.1 ACRES)  
(829/605)

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

COMBINED SCALE FACTOR = 0.989887783  
(FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.000112229  
(FOR GRID TO SURFACE CONVERSION)

SURFACE COORDINATES:  
N 10151283.59  
E 3167459.84

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

TEXAS CENTRAL ZONE STATE  
PLANE COORDINATES:  
N 10150144.45  
E 3167144.39

THIS IS A SURFACE DRAWING. BEARING  
BASIS: GRID AZIMUTH FOR TEXAS CENTRAL  
ZONE, 1983/93 HARN VALUES FROM  
LCRA CONTROL NETWORK.

ELEVATION = 682.44'  
VERTICAL DATUM: NAVD 88 (GEOID 99)

REVISION DATE:	DESCRIPTION



8834 N. Capital of Texas Hwy.  
Austin, Texas 78759  
Suite 140  
(512)452-0371  
FAX (512)454-9933  
TBPE FIRM #2946

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724

PROJECT NO.:  
697-007  
DRAWING NO.:  
697-007-N-A  
PLOT DATE:  
1/17/2014  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
EJD  
SHEET  
02 OF 05



EW 1/17/2014