



**AGENDA
REGULAR CITY COUNCIL
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street ~ Leander, Texas



Thursday ~ November 6, 2014 at 7:00 PM

Mayor – Christopher Fielder
Place 1 – Andrea Navarrette
Place 2 – Kirsten Lynch
Place 3 – Simon Garcia (Mayor Pro Tem)

Place 4 – Ron Abruzzese
Place 5 – Jason Dishongh
Place 6 – David Siebold
City Manager – Kent Cagle

1. Open meeting, Invocation, Pledges of Allegiance
2. Recognition of Gretchen and Bridget Hartzheim and Addyson Marie Igau for earning their Girl Scout Silver Award
3. Roll Call
4. Staff Comments: Chief Greg Minton – Coffee with Cops Event
Steve Bosak – Veterans Park Groundbreaking Event
5. Citizen Comments: Three (3) minutes allowed per speaker
Please turn in speaker request form before the meeting begins
6. Proclamation recognizing November 2014 as “Texas Humane Heroes” month in the City of Leander
Sponsored by Council Member Dishongh
7. Proclamation recognizing “American Diabetes Month”, November 2014
Sponsored by Mayor Fielder

CONSENT AGENDA: ACTION

8. Approval of the minutes: October 16, 2014
9. Dedication and Acceptance of Subdivision Infrastructure Improvements for Bluffs at Crystal Falls Section 2, Phase 2F-B
10. Dedication and Acceptance of Subdivision Infrastructure Improvements for Sarita Valley Phase IV
11. Receive Quarterly Investment Report for the period ending September 30, 2014
12. Authorization of a Special Permit for the 2014 Christmas Parade & Tree Lighting
13. Second reading of an Ordinance of the City of Leander, Texas, annexing the 113.372 acres, more or less, Garlock and Christianson tracts, located in Williamson County, Texas and including the abutting streets, roadways, and rights-of-way; approving a service plan for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for open meetings and other related matters
14. Consider Award of Bid to purchase a Dump Truck with Sand Spreader

PUBLIC HEARING: ACTION

15. **Public Hearing** on Subdivision Case # 14-CP-009: a Concept Plan for Parkway Crossing, for 27.62 acres, more or less, generally located 800 feet north of the northeast corner of the intersection of 183A Toll Road and E. Crystal Falls Parkway, Leander, Williamson County, Texas
Applicant: Brian Parker on behalf of Crystal Falls, LTD

Action on Subdivision Case #14-CP-009: a Concept Plan for Parkway Crossing, generally located 800 feet north of the northeast corner of the intersection of 183A Toll Road and E. Crystal Falls Parkway, Leander, Williamson County, Texas

16. **Public Hearing** on Zoning Case #14-Z-017 and Subdivision Cases #14-CP-008 and #14-PP-007: Consider a zoning change and approval of Red Oak Valley Concept Plan and Preliminary Plat for 113.372 acre tract of land, more or less, located at 17680 Ronald Reagan Blvd., from Interim zoning SFR-1-B, Single Family Rural, to PUD, Planned Unit Development, Leander, Williamson County, Texas
Applicant: Jones & Carter, Inc. on behalf of Mary Ann Garlock and Pamela Christianson

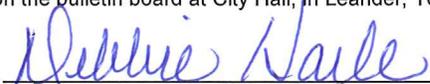
Action on Zoning Case #14-Z-017 and Subdivision Cases #14-CP-008 and #14-PP-007: amending Ordinance #05-018, the Composite Zoning Ordinance, for property located at 17680 Ronald Reagan Blvd. and acceptance of Concept Plan and Preliminary Plat, Leander, Williamson County, Texas

REGULAR AGENDA

17. Receive a presentation from Pix Howell and discuss membership in the Central Texas Water Development Corporation
18. Subdivision Case #13-PICP-018: Consider extension of the expiration of the NWC Crystal Falls and 183A Non-Subdivision Related Construction Plans for 5.876 acres, more or less, located at the northwest corner of the intersection of Crystal Falls Parkway and 183A Toll Road, Leander, Williamson County, Texas
19. Consider action to authorize staff to notify property owners of the proposed renaming of Old 2243 West.
20. Consider Contract Authorization for Construction Design Services for Veterans Park
21. Consider nominations to appoint Council Members to Chamber of Commerce Committee for Leander Festival
22. Consider scheduling/rescheduling Council Meetings over the holidays
23. Council Members Closing Statements
24. Adjournment

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Council reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/ implementation of security personnel or devices]. The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. **Please call the City Secretary at 512/ 528-2743 for information.** Hearing impaired or speech disabled persons equipped with telecommunications devices for the deaf may call 512/ 528-2800. I certify that the above agenda for this Meeting of the City Council of the City of Leander, Texas, was posted on the bulletin board at City Hall, in Leander, Texas, on the 31st day of October, 2014 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.


Debbie Haile TRMC, City Secretary



PROCLAMATION



WHEREAS, on January 2, 2014, the Leander City Council voted unanimously to designate every month to support a Local Charity benefiting the citizens of Leander. The City Council encourages all residents of Leander to support Local Charities with donations of their goods, money and time; and

WHEREAS, the Local Charity being recognized for the month of November, 2014 is "Texas Humane Heroes" (TXHH); and

WHEREAS, Texas Humane Heroes, is a No Kill, private, non-profit, organization that rescues at-risk homeless animals that are excluded from society through no-fault of their own; and

WHEREAS, TXHH's mission is to provide innovative programs and services to eliminate pet homelessness and to improve the lives of pets and people throughout Central Texas; and

WHEREAS, Texas Humane Heroes receives no government funding; TXHH is 100% funded by donations, grants, and modest fees for services; and

WHEREAS, over 95% of dogs and cats rescued by TXHH come from overcrowded surrounding municipal shelters that kill for space; and

WHEREAS, through their "*HERO Adoption Program*", including marketing expertise and community building skills, these animals are adopted into loving homes; and

WHEREAS, Texas Humane Heroes draws families and individuals across Texas, who seek to adopt dogs or cats, utilize low-cost spay/neuter and vaccination clinics;

NOW, THEREFORE; the City of Leander does hereby proclaim November 2014 as:

"Texas Humane Heroes" MONTH

Signed this 6th day of November, 2014.

Attest:

Christopher Fielder, Mayor

Debbie Haile, TRMC City Secretary



PROCLAMATION



WHEREAS, in the United States, nearly 30 million people – including 1.8 million in the state of Texas and 92,500 in Williamson and Travis Counties – have diabetes, a serious disease with potentially life-threatening complications such as heart disease, stroke, blindness, kidney disease and amputation; and

WHEREAS, an additional 86 million people in the United States are at risk for developing Type 2 diabetes; and

WHEREAS, recent estimates project that as many as one in three American adults will have diabetes in 2050 if current trends continue; and

WHEREAS, about 208,000 people younger than 20 years of age have diabetes; this represents about 1 in 400 of all people in this age group; and

WHEREAS, diabetes is the primary cause of death for 69,071 Americans each year; and

WHEREAS, an increase in community awareness is necessary to put a stop to the diabetes epidemic;

NOW, THEREFORE, I, Mayor Christopher Fielder, and the Leander City Council do hereby proclaim November, 2014 as:

“AMERICAN DIABETES” MONTH

Signed this 6th day of November, 2014.

Attest:

Christopher Fielder, Mayor

Debbie Haile, TRMC City Secretary



**MINUTES
REGULAR CITY COUNCIL
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street ~ Leander, Texas



Thursday ~ October 16, 2014 at 7:00 PM

Mayor – Christopher Fielder	Place 4 – Ron Abruzzese
Place 1 – Andrea Navarrette	Place 5 – Jason Dishongh
Place 2 – Kirsten Lynch	Place 6 – David Siebold
Place 3 – Simon Garcia (Mayor Pro Tem)	City Manager – Kent Cagle

1. Open meeting, Invocation, Pledges of Allegiance
Mayor Fielder opened the meeting at 7:00 pm and welcomed those in attendance
Mayor Pro Tem Garcia delivered the invocation
2. Roll Call
All present
3. Staff Comments
No staff comments

Mayor Fielder moved to items #5, 6 & 7 at this time
4. Citizen Comments: Three (3) minutes allowed per speaker
Please turn in speaker request form before the meeting begins
Janice Murdoch, 202 Crystal Falls Parkway #2 – spoke about the Senior Center
Blanche Corley, 403 Hernandos Loop – spoke about the Senior Center and also information she received from the Attorney General's office
5. Recognition of Sergeant Ryan Doyle and Officer John Carnley on awards received from Mothers Against Drunk Driving (MADD) at the Travis County Law Enforcement Event on September 19, 2014
Chief Minton recognized Sergeant Ryan Doyle and Officer John Carnley on their award from MADD
6. Proclamation recognizing October 2014 as Fire Prevention Month in the City of Leander
Sponsored by Chief Bill Gardner
Chief Bill Gardner presented the video about smoke alarms that was put on the City's website
Mayor Pro Tem Garcia read the Proclamation and it was presented to Chief Bill Gardner
7. Proclamation recognizing November 3-7, 2014 as Municipal Court Week
Sponsored by Robert Powers
Council Member Navarrette read the Proclamation. Barbara Shannon, Court Administrator presented Mary Lou Quesada, Deputy Court Clerk and Karen Smith, Deputy Court Clerk with a plaque in appreciation for their dedication and hard work. Esmer Esparza, Deputy Court Clerk was not in attendance but was also recognized

Mayor Fielder moved back to item #4 at this time.

CONSENT AGENDA: ACTION

8. Approval of the minutes: Regular Meeting October 2, 2014
9. Second reading of an Ordinance on Zoning Case 14-Z-019: amending Ordinance #05-018, the Composition Zoning Ordinance for two tracts of land located at 523 Powell Drive for 6.95 acres, more or less. Currently, Leander, Williamson County, Texas
10. Award of bid to purchase twelve (12) vehicles
Motion made by Council Member Navarrette to approve the consent agenda. Second by Council Member Siebold. Motion passes, all voting "aye"

PUBLIC HEARING: ACTION

11. **Public Hearing** on Zoning Case #14-Z-024: consider action on the rezoning of a 4.368 acre tract of land, more or less, located at 17680 Ronald Reagan. Currently, the property is zoned Interim SFS-2-B (Single Family Suburban) and the applicant is proposing to zone the property GC-3-C (General Commercial), Leander, Williamson County, Texas
Applicant: King Bravo, on behalf of Donald R & Joan S Thomas, Trustees of the Donald R & Joan S Thomas Revoc Liv Tr
Applicant has withdrawn the request

Mayor Fielder announced that this item has been withdrawn by the applicant
12. **Public Hearing** on whether to issue "City of Leander, Texas General Obligation Refunding Bonds, Series 2014" of approximately \$2,950,000 to refund a portion of the City's outstanding obligations, being the City's General Obligation Refunding Bonds, Series 2005 to achieve debt service savings and restructure the City's debt service obligations
Robert Powers, Finance Director explained

No speakers

Action on an Ordinance authorizing the issuance of "City of Leander, Texas General Obligation Refunding Bonds, Series 2014"

Motion made by Council Member Siebold to approve. Second by Mayor Pro Tem Garcia. Motion passes, all voting "aye"
13. **Public Hearing** on whether the City should levy special assessments against property located in the Oak Creek Public Improvement District
Rick Rosenberg with DPF and Mark Curran with Jefferies, LLC gave a presentation to council Paige Saenz, City Attorney explained

No speakers

Action on an Ordinance Accepting and Approving a Service and Assessment Plan and Assessment Roll for the Oak Creek Public Improvement District; Making a Finding of Special Benefit to the Property in the District; Levying Special Assessments Against the Property within the District and Establishing a Lien on Such Property; Providing for the Payment of the Assessments in Accordance with Texas Local Government Code; Providing for the Method of Assessment and Payment of Assessments; Providing Penalties and Interest on Delinquent Assessments; and Providing for Related Matters
This item will be considered under the regular agenda

PUBLIC HEARING

- 14. **Public Hearing** on whether the City should issue special assessment revenue bonds to provide public improvements in connection with the Oak Creek Public Improvement District in an amount of approximately \$5,200,000

No speakers

REGULAR AGENDA

- 15. Consider Oak Creek Public Improvement District Financing Agreement
- 16. Consider Oak Creek Public Improvement District Landowner’s Agreement
- 17. Consider Bond Purchase Agreement for the City of Leander Special Assessment Revenue Bonds, Series 2014 (Oak Creek Public Improvement District)
- 18. Consider Indenture of Trust Securing \$5,200,000 City of Leander, Texas Special Assessment Revenue Bonds Series 2014 (Oak Creek Public Improvement District)
- 19. Consider an Ordinance authorizing the issuance of the City of Leander, Texas Special Assessment Revenue Bonds, Series 2014 (Oak Creek Public Improvement District); approving and authorizing an Indenture of Trust, an Official Statement, a Continuing Disclosure Agreement and other agreements and documents in connection therewith; making finding with respect to the issuance of such bonds; and providing an effective date.
- 20. Consider Special Assessment Revenue Bonds, Series 2014 (Oak Creek Public Improvement District) Continuing Disclosure Agreement
- 21. Consider Agreement Regarding Conveyance of Right of Redemption and Waiver of Agricultural Valuation

Item 13 – 15,16,17,18,19,20,21,24

Motion made by Council Member Siebold to approve the following ordinances and Agreements (agenda items # 13, 15, 16, 17, 18, 19, 20, 21, and 24) with the changes discussed during the meeting:

An Ordinance Accepting and Approving a Service and Assessment Plan and Assessment Roll for the Oak Creek Public Improvement District; Making a Finding of Special Benefit to the Property in the District; Levying Special Assessments Against the Property within the District and Establishing a Lien on Such Property; Providing for the Payment of the Assessments in Accordance with Texas Local Government Code; Providing for the Method of Assessment and Payment of Assessments; Providing Penalties and Interest on Delinquent Assessments; and Providing for Related Matters

The Oak Creek Public Improvement District Financing Agreement

The Oak Creek Public Improvement District Landowner’s Agreement

The Bond Purchase Agreement for the City of Leander Special Assessment Revenue Bonds, Series 2014 (Oak Creek Public Improvement District)

The Indenture of Trust Securing \$5,200,000 City of Leander, Texas Special Assessment Revenue Bonds Series 2014 (Oak Creek Public Improvement District)

An Ordinance authorizing the issuance of the City of Leander, Texas Special Assessment Revenue Bonds, Series 2014 (Oak Creek Public Improvement District); approving and authorizing an Indenture of Trust, an Official Statement, a Continuing Disclosure Agreement and other agreements and documents in connection therewith; making finding with respect to the issuance of such bonds; and providing an effective date.

The Special Assessment Revenue Bonds, Series 2014 (Oak Creek Public Improvement District) Continuing Disclosure Agreement

The Agreement Regarding Conveyance of Right of Redemption and Waiver of Agricultural Valuation

Second by Mayor Pro Tem Garcia. Motion passes, all voting “aye”

22. Consider an Ordinance Amending the Project and Financing Plan for the Reinvestment Zone No. 1, Identifying Projects to be funded from the Tax Increment Fund and Supplementing the Project and Financing Plan for the Zone; Establishing a Subaccount in the Tax Increment Fund, and Providing for Related Matters
Kent Cagle, City Manager explained

Motion made by Council Member Siebold to approve. Second by Mayor Pro Tem Garcia. Navarrette. Motion passes, all voting “aye”

23. Consider Oak Creek Development and Reimbursement Agreement

Motion made by Council Member Siebold to approve. Second by Mayor Pro Tem Garcia. Motion passes, all voting “aye”

24. Consider approval of form and substance of the Official Statement
This item was considered as part of item # 20

25. Consider Amendment No. 1 to Task Order KFA-21 with K. Friese & Associates, Inc. for professional services for Ronald Reagan Boulevard 24-inch Water Line Extension
Wayne Watts, City Engineer explained

Motion made by Council Member Dishongh to approve. Second by Council Member Siebold. Motion passes, all voting “aye”

26. Consider Appointments to the Board Selection Committee
Council Member Dishongh

Motion made by Council Member Dishongh to remove himself from the Board and appoint Council Members Abruzzese to the Board Selection Committee. Second by Council Member Navarrette. Motion passes, all voting “aye”

EXECUTIVE SESSION

27. Convene into executive session pursuant to:
- Section 551.071 and 551.072, Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct to deliberate the acquisition of real property and possible use of eminent domain proceedings as set forth in Chapter 21 of the Texas Property Code regarding a 2.658 acre tract in Williamson County, Texas owned by Ronald L. and Linda C. Russell

- b. Section 551.071 and 551.072, Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct to deliberate the acquisition of real property

Council convened into executive session at 8:10 pm

Council reconvened into open session at 8:32 pm

- 28. Reconvene into open session to take action as deemed appropriate in City Council's discretion regarding:
 - a. The acquisition of real property and possible use of eminent domain proceedings as set forth in Chapter 21 of the Texas Property Code regarding a 2.658 acre tract in Williamson County, Texas owned by Ronald L and Linda C. Russell
No action taken
 - b. To take action as deemed appropriate in the City Council's discretion regarding the acquisition of real property
Motion made by Mayor Pro Tem Garcia to authorize the city manager to sign letter of agreement for the purchase of 3.46 acres of the Agiewich property. Second by Council Member Navarrette. Motion passes, all voting "aye"
- 29. Consider and take possible action on an Ordinance: finding acquisition of real property serves public convenience and necessity and that said property will be acquired for a public use, namely the Bagdad Road Re-Alignment Project; finding that all appropriate and necessary pre-acquisition requirements set forth in Chapter 21 of the Texas Property Code have been met; and, authorizing the use of eminent domain proceedings as set forth in Chapter 21 of the Texas Property Code regarding a 2.658 acre tract in Williamson County, Texas owned by Ronald L. and Linda C. Russell, as further described in the attached proposed ordinance for this item
Motion made by Mayor Pro Tem Garcia to approve. Second by Council Member Abruzzese. Motion passes, all voting "aye"
- 30. Council Members Closing Statements
Council Members gave their closing statements
- 31. Adjournment
With there being no further business, the meeting adjourned at 8:41 pm.

Attest:

Christopher Fielder, Mayor

Debbie Haile, TRMC, City Secretary



Executive Summary

November 6, 2014

Council Agenda Subject: Consider Dedication and Acceptance of Subdivision Infrastructure Improvements for Bluffs at Crystal Falls Section 2, Phase 2F-B

Background: The subdivision infrastructure improvements required for Bluffs at Crystal Falls Section 2, Phase 2F-B, have been installed, inspected, and found to be satisfactorily completed. All documentation required for acceptance of the subdivision has been received, including record drawings, statement of substantial completion prepared by a Professional Engineer licensed in the State of Texas, copies of all inspection reports and certified test results, electronic files of the improvements and final plat, affidavit of all bills paid, and a two-year term Maintenance Bond. The Maintenance Bond will commence its two year term upon City Council acceptance, as anticipated, on November 6, 2014, which will provide warranty and maintenance coverage for the infrastructure improvements through November 6, 2016. The Engineering Department will perform a formal inspection of the improvements approximately 30 days prior to the expiration of the Maintenance Bond to assure that any defects in materials, workmanship, or maintenance are corrected prior to expiration of the bond.

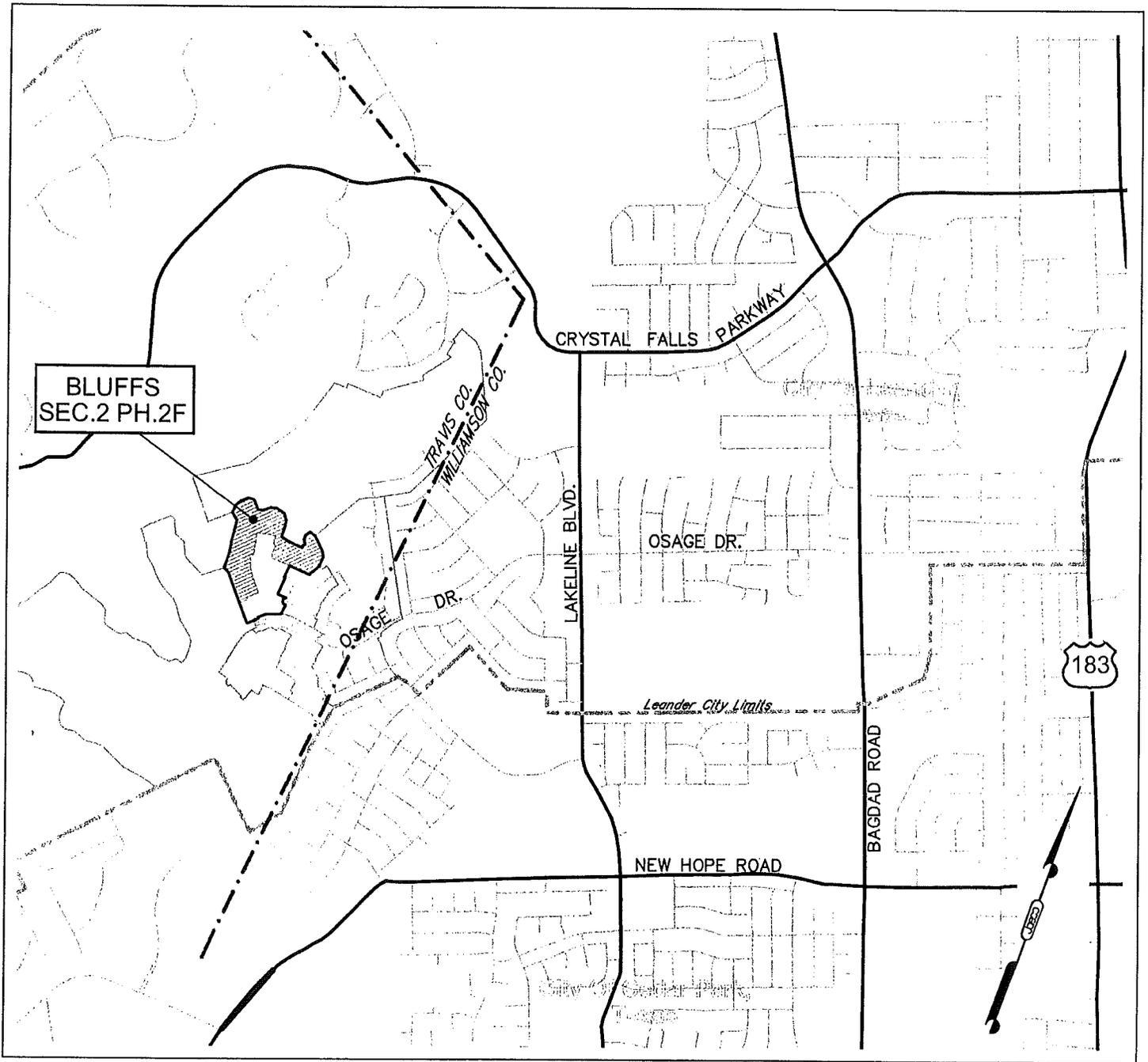
Origination: Wayne S. Watts, P.E., CFM, City Engineer

Financial Consideration: N/A

Recommendation: Staff recommends City Council's formal acceptance of the subdivision infrastructure improvements for Bluffs at Crystal Falls Section 2, Phase 2F-B.

Attachments: Engineer's Concurrence Letter, Maintenance Bond, Affidavits of All Bills Paid, and Final Pay Estimates

Prepared by: Wayne S. Watts, P.E., CFM, City Engineer



LOCATION MAP

scale: 1"=2000'

JAY ENGINEERING COMPANY, INC.

P.O. Box 1220
Leander, TX 78646

(512) 259-3882
Fax 259-8016

Texas Registered Engineering Firm F-4780

October 2, 2014

Wayne S. Watts, P.E., City Engineer
City of Leander
P.O. Box 319
Leander, Texas 7864

Re: Bluffs at Crystal Falls Section 2, Phase 2F-B
Street, Drainage, and Water Improvements
Certificate of Completion

Dear Mr. Watts:

I, the licensed professional engineer of record, have made a final visual observation of the referenced project. I have also visited the site during construction, and observed the installation of street, drainage, and water improvements. Based on these observations and inspection/testing results, I hereby certify that these improvements were completed in substantial conformance with the approved plans and specifications.

We trust you will find this information helpful when considering the acceptance of this project. If you should have any questions or need additional information in this regard, please let us know.

Sincerely,



Samuel D. Kiger, P.E.
SDK/s



10-2-14

MAINTENANCE BOND
Subdivision Improvements

Bond No. 712807P

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that Ross Construction, Inc. as Principal, whose address is PO Box 93188, Austin, TX 78709 and Developers Surety and Indemnity Company a Corporation organized under the laws of the State of Iowa , and duly authorized to do business in the State of Texas, as Surety, are held and firmly bound unto the City of Leander, Texas as Obligee, in the penal sum of Sixty Nine Thousand Seven Hundred Thirty Six & 47/100's Dollars to which payment will and truly to be made we do bind ourselves, our and each of our heirs, executors, administrators, successors and assigns jointly and severally, firmly by these presents.

WHEREAS, the said Principal has constructed The Bluffs at Crystal Falls Section 2-Phase 2FB, Streets, Drainage, Water & Wastewater Improvements Including Trench Backfill (the "improvements") pursuant to the ordinances of the Obligee, which ordinances are hereby expressly made a part hereof as though the same were written and embodied herein;

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to guarantee for the period of two (2) years after acceptance by the Obligee, against all defects in workmanship and materials which may become apparent during said period;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the Principal keeps and perform the requirement of the Obligee's ordinances and this Maintenance Bond to maintain the improvements and keep the same in good repair and shall indemnify the Obligee for all loss that the Obligee may sustain by reason of any defective materials or workmanship which become apparent during the period of two (2) years from and after the date of acceptance by the Owner, then this obligation shall be void, otherwise to remain in full force and effect, and Owner shall have and cover from said Principal and Surety damages in the premises, as provided, and it is further agreed that this obligation shall be a continuing one against the Principal and Surety hereon, and that successive recoveries may be had thereon for successive breaches until the full amount shall have been exhausted; and it is further understood that the obligation herein to maintain said improvements shall continue throughout the maintenance period, and the same shall not be diminished in any manner from any cause during said time.

Principal agrees to repair or reconstruct the improvements in whole or in part at any time within the two year period to such extent as the Obligee deems necessary to properly correct all defects except for normal wear and tear. If the Principal fails to make the necessary corrections within ten days after being notified, the Obligee may do so or have done all said corrective work and shall have recovery hereon for all expenses thereby incurred. Principal will maintain and keep in good repair the improvements for a period of two years from the date of acceptance; it being understood that the purpose of this Maintenance Bond is to cover all defective conditions arising by reason of defective material, work, or labor performed by said Principal or its subcontractors, and in the case the said Principal shall fail to do so within ten days after being

notified, it is agreed that the Obligee may do said work and supply such materials, and charge the same against Principal and Surety on this obligation.

The Surety shall notify the Obligee at least fifteen (15) days prior to the end of the first full calendar year and prior to the lapse of this Maintenance Bond at the end of the second full calendar year.

Surety and Principal agree that whenever a defect or failure of the improvement occurs within the period of coverage under this Bond, the Surety and Principal shall provide a new maintenance bond or other surety instrument in a form acceptable to the Obligee and compliant with the Obligee's ordinances conditioned to guarantee for the period of one (1) year after the Obligee's acceptance of the corrected defect or failure, against all defects in workmanship and materials associated with the corrected defect or failure which may become apparent during said period, which shall be in addition to this Maintenance Bond.

The Surety agrees to pay the Obligee upon demand all loss and expense, including attorneys' fees, incurred by the Obligee by reason of or on account of any breach of this obligation by the Surety. Provided further, that in any legal action be filed upon this bond, venue shall lie in the county where the improvements are constructed.

This Bond is a continuing obligation and shall remain in full force and effect until cancelled as provided for herein.

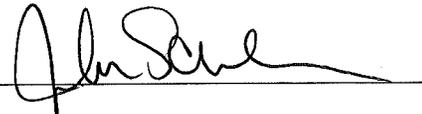
Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the improvements, or the work to be performed thereon, or the plans, specifications or drawings accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the improvements, or the work to be performed thereon.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 6th day of October, 2014 .

Ross Construction, Inc.
Principal

Developers Surety and Indemnity Company
Surety

By: 

By: 

Title: President

Title: John W. Schuler, Attorney-in-Fact

Address: _____

Address: _____

PO Box 93188

2591 Dallas Pkwy, Ste. 105

Austin, TX 78709

Frisco, TX 75034

The name and address of the Resident Agent of Surety is:

Time Insurance Agency, Inc.

1405 E. Riverside Drive, Austin, TX 78741

(Seal)

POWER OF ATTORNEY FOR
DEVELOPERS SURETY AND INDEMNITY COMPANY
PO Box 19725, IRVINE, CA 92623 (949) 263-3300

Bond Number: 712807P

KNOW ALL BY THESE PRESENTS that except as expressly limited, DEVELOPERS SURETY AND INDEMNITY COMPANY, does hereby make, constitute and appoint:

John W. Schuler, Walter E. Benson Jr., Steven W. Dobson, jointly or severally

as its true and lawful Attorney(s)-in-Fact, to make, execute, deliver and acknowledge, for and on behalf of said corporation, as surety, bonds, undertakings and contracts of suretyship giving and granting unto said Attorney(s)-in-Fact full power and authority to do and to perform every act necessary, requisite or proper to be done in connection therewith as each of said corporation could do, but reserving to each of said corporation full power of substitution and revocation, and all of the acts of said Attorney(s)-in-Fact, pursuant to these presents, are hereby ratified and confirmed

This Power of Attorney is granted and is signed by facsimile under and by authority of the following resolution adopted by the Board of Directors of DEVELOPERS SURETY AND INDEMNITY COMPANY, effective as of January 1st, 2008.

RESOLVED, that a combination of any two of the Chairman of the Board, the President, any Executive Vice-President, Senior Vice-President or Vice-President of the corporation be, and that each of them hereby is, authorized to execute this Power of Attorney, qualifying the attorney(s) named in the Power of Attorney to execute, on behalf of the corporation, bonds, undertakings and contracts of suretyship; and that the Secretary or any Assistant Secretary of the corporation be, and each of them hereby is, authorized to attest the execution of any such Power of Attorney;

RESOLVED, FURTHER, that the signatures of such officers may be affixed to any such Power of Attorney or to any certificate relating thereto by facsimile, and any such Power of Attorney or certificate bearing such facsimile signatures shall be valid and binding upon the corporation when so affixed and in the future with respect to any bond, undertaking or contract of suretyship to which it is attached.

IN WITNESS WHEREOF DEVELOPERS SURETY AND INDEMNITY COMPANY has caused these presents to be signed by its officers and attested by its Secretary or Assistant Secretary this November 21, 2013

By: *Daniel Young*
Daniel Young, Senior Vice-President

By: *Mark J. Lansdon*
Mark J. Lansdon, Vice-President



State of California
County of Orange

On November 21, 2013 before me Antonio Alvarado, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Daniel Young and Mark J. Lansdon
Name(s) of Signer(s)

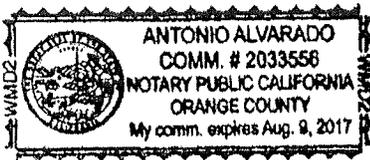
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Antonio Alvarado

Signature Antonio Alvarado, Notary Public



Place Notary Seal Above

CERTIFICATE

The undersigned, as Secretary or Assistant Secretary of DEVELOPERS SURETY AND INDEMNITY COMPANY does hereby certify that the foregoing Power of Attorney remains in full force and has not been revoked and, furthermore, that the provisions of the resolution of the Board of Directors of said corporation set forth in the Power of Attorney are in force as of the date of this Certificate

This Certificate is executed in the City of Irvine, California, this 6th day of Oct, 2014

By: *Cassie J. Berrisford*
Cassie J. Berrisford, Assistant Secretary

IMPORTANT NOTICE

AVISO IMPORTANCE

To obtain information or make a complaint:

Para obtener informacion o para someter una queja:

You may call the Surety's toll free telephoen number for information or to make a complaint at:

Usted puede llamar al numero de telefono gratis de para informacion o para someter una queja al:

1-800-782-1546

1-800-782-1546

You may also write to the Surety at:

Usted tambien puede escribir a Surety at:

P.O. Box 19725
Irvine, CA 92623-9725

P.O. Box 19725
Irvine, CA 92623-9725

You may contact the Texas Department of Insurance to obtain information on companies, coverage, rights or complaints at:

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

1-800-252-3439

You may write the Texas Department of Insurance at:

Puede escribir al Departamento de Seguros de Texas

P.O. Box 149104
Austin, TX 78714-9104
Fax# 512-475-1771

P.O. Box 149104
Austin, TX 78714-9104
Fax# 512-475-1771

web: <http://www.tdi.state.tx.us>

web: <http://www.tdi.state.tx.us>

E-mail: ConsumerProtection@tdi.state.tx.us

E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES: Should you have a dispute concerning your premium or about a claim you should contact the Surety first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

DISPUTAS SOBRE PRIMAS O RECLAMOS: Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el Surety primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

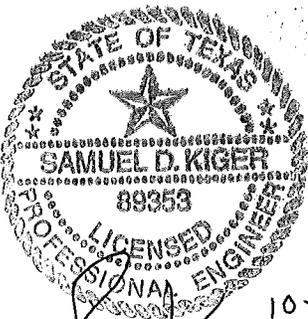
ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

UNA ESTEAVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.



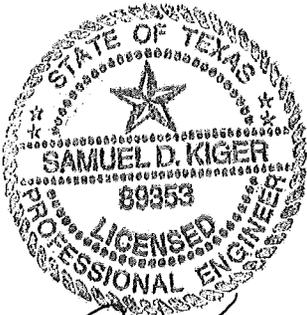
Inscodico Insurance Services, Inc.
Underwriting Manager for:
Developers Surety and Indemnity Company • Indemnity Company of California
17771 Cowan, Suite 100
Irvine, CA 92614
1-800-782-1546
www.Inscodico.com

Payment Item	Original Contract Quantity	Change Order #1 Quantity	Revised Total Quantity	Unit	Unit Price	Original Contract Price	Revised Contract Price
BLUFFS 2F2							
Erosion Controls / Restoration / Signs (021570-10)							
EC - 1 SILT FENCE	3,567		3,567.00	LF	\$ 1.75	\$6,242.25	\$6,242.25
EC - 1A SILT FENCE BEHIND CURB AFTER PAVING	5,484		5,484.00	LF	\$ 1.75	\$9,597.00	\$9,597.00
EC - 2 TEMPORARY DIVERSION BERMS	4		4.00	EA	\$ 600.00	\$2,400.00	\$2,400.00
EC - 3 ROCK BERMS	5		5.00	EA	\$ 690.00	\$3,450.00	\$3,450.00
EC - 4 STABILIZED CONSTRUCTION ENT.	2		2.00	EA	\$ 900.00	\$1,800.00	\$1,800.00
EC - 5 SALVAGED TOPSOIL OF ROW	11,607		11,606.67	SY	\$ 0.90	\$10,446.00	\$10,446.00
EC - 6 INSTALL AND SUPPLY STREET/STOP SIGN	8		8.00	EA	\$ 1,067.00	\$8,696.00	\$8,696.00
EC - 7 SUPPLY AND INSTALL STREET BARRICADE	3		3.00	EA	\$ 1,500.00	\$4,500.00	\$4,500.00
EC - 8 CROSS WALK STRIPING	3		3.00	EA	\$ 1,500.00	\$4,500.00	\$4,500.00
Subtotal Erosion Controls						\$51,631.25	\$51,631.25
Clearing & Rough Cut (021530-10)							
CE - 1 CLEAR AND GRUB ROW AND EASEMENTS	3.6		3.60	AC	\$ 3,500.00	\$12,600.00	\$12,600.00
CE - 2 EXCAVATION	3,668		3,667.67	CY	\$ 7.00	\$25,666.67	\$25,666.67
CE - 3 EMBANKMENT	565		565.00	CY	\$ 3.50	\$1,977.50	\$1,977.50
Subtotal Clearing & Rough Cut						\$40,244.17	\$40,244.17
Water Improvements (320100-10)							
W - 1 8" PVC C900 DR 14 WATER LINE	2,464		2,464.00	LF	\$ 30.00	\$73,920.00	\$73,920.00
W - 2 8" GATE VALVE AND BOX	6		6.00	EA	\$ 1,450.00	\$8,700.00	\$8,700.00
W - 3 8" FITTINGS	6		6.00	EA	\$ 500.00	\$3,000.00	\$3,000.00
W - 4 WET CONNECTION	3		3.00	EA	\$ 500.00	\$1,500.00	\$1,500.00
W - 5 5-1/4" HYDRANT ASSEMBLY	8		8.00	EA	\$ 3,400.00	\$27,200.00	\$27,200.00
W - 6 DOUBLE WATER SERVICE	36		36.00	EA	\$ 1,300.00	\$46,800.00	\$46,800.00
W - 7 SINGLE WATER SERVICE	2		2.00	EA	\$ 1,200.00	\$2,400.00	\$2,400.00
Subtotal Water Improvements						\$163,520.00	\$163,520.00
Wastewater Impr. (320120-10)							
WW - 1 8" PVC WW - SDR 26	2,373		2,373.00	LF	\$ 40.00	\$94,920.00	\$94,920.00
WW - 2 WW MANHOLES	14		14.00	EA	\$ 4,450.00	\$62,300.00	\$62,300.00
WW - 3 EXTRA VERTICAL FEET	8		8.00	EA	\$ 450.00	\$3,600.00	\$3,600.00
WW - 4 MANHOLE COATING	14		14.00	EA	\$ 950.00	\$13,440.00	\$13,440.00
WW - 5 DOUBLE WW SERVICE	36		36.00	EA	\$ 1,600.00	\$57,600.00	\$57,600.00
WW - 6 SINGLE WW SERVICE	2		2.00	EA	\$ 1,500.00	\$3,000.00	\$3,000.00
Subtotal Wastewater Impr.						\$234,860.00	\$234,860.00
Drainage Impr. (320140-10)							
D - 1 10" CURB INLETS	12		12.00	EA	\$ 2,700.00	\$32,400.00	\$32,400.00
D - 2 4" SS MANHOLE	6		6.00	EA	\$ 3,000.00	\$18,000.00	\$18,000.00
D - 3 18" RCP	506	(8.0)	498.00	LF	\$ 37.00	\$18,722.00	\$18,426.00
D - 4 24" RCP	104		104.00	LF	\$ 45.00	\$4,680.00	\$4,680.00
D - 5 30" RCP	349	(68.0)	281.00	LF	\$ 75.00	\$26,175.00	\$21,075.00
D - 6 36" RCP	1284		1,284.00	LF	\$ 87.00	\$110,968.00	\$109,968.00
D - 7 42" RCP	181		181.00	LF	\$ 125.00	\$22,625.00	\$22,625.00
D - 8 HDWL 18"	2		2.00	EA	\$ 2,500.00	\$5,000.00	\$5,000.00
D - 9 HDWL 30"	1		1.00	EA	\$ 3,500.00	\$3,500.00	\$3,500.00
D - 10 HDWL 42"	1		1.00	EA	\$ 4,500.00	\$4,500.00	\$4,500.00
Subtotal Drainage Impr.						\$245,570.00	\$240,174.00
Street Improvements (310100-10)							
S - 1 SUBGRADE PREPARATION	10,891		10,891.00	SY	\$ 1.95	\$21,237.45	\$21,237.45
S - 2 8" FLEX BASE	10,891		10,891.00	SY	\$ 7.20	\$78,415.20	\$78,415.20
S - 3 1-1/2" HMAc	9,150		9,150.00	SY	\$ 8.95	\$81,892.50	\$81,892.50
S - 4 CURB AND GUTTER	5,223		5,223.00	LF	\$ 11.00	\$57,453.00	\$57,453.00
S - 5 SIDEWALK	160		160.00	LF	\$ 16.00	\$2,560.00	\$2,560.00
S - 6 ADA RAMPS	8		8.00	EA	\$ 850.00	\$6,800.00	\$6,800.00
Subtotal Street Improvements						\$248,358.15	\$248,358.15
Lot Improvements							
L - 1 LOT EXCAVATION	0		0.00	CY	\$ 7.00	\$0.00	\$0.00
L - 2 LOT EMBANKMENT	4017		4,017.00	CY	\$ 3.50	\$14,059.50	\$14,059.50
L - 3 LOT EMBANKMENT FROM STOCKPILE	3102		3,102.00	CY	\$ 3.50	\$10,857.00	\$10,857.00
L - 4 LOT CLEARING	74		74.00	EA	\$ 595.00	\$44,030.00	\$44,030.00
Subtotal Lot Improvements						\$68,946.50	\$68,946.50
Bluffs 2-2F							
PH A AND B Elec. Improvements (162510-10)							
Trench and Backfill for Electric and Telecommunications							
E - 1 3" Electric Conduit per PEC Specs, incl fittings and pull string	0.0	4,634.0	4,634.00	LF	\$ 7.45	\$0.00	\$0.00
E - 2 3" Electric Sweeps incl concrete thrust blocks	0.0	104.0	104.00	EA	\$ 33.25	\$0.00	\$0.00
E - 5 Transformer Pads	0.0	10.0	10.00	EA	\$1,045.00	\$0.00	\$0.00
E - 5a Combination Pads	0.0	1.0	1.00	EA	\$1,995.00	\$0.00	\$0.00
E - 6 Handhole Small	0.0	39.0	39.00	EA	\$62.25	\$0.00	\$0.00
Subtotal Electric Improvements						\$0.00	\$0.00
PH A AND B Gas Improvements (125230-10)							
Joint Trench Bedding and Backfill and Tracer							
G - 1 Wire	0.0	4,313.0	4,313.00	LF	\$4.18	\$0.00	\$0.00
G - 2 2" Gas Main per Atmos Energy Specs	0.0	3,085.0	3,085.00	LF	\$3.97	\$0.00	\$0.00
G - 3 3/4" Gas Service Line	0.0	1,228.0	1,228.00	LF	\$4.18	\$0.00	\$0.00
G - 4 Gas Service Risers	0.0	39.0	39.00	EA	\$203.78	\$0.00	\$0.00
G - 5 2" Connect to Gas Mainline	0.0	3.0	3.00	EA	\$2,299.00	\$0.00	\$0.00
G - 6 Casing Pipe	0.0	1,168.0	1,168.00	LF	\$9.50	\$0.00	\$0.00
Subtotal Gas Improvements						\$0.00	\$0.00
TOTAL						\$1,053,130.07	\$978,787.57
Inspection Fees							\$34,257.56
Inspection Fees Paid							\$35,143.50
Inspection Fees Owed To Applicant							\$885.94



10-2-14

	Payment Item	Original Contract Quantity	Change Order #1 Quantity	Change Order #2 Quantity	Change Order #3 Quantity	Change Order #4 Quantity	Revised Total Quantity	Unit	Unit Price	Contract Price
BLUFFS 2F-B										
Erosion Controls / Restoration / Signs (021570-10)										
EC - 1	SILT FENCE	1,940					1,940.00	LF	\$ 1.75	\$3,395.00
EC - 1A	SILT FENCE BEHIND CURB AFTER PAVING	4,662					4,662.00	LF	\$ 1.75	\$8,158.50
EC - 2	TEMPORARY DIVERSION BERMS	2					2.00	EA	\$ 600.00	\$1,200.00
EC - 3	ROCK BERMS	2					2.00	EA	\$ 690.00	\$1,380.00
EC - 4	STABILIZED CONSTRUCTION ENT.	1					1.00	EA	\$ 900.00	\$900.00
EC - 6	INSTALL AND SUPPLY STREET/STOP SIGN	5					5.00	EA	\$ 1,087.00	\$5,435.00
EC - 8	CROSS WALK STRIPING	1					1.00	EA	\$ 1,500.00	\$1,500.00
Subtotal Erosion Controls										\$21,968.50
Clearing & Rough Cut (021530-10)										
CE - 1	CLEAR AND GRUB ROW AND EASEMENTS	2.8					2.80	AC	\$ 3,500.00	\$9,800.00
CE - 2	EXCAVATION	2,200					2,200.00	CY	\$ 7.00	\$15,400.00
CE - 3	EMBANKMENT	350					350.00	CY	\$ 3.50	\$1,225.00
Subtotal Clearing & Rough Cut										\$26,425.00
Water Improvements (320100-10)										
W - 1	8" PVC C900 DR 14 WATER LINE	1,630					1,630.00	LF	\$ 30.00	\$48,900.00
W - 2	8" GATE VALVE AND BOX	4					4.00	EA	\$ 1,450.00	\$5,800.00
W - 3	8" FITTINGS	4					4.00	EA	\$ 500.00	\$2,000.00
W - 4	WET CONNECTION	2					2.00	EA	\$ 500.00	\$1,000.00
W - 5	5-1/4" HYDRANT ASSEMBLY	4					4.00	EA	\$ 3,400.00	\$13,600.00
W - 6	DOUBLE WATER SERVICE	25					25.00	EA	\$ 1,300.00	\$32,500.00
W - 7	SINGLE WATER SERVICE	1					1.00	EA	\$ 1,200.00	\$1,200.00
Subtotal Water Improvements										\$105,000.00
Wastewater Impr. (320120-10)										
WW - 1	8" PVC WW - SDR 26	1,585					1,585.00	LF	\$ 40.00	\$63,400.00
WW - 2	WW MANHOLES	10					10.00	EA	\$ 4,450.00	\$44,500.00
WW - 3	EXTRA VERTICAL FEET	6					6.00	EA	\$ 450.00	\$2,700.00
WW - 4	MANHOLE COATING	10					10.00	EA	\$ 960.00	\$9,600.00
WW - 5	DOUBLE WW SERVICE	25					25.00	EA	\$ 1,600.00	\$40,000.00
WW - 6	SINGLE WW SERVICE	1					1.00	EA	\$ 1,500.00	\$1,500.00
Subtotal Wastewater Impr.										\$161,700.00
Drainage Impr. (320140-10)										
D - 1	10" CURB INLETS	7					7.00	EA	\$ 2,700.00	\$18,900.00
D - 2	4" SS MANHOLE	5					5.00	EA	\$ 3,000.00	\$15,000.00
D - 4	24" RCP	104					104.00	LF	\$ 45.00	\$4,680.00
D - 6	36" RCP	1264					1,264.00	LF	\$ 87.00	\$109,968.00
D - 7	42" RCP	181					181.00	LF	\$ 125.00	\$22,625.00
D - 10	HDWL 42"	1					1.00	EA	\$ 4,500.00	\$4,500.00
Subtotal Drainage Impr.										\$175,673.00
Street Improvements (310100-10)										
S - 1	SUBGRADE PREPARATION	9,039					9,039.00	SY	\$ 1.95	\$17,626.05
S - 2	8" FLEX BASE	9,039					9,039.00	SY	\$ 7.20	\$65,080.80
S - 3	1-1/2" HMAC	7,594					7,594.00	SY	\$ 8.95	\$67,966.30
S - 4	CURB AND GUTTER	4,335					4,335.00	LF	\$ 11.00	\$47,685.00
S - 5	SIDEWALK	90					90.00	LF	\$ 16.00	\$1,440.00
S - 6	ADA RAMPS	4					4.00	EA	\$ 850.00	\$3,400.00
Subtotal Street Improvements										\$206,598.15
Lot Improvements										
L - 1	LOT EXCAVATION	0					0.00	CY	\$ 7.00	
L - 2	LOT EMBANKMENT	4017					4,017.00	CY	\$ 3.50	
L - 3	LOT EMBANKMENT FROM STOCKPILE	3102					3,102.00	CY	\$ 3.50	
L - 4	LOT CLEARING	74					74.00	EA	\$ 595.00	
Subtotal Lot Improvements										\$0.00
PH A Electric Improvements (162510-10)										
E - 1	Trench and Backfill for Electric and Telecommunications	0.0	1,583.0				1,583.00	LF	\$7.85	
E - 2	3" Electric Conduit per PEC Specs, Incl fittings and pull string	0.0	2,768.0				2,768.00	LF	\$3.75	
E - 3	3" Electric Sweeps Incl concrete thrust blocks	0.0	32.0				32.00	EA	\$35.00	
E - 4	Sectionalizing Enclosure	0.0					0.00	EA	\$1,650.00	
E - 5	Transformer Pads	0.0	3.0				3.00	EA	\$1,100.00	
E - 6	Handhole Small	0.0	13.0				13.00	EA	\$655.00	
E - 7	Handhole Large	0.0					0.00	EA	\$875.00	
E - 8	Light Pole Wiring and Installation Including foundation	0.0					0.00	EA	\$1,000.00	
E - 9	Furnish and Install Light Pole and Fixture	0.0					0.00	EA	\$2,125.00	
Subtotal Electric Improvements										\$0.00
PH A Gas Improvements (125230-10)										
G - 1	Joint Trench Bedding and Backfill and Tracer Wire	0.0	1,438.0				1,438.00	LF	\$4.40	
G - 2	2" Gas Main per Atmos Energay Spec	0.0	1,033.0				1,033.00	LF	\$4.18	
G - 3	3/4" Gas Service Line	0.0	405.0				405.00	LF	\$4.40	
G - 4	Gas Service Risers	0.0	13.0				13.00	EA	\$214.50	
G - 5	2" Connect to Gas Mainline	0.0	1.0				1.00	EA	\$2,420.00	
G - 6	Casing Pipe	0.0	300.0				300.00	LF	\$10.00	
Subtotal Gas Improvements										\$0.00
TOTAL										\$697,364.65
10% Maintenance Bond Amount										\$69,736.47



SK

**FINAL BILLS PAID AFFIDAVIT
AND CONDITIONAL WAIVER OF LIEN**

STATE OF TEXAS
COUNTY OF TRAVIS

Date: 10-06-14

Owner: TAYLOR MORRISON

Contractor/Material
Provider ("Affiant"): ROSS CONSTRUCTION, INC.

Project: the Bluffs at Crystal Falls section 2 phase 2f.

This is to acknowledge and certify that Affiant has completed the construction of all improvements for the project noted above and that they have been paid in full for all labor and material provided to the above-noted construction project, and acknowledge and certify that Affiant, and all of his or its agents, employees, successors, assigns, subsidiaries, and legal representatives will release and waive all Mechanic's liens, or similar lien rights, which have or might arise as a result of the Affiant's or Affiant's agents' or employees' providing labor and materials to the above-noted project, conditioned upon final payment by the owner and pursuant to the Contract.

In addition to the foregoing, Affiant acknowledges and certifies that Affiant has paid all laborers, subcontractors, materialmen, and all other persons or parties who have provided labor or materials through, for, or on behalf of the Affiant to the above-noted construction project.

Affiant indemnifies and holds Owner harmless from any liens, debts or obligations which arise as a result of labor or materials provided by or through Affiant to the project through the date set out above. Affiant further indemnifies and holds harmless all real property on which the improvements were constructed and all interests in such property, including leasehold interests, from any liens, debts, or obligations arising from any labor or materials provided by or through Affiant to the project through the date set out above.

SUBSCRIBED AND SWORN TO BY Affiant on this 6TH day of OCT, 2014.

AFFIANT:

Signature: 

Typed Name: NED ROSS

Title: PRESIDENT

Initialed: NR

STATE OF TEXAS

COUNTY OF _____

BEFORE ME the undersigned authority on this day personally appeared NED ROSS
_____, known to me to be the person noted above, and acknowledged to me the
following: that he/she executed the foregoing for the purpose and consideration therein
expressed, in the capacity therein stated, and as the duly authorized act and deed of the
party releasing and waiving the lien therein; and that every statement therein is within
his/her knowledge and is true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6TH ____ day of OCT ____,
_2014__.

[SEAL]



Gloria Rennaker
Notary in and for the State of Texas

Name:

My commission expires: _____

Initialed: NR



Executive Summary

November 6, 2014

Council Agenda Subject: Consider Dedication and Acceptance of Subdivision Infrastructure Improvements for Sarita Valley Phase IV

Background: The subdivision infrastructure improvements required for Sarita Valley Phase IV, have been installed, inspected, and found to be satisfactorily completed. All documentation required for acceptance of the subdivision has been received, including record drawings, statement of substantial completion prepared by a Professional Engineer licensed in the State of Texas, copies of all inspection reports and certified test results, electronic files of the improvements and final plat, affidavit of all bills paid, and a two-year term Maintenance Bond. The Maintenance Bond will commence its two year term upon City Council acceptance, as anticipated, on November 6, 2014, which will provide warranty and maintenance coverage for the infrastructure improvements through November 6, 2016. The Engineering Department will perform a formal inspection of the improvements approximately 30 days prior to the expiration of the Maintenance Bond to assure that any defects in materials, workmanship, or maintenance are corrected prior to expiration of the bond.

Origination: Wayne S. Watts, P.E., CFM, City Engineer

Financial Consideration: N/A

Recommendation: Staff recommends City Council's formal acceptance of the subdivision infrastructure improvements for Sarita Valley Phase IV.

Attachments: Engineer's Concurrence Letter, Maintenance Bond, Affidavits of All Bills Paid, and Final Pay Estimates

Prepared by: Wayne S. Watts, P.E., CFM, City Engineer



VICINITY MAP
N.T.S.

Kimley»»Horn

October 6, 2014

Mr. Wayne Watts, P.E.
City Engineer
City of Leander
104 N. Brushy Street
Leander, Texas 78641

RE: *Letter of Concurrence*
Sarita Valley – Phase IV
Leander, Texas

Dear Mr. Watts:

Kimley-Horn and Associates, Inc conducted a site visit on Monday, October 6, 2014 and confirmed that the proposed improvements have been substantially completed in general compliance with the Sarita Valley Phase IV plans dated March 4, 2014. Items of construction included the underground water, wastewater, storm drainage, gas, and electrical conduit lines, as well as the proposed water quality pond, asphalt paving, and concrete curb.

Please let us know if you have any additional questions or comments.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Sincerely,



Joel M. Wixson, P.E.
Project Engineer

Cc: Mr. Brandon Cooper, Toll Dallas TX
Mr. Don Walden, Falconhead
Mr. Brian Carlock, Hillwood Residential
Mr. Ran Peschel, DNT Construction

MAINTENANCE BOND
Subdivision Improvements

Bond Number: 1034038

THE STATE OF TEXAS §

COUNTY OF WILLIAMSON §

KNOW ALL BY THESE PRESENTS, that DNT Construction, LLC
as Principal, whose address is P.O. Box 6210, Round Rock Texas 78683 and
The Hanover Insurance Company a Corporation organized under the
laws of the State of Michigan, and duly authorized to do business in the State of Texas, as
Surety, are held and firmly bound unto the City of Leander, Texas as Obligee, in the penal sum
of One Hundred Sixty-Nine Thousand, One Hundred Sixty-Three and 55/100's Dollars
(\$ 169,163.55) to which payment will and truly to be made we do bind ourselves, our
and each of our heirs, executors, administrators, successors and assigns jointly and severally,
firmly by these presents.

WHEREAS, the said Principal has constructed Sarita Valley Phase 4

(insert description of subdivision improvements) (the "improvements") pursuant to the
ordinances of the Obligee, which ordinances are hereby expressly made a part hereof as though
the same were written and embodied herein;

WHEREAS, said Obligee requires that the Principal furnish a bond conditioned to
guarantee for the period of two (2) years after acceptance by the Obligee, against all defects in
workmanship and materials which may become apparent during said period;

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH that, if the
Principal keeps and perform the requirement of the Obligee's ordinances and this Maintenance
Bond to maintain the improvements and keep the same in good repair and shall indemnify the
Obligee for all loss that the Obligee may sustain by reason of any defective materials or
workmanship which become apparent during the period of two (2) years from and after the date
of acceptance by the Owner, then this obligation shall be void, otherwise to remain in full force
and effect, and Owner shall have and cover from said Principal and Surety damages in the
premises, as provided, and it is further agreed that this obligation shall be a continuing one
against the Principal and Surety hereon, and that successive recoveries may be had thereon for
successive breaches until the full amount shall have been exhausted; and it is further understood
that the obligation herein to maintain said improvements shall continue throughout the
maintenance period, and the same shall not be diminished in any manner from any cause during
said time..

Principal agrees to repair or reconstruct the improvements in whole or in part at any time
within the two year period to such extent as the Obligee deems necessary to properly correct all
defects except for normal wear and tear. If the Principal fails to make the necessary corrections
within ten days after being notified, the Obligee may do so or have done all said corrective work
and shall have recovery hereon for all expenses thereby incurred. Principal will maintain and
keep in good repair the improvements for a period of two years from the date of acceptance; it
being understood that the purpose of this Maintenance Bond is to cover all defective conditions

arising by reason of defective material, work, or labor performed by said Principal or its subcontractors, and in the case the said Principal shall fail to do so within ten days after being notified, it is agreed that the Obligee may do said work and supply such materials, and charge the same against Principal and Surety on this obligation.

The Surety shall notify the Obligee at least fifteen (15) days prior to the end of the first full calendar year and prior to the lapse of this Maintenance Bond at the end of the second full calendar year.

Surety and Principal agree that whenever a defect or failure of the improvement occurs within the period of coverage under this Bond, the Surety and Principal shall provide a new maintenance bond or other surety instrument in a form acceptable to the Obligee and compliant with the Obligee's ordinances conditioned to guarantee for the period of one (1) year after the Obligee's acceptance of the corrected defect or failure, against all defects in workmanship and materials associated with the corrected defect or failure which may become apparent during said period, which shall be in addition to this Maintenance Bond.

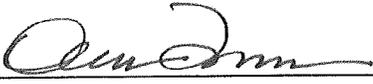
The Surety agrees to pay the Obligee upon demand all loss and expense, including attorneys' fees, incurred by the Obligee by reason of or on account of any breach of this obligation by the Surety. Provided further, that in any legal action be filed upon this bond, venue shall lie in the county where the improvements are constructed.

This Bond is a continuing obligation and shall remain in full force and effect until cancelled as provided for herein.

Surety, for value received, stipulates and agrees that no change, extension of time, alteration or addition to the improvements, or the work to be performed thereon, or the plans, specifications or drawings accompanying the same, shall in any way affect its obligation on this bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the improvements, or the work to be performed thereon.

IN WITNESS WHEREOF, the said Principal and Surety have signed and sealed this instrument this 30th day of September, 2014.

DNT Construction, LLC
Principal

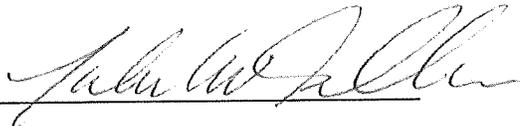
By: 

Title: DEAN TOMME VICE PRESIDENT

Address: _____

P.O. Box 6210, Round Rock Texas 78683

The Hanover Insurance Company
Surety

By: 

Title: John W. Schuler, Attorney-In-Fact

Address: _____

10375 Richmond Avenue, Ste. 1050

Houston, Texas 77042

The name and address of the Resident Agent of Surety is:

Time Insurance Agency, Inc., 1405 E. Riverside Drive, Austin, Texas 78741

800-365-6065, bonds@timeinsurance.com

(Seal)

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWERS OF ATTORNEY
CERTIFIED COPY

KNOW ALL MEN BY THESE PRESENTS: That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, do hereby constitute and appoint
John W. Schuler, Steve Dobson and/or Walter E. Benson, Jr.

of **Austin, TX** and each is a true and lawful Attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, or, if the following line be filled in, only within the area therein designated any and all bonds, recognizances, undertakings, contracts of indemnity or other writings obligatory in the nature thereof, as follows:

Any such obligations in the United States, not to exceed Ten Million and No/100 (\$10,000,000) in any single instance

and said companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority of the following Resolution passed by the Board of Directors of said Companies which resolutions are still in effect:

"RESOLVED, That the President or any Vice President, in conjunction with any Vice President, be and they are hereby authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as its acts, to execute and acknowledge for and on its behalf as Surety any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this 6th day of May 2014.



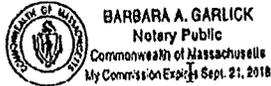
THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

Robert Thomas, Vice President

Joe Brenstrom, Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this 6th day of May 2014 before me came the above named Vice Presidents of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.



Barbara A. Garlick, Notary Public
My Commission Expires September 21, 2018

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

This Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America.

"RESOLVED, That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or any Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company; Adopted September 7, 2001 - Citizens Insurance Company of America)

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 30th day of Sept 2014.

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

John Margosian, Vice President



IMPORTANT NOTICE

To obtain information or make a complaint:
You may call The Hanover Insurance Company/Citizens Insurance Company of America's toll-free telephone number for information or to make a complaint at:

1-800-608-8141

You may also write to The Hanover Insurance Company/Citizens Insurance Company of America at:

440 Lincoln Street
Worcester, MA 01615

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

1-800-252-3439

You may write the Texas Department of Insurance:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent or the company first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

ATTACH THIS NOTICE TO YOUR POLICY: This notice is for information only and does not become a part or condition of the attached document.

AVISO IMPORTANTE

Para obtener informacion o para someter una queja:
Usted puede llamar al numero de telefono gratis de The Hanover Insurance Company/Citizens Insurance Company of America's para informacion o para someter una queja al:

1-800-608-8141

Usted tambien puede escribir a The Hanover Insurance Company/Citizens Insurance Company of America al:

440 Lincoln Street
Worcester, MA 01615

Puede comunicarse con el Departamento de Seguros de Texas para obtener informacion acerca de companias, coberturas, derechos o quejas al:

1-800-252-3439

Puede escribir al Departamento de Seguros de Texas:

P. O. Box 149104
Austin, TX 78714-9104
Fax: (512) 475-1771
Web: <http://www.tdi.state.tx.us>
E-mail: ConsumerProtection@tdi.state.tx.us

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente o la compania primero. Si no se resuelve la disputa, puede entonces comunicarse con el departamento (TDI).

UNA ESTE AVISO A SU POLIZA: Este aviso es solo para proposito de informacion y no se convierte en parte o condicion del documento adjunto.

**FINAL BILLS PAID AFFIDAVIT
AND WAIVER OF LIEN**

STATE OF TEXAS
COUNTY OF Hays

Date: 10/6/14

Owner: Reagan & RM 2243, Ltd

Contractor/Material
Provider ("Affiant"): Environmental Safety Services, Inc.

Project: Sarita Valley Phase I, II, III Public Trail and
Low Water Crossing

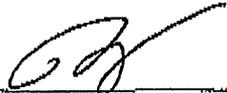
This is to acknowledge and certify that Affiant has completed the construction of all improvements for the project noted above and that they have been paid in full for all labor and material provided to the above-noted construction project, and acknowledge and certify that Affiant, and all of his or its agents, employees, successors, assigns, subsidiaries, and legal representatives will and do release and waive all Mechanic's liens, or similar lien rights, which have or might arise as a result of the Affiant's or Affiant's agents' or employees' providing labor and materials to the above-noted project pursuant to the Contract.

In addition to the foregoing, Affiant acknowledges and certifies that Affiant has paid all laborers, subcontractors, materialmen, and all other persons or parties who have provided labor or materials through, for, or on behalf of the Affiant to the above-noted construction project.

Affiant indemnifies and holds Owner harmless from any liens, debts or obligations which arise as a result of labor or materials provided by or through Affiant to the project through the date set out above. Affiant further indemnifies and holds harmless all real property on which the improvements were constructed and all interests in such property, including leasehold interests, from any liens, debts, or obligations arising from any labor or materials provided by or through Affiant to the project through the date set out above.

SUBSCRIBED AND SWORN TO BY Affiant on this 6th day of Oct, 2014

AFFIANT:

Signature: 

Typed Name: Joe H. Lopez, Jr.

Title: President

Initialed: JL

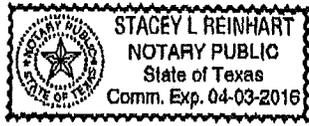
STATE OF TEXAS

COUNTY OF Hays

BEFORE ME the undersigned authority on this day personally appeared Joel M. Lopez Jr known to me to be the person noted above, and acknowledged to me the following: that he/she executed the foregoing for the purpose and consideration therein expressed, in the capacity therein stated, and as the duly authorized act and deed of the party releasing and waiving the lien therein; and that every statement therein is within his/her knowledge and is true and correct.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of Oct., 2014.

[SEAL]



Stacey Reinhart
Notary in and for the State of Texas

Name: Stacey Reinhart

My commission expires: 4/3/2016

Initialed: JLJ

2:18 PM

Environmental Safety Services, Inc.

10/01/14

Customer Open Balance

Accrual Basis

All Transactions

Type	Date	Num	Memo	Due Date	Open Balance	Amount
Toll Brothers Dallas TX LLC						
624 - Sarita Valley Low Wtr Xng/Sidewalk						
Invoice	5/28/2014	0514-624RET		5/28/2014	4,100.00	4,100.00
Invoice	6/30/2014	0614-624RET		6/30/2014	5,014.08	5,014.08
Total 624 - Sarita Valley Low Wtr Xng/Sidewalk					9,114.08	9,114.08
Total Toll Brothers Dallas TX LLC					9,114.08	9,114.08
TOTAL					9,114.08	9,114.08

Environmental Safety Services, Inc.

Unit A-100
 Dripping Springs, TX 78620
 Phone 512-989-2259

Phone: 512-989-2259 Fax: 612-372-9375

Invoice

Date	Invoice #
5/28/2014	0514-624RET

Toll Brothers Dallas TX LLC
 2557 SW Grapevine Pkwy, Suite 100
 Grapevine, TX 76051

Customer Phone

248-446-5104

Customer Fax

248-446-5106

Project

624 - Sarita Valley Low Wtr Xng/Sidewalk

Item Description	UOM	Unit Price	Contract Qty	Previous Qty	Qty This Est.	Qty to Date	Amount Due
Low Water Crossing	LS	37,480.00	1.00	0.00	0.00	0	0.00
8' Sidewalk with Fiber Matrix	SF	4.10	14,400.00	10,000.00	0.00	10,000,	0.00
10% Retainage	LS	4,100.00			1.00	1	4,100.00

Subtotal \$4,100.00

Sales Tax (0.0%) \$0.00

Total \$4,100.00

Environmental Safety Services, Inc.

Unit A-100
 Dripping Springs, TX 78620
 Phone 512-989-2259

Phone: 512-989-2259 Fax: 512-372-9375

Invoice

Date	Invoice #
6/30/2014	0614-624RET

Toll Brothers Dallas TX LLC
 2557 SW Grapevine Pkwy, Suite 100
 Grapevine, TX 76051

Customer Phone

248-446-5104

Customer Fax

248-446-5106

Project

624 - Sarita Valley Low Wtr Xng/Sidewalk

Item Description	UOM	Unit Price	Contract Qty	Previous Qty	Qty This Est.	Qty to Date	Amount Due
Low Water Crossing	LS	37,480.00	1.00	1.00	0.00	1	0.00
8' Sidewalk with Fiber Matrix	SF	4.10	14,400.00	13,088.00	0.00	13,088	0.00
10% Retainage	LS	5,014.08		3.00	1.00	2	5,014.08

Subtotal \$5,014.08

Sales Tax (0.0%) \$0.00

Total \$5,014.08

Kimley»»Horn

October 6, 2014

Mr. Wayne Watts, P.E.
City Engineer
City of Leander
104 N. Brushy Street
Leander, Texas 78641

RE: *Final Project Costs*
Sarita Valley – Phase IV
Leander, Texas

Dear Mr. Watts:

Kimley-Horn and Associates, Inc has observed the construction at Sarita Valley Phase IV and confirm the improvements have been constructed in general compliance with the plans dated March 4, 2014. Per the attached Final Sarita Valley Phase IV Cost and Quantities and supported by pay application #7 provided by DNT Construction, the final project cost for public improvements is \$1,691,635.50. The maintenance bond, affidavit of bills paid, and engineer's concurrence letter are included under separate cover.

Please let us know if you have any additional questions or comments.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Sincerely,



Joel M. Wixson, P.E.
Project Engineer



Cc: Mr. Brandon Cooper, Toll Dallas TX
Mr. Don Walden, Falconhead
Mr. Brian Carlock, Hillwood Residential
Mr. Ran Peschel, DNT Construction

FINAL SARITA VALLEY PHASE IV COST AND QUANTITIES

9/16/2014

PHASE IV

EROSION CONTROL IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	Revegetation w/on-file topsoil (ROW only)	15665	SY	\$ 2.00	\$31,330.00
TOTAL EROSION CONTROL IMPROVEMENTS					\$31,330.00

STREET IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	10" Flex Base (1' BOC)	11470	SY	\$ 8.00	\$91,760.00
2	8" Flex Base (1' BOC)	6984	SY	\$ 6.50	\$45,396.00
3	2.0" Asphalt	9794	SY	\$ 10.75	\$105,285.50
5	1.5" Asphalt	5824	SY	\$ 8.25	\$48,048.00
7	Curb & Gutter	7820	LF	\$ 14.00	\$109,480.00
8	4' sidewalk (Open Areas only)	280	LF	\$ 20.00	\$5,600.00
9	6' sidewalk (Open Areas only)	950	LF	\$ 29.00	\$27,550.00
10	ADA Pedestrian Ramp	28	EA	\$ 1,000.00	\$28,000.00
11	Signage & Striping	1	LS	\$ 8,000.00	\$8,000.00
TOTAL STREET IMPROVEMENTS					\$469,119.50

DRAINAGE IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	12" RCP	350	LF	\$ 30.00	\$10,500.00
2	18" RCP	1248	LF	\$ 36.00	\$44,928.00
3	24" RCP	532	LF	\$ 48.00	\$25,536.00
4	30" RCP	587	LF	\$ 60.00	\$35,220.00
5	36" RCP	309	LF	\$ 85.00	\$26,265.00
6	42" RCP	1203	LF	\$ 104.00	\$125,112.00
7	10' Standard Curb Inlet	17	EA	\$ 4,300.00	\$73,100.00
8	15' Standard Curb Inlet	5	EA	\$ 6,300.00	\$31,500.00
9	4x4 Grate Inlet	4	EA	\$ 2,300.00	\$9,200.00
10	4' Manhole	1	EA	\$ 2,900.00	\$2,900.00
11	5' Manhole	5	EA	\$ 3,100.00	\$15,500.00
12	5x5 Junction Box	1	EA	\$ 3,300.00	\$3,300.00
13	Water Quality Pond	1	LS	\$ 267,600.00	\$267,600.00
TOTAL DRAINAGE IMPROVEMENTS					\$670,561.00

WATER IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	8" pvc c-900	4258	LF	\$ 27.50	\$117,095.00
2	Fire Hydrants	10	EA	\$ 4,000.00	\$40,000.00
3	8" Gate Valve & Box	14	EA	\$ 1,500.00	\$21,000.00
4	8" Wet Connection	1	EA	\$ 1,750.00	\$1,750.00
5	30x8 Tapping sleeve & Valve	1	EA	\$ 9,500.00	\$9,500.00
6	Single Water Service	5	EA	\$ 1,000.00	\$5,000.00
7	Double Water Service	35	EA	\$ 1,200.00	\$42,000.00
8	8" Pressure Reducing Valve	1	EA	\$ 28,000.00	\$28,000.00
9	4-4" SCH 40 Sleeves	615	LF	\$ 31.00	\$19,065.00
TOTAL WATER IMPROVEMENTS					\$283,410.00

WASTEWATER IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	8" sdr-26 pvc	2940	LF	\$ 27.75	\$81,585.00
2	4' Standard Manholes	15	EA	\$ 3,800.00	\$57,000.00
3	Single Sewer Services	19	EA	\$ 850.00	\$16,150.00
4	Double Sewer Services	24	EA	\$ 1,000.00	\$24,000.00
TOTAL WASTEWATER IMPROVEMENTS					\$178,735.00

ADDITIONAL OFFSITE IMPROVEMENTS					CONTRACT AMOUNT
ITEM	DESCRIPTION	QTY.	UNIT	UNIT PRICE	
1	8" sdr-26 PVC	988	LF	\$ 35.00	\$34,580.00
2	4' Standard Manholes	3	EA	\$ 4,900.00	\$14,700.00
3	4' Drap Manholes	1	EA	\$ 5,200.00	\$5,200.00
4	Double Sewer Services	4	EA	\$ 1,000.00	\$4,000.00
TOTAL ADDITIONAL IMPROVEMENTS					\$58,480.00

TOTAL CONTRACT AMOUNT

\$1,691,635.50

INVOICE DETAILS:
 CONTRACT # 146524
 INVOICE NUMBER 144657
 PAY OFF DATE 8/29/14
 DISCOUNT 0.00
 NO

COMMUNITY Santa Valley
 SCOPE Site Improvements/Amenity Center
 CONTRACTOR DNT Construction, LLC
 CONTRACT DATE 3/17/2014

PROJ	BUD TYPE	PHASE	COST CODE	ORIG CD #	CONTRACT ITEM	UNIT	CONTRACT RELEASE QTY & UNIT PRICE			PREVIOUS PAYMENT RELEASE REQUEST			CURRENT PAYMENT RELEASE REQUEST			TOTAL PAYMENT RELEASE REQUESTS TO DATE			
							A	B	C	D	E	F	G	H	I	J	K	L	M
					DO NOT LIST THIS LINE														
3541	03	0001	2199	5	Original Amenity Center: Grading/Reduction	SY	3727	\$15,930.59											
3541	03	0001	2199	5	Revised Amenity Center: Grading	SY	3727	\$21,430.25											
3541	03	0001	2199	4	Credit for Chain Link Fence (Item 4)	LS	1	\$18,779.70											
3541	03	0001	2199	4	Full (gravel) area (hanging) (Sheet, powder) control finish	LS	154	\$490.00											
3541	03	0001	2199	3	Deduction for Customer's gravelly soils	LS	1	\$6,700.00											
3541	03	0001	2199	2	Remediation	LS	1	\$8,600.00											
3541	03	0001	2199	2	Shovelwork	LS	1	\$6,000.00											
3541	03	0001	2199	2	Survey & Layout	LS	1	\$2,500.00											
3541	03	0001	2199	2	PAVED LOT GRADING	AC	9	\$25,900.00											
3541	03	0001	2199	2	Clearing & grubbing	CT	279	\$32.00											
3541	03	0001	2199	2	Site Operator within building pad envelope	CT	1,172	\$4.25											
3541	03	0001	2199	2	Lot Excavation	CT	35,840	\$2.00											
3541	03	0001	2199	2	Install Material from Stockpile to Lot ERI	CT	18,841	\$2.77											
3541	03	0001	2199	2	Lot Embankment	EA	37	\$125.00											
3541	03	0001	2199	2	Filler Grade Pads & Swales	EA	5,650	\$4.25											
3541	03	0001	2199	2	Reel Grade off-site	CT	5,650	\$4.25											
3541	03	0001	2199	1	TRUCK EXCAVATION	LS	1	\$4,000.00											
3541	03	0001	2199	1	Installation	LS	1	\$7,500.00											
3541	03	0001	2199	1	Shoring	LS	1	\$11,250.00											
3541	03	0001	2199	1	Layout	LF	21,250	\$7.00											
3541	03	0001	2199	1	French Drainage	LF	11,250	\$7.00											
3541	03	0001	2199	1	REVISIONS/REWORK/REWORKS	LF	15,000	\$3.33											
3541	03	0001	2199	1	3" SCL 40 Channel	EA	7	\$19,000.00											
3541	03	0001	2199	1	Transformer Pad	EA	5	\$2,500.00											
3541	03	0001	2199	1	7x6 Concrete Pad	EA	1	\$1,900.00											
3541	03	0001	2199	1	7x4 Pad	EA	6	\$750.00											
3541	03	0001	2199	1	7x4 concrete	EA	43	\$450.00											
3541	03	0001	2199	1	Above-ground Pedestals	EA	43	\$450.00											
3541	03	0001	2199	1	GS DRAINAGE	LF	4,639	\$3.25											
3541	03	0001	2199	1	2" Poly	EA	1,716	\$6.00											
3541	03	0001	2199	1	4" Poly	EA	215	\$4.00											
3541	03	0001	2199	1	7" Steves	EA	765	\$2.48											
3541	03	0001	2199	1	8" Steves	EA	43	\$11,180.00											
3541	03	0001	2199	1	8" Steves	EA	2	\$3,900.00											
3541	03	0001	2199	1	8" Poly	EA	6,000	\$3,900.00											
3541	03	0001	2199	1	GENERAL CONDITIONS	LS	1	\$15,000.00											
3541	03	0001	2199	1	Equipment Mobilization	LS	1,000	\$5,000.00											
3541	03	0001	2199	1	Survey & Layout	LS	1,000	\$31,000.00											
3541	03	0001	2199	1	Supervision	LS	1,000	\$27,900.00											
3541	03	0001	2199	1	Maintenance Book	LS	1,000	\$6,800.00											
3541	03	0001	2199	1	PROVIDE CONTROL MEASURES	LS	1,000	\$											

TOTAL INITIALS

5 OF 8

CONTRACTOR INITIALS

CONTRACT # 14-524
 INVOICE NUMBER 14487
 PAY APP # 14487
 INVOICE DATE 10/20/14
 DISCOUNT 0%

COMMUNITY Senior Valley
 CONTRACTOR Site Improvements/Amenity Center
 CONTRACTOR PIAA Construction, LLC
 CONTACT PERSON Pasa Toranzo
 VENDOR # 949143
 CONTRACT DATE 3/1/2014

PROJ	BLDG TYPE	PHASE	COST CODE	ORIG OR CO #	CONTRACT ITEM	UNIT	CONTRACT RELEASE QTY & UNIT PRICE			PREVIOUS PAYMENT RELEASE REQUEST			CURRENT PAYMENT RELEASE REQUEST			TOTAL PAYMENT RELEASE REQUESTS TO DATE						
							A	B	C	D	E	F	G	H	I	J	K	L	M	N		
3541	03	0001	2101	01E	Site Power	LF	4,370.00	\$2.72	\$11,886.40	0.00	\$2,075.25	0.00	0.00	4,370.00	\$2,075.25	0.00	0.00	4,370.00	\$2,075.25	0.00	0.00	
3541	03	0001	2101	01E	Subgrade Preparation, Graveled	EA	2.00	\$950.00	\$1,900.00	1.00	\$950.00	0.00	0.00	2.00	\$950.00	0.00	0.00	2.00	\$950.00	0.00	0.00	
3541	03	0001	2101	01E	Rock Base	EA	45.00	\$100.00	\$4,500.00	26.00	\$2,080.00	0.00	0.00	45.00	\$2,080.00	0.00	0.00	45.00	\$2,080.00	0.00	0.00	
3541	03	0001	2101	01E	Reconstruction of Open Area	EA	25.665	\$1,530.00	\$39,156.45	0.00	\$0.00	0.00	0.00	25.665	\$39,156.45	0.00	0.00	25.665	\$39,156.45	0.00	0.00	
3541	03	0001	2206	01E	Cleaning & Grubbing	AC	5.70	\$7,430.00	\$42,381.00	5.70	\$13,851.00	0.00	0.00	5.70	\$13,851.00	0.00	0.00	5.70	\$13,851.00	0.00	0.00	
3541	03	0001	2206	01E	Street Excavation	ST	33,222.00	\$1.25	\$41,527.50	33,222.00	\$1,075,500.00	0.00	0.00	33,222.00	\$1,075,500.00	0.00	0.00	33,222.00	\$1,075,500.00	0.00	0.00	
3541	03	0001	2612	01E	Subgrade preparation	ST	18,453.00	\$1.75	\$32,292.75	18,453.00	\$32,292.75	0.00	0.00	18,453.00	\$32,292.75	0.00	0.00	18,453.00	\$32,292.75	0.00	0.00	
3541	03	0001	2611	01E	18" Thick Base (18" BOC)	ST	11,470.00	\$4.00	\$45,880.00	11,470.00	\$11,470.00	0.00	0.00	11,470.00	\$11,470.00	0.00	0.00	11,470.00	\$11,470.00	0.00	0.00	
3541	03	0001	2611	01E	8" Thick Base (8" BOC)	ST	6,994.00	\$6.50	\$45,461.00	6,994.00	\$45,461.00	0.00	0.00	6,994.00	\$45,461.00	0.00	0.00	6,994.00	\$45,461.00	0.00	0.00	
3541	03	0001	2611	01E	2.5" Asphalt	ST	9,794.00	\$16.25	\$159,287.50	9,794.00	\$105,285.50	0.00	0.00	9,794.00	\$105,285.50	0.00	0.00	9,794.00	\$105,285.50	0.00	0.00	
3541	03	0001	2611	01E	4" Sand & Gravel	ST	2,820.00	\$14.00	\$39,480.00	2,820.00	\$19,480.00	0.00	0.00	2,820.00	\$19,480.00	0.00	0.00	2,820.00	\$19,480.00	0.00	0.00	
3541	03	0001	2611	01E	4" Subgrade (Open Area)	ST	280.00	\$30.00	\$8,400.00	280.00	\$5,600.00	0.00	0.00	280.00	\$5,600.00	0.00	0.00	280.00	\$5,600.00	0.00	0.00	
3541	03	0001	2611	01E	4" Subgrade (Open Area)	ST	950.00	\$9.00	\$8,550.00	950.00	\$7,550.00	0.00	0.00	950.00	\$7,550.00	0.00	0.00	950.00	\$7,550.00	0.00	0.00	
3541	03	0001	2611	01E	ADK Pavement Base	EA	2.00	\$4,000.00	\$8,000.00	0.00	\$0.00	0.00	0.00	2.00	\$8,000.00	0.00	0.00	2.00	\$8,000.00	0.00	0.00	
3541	03	0001	2611	01E	Stripes & Marking	EA	2.00	\$200.00	\$400.00	2.00	\$7,400.00	0.00	0.00	2.00	\$7,400.00	0.00	0.00	2.00	\$7,400.00	0.00	0.00	
3541	03	0001	2611	01E	Standard POC Street Light	EA	1.00	\$5,800.00	\$5,800.00	1.00	\$0.00	0.00	0.00	1.00	\$5,800.00	0.00	0.00	1.00	\$5,800.00	0.00	0.00	
3541	03	0001	2611	01E	AMENITY CENTER IMPROVEMENTS	EA	0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00
3541	03	0001	2783	01E	CLEANING & GRUBBING	EA	0.00	\$0.00	\$0.00	0.00	\$1,944.00	0.00	0.00	0.00	\$1,944.00	0.00	0.00	0.00	\$1,944.00	0.00	0.00	
3541	03	0001	2783	01E	Amenity Center Grubbing	EA	3,727.00	\$1.50	\$5,590.50	3,727.00	\$5,590.50	0.00	0.00	3,727.00	\$5,590.50	0.00	0.00	3,727.00	\$5,590.50	0.00	0.00	
3541	03	0001	2783	01E	Subgrade preparation	EA	605.00	\$1.75	\$1,058.75	605.00	\$1,058.75	0.00	0.00	605.00	\$1,058.75	0.00	0.00	605.00	\$1,058.75	0.00	0.00	
3541	03	0001	2789	01E	8" Thick Base (8" BOC)	EA	574.00	\$6.25	\$3,578.50	574.00	\$3,578.50	0.00	0.00	574.00	\$3,578.50	0.00	0.00	574.00	\$3,578.50	0.00	0.00	
3541	03	0001	2783	01E	2.0" Asphalt	EA	589.00	\$30.25	\$17,800.25	589.00	\$4,181.75	0.00	0.00	589.00	\$4,181.75	0.00	0.00	589.00	\$4,181.75	0.00	0.00	
3541	03	0001	2783	01E	Curbs & Gutters	EA	500.00	\$16.00	\$8,000.00	500.00	\$8,000.00	0.00	0.00	500.00	\$8,000.00	0.00	0.00	500.00	\$8,000.00	0.00	0.00	
3541	03	0001	2783	01E	Type II Driveway	EA	2.00	\$2,000.00	\$4,000.00	2.00	\$4,000.00	0.00	0.00	2.00	\$4,000.00	0.00	0.00	2.00	\$4,000.00	0.00	0.00	
3541	03	0001	2783	01E	Painting Job Grubbing & Reuse	EA	1.00	\$2,875.00	\$2,875.00	1.00	\$2,875.00	0.00	0.00	1.00	\$2,875.00	0.00	0.00	1.00	\$2,875.00	0.00	0.00	
3541	03	0001	2783	01E	PUBLIC TRAIL SYSTEM	EA	0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00
3541	03	0001	2783	01E	Cleaning & Grubbing	EA	0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00
3541	03	0001	2783	01E	Trail System Grubbing	EA	0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00
3541	03	0001	2783	01E	8" Concrete Trail	EA	0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00
3541	03	0001	2783	01E	2-4" Vertical Handrail	EA	0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00
3541	03	0001	2783	01E	Hand Signage	EA	0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00
3541	03	0001	2783	01E	IMPACT IMPROVEMENTS	EA	0.00	\$0.00	\$0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00	\$0.00	0.00	0.00	0.00
3541	03	0001	2783	01E	12" X 12"	EA	350.00	\$90.00	\$31,500.00	350.00	\$19,500.00	0.00	0.00	350.00	\$19,500.00	0.00	0.00	350.00	\$19,500.00	0.00	0.00	
3541	03	0001	2783	01E	18" X 18"	EA	1,280.00	\$16.00	\$20,480.00	1,280.00	\$4,528.00	0.00	0.00	1,280.00	\$4,528.00	0.00	0.00	1,280.00	\$4,528.00	0.00	0.00	
3541	03	0001	2783	01E	24" X 24"	EA	570.00	\$48.00	\$27,360.00	570.00	\$25,536.00	0.00	0.00	570.00	\$25,536.00	0.00	0.00	570.00	\$25,536.00	0.00	0.00	
3541	03	0001	2783	01E	36" X 36"	EA	317.00	\$90.00	\$28,530.00	317.00	\$35,220.00	0.00	0.00	317.00	\$35,220.00	0.00	0.00	317.00	\$35,220.00	0.00	0.00	
3541	03	0001	2783	01E	36" X 36"	EA	317.00	\$45.00	\$14,262.50	317.00	\$26,285.00	0.00	0.00	317.00	\$26,285.00	0.00	0.00	317.00	\$26,285.00	0.00	0.00	
3541	03	0001	2783	01E	48" X 48"	EA	1,280.00	\$16.00	\$20,480.00	1,280.00	\$126,112.00	0.00	0.00	1,280.00	\$126,112.00	0.00	0.00	1,280.00	\$126,112.00	0.00	0.00	
3541	03	0001	2783	01E	10' Standard Curb Inlet	EA	17.00	\$13,100.00	\$222,700.00	17.00	\$71,100.00	0.00	0.00	17.00	\$71,100.00	0.00	0.00	17.00	\$71,100.00	0.00	0.00	
3541	03	0001	2783	01E	15' Standard Curb Inlet	EA	5.00	\$9,500.00	\$47,500.00	5.00	\$31,500.00	0.00	0.00	5.00	\$31,500.00	0.00	0.00	5.00	\$31,500.00	0.00	0.00	
3541	03	0001	2783	01E	48" Gate Inlet	EA	4.00	\$2,300.00	\$9,200.00	4.00	\$2,900.00	0.00	0.00	4.00	\$2,900.00	0.00	0.00	4.00	\$2,900.00	0.00	0.00	
3541	03	0001	2783	01E	18" Gate Inlet	EA	1.00	\$2,300.00	\$2,300.00	1.00	\$2,900.00	0.00	0.00	1.00	\$2,900.00	0.00	0.00	1.00	\$2,900.00	0.00	0.00	

INVOICE DETAILS:
 CONTRACT # 145554
 INVOICE NUMBER 74627
 PAYEE NAME Summit (7)
 PAYEE ADDRESS 10526014
 DISC APPLIES? NO

COMMUNITY Santa Valley
 SCOPE Site Improvements/amenity Center
 CONTRACTOR DNT Construction, LLC
 CONTACT PERSON Dean Tomme
 VENDOR # 36743
 CONTRACT DATE 3/17/2014

PROJ. ID	PHASE	BUD. TYPE	COST CODE	ORIG. COF.	CONTRACT ITEM	UNIT	CONTRACT RELEASE CITY & UNIT PRICE		PREVIOUS PAYMENT RELEASE REQUEST		CURRENT PAYMENT RELEASE REQUEST		TOTAL PAYMENT RELEASE REQUESTS TO DATE		
							A	B	C	D	E	F	G	H	
3541	03	0001	2311	01%	5" Minibubble	EA	1.00	\$15,500.00	5,000	\$15,500.00	5,000	5,000	\$15,500.00	100.0%	
3541	03	0001	2311	01%	302 Insulation Box	EA	1.00	\$3,500.00	1,000	\$3,500.00	1,000	1,000	\$3,500.00	100.0%	
3541	03	0001	2311	01%	Trench Safety	LF	4,228.00	\$1.00	4,228,000.00	4,228,000.00	4,228,000.00	4,228,000.00	\$4,228,000.00	100.0%	
3541	03	0001	2311	01%	Double Channel	EA	553.00	\$7,770.00	553,000.00	553,000.00	553,000.00	553,000.00	\$7,770.00	100.0%	
3541	03	0001	2311	01%	Water Quality Tank	EA	1.00	\$274,000.00	1,000	\$274,000.00	1,000	1,000	\$274,000.00	100.0%	
WATER IMPROVEMENTS															
3541	03	0001	2411	01%	1" PVC 6" DIA	R	4,258.00	\$17,095.00	4,258,000.00	4,258,000.00	4,258,000.00	4,258,000.00	\$17,095.00	100.0%	
3541	03	0001	2411	01%	Pipe Hydraulic	EA	10.00	\$40,000.00	10,000	\$40,000.00	10,000	10,000	\$40,000.00	100.0%	
3541	03	0001	2411	01%	1" Duct Valve 2' Box	EA	14.00	\$1,500.00	21,000.00	21,000.00	21,000.00	21,000.00	\$1,500.00	100.0%	
3541	03	0001	2411	01%	1" West Connecticut	EA	1.00	\$1,750.00	1,000	\$1,750.00	1,000	1,000	\$1,750.00	100.0%	
3541	03	0001	2411	01%	Good Thruput Street & Valve	EA	1.00	\$9,500.00	1,000	\$9,500.00	1,000	1,000	\$9,500.00	100.0%	
3541	03	0001	2411	01%	Single Water Service	EA	5.00	\$5,000.00	5,000	\$5,000.00	5,000	5,000	\$5,000.00	100.0%	
3541	03	0001	2411	01%	Double Water Service	EA	85.00	\$20,000.00	1,700,000.00	1,700,000.00	1,700,000.00	1,700,000.00	\$20,000.00	100.0%	
3541	03	0001	2411	01%	4" SCH 40 Sluiceway	EA	615.00	\$31,000.00	19,065,000.00	19,065,000.00	19,065,000.00	19,065,000.00	\$31,000.00	100.0%	
3541	03	0001	2411	01%	Trench Excavation Safety	LF	4,258.00	\$1.00	4,258,000.00	4,258,000.00	4,258,000.00	4,258,000.00	\$1.00	100.0%	
WASTEWATER IMPROVEMENTS															
3541	03	0001	2231	01%	8" 48'-95' PVC	LF	2,940.00	\$27.75	81,585.00	81,585.00	81,585.00	81,585.00	\$27.75	100.0%	
3541	03	0001	2231	01%	4" Standard Manholes	EA	15.00	\$3,800.00	57,000.00	57,000.00	57,000.00	57,000.00	\$3,800.00	100.0%	
3541	03	0001	2231	01%	Single Sewer Services	EA	19.00	\$850.00	16,150.00	16,150.00	16,150.00	16,150.00	\$850.00	100.0%	
3541	03	0001	2231	01%	Double Sewer Services	EA	24.00	\$1,000.00	24,000.00	24,000.00	24,000.00	24,000.00	\$1,000.00	100.0%	
3541	03	0001	2231	01%	Trench Excavation Safety	LF	2,940.00	\$1.00	2,940,000.00	2,940,000.00	2,940,000.00	2,940,000.00	\$1.00	100.0%	
OFFSITE WASTE WATER IMPROVEMENTS															
3541	03	0001	2050	01%	8" 40'-95' PVO	LF	988.00	\$55.00	54,380.00	54,380.00	54,380.00	54,380.00	\$55.00	100.0%	
3541	03	0001	2050	01%	4" Standard Manholes	EA	3.00	\$4,900.00	14,700.00	14,700.00	14,700.00	14,700.00	\$4,900.00	100.0%	
3541	03	0001	2050	01%	4" Duct Manholes	EA	1.00	\$5,200.00	5,200.00	5,200.00	5,200.00	5,200.00	\$5,200.00	100.0%	
3541	03	0001	2050	01%	Double Sewer Services	EA	4.00	\$1,000.00	4,000.00	4,000.00	4,000.00	4,000.00	\$1,000.00	100.0%	
3541	03	0001	2050	01%	Trench Excavation Safety	LF	988.00	\$1.00	988,000.00	988,000.00	988,000.00	988,000.00	\$1.00	100.0%	
ALTERATION															
3541	03	0001	2050	01%	Reel Stacks off site	CY		\$							
Grand Total								\$ 2,441,533.36		22,199,304.12		22,199,304.12		\$2,441,533.36	100.0%

TOTAL INITIALS

7 OF 8

CONTRACTOR INITIALS

EXHIBIT "B" - CONTRACTOR'S REQUEST FOR PAYMENT SUMMARY *

* ATTACH TO CONTRACTOR'S ORIGINAL INVOICE Page of

TO: TOLL BROS., INC. COMMUNITY: Sarita Valley
 c/o Kimley-Horn & Assoc. Inc. SECTION: Site Improvements/Amenity Center
 10415 Morado Circle, Bldg I, Suite 300 COMMUNITY #: 3641
 Austin, TX 78769 CONTRACT NUMBER: 145524

FROM (CONTRACTOR): REQUEST FOR PAYMENT NO: Seven (7)
 DNT Construction, LLC FOR WORK COMPLETED THROUGH (DATE): 10/5/2014
 2300 Ploodilly Dr VENDOR #: 349143
 Round Rock, TX 78664

CONTRACT SUMMARY:

1. ORIGINAL CONTRACT LUMP SUM	\$ 2,042,692.60
2. Net Change by Change Orders to Date	\$ 398,867.30
3. REVISED LUMP SUM TO DATE (Line 1 plus 2)	\$ 2,441,559.90

PAYMENT RELEASE SUMMARY:

(NOTE: ALL DOLLAR AMOUNTS INCLUDE RETAINAGE)

4. PREVIOUS PAYMENT RELEASES PAID	\$ 1,790,589.77
5. PAYMENT RELEASES IN PROCESS:	
REQUEST # _____	\$ 189,323.91
REQUEST # _____	\$ _____
REQUEST # _____	\$ _____
6. THIS PAYMENT RELEASE REQUEST# <u>Seven (7)</u>	\$ 241,655.65
7. TOTAL PAYMENT RELEASE REQUEST TO DATE (Sum lines 4, 5, 6)	\$ 2,221,569.33

CONTRACT BALANCE:

8. CONTRACT AMOUNT REMAINING INCLUSIVE OF THIS PAY REQUEST (Line 3 minus 4, 5, 6) \$	219,990.47
9. CONTRACT AMOUNT REMAINING EXCLUSIVE OF THIS PAY REQUEST (Line 3 minus 4, 5) \$	461,646.12

RETAINAGE RELEASE SUMMARY:

10. PREVIOUS RETAINAGE HELD AND IN PROCESS	\$ 219,990.42
11. RETAINAGE RELEASED TO DATE	\$ _____
12. RETAINAGE RELEASE REQUESTS IN PROCESS:	
REQUEST # _____	\$ _____
REQUEST # _____	\$ _____
REQUEST # _____	\$ _____
13. RETAINAGE HELD THIS PAYMENT RELEASE: REQUEST # <u>Seven (7)</u>	\$ 24,165.67
14. NET RETAINAGE BEING HELD TO DATE (Sum Lines 10, 13 minus 11, 12)	\$ 244,155.08

The undersigned, individually and on behalf of Contractor, certifies that he or she is authorized to execute this Waiver of Lien. The undersigned represents that: 1) the Work covered by this Request for Payment has been completed in accordance with the Contract Documents and all applicable permits, code requirements, state, federal and local laws, as well as any other applicable requirements, guidelines, rules, regulations and laws, 2) that Contractor is current in all of its payments to its suppliers, subcontractors or any other entities or individuals that could potentially have lien rights against Toll, 3) that Contractor has paid all amounts due based on any Work for which previous Requests for Payment were made and payments were received from Toll, 4) that current payment shown herein is now due. Accordingly, the Contractor waives its right to assert, record, and/or foreclose a labor and/or materialmen's lien for labor performed and materials/equipment furnished at or for this job site up to and including the date of the last payment made by Toll. Contractor additionally certifies that it has not performed any work or provided supplies, and nobody has performed any work or provided supplies on Contractor's behalf, on or for this site up to and including the date of the Request for Payment that falls outside the scope of the Contract that has not been properly authorized by written Change Order by Toll, and hereby waives any and all claims or rights to any compensation, liens, to the extent permitted under any applicable law, or payment for such work including any rights it may have at law, in equity or under the Contract.

CONTRACTOR:
 By: *R. Peschel* Date: 9/29/14
 Name (typed): RAH PESCHEL
 Title: PROJECT MANAGER

Joel Wexson 9/29/14
 Eng. - Kimley-Horn
 Joel Wexson, PE

BOND/ESCROW/LC RELEASE APPLIED Yes No If no - why not? _____

CONTRACTOR MUST ATTACH ORIGINAL CONTRACTOR INVOICE TO THIS REQUEST FOR PAYMENT SUMMARY.

Apply approval stamp to Contractor's original invoice.

RER _____
 CONTRACTOR INITIALS TOLL BROS, INC. INITIALS



Executive Summary

November 6, 2014

Council Agenda Subject: Receive Quarterly Investment Report for the period ending 9/30/14.

Background: State law requires that the governing body be presented with a quarterly report outlining the City's investments. The period covered in this report is July through September 2014. The average interest rates in TexPool for the quarter rose slightly, from 0.0288% in June to 0.0333% in September. As of 9/30/14, our earnings credit rate at our depository bank (Bank of America) remained at 0.25%. At the end of September, we have one investment in U.S. Agencies (Freddie Mac for \$2,000,000 at 0.70% interest), in addition to the \$4,655,000 (par amount) LISD GO Bonds purchased in February (2% interest / 0.18% yield). Also, we do have a \$245,000 1-year CD with Texas Capital Bank that was renewed in October 2013 at 0.25% and a \$1,000,000 1-year CD with Unity National Bank through the CDARS program at 0.30%, and a \$4,500,000 CD with East West Bank at 0.45%. In March, we opened a money market account with East West Bank at 0.20%. At 9/30/14, the Fed funds target rate remained within the zero to 0.25% range, and quarterly averages for the 3-month T-bill remained at 0.03% compared to the previous quarter (which ended June 2014), and the 6-month T-bill average dropped from 0.06% to 0.05%.

The Weighted Average Maturity (WAM) at 9/30/14 was 70.15 days, down from 84.03 days at the end of June.

Origination: Robert G. Powers, Finance Director

Financial Consideration: n.a.

Recommendation: n.a.

Attachments: Quarterly Investment Report

Prepared by: Robert G. Powers, Finance Director

Quarterly Investment Report
City of Leander
Period Ending
9/30/14

Investment / Source of Funds	Account Name	Invest. Type**	Fund	Fund Type*	G/L Acct #	Settlement Date	Coupon Rate	Qtr Yield Rate	Maturity/ Call Date	Paid Principal/ Current Balance	Market Value	Interest Oct-Sep
Cash In Bank												
Bank of America	Operating	I 5	Consolidated	F1	99-00-1110			0.2500%		\$ 4,384,853.49	\$ 4,384,853.49	\$ 14,372.74
Chase	Operating	I 5	Consolidated	F1	20/80-00-1122			0.0500%		\$ 4,022,993.10	\$ 4,022,993.10	\$ 2,740.45
East West Bank	Operating	I 5	Consolidated	F1	99-00-1000			0.2000%		\$ 1,001,053.02	\$ 1,001,053.02	\$ 1,053.02
Subtotal Cash in Bank										\$ 9,408,899.61	\$ 9,408,899.61	\$ 18,166.21
U.S. Agencies & Instrumentalities												
Leander ISD GO Ser 2014	52184CV6	I 2	Consolidated	F1	99-00-1000	2/20/14	2.0000%	0.181%	08/15/2015	\$ 4,780,638.45	\$ 4,731,807.50	\$ 57,818.06
FHLMC / Bank of America	3134G5E76	I 2	Consolidated	F1	99-00-1000	8/19/14	0.7000%	0.700%	11/19/2014	\$ 2,000,000.00	\$ 1,993,336.00	\$ 1,994.62
Subtotal Agencies										\$ 6,780,638.45	\$ 6,725,143.50	\$ 59,812.68
Certificates of Deposit												
Unity National Bank/CDARS	Operating	I 3	Consolidated	F1	99-00-1000	12/27/12		0.3000%	12/26/2014	\$ 1,002,250.00	\$ 1,002,250.00	\$ 3,250.00
BBVA Compass	Operating	I 3	Consolidated	F1	99-00-1000	3/6/13		0.0000%	03/06/2014	\$ -	\$ -	\$ 162.50
Texas Capital Bank	Operating	I 3	Consolidated	F1	99-00-1000	10/20/13		0.2500%	10/20/2014	\$ 245,612.50	\$ 245,612.50	\$ 612.48
East West Bank	Operating	I 3	Consolidated	F1	99-00-1000	11/14/13		0.4490%	11/14/2014	\$ 4,517,804.39	\$ 4,517,804.39	\$ 20,958.75
Subtotal Certificates of Deposit										\$ 5,765,666.89	\$ 5,765,666.89	\$ 24,983.73
Investment Pools												
TexPool	General Fund I&S	I 4	Debt Service	F6	80-00-1510			0.0333%		\$ 492,820.10	\$ 492,820.10	\$ 722.07
TexPool	Consolidated Operating	I 4	Consolidated	F1	99-00-1520			0.0333%		\$ 2,401,313.77	\$ 2,401,313.77	\$ 1,761.94
TexPool	Utility Customer Deposit	I 4	Utility Fund	F3	99-00-1521			0.0333%		\$ 5,933.61	\$ 5,933.61	\$ 2.13
TexPool	Utility I&S	I 4	UF Debt Service	F6	85-00-1501			0.0333%		\$ 151,750.08	\$ 151,750.08	\$ 51.57
TexPool	TIRZ No. 1	I 4	Capital Projects	F1	79-00-1541			0.0333%		\$ 177,978.40	\$ 177,978.40	\$ 18.29
TexPool	BCRUA Contract	I 4	Capital Projects	F1	20-00-1500			0.0333%		\$ 10,598.07	\$ 10,598.07	\$ 3.81
TexPool	\$3M Tax Notes Series 2012	I 4	Capital Projects	F1	27-00-1531			0.0333%		\$ -	\$ -	\$ 73.13
Subtotal TexPool										\$ 3,240,394.03	\$ 3,240,394.03	\$ 2,632.94
TexStar	BCRUA Reserve	I 4	Consolidated	F5	20-00-1525			0.0330%		\$ 502,362.65	\$ 502,362.65	\$ 259.50
TexStar	6M Series 2010	I 4	Capital Projects	F2	53-00-1127			0.0330%		\$ 847,307.47	\$ 847,307.47	\$ 510.39
TexStar	Capital Asset Fund	I 4	Capital Projects	F2	14-00-1505			0.0330%		\$ 5.19	\$ 5.19	\$ 96.19
Subtotal TexStar										\$ 1,349,675.31	\$ 1,349,675.31	\$ 866.08
TexasDAILY	Consolidated Operating	I 4	Consolidated	F6	99-00-1522			0.0567%		\$ 1,046,580.19	\$ 1,046,580.19	\$ 439.38
Subtotal TexasTERM										\$ 1,046,580.19	\$ 1,046,580.19	\$ 439.38
Total All Funds										\$ 27,591,854.48	\$ 27,536,389.53	\$ 106,901.02

Quarterly Investment Report
City of Leander
Period Ending
9/30/14

*Fund Types:	
Code	Description:
F1	Current Operating Funds
F2	Bond Proceeds
F3	Utility Deposit Proceeds
F4	Debt Service Funds
F5	Bond Reserve Funds
F6	I&S Reserve Funds
F7	Restricted

**Investment Types:			
Code	Description:	% Authorized	Current %
I 1	U.S. Treasuries (Notes,Bills, Bonds)	100%	0%
I 2	U.S. Agencies & Instrumentalities	100%	25%
I 3	Certificates of Deposit	100%	21%
I 4	Eligible Investment Pools	100%	20%
I 5	Demand Account	100%	34%
I 6	Investment Sweep	100%	0%
Total			100%

Book Value:		As of 9/30/14	As of 6/30/14	Change
U.S. Treasuries (Notes,Bills, Bonds)	I 1	0.00	0.00	0.00
U.S. Agencies & Instrumentalities	I 2	6,780,638.45	4,780,638.45	2,000,000.00
Certificates of Deposit	I 3	5,765,666.89	5,759,643.63	6,023.26
Eligible Investment Pools	I 4	5,636,649.53	9,520,348.06	(3,883,698.53)
Demand Account	I 5	9,408,899.61	13,411,407.23	(4,002,507.62)
Investment Sweep	I 6	0.00	0.00	0.00
Total Book Value		27,591,854.48	33,472,037.37	(5,880,182.89)
WEIGHTED AVERAGE MATURITY (days)		70.15	84.03	(13.88)

Market Value:		As of 9/30/14	As of 6/30/14	Change
U.S. Treasuries (Notes,Bills, Bonds)	I 1	0.00	0.00	0.00
U.S. Agencies & Instrumentalities	I 2	6,725,143.50	4,751,405.05	1,973,738.45
Certificates of Deposit	I 3	5,765,666.89	5,759,643.63	6,023.26
Eligible Investment Pools	I 4	5,636,649.53	9,520,348.06	(3,883,698.53)
Demand Account	I 5	9,408,899.61	13,411,407.23	(4,002,507.62)
Investment Sweep	I 6	0.00	0.00	0.00
Total Market Value		27,536,359.53	33,442,803.97	(5,906,444.44)
Gain/(Loss)		(55,494.95)	(29,233.40)	

Certification:

This is to certify that the Investment Report submitted herewith complies in all respects with the Public Funds Investment Act Sec 2256 of the Government Code.

Robert G. Powers

Investment Officer:
Robert G. Powers, Finance Director

10/27/14
Date



Executive Summary

November 6, 2014

Subject: Authorization of a Special Permit for the 2014 Christmas Parade & Tree Lighting

Background: This year's Christmas Parade & Tree Lighting is scheduled for Saturday, December 6th in Old Town Leander. The parade will begin at 5 pm followed by the Tree Lighting at approximately 6:15 pm. Local service groups will provide food and beverage for purchase. There will be pictures with Santa at Bryson Hall, hayrides, Yule fire and caroling by local choral groups.

Parade Staging & Route: Staging will take place on South West Drive between Sonny Drive and Municipal Drive. The Parade begins on South West Dr. at Municipal, travels north on S. West Dr. to W. South St., east on W. South St. to Bagdad St., north on Bagdad St. to W. Willis, east on W. Willis to N. Brushy and south on N. Brushy to the Middle School parking lot.

Street Closures

- 2:30 to 9 pm
 - Intersection of Atkin Street & U.S. 183
 - North Brushy from West South to West Willis Streets
 - Bagdad Street from South & West Willis Streets
- 4:45 to 6 pm
 - West South Street from U.S. 183 to West Drive
 - South West Drive from West Broade to Sonny Drive

Financial Consideration: City staffing

Recommendation: Staff respectfully requests City Council approval of the Special Permit and proposed street closures for the 2014 Christmas Parade & Tree Lighting Event on December 6th.

Attachments: Special Permit Application

Prepared by: Stephen Bosak, Parks & Recreation Director

Special Event Permit Application

Applicant/Organization Name: City of Leander

Type of Event: Christmas Parade & Tree Lighting

Name & Contact Information of Responsible Individual:

Stephen Bosak, Director

Leander Parks & Recreation

P.O. Box 319 – Leander, TX 78646

Phone: 512.528.9909

Cell: 512.563.1840

Email: bosak@leandertx.gov

Description of Event: This year's Christmas Parade & Tree Lighting is scheduled for Saturday, December 6th in Old Town Leander. The parade will begin at 5 pm followed by the Tree Lighting at approximately 6:15 pm. Local service groups will provide food and beverage for purchase. There will be pictures with Santa, free hayrides, Yule fire and caroling by local choral groups.

Parade Staging & Route: Staging will take place on South West Drive between Municipal Drive and Sonny Drive. The Parade begins on South West Dr. at Municipal, travels north on S. West Dr. to W. South St., east on W. South St. to Bagdad St., north on Bagdad St. to W. Willis, east on W. Willis to N. Brushy and south on N. Brushy to the Middle School parking lot.

The event is open to the general public and there will be no admission charge.

Street Closures

- 2:30 to 9 pm
 - Intersection of Atkin Street & U.S. 183
 - North Brushy from West South to West Willis Streets
 - Bagdad Street from South & West Willis Streets
- 4:45 to 6 pm
 - West South Street from U.S. 183 to West Drive
 - South West Drive from West Broade to Sonny Drive

City Services Needed:

Utilities & Services Needed: Electricity, Restrooms & Water

Sanitation/Litter Pick Up: By City Parks & Recreation Dept. staff

Security: By City Police Department

Traffic Control: By City Public Works and Police staff

Will alcohol be served or sold? No

Will the proposed activity interfere or detract from the general public use of the area? Yes
Street closures will be required from 2:30 to 9 pm.

Will the proposed activity adversely impact or affect City, adjacent/nearby property owners? Yes. Notices will be posted on electronic signs located on routes to the effected neighborhoods where street closures will occur.

Will the activity cause/create health or safety risks to the public or damage to other property? No.

Will the event require local or state permits, or violate any federal, state or municipal laws? No.

What measures will be taken to prevent/minimize adverse impacts or affects? Staff from PARD, Public Works, Police and Fire will be on duty to manage the event to prevent/minimize potential adverse impacts or affects.

Proof of Insurance: The City of Leander is insured through the Texas Municipal League.

Stephen Bosak
Parks & Recreation Director

November 6, 2013



Executive Summary

November 6, 2014

Agenda Subject: An ordinance of the City of Leander, Texas, annexing the 113.372 acres, more or less, Garlock and Christianson tracts, located in Williamson County, Texas and including the abutting streets, roadways, and rights-of-way; approving a service plan for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for open meetings and other related matters.

Background: Council approved the resolution setting the public hearings for these annexations on June 5, 2014. The annexed properties include the Christianson and Garlock tracts east of Ronald Reagan Blvd. and north of the South San Gabriel River. The resolution set the two public hearing which were conducted on July 17, 2014 and July 24, 2014. The first reading was approved on August 21, 2014. The applicants requested postponing the 2nd reading of the ordinance which is why it is not consistent with the original annexation schedule. These are voluntary annexations.

Origination: Applicants: Pamela Christianson and Mary Ann Garlock

Recommendation: Staff recommends conducting the second reading of the ordinance.

Attachments:

1. Garlock and Christianson Annexation Ordinance with exhibits
2. Annexation schedule

Prepared by: Tom Yantis, AICP
Director of Development Services

10/29/2014

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF LEANDER, TEXAS ANNEXING FIVE PARCELS OF LAND BEING 113.372 ACRES, MORE OR LESS, LOCATED IN WILLIAMSON COUNTY, TEXAS, INCLUDING THE ABUTTING ROADWAYS AND RIGHTS-OF-WAY, AT THE REQUEST OF THE PROPERTY OWNER; APPROVING A SERVICE PLAN FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Leander, Texas, is a home rule municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

WHEREAS, the owner(s) of the properties, as hereinafter described, made written request for the City to annex such properties in compliance with the *Tex. Loc. Gov't. Code*;

WHEREAS, the properties are adjacent and contiguous to the present city limits;

WHEREAS, the City Council heard and has decided to grant the owner's request that the City annex said properties;

WHEREAS, two separate public hearings were conducted prior to consideration of this Ordinance in accordance with §43.063 of the *Tex. Loc. Gov't. Code*;

WHEREAS, the hearings were conducted and held not more than forty (40) nor less than twenty (20) days prior to the institution of annexation proceedings;

WHEREAS, notice of the public hearings was published not more than twenty (20) nor less than ten (10) days prior to the public hearings;

WHEREAS, the City intends to provide services to the properties to be annexed according to the Service Plan attached hereto as Exhibit "B".

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS:

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. All portions of the following described properties, including the abutting roadways and rights-of-way (hereinafter referred to as the "Annexed Property"), not previously annexed into the City, are hereby annexed into the corporate limits of the City of Leander:

- (1) All that certain tract or parcel of land being 36.69 acres, more or less, located in Williamson County, Texas, identified as tax identification number R021710, and being more particularly shown and described in the Exhibit "A" attached hereto and incorporated herein for all purposes.

- (2) All that certain tract or parcel of land being 21.985 acres, more or less, located in Williamson County, Texas, identified as tax identification number R489942, and being more particularly shown and described in the Exhibit "A" attached hereto and incorporated herein for all purposes.
- (3) All that certain tract or parcel of land being 13.63 acres, more or less, located in Williamson County, Texas, identified as tax identification number R489943, and being more particularly shown and described in the Exhibit "A" attached hereto and incorporated herein for all purposes.
- (4) All that certain tract or parcel of land being 39.59 acres, more or less, located in Williamson County, Texas, identified as tax identification number R021708, and being more particularly shown and described in the Exhibit "A" attached hereto and incorporated herein for all purposes.
- (5) All that certain tract or parcel of land being 1.00 acre, more or less, located in Williamson County, Texas, identified as tax identification number R021709, and being more particularly shown and described in the Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION 3. That the Service Plan submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit "B".

SECTION 4. That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the Service Plan attached hereto as Exhibit "B", and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

SECTION 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Leander.

SECTION 6. That the Annexed Property shall be temporarily zoned District "SFR-1-B" as provided in the City Zoning Ordinance, as amended, until permanent zoning is established therefore.

SECTION 7. That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 9. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code*.

PASSED AND APPROVED on First Reading this ____ day of _____, 2014.

FINALLY PASSED AND APPROVED on this ____ day of _____, 2014.

ATTEST:

CITY OF LEANDER, TEXAS

Debbie Haile, City Secretary

Christopher Fielder, Mayor

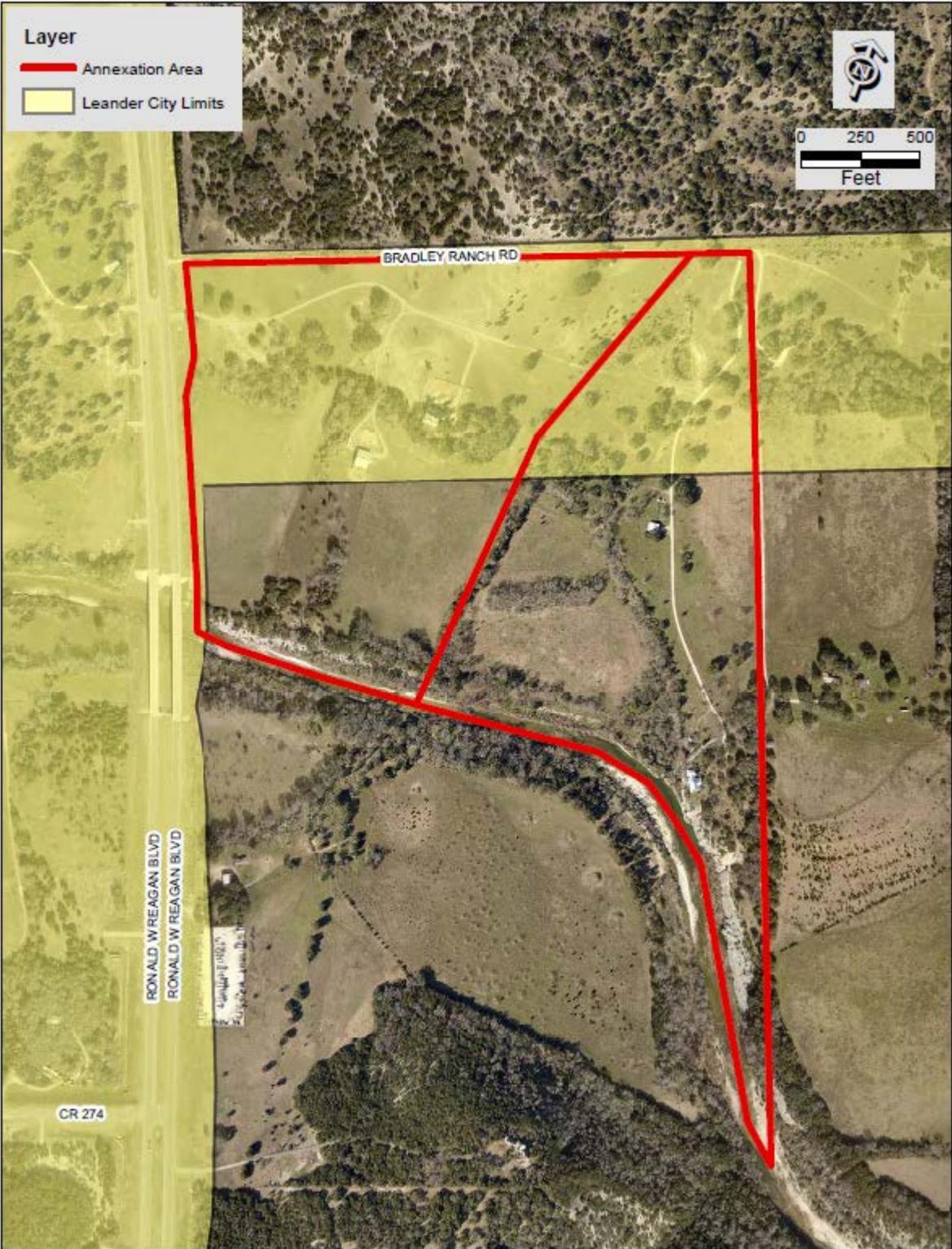


Exhibit "B"

MUNICIPAL SERVICES PLAN FOR PROPERTY TO BE ANNEXED INTO THE CITY OF LEANDER

WHEREAS, the City of Leander, Texas (the "City") intends to institute annexation proceedings for tracts of land described more fully hereinafter (referred to herein as the "subject property");

WHEREAS, *Section 43.056, Loc. Gov't. Code*, requires a service plan be adopted with the annexation ordinance;

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, infrastructure provided for herein and that existing are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapt. 43, Loc. Gov't. Code*, to annex the subject property into the City;

NOW, THEREFORE, the following services shall be provided for the subject property on the effective date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the owner and this Plan, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by the present personnel and equipment of the City fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present personnel and equipment.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as

provided within the City.

E. Maintenance of parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows:

On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area, and the use of all property therein shall be grandfathered; and shall be temporarily zoned "SFR-1-B" with the intent to rezone the subject property upon request of the landowner or staff. The Planning & Zoning Commission and the City Council will consider rezoning the subject property at future times in response to requests submitted by the landowner(s) or authorized city staff.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property, the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided in this Plan:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the subject properties, or applicable portions thereof, by: (a) the utility holding a water certificate of convenience and necessity ("CCN") for the subject properties, or portions thereof as applicable, or: (b) absent a water CCN or after decertification of Chisholm Trails Special Utility District's ("CTSUD") Water CCN No. 11590 as to the subject properties and payment of any compensation required under Section 13.254, Texas Water Code, by the City in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's water utility system, the subject properties' owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject properties as required in City ordinances. Upon acceptance of the water lines within the subject properties and any off-site improvements, water service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a water well that is in use on the effective date of the annexation and is in compliance with applicable rules and regulations shall be permitted and such use may continue until the subject properties' owner requests and is able

to connect to the City's water utility system.

B. Wastewater service and maintenance of wastewater service as follows:

(i) Inspection of sewer lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subject properties in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. The subject properties' owner shall construct the internal wastewater lines and pay the costs of line extension and construction of facilities necessary to provide wastewater service to the subject properties as required in City ordinances. Upon acceptance of the wastewater lines within the subject properties and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a septic system that is in use on the effective date of the annexation and is in compliance with all applicable rules and regulations shall be permitted and such use may continue until the subject property owner requests and is able to connect to the City's wastewater utility system.

C. Maintenance of streets and rights-of-way as appropriate as follows:

(i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(iii) The outer boundaries of the subject property abut existing roadways. The property owner agrees that no improvements are required on such roadways to service the property.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the subject property or redevelopment, the landowner will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the subject property the same as similarly situated properties.

(4) **Term.** If not previously expired, this service plan expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in exhibits attached to the Annexation Ordinance to which this Service Plan is attached.

**SCHEDULE FOR VOLUNTARY ANNEXATION
PARKER, RED OAK VALLEY, SPRINGWOOD**

DATE	ACTION/EVENT	LEGAL AUTHORITY
June 5, 2014	COUNCIL BY WRITTEN RESOLUTION Directs notification to land owners; and sets two (2) Public Hearings July 17, 2014 and July 24, 2014 ; Council directs development of service plan for area to be annexed.	Loc. Gov't Code, §§ 43.063 & 43.065; Public Hearings: are on or after the 40th day but before 20th day before institution of proceedings.
By June 16, 2014	NOTICE TO property owners & utility providers	Loc. Gov't Code § 43.062(a)
July 2, 2014** Publish notice of First Public Hearing and send school district notice	NEWSPAPER NOTICES RE: FIRST AND SECOND PUBLIC HEARINGS ; (If applicable, certified Notice to Railroad). POST NOTICE OF HEARINGS ON CITY'S WEBSITE AND MAINTAIN UNTIL HEARINGS COMPLETE ;	Not less than 10 days nor more than 20 days before 1st and 2nd public hearings. Loc. Gov't Code, §43.063 (c).
July 9, 2014** Publish notice of Second Public Hearings	SCHOOL DISTRICT NOTICE (notify each school district of possible impact w/in the period prescribed for publishing the notice of the First Public Hearing.)	Loc. Gov't Code § 43.905; send school district notice not less than 10 days nor more than 20 days before the First Public Hearing.
Ten days after the date the first notice of Public Hearing is published	LAST DAY FOR SUBMISSION OF WRITTEN PROTEST BY RESIDENTS (10 days after first newspaper notice)	Site hearing required if 10% of adult residents of tracts protest within 10 days after 1st newspaper notice. Loc. Gov't Code, § 43.063 (b)
July 17, 2014*	1st PUBLIC HEARING AND PRESENT SERVICE PLAN (Not more than 40 days before the 1st reading of ordinance) <i>REGULAR MEETING</i>	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.063(a) & 43.065.
July 24, 2014*	2nd PUBLIC HEARING AND PRESENT SERVICE PLAN (At least 20 days before 1st reading of ordinance.) <i>SPECIAL CALLED MEETING</i>	Not less than 20 days nor more than 40 days before reading of ordinance. Loc. Gov't Code, §§ 43.063(a) & 43.065.
Institution Date August 21, 2014*	FIRST READING OF ORDINANCE <i>REGULAR MEETING</i>	Date of institution of proceedings. Not less than 20 days from the second public hearing nor more than 40 days from the first public hearing.
September 4, 2014; Or at a special called meeting after the 1st First Reading	SECOND-FINAL READING OF ORDINANCE <i>REGULAR MEETING</i>	Not more than 90 days after 1 st reading of Ordinance § 43.064.
Within 30 days of Second Reading	CITY SENDS COPY OF MAP showing boundary changes to County Voter Registrar in a format that is compatible with mapping format used by registrar	Elec. Code §42.0615
Within 60 days of Second Reading	CITY PROVIDES CERTIFIED COPY OF ORDINANCE AND MAPS TO: <ol style="list-style-type: none"> 1. County Clerk 2. County Appraisal District 3. County Tax Assessor Collector 4. 911 Addressing 5. Sheriff's Office 6. City Department Heads 7. State Comptroller 8. Franchise Holders 	

*Dates in **BOLD** are **MANDATORY** dates to follow this schedule. Please advise if deviation.

**Newspaper notices to paper by 5p.m. the preceding Wednesday



Executive Summary

November 6, 2014

Council Agenda Subject: Consider Award of Bid to purchase a Dump Truck with Sand Spreader

Background: Four vendors submitted bids to Solicitation #S14-014 on October 23rd for a new Dump Truck with a Sand Spreader for the Public Works Department. The low bid did not meet the specification to provide aluminum wheels. The second low bid, from Freightliner of Austin did meet the specification with a bid price of \$114,993.00.

Origination: Pat Womack, Public Works Director

Financial Consideration: \$114,993.00, from the General Fund, Public Works #01-21-7000 (Vehicles)

Recommendation: Staff respectfully recommends that the Council award a Purchase Order to Freightliner of Austin for the purchase of the Dump Truck and Sand Spreader.

Attachments: Recommendation from the City Purchasing Agent
Bid Tabulation

Prepared by: Pat Womack, Director of Public Works
Joy Simonton, Purchasing Agent



City of Leander

INTEROFFICE MEMO

DATE: October 28, 2014

TO: Pat Womack

FROM: Joy Simonton

RE: Recommendation for Award
Solicitation #S14-016 Dump Truck and Sand Spreader

Four (4) responses were received for the above referenced solicitation. Twenty-three (23) HUBS were notified of the solicitation.

Upon review of the responses, the low bid response did not meet specification. The second low bid received from Freightliner of Austin does meet specification and is priced at \$114,993.00.

The Purchasing Division recommends Freightliner of Austin for the award for the purchase of the Dump Truck and Sand Spreader in accordance with the solicitation process.

JB

CC: FILE

TABULATION

City of Lander Fleet Vehicle Award Schedule IFB#S14-016

Vendor Name: TEMPLE FREIGHTLINER

ITEM #	DESCRIPTION	DAYS TO DELIVER	VEHICLE PRICE
Item #1	Dump Truck with Sand Spreader	120	\$112,588

Vendor Name: FREIGHTLINER OF AUSTIN

ITEM #	DESCRIPTION	DAYS TO DELIVER	VEHICLE PRICE
Item #1	Dump Truck with Sand Spreader	90-120	\$114,993.

Vendor Name: LEDWELL MURROE \$130,455

ITEM #	DESCRIPTION	DAYS TO DELIVER	VEHICLE PRICE
Item #1	Dump Truck with Sand Spreader	90	\$147,081.50

Vendor Name: SAN ANTONIO - GRANDE TRUCK CENTER

ITEM #	DESCRIPTION	DAYS TO DELIVER	VEHICLE PRICE
Item #1	Dump Truck with Sand Spreader	IMMEDIATE	\$130,497.18

60 DAYS SPREADER

Vendor Name:

ITEM #	DESCRIPTION	DAYS TO DELIVER	VEHICLE PRICE
Item #1	Dump Truck with Sand Spreader		

Vendor Name:

ITEM #	DESCRIPTION	DAYS TO DELIVER	VEHICLE PRICE
Item #1	Dump Truck with Sand Spreader		

Vendor Name:

ITEM #	DESCRIPTION	DAYS TO DELIVER	VEHICLE PRICE
Item #1	Dump Truck with Sand Spreader		



Executive Summary

November 06, 2014

Agenda Subject: Subdivision Case 14-CP-009: Hold a public hearing and consider action on the Parkway Crossing Concept Plan, for 27.62 acres more or less; WCAD Parcel R497326, generally located 800 ft north of the northeast corner of the intersection of 183A Toll Road and E. Crystal Falls Parkway, Leander, Williamson County Texas.

Background: This request is the first step in the subdivision process. Pursuant to Section 212.005 of the Texas Local Government Code, approval by municipality is required since the concept plan satisfies the applicable regulations without requesting any variances that require approval by the Planning & Zoning Commission.

Origination: Applicant: Brian Parker on behalf of Crystal Falls, LTD.

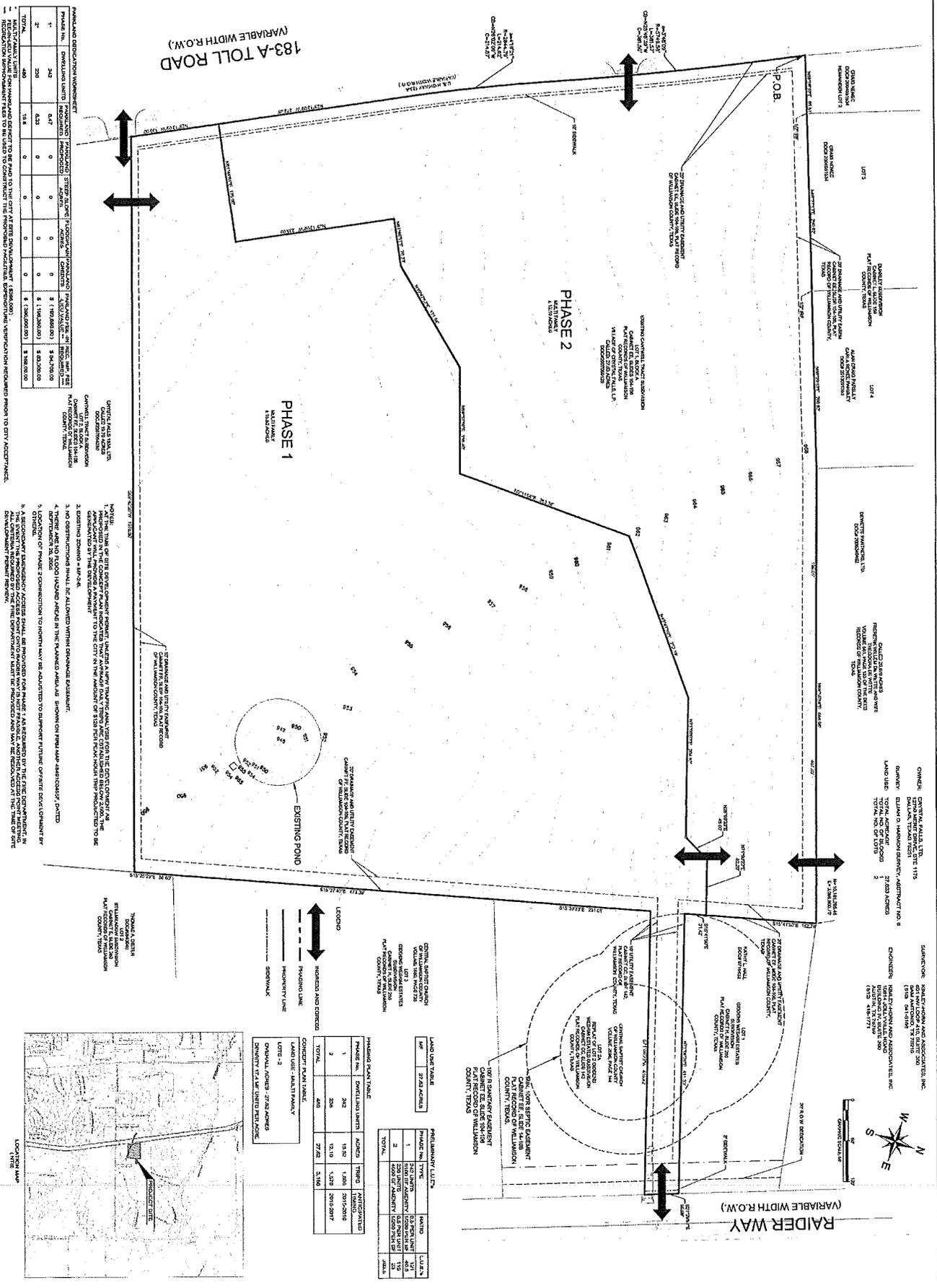
Financial Consideration: None

Recommendation: Staff recommends approval of the concept plan. This concept plan includes 2 multi-family lots. This proposal meets all of the requirements of the Subdivision Ordinance. The Planning & Zoning Commission unanimously recommended approval at the October 23, 2014 meeting.

Attachments: 1. Concept Plan

Prepared By: Tom Yantis
Assistant City Manager

10/29/2014



PHASE 1 DEVELOPMENT SUMMARY

PHASE	SWELLING LUMEN	PROPOSED							
1	242	0	0	0	0	0	0	0	0
2	230	0	0	0	0	0	0	0	0
TOTAL	480	0	0	0	0	0	0	0	0

PHASE 2 DEVELOPMENT SUMMARY

PHASE	SWELLING LUMEN	PROPOSED							
1	242	0	0	0	0	0	0	0	0
2	230	0	0	0	0	0	0	0	0
TOTAL	480	0	0	0	0	0	0	0	0

PHASE 1 DEVELOPMENT SUMMARY

PHASE	SWELLING LUMEN	ADDED	TOTAL	PROPOSED
1	242	150	1,000	300,000
2	230	15.0	1,200	300,000
TOTAL	480	300	2,200	600,000

PHASE 2 DEVELOPMENT SUMMARY

PHASE	SWELLING LUMEN	ADDED	TOTAL	PROPOSED
1	242	150	1,000	300,000
2	230	15.0	1,200	300,000
TOTAL	480	300	2,200	600,000

LEGEND

- PROPOSED AND CONCRETE
- PROPOSED LINE
- PROPERTY LINE
- SEWERMAIN

CONCEPT PLAN TABLE

LAND USE: MULTIFAMILY

CONCEPT PLAN TABLE

LAND USE: MULTIFAMILY

CONCEPT PLAN TABLE

LAND USE: MULTIFAMILY

PHASE 1 DEVELOPMENT SUMMARY

PHASE 2 DEVELOPMENT SUMMARY

Kimley Horn

© 2014 KIMLEY-HORN AND ASSOCIATES, P.C.
 1014 JOLLY ROAD, ROUND ROCK, TEXAS 78750
 PHONE: 512-418-1771 FAX: 512-418-1791
 WWW.KIMLEY-HORN.COM

TEXAS REGISTERED ENGINEERING FIRM #428

DATE: SEPT. 11, 2014
 SCALE: AS SHOWN
 DESIGNED BY: HTP
 DRAWN BY: GMB
 CHECKED BY: JMN

PROJECT: PARKWAY CROSSING
 CITY OF LEANDER
 WILLIAMSON COUNTY, TEXAS

CONCEPT PLAN

SHEET NUMBER: 1

Public Hearing

Commissioner Wixson recused himself from agenda item #12

12. **Subdivision Case 14-CP-009**: Hold a public hearing and consider action on the Parkway Crossing Concept Plan, for 27.62 acres more or less; WCAD Parcel R497326, generally located 800 ft north of the northeast corner of the intersection of 183A Toll Road and E. Crystal Falls Parkway, Leander, Williamson County Texas. Applicant: Brian Parker on behalf of Crystal Falls LTD

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Carter Coleman was present for questions

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Some discussion took place.

f) Consider Action

**Commissioner Anderson moved to approve with staff recommendation,
Commissioner Sokol seconded the motion. Motion passed unanimously.**

13. Zoning & Subdivision Cases 14-Z-017, 14-CP-008, & 14-PP-007: Hold a public hearing and consider action on the rezoning and approval of the Red Oak Valley Concept Plan and Preliminary Plat for 112.895 acre tract of land, more or less, located at 17680 Ronald Reagan, WCAD Parcels #R021708, R021709, R021710, R489942, and R489943. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Jones & Carter, Inc on behalf of Mary Ann Garlock and Pamela Christianson.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval with conditions stated in the executive summary.

b) Applicant Presentation

Shawn Graham was present for questions

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Andy Barrett spoke in support of the proposal and discussed street connectivity concerns associated with the adjacent property.**



Executive Summary

November 06, 2014

Agenda Subject: Zoning & Subdivision Cases 14-Z-017, 14-CP-008, & 14-PP-007: Hold a public hearing and consider action on the rezoning and approval of the Red Oak Valley Concept Plan and Preliminary Plat for 113.372 acre tract of land, more or less, located at 17680 Ronald Reagan, WCAD Parcels #R021708, R021709, R021710, R489942, and R489943. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Williamson County, Texas.

Background: Pursuant to Article III, Section 16 (e) of the Composite Zoning Ordinance, an applicant may request that the PUD Conceptual Site Layout and Land Use Plan also be considered as the Concept Plan and Preliminary Plat. This submittal includes the PUD zoning request, Concept Plan, and Preliminary Plat for review by the Planning & Zoning Commission

Origination: Applicant: Jones & Carter, Inc on behalf of Mary Ann Garlock and Pamela Christianson.

Financial Consideration: None

Recommendation: See Planning Analysis. The Planning & Zoning Commission unanimously recommended approval of the rezoning the subject property to PUD with the condition that the height of the homes located in the MF-2-A portion of the property is limited to two stories. They also recommended approval of the Conceptual Site Layout and Land Use Plan as the Concept Plan and Preliminary Plat for the property.

Attachments:

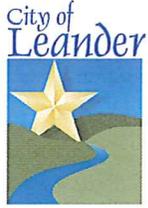
1. Planning Analysis
2. Current Zoning Map
3. Proposed Zoning Map
4. Aerial Map

5. Proposed PUD Zoning, Concept Plan, & Preliminary Plat
6. Letter of Intent
7. Ordinance
8. Minutes–Planning & Zoning Commission October 16, 2014

Prepared By:

Tom Yantis
Assistant City Manager

10/29/2014



PLANNING ANALYSIS

ZONING CASE 14-Z-024, CONCEPT PLAN 14-CP-008 & PRELIMINARY PLAT 14-PP-007 RED OAK VALLEY

GENERAL INFORMATION

- Owner:** Mary Ann Garlock and Pamela Christianson
- Current Zoning:** Interim SFR-1-B (Single-Family Rural)
- Proposed Zoning:** PUD (Planned Unit Development)
- Size and Location:** The property is located at 17680 Ronald Reagan and includes approximately 113.372 acres.
- Staff Contact:** Robin M. Griffin, AICP
Senior Planner

ABUTTING ZONING AND LAND USE:

The table below lists the abutting zoning and land uses.

	ZONING	LAND USE
NORTH	OCL	Undeveloped Land – Proposed Rancho Sienna Neighborhood
EAST	OCL	Undeveloped Property
SOUTH	OCL	Undeveloped Property
WEST	GC-3-C SFR-1-B	Undeveloped Commercial Property Large Lot Single-Family

COMPOSITE ZONING ORDINANCE & SMARTCODE INTENT STATEMENTS

PUD – PLANNED UNIT DEVELOPMENT:

The purpose and intent of the Planned Unit Development (PUD) district is to design unified standards for development in order to facilitate flexible, customized zoning and subdivision standards which encourage imaginative and innovative designs for the development of property within the City. The intent of this zoning request is to provide for the design of a development which permits a mixed-residential community with commercial and multi-family located adjacent to Ronald W. Reagan Blvd. The intent of this zoning district is to cohesively regulate the development to assure compatibility with adjacent single-family residences, neighborhoods, and commercial properties within the region.

COMPREHENSIVE PLAN STATEMENTS:

The following Comprehensive Plan statements may be relevant to this case:

- Plan for continued growth and development that improves the community's overall quality of life and economic viability.
- Plan for future development that is compatible with existing residential neighborhoods.
- The Neighborhood Center land use node is intended to be located at the intersection of collector streets. These nodes are approximately one quarter mile in diameter and incorporate approximately 30 acres. These areas are intended for neighborhood scale commercial, retail and office uses that serve the immediately adjacent neighborhoods. These areas are also intended for higher density single-family, two-family and other compatible housing types including townhouses and condominiums. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.
- The Community Center land use node is intended to be located at the intersections of arterial streets or arterials and major collectors. These nodes are approximately one half mile in diameter and incorporate approximately 125 acres. These areas are intended for commercial, retail and office uses that primarily serve residents within the community. These areas are also intended for medium density multi-family and high density single-family housing. Development within these nodes should be integrated through internal streets and should provide pedestrian and bicycle connections to adjacent residential neighborhoods.

ANALYSIS:

The applicant has submitted a request for a PUD Conceptual Site Layout and Land Use Plan that can also be considered as the Concept Plan and Preliminary Plat as permitted by the Composite Zoning Ordinance. This submittal includes the PUD zoning request, Concept Plan, and Preliminary Plat for review by the Planning & Zoning Commission.

This project includes:

- 185 Residential Lots
- 1 Water Quality Lot

- 12 Landscape Lots
- 4 Parks/Open Space Lots
- 1 Amenity Center Lot
- 2 Commercial Lots
- 1 Multi-Family Lot

The applicant is requesting the PUD (Planned Unit Development) district in order to allow for the development of a mixed residential community that will include a variety of housing types as well as multi-family and commercial development along Ronald W. Reagan Blvd. The proposal includes detached residential lot widths ranging from sixty (60') feet to over one hundred twenty (120') feet wide and detached condominium style development. The applicant has incorporated a mixture of residential districts in a well integrated neighborhood plan providing a variety of lot sizes within the same neighborhood.

The applicant is proposing the following base districts as part of the PUD. This table includes the proposed unit mix for the residential portion and the maximum number of units proposed in the Multi-Family District. Page 2 of Attachment 5 includes the Conceptual Site Layout & Land Use Plan that identifies the location of these different districts.

Land Use	RES District	MF District	COMM District	Unit Mix	
Single-Family Urban (SFU-2-A)	X			140	Maximum
Single-Family Suburban (SFS-2-A)	X			0	
Single-Family Estate (SFE-2-A)	X			54	Minimum
Single-Family Rural (SFR-2-A)	X			0	
Multi-Family (MF-2-A)		X		98 Units	Maximum
General Commercial (GC-2-A)			X		
Local Commercial (LC-2-A)			X		
Local Office (LO-2-A)			X		

All of the proposed base zoning districts shall comply with the Type A Architectural Component. This component requires that the structures consist of 85% masonry. In addition, all of the base zoning districts shall comply with the Type 2 Site Component. This site component does not permit outdoor display, fueling, storage, or overhead service doors. In addition, attached multi-family units are not permitted within the MF District. Only detached units are permitted. This portion of the project will be developed with a site plan application.

Additional amenities to this site include the construction of the San Gabriel River Trail that will ultimately connect to the west of Ronald W. Reagan Blvd. and to the Garey Park to the east. The developer is also proposing to increase the landscape requirements by 25%.

This property is located between a Community Center Node to the north and a Neighborhood Center Node to the south. At the time of submittal, the Future Land Use Plan was not adopted and there were no collector roadways proposed to intersect with Ronald W. Reagan Blvd. that would support a node. Currently, there is a future collector roadway proposed as part of a proposed development to the west and a collector road within the project that will intersect with Ronald W. Reagan Blvd. Staff would support the addition of a Neighborhood Node in the future at this location. Neighborhood Nodes would not typically include the General Commercial use component, but because the applicant has limited the site component to Type 2 and has increased the architectural component to Type A, staff is in support of this request.

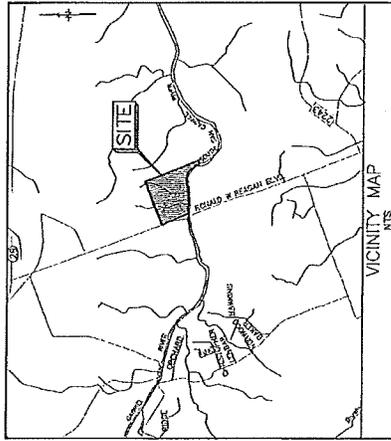
STAFF RECOMMENDATION:

Staff recommends approval of the requested PUD, Concept Plan, and Preliminary Plat. The Concept Plan and Preliminary Plat meet the Subdivision Ordinance requirements and the applicant is not requesting any variances.

The proposed PUD promotes more flexibility with the location of the single-family districts and incorporates a mixture of multi-family, single-family and commercial. This application effectively utilizes composite zoning to incorporate a variety of land uses while maintaining high form standards. The requested PUD meets the intent statements of the Composite Zoning Ordinance and the goals of the Comprehensive Plan.

RED OAK VALLEY CONCEPT PLAN, PRELIMINARY PLAT & PUD

CITY OF LEANDER
JUNE 2014



INDEX OF DRAWINGS

SHEET #	TITLE
1.	COVER SHEET & INDEX
2.	CONCEPT PLAN & CONCEPTUAL SITE LAYOUT AND LAND USE PLAN
3.	OVERALL PLAN
4.	PRELIMINARY PLAT - 1 OF 2
5.	PRELIMINARY PLAT - 2 OF 2
6.	TRAFFIC IMPROVEMENT PLAN - 1 OF 2
7.	UTILITY SCHEMATIC - 1 OF 2
8.	EXISTING DRAINAGE AREA MAP
9.	PROPOSED DRAINAGE AREA MAP
10.	PARKS PLAN
11.	TREE PRESERVATION PLAN

OWNERS:
MARY ANN CARLOCK
15000 WINDY HOLLOW ROAD
CANTON, TEXAS 76010

PLANNER:
STAN WATERS, ACP
15000 WINDY HOLLOW ROAD
CANTON, TEXAS 76010
PH: 817-771-3327

DEVELOPER:
REAGAN VALLEY COMPANY, L.L.C.
15000 WINDY HOLLOW ROAD
CANTON, TEXAS 76010
PH: 817-771-3327

ENGINEER/PLANNER:
J.C. JONES & CARTER, P.C.
15000 WINDY HOLLOW ROAD, STE. 400
CANTON, TEXAS 76010
(817) 441-8483 (PH/FAX)
(817) 441-2206 (FAX)
cjc@jonesandcarter.com

J.C. JONES & CARTER, P.C.
ENGINEERS-PLANNERS-SURVEYORS
Texas Board of Professional Geographers No. 7420

PROPOSED PUD

NOTES:

1. BASED ON CURRENT LOT YIELD, THIS DEVELOPMENT WILL GENERATE AN ESTIMATED 3.681 AVERAGE DAILY TRIPS.
2. THIS PROPERTY IS SUBJECT TO ROADWAY ADVANCEMENT FEES, ROADWAY ADVANCEMENT DRAINAGE FEES WILL BE DUE AT THE TIME OF FINAL PLAT AS DETERMINED BY THE CITY ENGINEER.
3. OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
4. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL STREETS IN THE SUBDIVISION. THOSE SIDEWALKS SHALL BE INSTALLED ON THE SIDE OF THE STREET ADJACENT TO THE PROPERTY. SIDEWALKS SHALL BE INSTALLED ON THE SIDE OF THE STREET ADJACENT TO THE PROPERTY. SIDEWALKS SHALL BE INSTALLED ON THE SIDE OF THE STREET ADJACENT TO THE PROPERTY. SIDEWALKS SHALL BE INSTALLED ON THE SIDE OF THE STREET ADJACENT TO THE PROPERTY.
5. THE LOT LINE SHALL BE LOCATED NO MORE THAN 10 FEET FROM THE FRONT OF THE PROPERTY. THE LOT LINE SHALL BE LOCATED NO MORE THAN 10 FEET FROM THE FRONT OF THE PROPERTY. THE LOT LINE SHALL BE LOCATED NO MORE THAN 10 FEET FROM THE FRONT OF THE PROPERTY.
6. THIS SITE LIES OVER THE CONCRETE, ASPHALT CONTRIBUTING ZONE.
7. BLOCK 1 OF A SUBDIVISION IS A BLOCK 1 OF A SUBDIVISION. BLOCK 1 OF A SUBDIVISION IS A BLOCK 1 OF A SUBDIVISION. BLOCK 1 OF A SUBDIVISION IS A BLOCK 1 OF A SUBDIVISION.
8. A 100 FOOT EASEMENT IS REQUIRED ALONG ALL ROADS AND A 25 FOOT EASEMENT IS REQUIRED ALONG ALL SIDE LOT LINES.
9. THE PRELIMINARY PLAT ASSUMES A DRAINAGE EASEMENT HAS BEEN OBTAINED AS LATEST AVAILABLE. THE PRELIMINARY PLAT WILL BE REVISED TO INCLUDE, IF NECESSARY, IF THE REPORT SHOWS AN ADVERSE IMPACT TO DOMESTICALLY OWNED PROPERTY.
10. THE FINAL DECISION ON THE SUBDIVISION SHALL BE MADE BY THE CITY ENGINEER. THE FINAL DECISION ON THE SUBDIVISION SHALL BE MADE BY THE CITY ENGINEER.

Tracy L. Conner for Review and Approval
As the City Engineer of Williamson County, Texas, I hereby certify that the above described plat complies with the City of Leander, Texas, Ordinance No. 100, which requires that all subdivisions be approved by the City Engineer before being recorded in the Public Records of Williamson County, Texas. I have reviewed the plat and find it to be in compliance with the City of Leander, Texas, Ordinance No. 100, and I hereby approve the plat for recording in the Public Records of Williamson County, Texas.

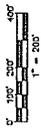
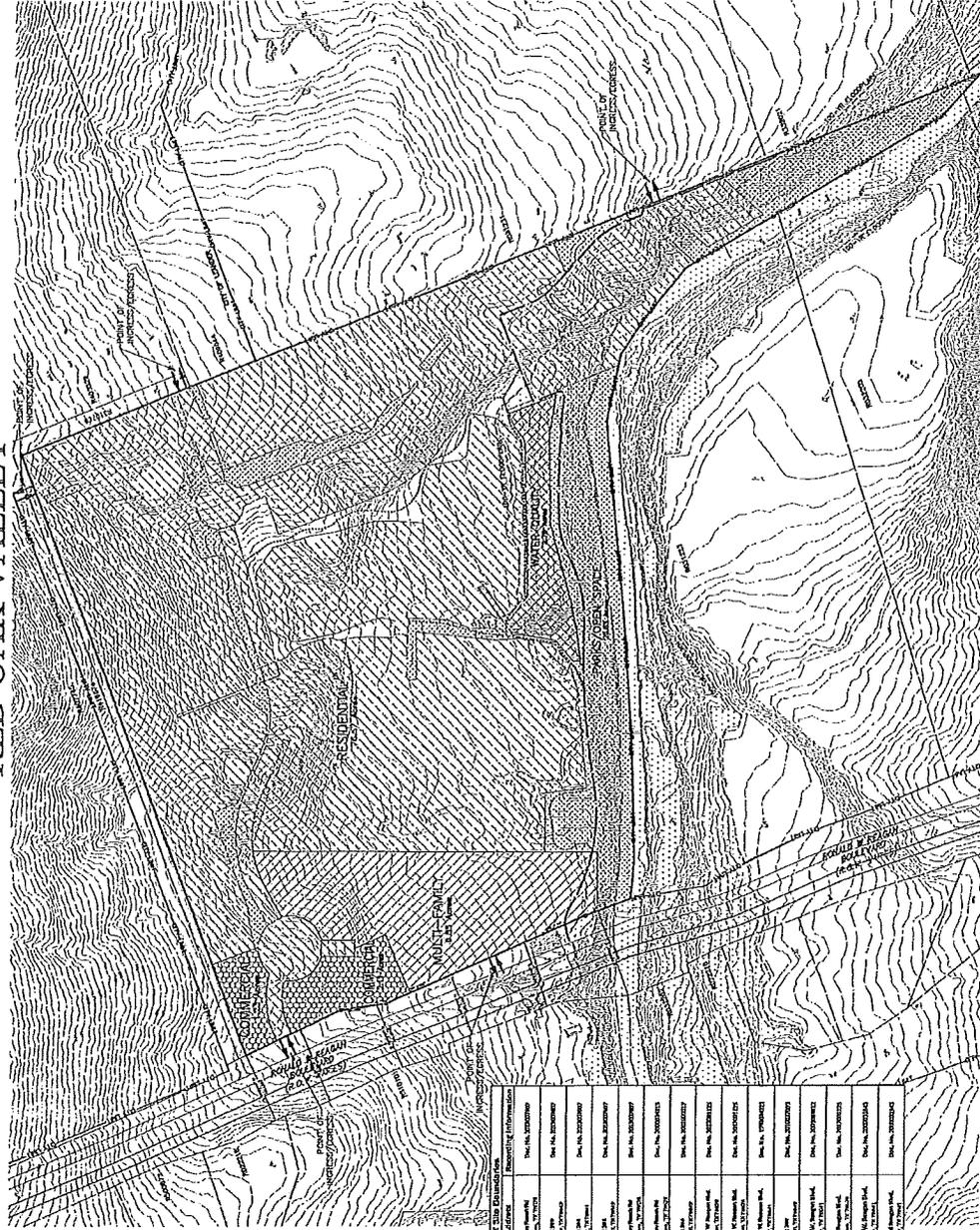
Tracy L. Conner
City Engineer
City of Leander, Texas



THIS SUBDIVISION PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL OF THE ABOVE SURVEYOR.
Shawn C. Gibson, P.E.
Date

USE	AREA (AC)	PERCENT
RESIDENTIAL	1.00	100.00
COMMERCIAL	0.00	0.00
INDUSTRIAL	0.00	0.00
AGRICULTURAL	0.00	0.00
UTILITY	0.00	0.00
OPEN SPACE	0.00	0.00
TOTAL	1.00	100.00

RED OAK VALLEY



- NOTES:**
1. BASED ON CURRENT LOT YIELDS, THIS DEVELOPMENT WILL GENERATE AN ESTIMATED 3059 AVERAGE DAILY TRIPS.
 2. EXISTING AERODROME ORDINANCES WILL BE DUE AT THE END OF THE YEAR AS DETERMINED BY THE CITY ENGINEER.
 3. MULTI-FAMILY DEVELOPMENT SHALL BE DETACHED CONDOMINIUMS.
 4. CHANGING THE UNDERLYING ZONING FOR THE DEVELOPMENT WILL REQUIRE A ZONING AMENDMENT.
 5. PRE-CAST PANELS SHALL NOT BE ALLOWED TO MEET THE MASONRY WALL REQUIREMENTS FOR THIS ZONE.

Development	LAND USE ZONES			
	RES	MF	COMM	INDUS
Single-Family Detached (SFD)	X			
Multi-Family Detached (MFD)		X		
Multi-Family Attached (MFA)		X		
Commercial (C)			X	
Industrial (I)				X
Office (O)				X
Public (P)				X
Recreation (R)				X

PROPOSED LEGEND

--- PRIVATE TRAIL
 --- PUBLIC TRAIL



CONCEPT PLAN & CONCEPTUAL SITE LAYOUT AND LAND USE PLAN

CITY OF LEANDER
 JUNE 2014

LOCAL ZONING:
 RES LOTS
 12 LOT
 1 LOT
 1 LOT
 1 LOT
 240

PROPERTY ID	OWNER'S NAME & ADDRESS	DATE	APPLICANT'S NAME & ADDRESS
RES001	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645	07/19/14	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645
RES002	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645	07/19/14	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645
RES003	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645	07/19/14	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645
RES004	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645	07/19/14	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645
RES005	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645	07/19/14	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645
RES006	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645	07/19/14	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645
RES007	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645	07/19/14	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645
RES008	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645	07/19/14	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645
RES009	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645	07/19/14	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645
RES010	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645	07/19/14	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645
RES011	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645	07/19/14	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645
RES012	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645	07/19/14	WILSON, JAMES W. 400 WILSON DRIVE, LEANDER, TX 78645

PROPERTY ID	Area	Area (Acres)	Area (Sq. Ft.)						
RES001	RESIDENTIAL	1.2	130,000	130,000	130,000	130,000	130,000	130,000	130,000
RES002	RESIDENTIAL	1.2	130,000	130,000	130,000	130,000	130,000	130,000	130,000
RES003	RESIDENTIAL	1.2	130,000	130,000	130,000	130,000	130,000	130,000	130,000
RES004	RESIDENTIAL	1.2	130,000	130,000	130,000	130,000	130,000	130,000	130,000
RES005	RESIDENTIAL	1.2	130,000	130,000	130,000	130,000	130,000	130,000	130,000
RES006	RESIDENTIAL	1.2	130,000	130,000	130,000	130,000	130,000	130,000	130,000
RES007	RESIDENTIAL	1.2	130,000	130,000	130,000	130,000	130,000	130,000	130,000
RES008	RESIDENTIAL	1.2	130,000	130,000	130,000	130,000	130,000	130,000	130,000
RES009	RESIDENTIAL	1.2	130,000	130,000	130,000	130,000	130,000	130,000	130,000
RES010	RESIDENTIAL	1.2	130,000	130,000	130,000	130,000	130,000	130,000	130,000
RES011	RESIDENTIAL	1.2	130,000	130,000	130,000	130,000	130,000	130,000	130,000
RES012	RESIDENTIAL	1.2	130,000	130,000	130,000	130,000	130,000	130,000	130,000

PLANNERS:
 JONES & CARTER, INC.
 455 BRADLEY BLVD, SUITE 110
 GEORGETOWN, TEXAS 78626
 (512) 771-2337

OWNER:
 RED OAK VALLEY COMMUNITY DEVELOPMENT, LLC
 455 BRADLEY BLVD, SUITE 110
 GEORGETOWN, TEXAS 78626
 (512) 771-2337

ENGINEER:
 JONES & CARTER, INC.
 455 BRADLEY BLVD, SUITE 110
 GEORGETOWN, TEXAS 78626
 (512) 771-2337

PRELIMINARY PLAT - 1 OF 2



VICINITY MAP

PROPOSED LEGEND

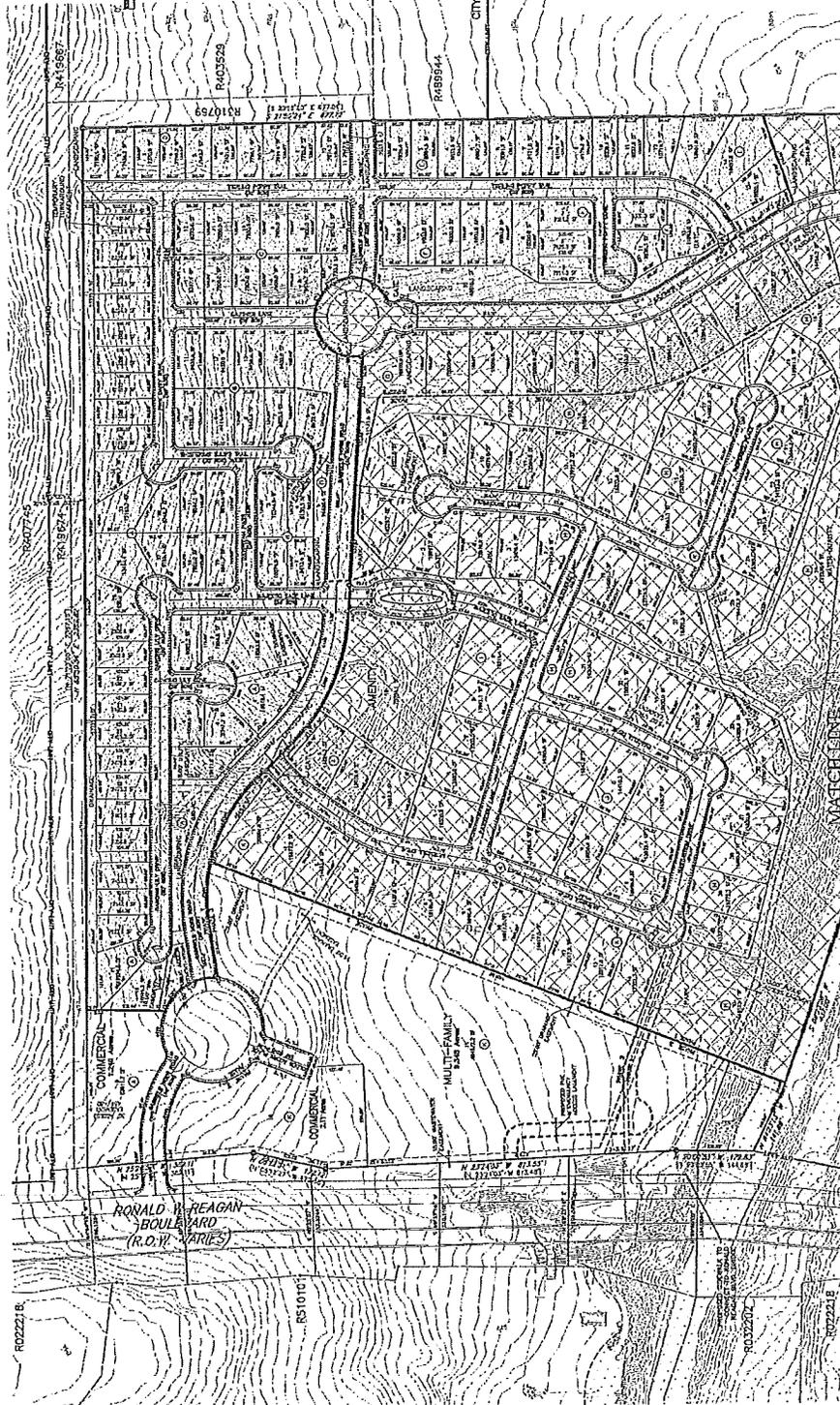
STIPPLING (SEE STREET TABLE FOR WIDTH)
 100-FOOT FLOODPLAIN
 2012-14 ZONING
 2012-15 ZONING
 2012-16 ZONING
 2012-17 ZONING

Symbol	Description
[Stippled Area]	100-FOOT FLOODPLAIN
[Hatched Area]	2012-14 ZONING
[Hatched Area]	2012-15 ZONING
[Hatched Area]	2012-16 ZONING
[Hatched Area]	2012-17 ZONING

Symbol	Description
[Stippled Area]	100-FOOT FLOODPLAIN
[Hatched Area]	2012-14 ZONING
[Hatched Area]	2012-15 ZONING
[Hatched Area]	2012-16 ZONING
[Hatched Area]	2012-17 ZONING

NOTES

1. WITH THE EXCEPT AS NOTED, ALL WORK SHALL COMPLY WITH THE CITY OF LEANDER ZONING REGULATIONS.
2. LOT 5, BLOCK A AND LOT 16, BLOCK K (COMMERCIAL) SHALL COMPLY WITH THE CITY OF LEANDER ZONING REGULATIONS.



RED OAK VALLEY PRELIMINARY PLAT

CITY OF LEANDER
JUNE 2014

PLANNER:
 STAR WITTE, AEP
 2500 W. 14TH ST., SUITE 100
 DALLAS, TEXAS 75243
 (214) 777-1337

OWNER:
 JONES & CARTER, INC.
 4414 W. 14TH ST., SUITE 400
 AUSTIN, TEXAS 78744
 (512) 441-9448 (Phone)
 (512) 441-9448 (Fax)

DEVELOPER:
 RED OAK VALLEY COMPANY, LLC
 2500 W. 14TH ST., SUITE 110
 DALLAS, TEXAS 75243
 (214) 777-1337

ENGINEER/SURVEYOR:
 JONES & CARTER, INC.
 4414 W. 14TH ST., SUITE 400
 AUSTIN, TEXAS 78744
 (512) 441-9448 (Phone)
 (512) 441-9448 (Fax)

OWNER:
 MARY ANN CARLOS
 1500 W. 14TH ST., SUITE 100
 DALLAS, TEXAS 75243
 (214) 777-1337

OWNER:
 PAULA CHRISTIANSON
 1500 W. 14TH ST., SUITE 100
 DALLAS, TEXAS 75243
 (214) 777-1337

JONES & CARTER, INC.
 ENGINEERS-PLANNERS-SURVEYORS

MATCHLINE PRELIMINARY PLAT - 2 OF 2



VICINITY MAP



PROPOSED LEGEND

- PROPOSED (SEE STREET TABLE FOR WIDTH)
- 100-FOOT FLOODPLAIN
- 100-YEAR FLOODPLAIN
- 500-YEAR FLOODPLAIN

SYMBOL	DESCRIPTION
[Symbol]	PROPOSED
[Symbol]	100-FOOT FLOODPLAIN
[Symbol]	100-YEAR FLOODPLAIN
[Symbol]	500-YEAR FLOODPLAIN

NOTES:

1. LOT 15, BLOCK 4, (MULTI-FAMILY TRACT) SMALL COUNTY
2. LOT 4, BLOCK 4 AND LOT 16, BLOCK 4 (COMMERCIAL) SMALL COUNTY WITH CC-2-A, LC-2-A, OR
3. 100-YEAR FLOODPLAIN



NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY PLAT	06/10/14	J. JONES	J. JONES
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY PLAT	06/10/14	J. JONES	J. JONES
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY PLAT	06/10/14	J. JONES	J. JONES
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY PLAT	06/10/14	J. JONES	J. JONES
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			

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1	PRELIMINARY PLAT	06/10/14	J. JONES	J. JONES
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY PLAT	06/10/14	J. JONES	J. JONES
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			

PLANNERS:
 SCAM WINTER, AEP
 JONES & CARTER, INC.
 HOUSTON, TEXAS 77060
 (713) 771-5337

ENGINEER/SURVEYOR:
 SHAWN GRANAM, P.E.
 1701 BRESTERS BLVD., STE. 400
 HOUSTON, TEXAS 77056
 (713) 414-2223 (Fax)
 (713) 414-2225 (Cell)

OWNER:
 MARY ANN CARLOCK
 450 BRADLEY BLANCH ROAD
 HOUSTON, TEXAS 77058
 (713) 414-2223 (Cell)

DEVELOPER:
 BEGAN VALLEY COMPANY, LLC 11
 1450 E. WHITELINE BLVD. STE. 11
 CHINA PINE, TEXAS 78153
 (817) 228-5996
 (817) 228-5996 (Cell)

REGULATORY:
 BOB MADON, (713) 344-1200
 2206MADON.COM

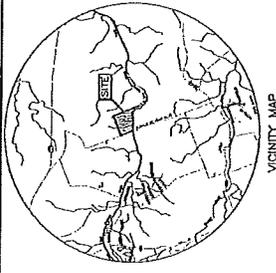
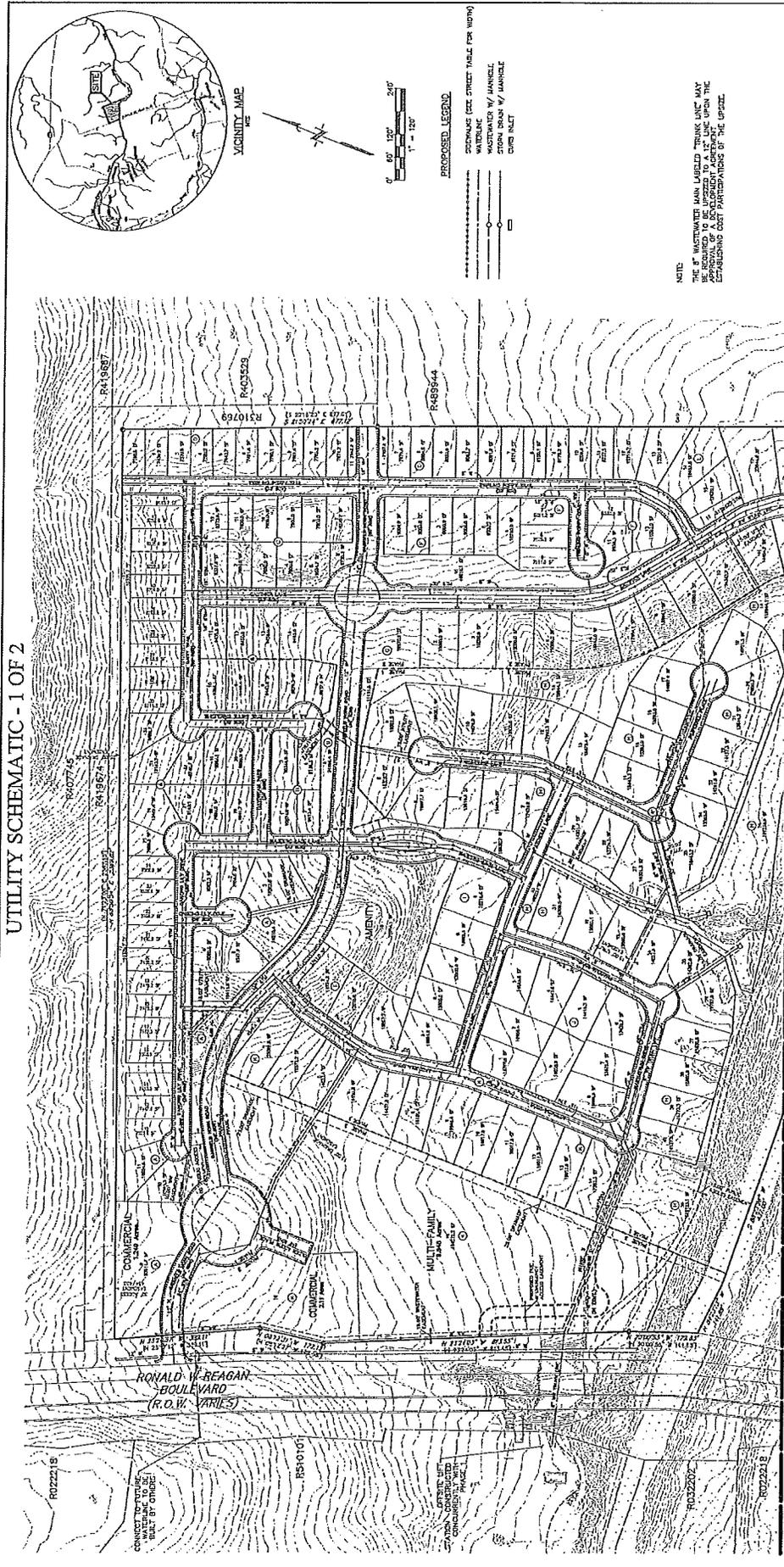
J. JONES & CARTER, P.C.
 ENGINEERS-PLANNERS-SURVEYORS
 Texas Board of Professional Engineers Registration No. 74289

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RED OAK VALLEY PRELIMINARY PLAT

CITY OF LEANDER
 JUNE 2014

UTILITY SCHEMATIC - 1 OF 2



PROPOSED LEGEND

- SEWERAGE (SEE STREET TABLE FOR NOTES)
- WATERLINE
- WATERMETER W/ MANHOLE
- STORM SEWER W/ MANHOLE
- CURB INLET

NOTE:
 THE 8" WASTEWATER MAIN LABELED THROUGH LINE MAY BE REQUIRED TO BE UPGRADED TO A 12" LINE UPON THE ESTABLISHING COST PARTICIPATIONS BY THE UPSTATE.

PLANNER
 STAN WINTER, ACP
 6333 CALDWELL BLVD
 HOUSTON, TEXAS 77061
 (713) 777-6377

ENGINEER/SURVEYOR
 JAMES CRAMER, P.E.
 175 BIRCHWOOD BLVD, STE. 400
 HOUSTON, TEXAS 77056
 (512) 441-9400 (Phone)
 (512) 443-2326 (Fax)

ENGINEERS-PLANNERS-SURVEYORS
JONES & CARTER, INC.

DEVELOPER
 RED OAK VALLEY COMPANY, LLC 11
 420 BRADLEY BARR ROAD
 HOUSTON, TEXAS 77053
 808 TESSA, (813) 284-8885
 info@redoakvalley.com

CONTRACTOR
 RED MADDEN (512) 240-1200
 info@redmadden.com

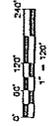
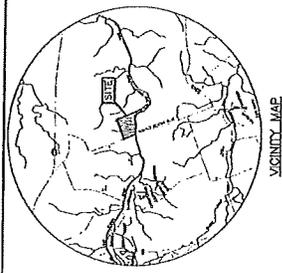
OWNERS
 MARY ANN CARLOCK
 420 BRADLEY BARR ROAD
 HOUSTON, TEXAS 77053
 BRUCE RONALD REAGAN BLVD
 HOUSTON, TEXAS 77053

RED OAK VALLEY
 UTILITY SCHEMATIC

CITY OF LEANDER
 JUNE 2014

UTILITY SCHEMATIC - 2 OF 2

MATCH LINE



PROPOSED LEGEND

- SHOWINGS FOR STREET TABLE FOR WATER
- WATERLINE
- STORM DRAIN W/ MANHOLE
- SEWER

NOTE
THE 2" WATERMAIN MAIN LINED TRENCH LINE MAY BE APPROXIMATE TO A DEVELOPER'S LOCATION. CHANGING COST PARTICIPATIONS OF THE UPDRI.



RED OAK VALLEY UTILITY SCHEMATIC

CITY OF LEANDER
JUNE 2014

PLANNER:
STAN WATTS, ADP
CITY OF LEANDER, INC.
10101 W. UNIVERSITY BLVD., SUITE 110
LEANDER, TEXAS 77158
(713) 777-5337

DEVELOPER:
ROCKAWAY VALLEY COMPANY, LLC
1407 E. WINTERSTONE BLVD., STE. 11
CUMBERLAND, TEXAS 77129
908 TEXAS 3800/3800/3800
800 WOODDALE, SUITE 240-1000
CORPUS CHRISTI, TEXAS 78401
(361) 448-2266 (Fax)

ENGINEER/SURVEYOR:
SHAW CRAMM, P.E.
1791 BRIDGEMAN BLVD., STE. 402
DALLAS, TEXAS 75244
(214) 443-9433 (Fax)

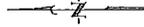
OWNERS:
MARY ANN GARLOCK
450 BRIDGEMAN BLVD. #200
CUMBERLAND, TEXAS 77129
FRANK J. GARLOCK
18125 MCALLISTER ROAD
GEORGETOWN, TEXAS 78626

JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
10101 W. UNIVERSITY BLVD., SUITE 110
LEANDER, TEXAS 77158
(713) 777-5337

EXISTING DRAINAGE AREA MAP



VICINITY MAP



0' 150' 300' 600'
1" = 300'

LEGEND

- DRAINAGE AREA (PARTS)
- DRAINAGE AREA NUMBER
- DRAINAGE AREA BOUNDARY
- FLOW DIRECTION ARROW
- TIME OF CONCENTRATION
- DRAINAGE CONTOUR



RED OAK VALLEY EXISTING DRAINAGE AREA MAP

CITY OF LEANDER
JUNE 2014

Sub-Catchment	Area (Acres)		Time of Concentration (min)		Runoff (CFS)		Peak Flow (CFS)	
	Actual	Design	Actual	Design	Actual	Design	Actual	Design
D1-1	150	150	15	15	100	100	100	100
D1-2	200	200	20	20	150	150	150	150
D1-3	300	300	30	30	200	200	200	200
D1-4	400	400	40	40	250	250	250	250
D1-5	500	500	50	50	300	300	300	300
Total	1500	1500	150	150	1000	1000	1000	1000

OWNER:
MARTY ANN CARLOCK
1800 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 75220

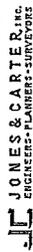
DEVELOPER:
RED OAK VALLEY COMPANY, LLC
2008 W. PARK, TEXAS 75245

DESIGNER:
JONES & CARTER, INC.
1701 DIRECTOR BLVD, STE. 400
DALLAS, TEXAS 75210

CONSULTANT:
PAMELA CHRISTIANSON
1800 RONALD REAGAN BLVD
GEORGETOWN, TEXAS 75220

ENGINEER:
RUD MADDEN (312) 346-2200
RUDMADDEN.COM

PLANNER:
STAN WINTER, AEP
6255 GOLFVIEW, STE. 110
HOUSTON, TEXAS 77061
(713) 779-3271

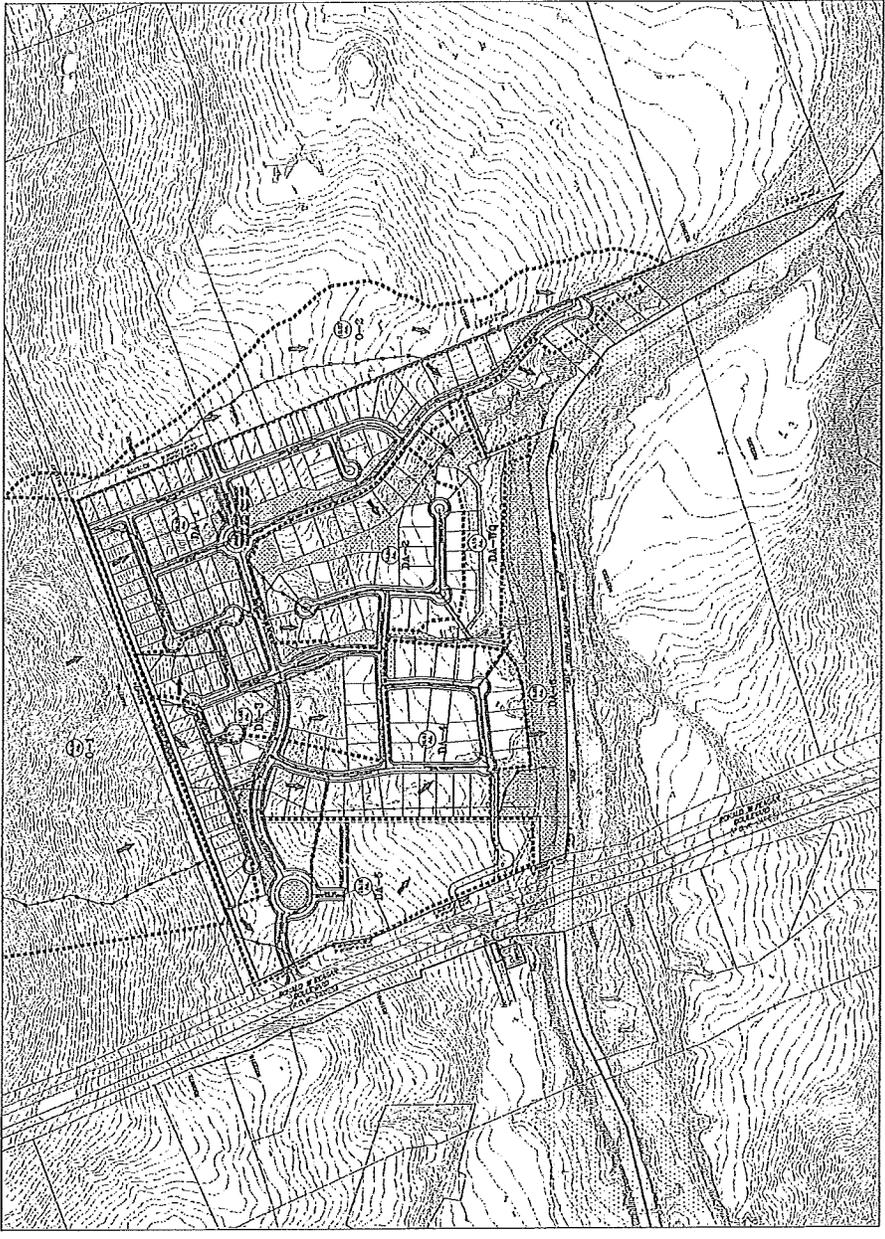


THIS MAP IS TO BE USED IN CONNECTION WITH THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

RED OAK VALLEY



- LEGEND**
- EXISTING DRAINAGE
 - PROPOSED DRAINAGE
 - EXISTING ROAD
 - PROPOSED ROAD
 - EXISTING UTILITY
 - PROPOSED UTILITY
 - EXISTING PROPERTY LINE
 - PROPOSED PROPERTY LINE
 - EXISTING CITY CONTINGENT
 - PROPOSED CITY CONTINGENT



PROPOSED DRAINAGE AREA MAP

CITY OF LEANDER
JUNE 2014

Proposed Drainage Area

Sub Area	Total Area (Acres)	Peak Flow		Time of Concentration		Shallow Concentrated Flow		Storm Sewer System Flow		Peak Flow	
		Rate (cfs)	Depth (ft)	Time (min)	Time (min)	Rate (cfs)	Depth (ft)	Rate (cfs)	Depth (ft)	Rate (cfs)	Depth (ft)
1	24.28	100	0.13	3.44	0.025	5.43	202	3.07	2000	31.0	62.1
2	21.48	100	0.13	3.44	0.025	5.43	202	3.07	2000	31.0	62.1
3	20.67	100	0.13	3.44	0.025	5.43	202	3.07	2000	31.0	62.1
4	15.48	100	0.13	3.44	0.025	5.43	202	3.07	2000	31.0	62.1
5	15.48	100	0.13	3.44	0.025	5.43	202	3.07	2000	31.0	62.1
6	23.05	100	0.13	3.44	0.025	5.43	202	3.07	2000	31.0	62.1
TOTAL											

PLANNER:
STAN WATERS, ACP
450 BROWLEY ROAD
LEANDER, TEXAS 75042
(972) 774-2667

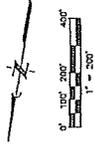
ENGINEER:
MAGNUS VALLEY COMPANY, L.L.C.
1501 W. WILSON ROAD, SUITE 111
LEANDER, TEXAS 75042
(972) 774-2667

OWNER:
MARY ANN BRADCOCK
450 BROWLEY ROAD
LEANDER, TEXAS 75042
TRAVIS BRADCOCK
450 BROWLEY ROAD
LEANDER, TEXAS 75042

DESIGNER:
JONES & CARTER, P.C.
1000 W. WILSON ROAD, SUITE 111
LEANDER, TEXAS 75042
(972) 774-2667

DATE: JUNE 2014

PROJECT: RED OAK VALLEY DRAINAGE AREA MAP



PROPOSED LEGEND
 --- PRIVATE TRAIL
 --- PUBLIC TRAIL



RED OAK VALLEY PARKS PLAN

CITY OF LEANDER
 JUNE 2014

RED OAK VALLEY PARKLAND DEVELOPMENT WORKSHEET		Sheet No.
Location	Map No.	10
Project Name	City	Leander
Client	County	Tarrant
Prepared By	Scale	1" = 200'
Checked By	Date	06/11/14
Approved By	Project No.	10000000000000000000
Drawn By	Revision	0

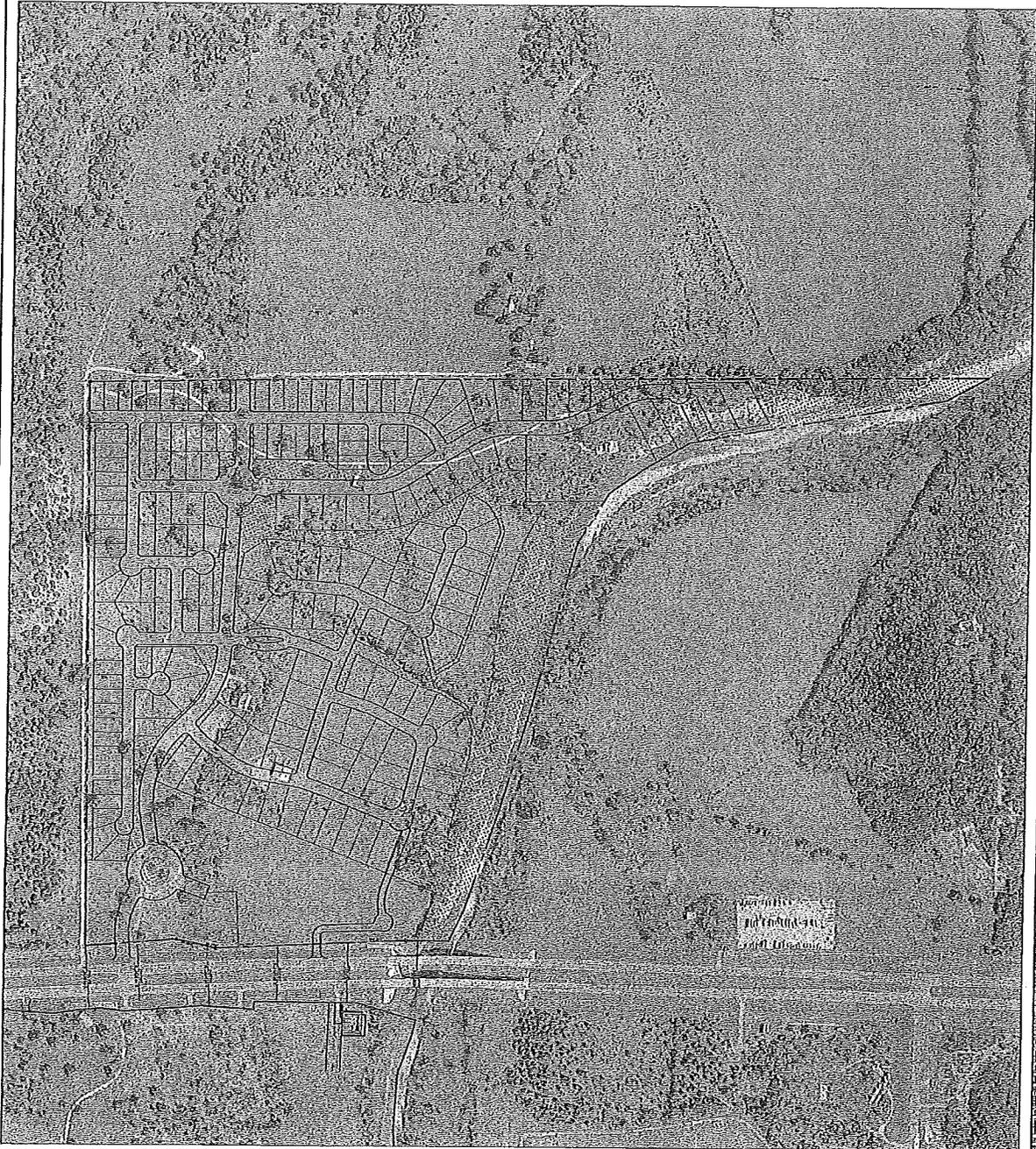
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OWNER:
 MARK AND CAROL
 450 HAZEL BERRY ROAD
 GEORGETOWN, TEXAS 78629
 RANDY AND JUDY
 10000 WINDY TRAILS BLVD
 GEORGETOWN, TEXAS 78629

DEVELOPER:
 HUGHES DEVELOPMENT, LLC
 11111 WINDY TRAILS BLVD, STE 111
 GEORGETOWN, TEXAS 78629
 BOB TISON (512) 255-0080
 george@hughesdevelopment.com
 BOB WARDEN (512) 346-1000
 george@hughesdevelopment.com

ENGINEER/ARCHITECT:
 SHAW GRAMALL PC
 JONES & CARTER, INC.
 10000 WINDY TRAILS BLVD, STE 403
 AUSTIN, TEXAS 78741
 (512) 443-2255 (Fax)
 (512) 443-2255 (Cell)

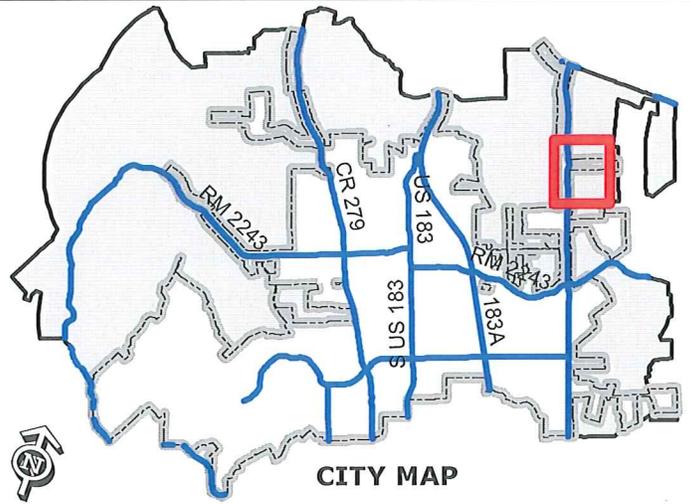
JONES & CARTER, INC.
 ENGINEERS ARCHITECTS
 10000 WINDY TRAILS BLVD, STE 403
 AUSTIN, TEXAS 78741
 (512) 443-2255 (Fax)
 (512) 443-2255 (Cell)



TREE PRESERVATION PLAN

CITY OF LEANDER
JUNE 2014

Community Center Node



CITY MAP

BRADLEY RANCH RD

RONALD W REAGAN BLVD
RONALD W REAGAN BLVD

Neighborhood Center Node

CR 274

ZONING CASE 14-Z-017

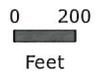
Attachment #2

Current Zoning Map
Red Oak Valley

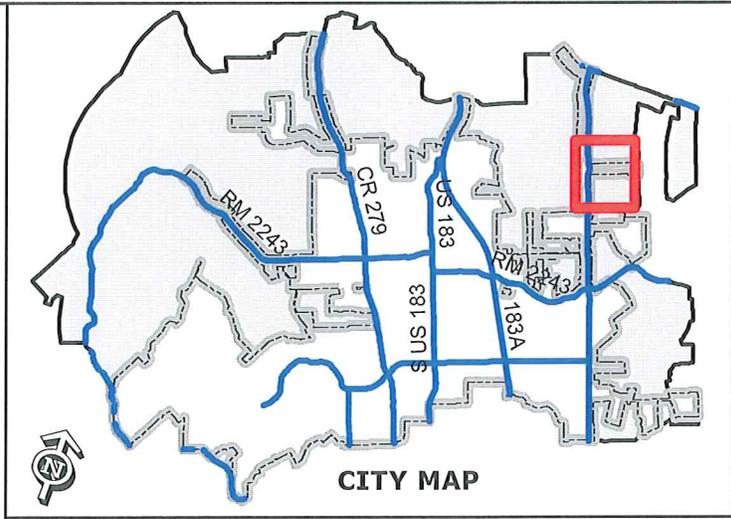


-  Subject Property
-  City Limits

 SFR	 SFT	 GC
 SFE	 SFU/MH	 HC
 SFS	 TF	 HI
 SFU	 MF	 PUD
 SFC	 LO	
 SFL	 LC	

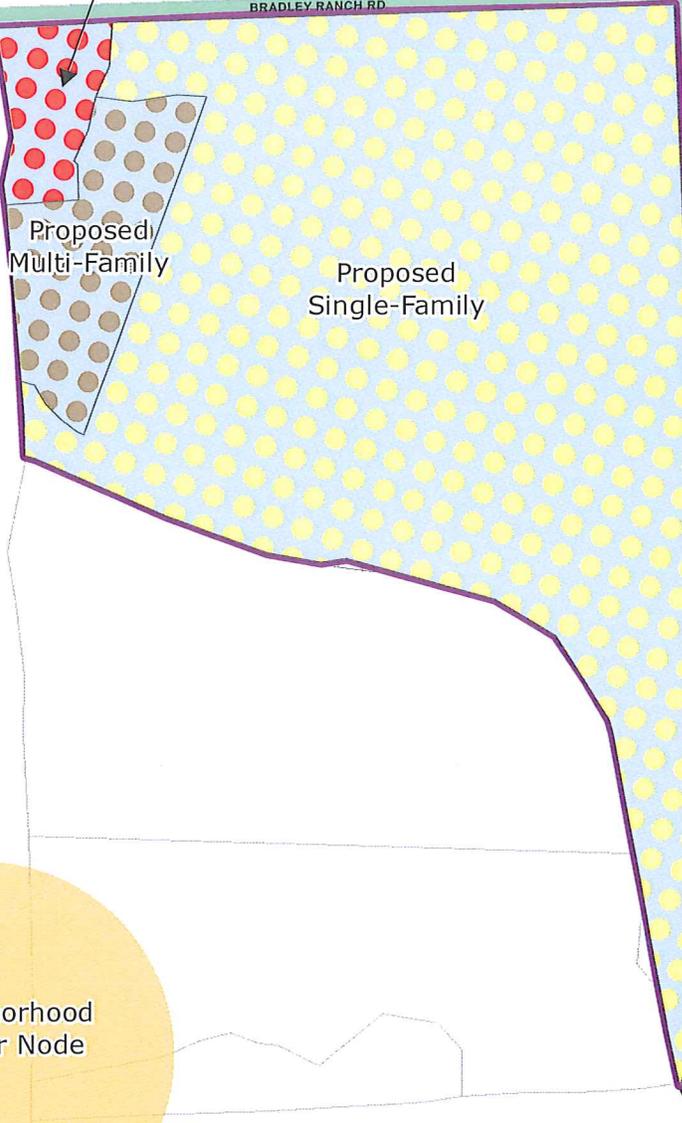


Community Center Node



CITY MAP

Proposed Commercial



Proposed Multi-Family

Proposed Single-Family

Neighborhood Center Node

ZONING CASE 14-Z-017

Attachment #3

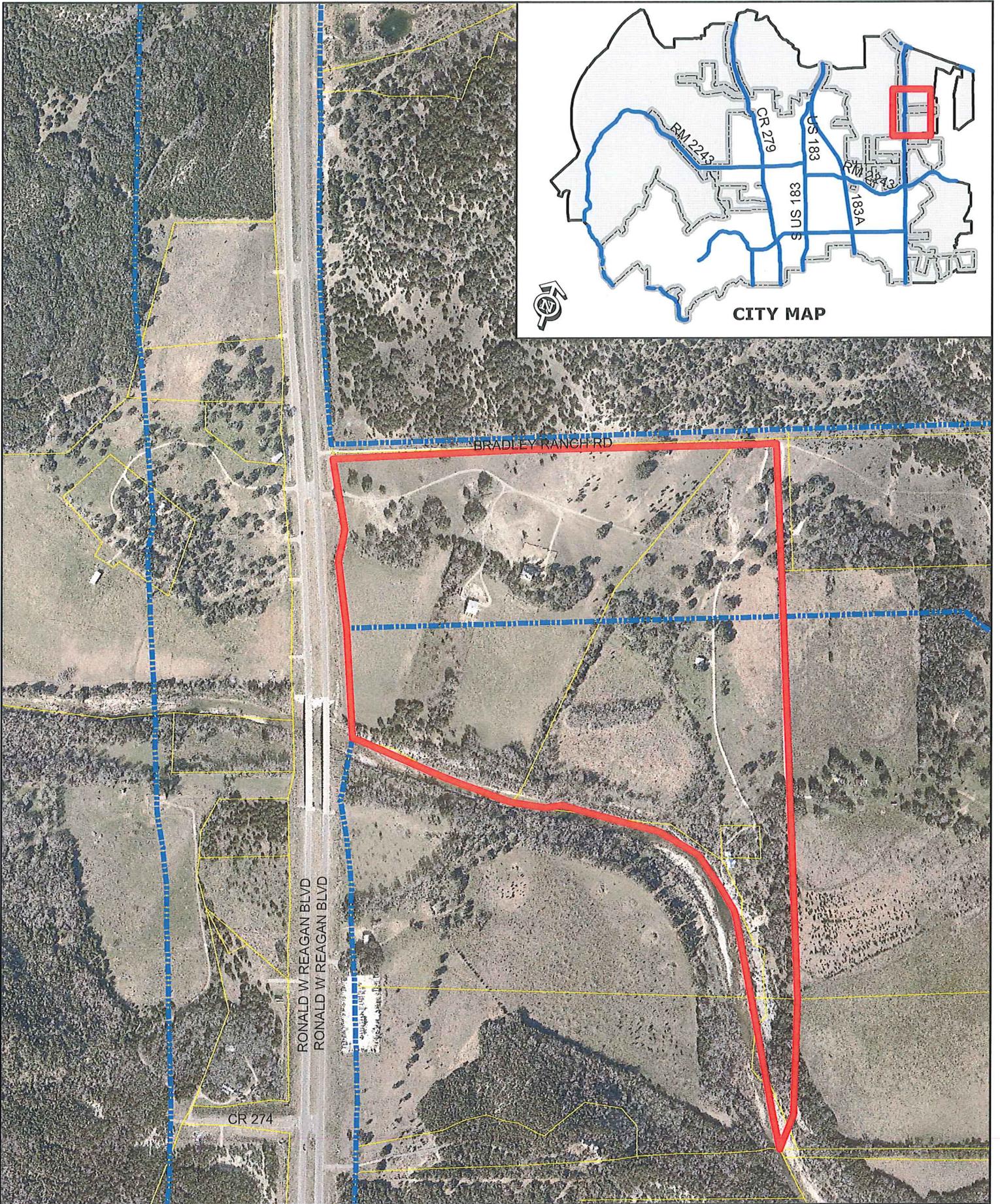
Proposed Zoning Map
Red Oak Valley



-  Subject Property
-  Future Annexation Per DA
-  Involuntary Annexation
-  Voluntary Annexation

 SFR	 SFT	 GC
 SFE	 SFU/MH	 HC
 SFS	 TF	 HI
 SFU	 MF	 PUD
 SFC	 LO	
 SFL	 LC	





ZONING CASE 14-Z-017 Attachment #4

Aerial Exhibit - Approximate Boundaries
Red Oak Valley



-  Subject Property
-  City Limits

Mr. Tom Yantis
May 16, 2014
Page 2

As previously mentioned, the Red Oak Valley PUD will include three composite zoning districts: Residential (RES), Commercial (COM), and Mixed Use (MU). The intent of the three districts is to establish general guidelines of development location but provide the flexibility to adjust the exact location of various product types. The PUD will also specify the preservation acreage along the river frontage for green space, parkland dedication, and a trail system.

The Residential zoning district will provide a collection of various lot sizes that will incorporate Single Family (SF) Urban, SF Suburban, SF Estate, and SF Rural zoning characteristics. The maximum number of SF Urban lots will be limited to 70% of the total Residential lots, up to 140 lots. A minimum number of SF Estate lots will be developed, including at least 30% of the total Residential lots. In addition to these minimum and maximum lot utilization standards for the Residential base district, several less desirable uses currently permitted in the General Commercial zoning district will be prohibited by the PUD.

We look forward to working with the City of Leander staff, Planning & Zoning Commission, and City Council to develop an agreeable and mutually beneficial PUD document that will serve to guide the development of the Red Oak Valley project. If you have any questions or require additional information, please contact me at (512) 441-9493 or email at SGraham@jonescarter.com.

Sincerely,



Shawn Graham, PE

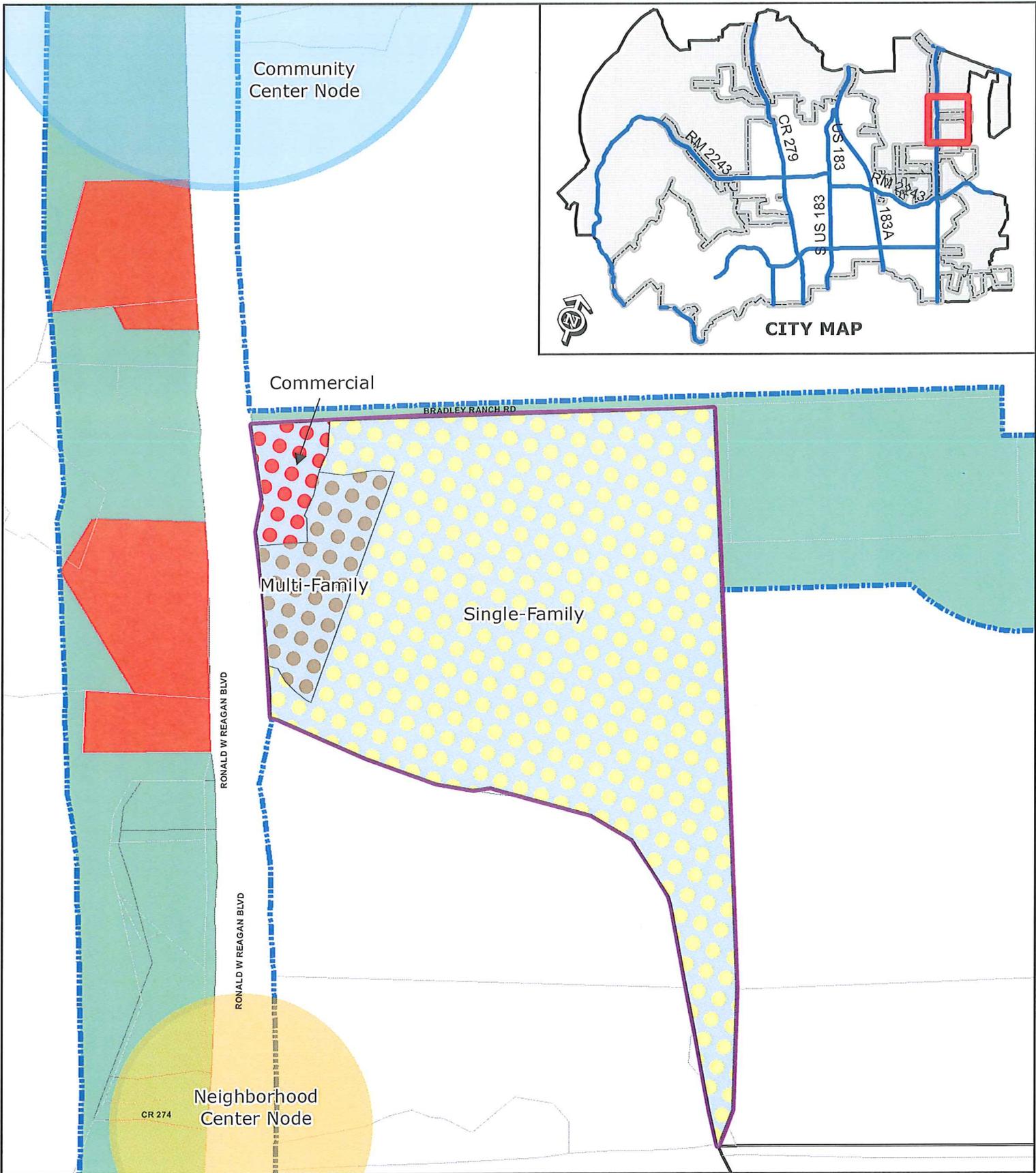


EXHIBIT C

Zoning Case 14-Z-024

Red Oak Valley



Subject Property	SFR	SFT	GC
City Limits	SFE	SFU/MH	HC
Future Annexation Per DA	SFS	TF	HI
Involuntary Annexation	SFU	MF	PUD
Voluntary Annexation	SFC	LO	
	SFL	LC	



ORDINANCE NO #

ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING SEVERAL PARCELS OF LAND FROM INTERIM SFR-1-B (SINGLE-FAMILY RURAL) TO PUD (PLANNED UNIT DEVELOPMENT); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

Whereas, after giving at least ten days written notice to the owners of land within two hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Zoning Ordinance. Ordinance No. 05-018, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Applicability. This ordinance applies to the following parcels of land, which is herein referred to as the "Property." That certain parcels of land being 113.372 acres, more or less, located at 17680 Ronald W Reagan Blvd, Williamson County, Texas, being legally described as 113.372 acres out of the Greenlief Fisk Survey, Abstract Number 5 being more particularly described in Exhibits "A" and "B"; and identified by Williamson County tax identification numbers #R021708, R021709, R021710, R489942, and R489943.

Section 4. Property Rezoned. The Zoning Ordinance is hereby amended by changing the zoning district for the Property from Interim SFR-1-B (Single-Family Rural) to PUD (Planned Unit Development) known as the Red Oak Valleys PUD. The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibit "C", which are hereby adopted and incorporated herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.

Section 5. Recording Zoning Change. The City Council directs the City Secretary to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

Section 6. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 7. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

PASSED AND APPROVED on First Reading this the 6th day of November, 2014.
FINALLY PASSED AND APPROVED on this the 20th day of November, 2014.

THE CITY OF LEANDER, TEXAS

ATTEST:

Christopher Fielder, Mayor

Debbie Haile, City Secretary

Public Hearing

Commissioner Wixson recused himself from agenda item #12

12. Subdivision Case 14-CP-009: Hold a public hearing and consider action on the Parkway Crossing Concept Plan, for 27.62 acres more or less; WCAD Parcel R497326, generally located 800 ft north of the northeast corner of the intersection of 183A Toll Road and E. Crystal Falls Parkway, Leander, Williamson County Texas. Applicant: Brian Parker on behalf of Crystal Falls LTD

a) Staff Presentation

Martin Siwek, Planner, stated that staff reviewed the request and it has staff approval.

b) Applicant Presentation

Carter Coleman was present for questions

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Some discussion took place.

f) Consider Action

**Commissioner Anderson moved to approve with staff recommendation,
Commissioner Sokol seconded the motion. Motion passed unanimously.**

13. Zoning & Subdivision Cases 14-Z-017, 14-CP-008, & 14-PP-007: Hold a public hearing and consider action on the rezoning and approval of the Red Oak Valley Concept Plan and Preliminary Plat for 112.895 acre tract of land, more or less, located at 17680 Ronald Reagan, WCAD Parcels #R021708, R021709, R021710, R489942, and R489943. Currently, the property is zoned Interim SFR-1-B (Single Family Rural) and the applicant is proposing to zone the property PUD (Planned Unit Development), Leander, Williamson County, Texas. Applicant: Jones & Carter, Inc on behalf of Mary Ann Garlock and Pamela Christianson.

a) Staff Presentation

Robin Griffin, Senior Planner, stated that staff reviewed the request and it has staff approval with conditions stated in the executive summary.

b) Applicant Presentation

Shawn Graham was present for questions

c) Open Public Hearing

**Chairman Seiler opened the public hearing.
Andy Barrett spoke in support of the proposal and discussed street connectivity concerns associated with the adjacent property.**

d) Close Public Hearing

Chairman Seiler closed the public hearing.

e) Discussion

Discussion took place.

f) Consider Action

Commissioner Sokol moved to approve with staff recommendation and the condition that the height of the homes located in the MF-2-A portion of the property are limited to two stories, Commissioner Stephenson seconded the motion. Motion passed unanimously

14.Meeting Adjourned at 7:53

Chairman Seiler

ATTEST:

Ellen Pizalate, P & Z Secretary



Executive Summary

November 6, 2014

Council Agenda Subject: Central Texas Water Development Corporation

Background: Receive a presentation from Pix Howell regarding membership in the Central Texas Water Development Corporation

Origination: Kent Cagle

Financial Consideration: To be determined

Recommendation:

Attachments: Power Point Presentation
CTWDC Document
Business Plan
Cities Population

Prepared by: Kent Cagle

A REGIONAL WATER OPPORTUNITY

The Creation of a Central Texas Water Development
Corporation

WHO DOES WATER PLANNING

- Federal: N/A
- State: Texas Water Development Board – really?
 - Regional Water Planning Groups – primarily river basins.....upper and lower
- Ground Water Conservation Districts – portions of an aquifer
 - GAM's, GMA's, DFC's
- River Authorities – really?
- Cities – for their service areas

WHAT IS A DEVELOPMENT CORPORATION

This is the same entity Leander created to bid on the LCRA divestiture, that was successful.

- The UDC model has two important elements:
 1. Only Counties or Cities may have Board Seats
 2. If the UDC were to contemplate the implementation of a capital project, only those members that wished to fund would be obligated.

WHAT CAN THE CTWDC DO

- Educate
- Identify balanced use strategies
- Influence decision makers – it would be nice to have it organized before this next session of the Legislature begins.
- Assure inter-agency and inter-local efforts recognize impacts to all effected parties
- Develop policies that can be useful for jurisdictions regarding conservation, reuse, rain collections, blending, aquifer storage, etc.

WHAT ARE THE POLICY ISSUES AT HAND?

1. Establish Need

A. Review Growth trends and project impacts

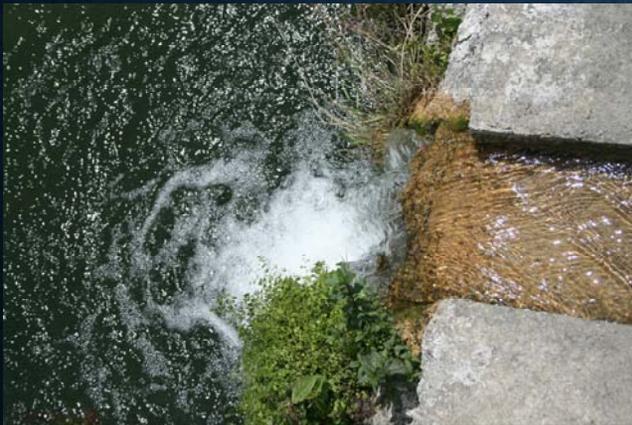
B. Review of Current Sources

C. Review of Current Capacity

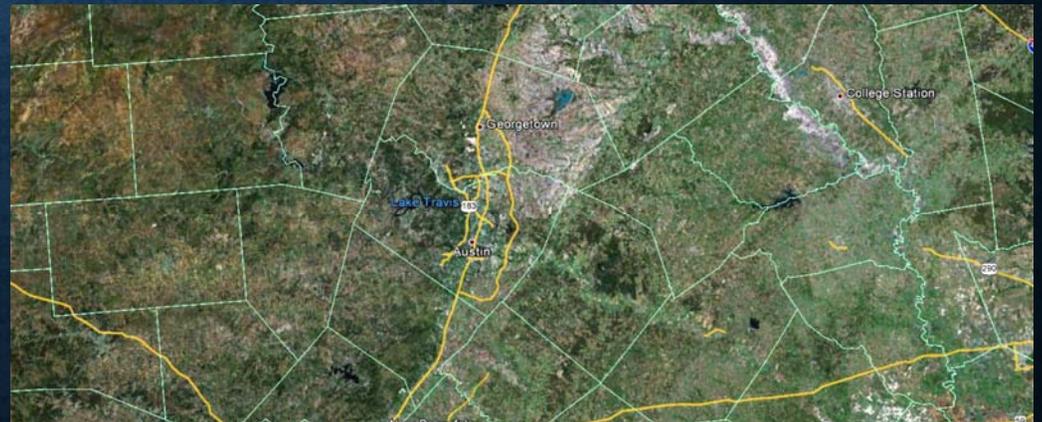
D. Review existing system networks

2. Establish Policies to address use of water

- A. Conservation, reuse, rain water harvesting
- B. Assurance of access to potable water for everyone
- C. Assure the public control of major water infrastructure
- D. Establish funding parameters for public-private partnerships



- E. Remuneration for Jurisdictions that export water
- F. Develop best management practices for balanced water resource development and use
- G. Service strategies for influencing new growth made possible by additional supply



WHY NOW?



A soldier stands guard over what is left of the water in Lake Austin after releases have been made for downstream irrigation needs. This picture was taken in 1918.

— Photo courtesy Austin History Center

**Fig. 3 CAMPO Population Forecasts by County
(2005 - 2035)**

	2005 Est.	2015	2025	2035
Travis	896,800	1,105,000	1,318,000	1,555,300
Williamson	330,700	473,300	702,700	1,026,500
Hays	126,200	189,200	271,600	371,200
Bastrop	69,500	102,300	149,200	215,500
Caldwell	35,400	50,100	65,300	82,100
Total	1,458,600	1,919,900	2,506,800	3,250,600

WE NEED AN OVER-ARCHING POLICY BODY TO ASSURE THE FAIR DISTRIBUTION OF WATER

- We need to educate the public.
- Weigh service options fairly and without bias.
- Understand the short and long term costs of options.
- Influence changes to existing regulatory and code overlap that hinders a comprehensive approach to water service from multiple sources.
- Face growth head-on.

Thank You

Central Texas Water Development Corporation (CTWDC)

What is a Development Corporation?

This is the same entity that the Coalition of Central Texas Utilities Development Corporation used in their effort to buy the facilities from the LCRA. It may only have City or County Board members but can partner with any other public or private organization.

What Will it Do?

Once a Board is up and running and has explored the larger policy issues that have to do with a fair and balanced approach to Regional Water, it will define its own course. But in the early days this organization will educate itself and the public on water resource and service issues:

It will explore the various State rules and regulations and make recommendations to legislative leadership;

I will review the known sources of water and identify strategies where the region may continue to furnish water to the inevitable growth facing Central Texas;

It will identify short and long term strategies to assure that everybody has access to water;

It will seek equity and balance in the long term development of this precious resource.

Why Does the CTWDC need Leander?

Leander has provided leadership in past Regional Water efforts from the Coalition fight with the LCRA, the Highland Lakes Water Plan and the Brushy Creek Regional Utility Authority. The CTWDC needs that experience in its early days of organization.

Leander is a home rule City. That statutory capability gives the CTWDC the insight into the larger powers that come with municipal rule making.

The City of Leander has its own utility which gives the policy body the knowledge and experience of providing for and being a customer.

In summary, the CTWDC needs Leander's experience.

The Central Texas Water Development Corporation

Background

With millions of new Central Texas residents expected within the next 25 years (Based on Census Bureau annual population projections, Florida, California and Texas will account for nearly one-half (46 percent) of total U.S. population growth between 2000 and 2030.), it is imperative that we start taking a greater regional approach to our most critical infrastructure. Water resources must be made available to the prime growth areas in the State. The Austin = San Antonio corridor will rival the Metroplex and Houston in the near future. International interest in Central Texas will bring the opportunity for significant investment, employment and tax base, but not without an apparent plan for water. More importantly, the Central Texas Triangle (Austin-San Antonio, Houston, Dallas-Ft.Worth) has become the focus of investment interest, making it necessary to identify how those resources and infrastructure can be integrated.

The original Texas Water Plan in 1968, contemplated numerous new reservoirs which we know now to be too cumbersome and environmentally challenged to furnish our needs. At that time it was also determined that it would take a number of nuclear power plants to provide the energy to pump water about the State. The 2012 Water Plan is handicapped by the plan development process which analyzes the options based on the desires of each river basin. Ground water conservation districts are also a patchwork of jurisdictions, none of which have a view of the region as a whole. State agencies are not responsible for determining needs and developing plans for individual regions. Regional entities such as Central Texas Metropolitan Planning Organization (CAMPO) and the Capital Area Council of Governments (CAPCOG) do not have water in their planning functions, are not currently funded to include it and to a degree, are dominated by the most urban areas. Texans need an approach which provides service where growth will occur with an awareness of the impact and use of that resource. Central Texas needs a forum for policy development and considerations of the local entities to be created, where the policies and plans reflect the needs and concerns of the Region.

Executive Summary

*Unlike the typical **Business Plan** for a new Corporation this Plan will have no Market Analysis, Projected Revenue, Financial Growth Projection nor other elements and details that consider a competitive market environment. This Corporation's mission is to invent itself, to utilize the knowledge and experience of its leadership and partners to determine its best course and its ultimate level of investment and development. Initially it may concentrate on policy, influencing legislation and/or taking reservation of water resources for the region.*

The Central Texas Water Development Corporation (CTWDC) An organization of Counties, Cities, Districts, Water Supply Corporations, Utilities, public and private interests in Central Texas can combine their knowledge, experience, influence and resources to provide dependable and reasonable access to water for the citizens of the Region. By utilizing a statute in the Texas Transportation Code an organization that can partner with public and private entities can be the vehicle for this effort. The organization will be structured to have an Executive Board of five Counties and two Cities with a general Board of sponsoring entities that can provide their experience and direction to the Executive Board. A third level of Board representation would then be available for entities that do not have the resources to sponsor or support the CTWDC but have valuable background and capabilities to support the effort or provide staffing or services.

Executive Board members will be either County Judges or Commissioners, or City Mayors or Council members appointed by their Commissioners Court or City Council. General Board members need to be from the Leadership of their respective organizations.

Initially the CTWDC needs to review the needs of the Region, the resources and options for water, the available supplies and their limitations. An overview of these issues can be made available to the public and can frame a strategy for providing a sustainable, long-term approach to water service to the Central Texas Region.

There is no single, over-arching entity that can combine the various sources and science to determine best practices for resource development, transmission, storage, multi-source usage, aquifer recharge, conservation practices and other necessary strategic options for water. The need to develop a publically controlled distribution system that preserves the rights and markets of private investment and ownership must begin with an organization of those interests.

The CTWDC will initially tackle these issues and then explore short term and long term strategies for assuring adequate service to the Region. Staffing will be provided by a consultant team made up of a program manager, attorneys and administrative personnel. The Executive Board and the General Board will contribute to an account in the name of the CTWDC to fund this team. Monthly Board meetings will be scheduled where an agenda will be developed and relevant presentations provided for the purpose of educating the Board and the public to those issues pertaining to water in the Region.

During the course of these discussions, the Board may determine that a more active approach to the development of infrastructure or water resource development needs to take place and at that time necessary structural changes to the staffing, sponsoring and funding activities will be adjusted to meet the need. It may be that the CTWDC engages in the reservation of water, participation in projects that are initiated by others, initiating interconnectivity of existing systems to create redundant supply, initiate the creation of other districts/entities/partnerships

to accomplish targeted service and access improvements or other efforts as may be determined by the membership.

Objective

To create a regional organization to tackle water resource and infrastructure issues. This organization will, initially, be made up of Counties, Cities and other public and private organizations with an interest in these issues. Once formed the CTWDC will meet and define policies that assure the sustainable use of resources for a reasonable level of service to a growing region.

Mission

The Water Utility Development Corporation's mission is to define the issues and opportunities for water service in Central Texas:

Provide a focal point for conversations, discussion and planning efforts to assure adequate water service to the citizens of Central Texas;

Analyze the needs for adequate water service;

Determine options for water development and service;

Work with local entities and organizations to assure a sustainable approach;

Coordinate with local jurisdictions to define common approaches to conservation, reuse, rain capture and other strategies for reducing demand on new water sources;

Review State law and statute as it relates to options and alternatives;

Define possible adjustments and revisions to State law and statute for submission to State Agencies and the State Legislature for their consideration; and

Act as determined to be the most prudent way to assure adequate and sustainable service of water to the region.

Keys to Success

Develop an open and transparent discussion for the education and benefit of the region.

Become a credible source of information on water resources, needs, options and opportunities for the region.

Identify strategic opportunities for the CTWDC and its partners to provide sustainable water access for growth.

Beginning the effort with the understanding that there is no desire to damage or restrict access to water resources but instead to assure the ongoing sustainability of our water resources with balanced use. For the region to continue its current quality-of-life and to assure a reasonable level of service all of the sources of water will have to be quantified and managed. From surface water, ground water, rain water and manufactured water, a strategy for use and distribution will have to be identified. This is best done by the representation of local leadership in an open and inclusive environment.

The development of a sustainable strategy that assures the long-term availability of a reasonable and affordable water service plan for the Region.

Organization Summary

The Executive Board of the CTWDC will be made up of elected officials acting on behalf of their constituency and the region. There will also be a larger membership of public and private organizations which will act at the advisory Board to the Executive Board.

Staff may be made up of a Program Manager/Administration, a Municipal/Administrative Attorney and a Certified Public Accountant/Tax Attorney. These may be consultants for a period of time to be determined by the Executive Board. The Program Manager may request some pro-bono assistance from other consultants for the purpose of establishing a knowledge base necessary for the policy development and to provide options for the CTWDC.

Staff will support the membership with the development of a regular meeting schedule, base data and information and general support of the organization. They will also respond to needs of the membership in its quest for understanding and the development of a regional plan.

Legal Entity

The CTWDC is created under Statute Subchapter D, Chapter 431 of the Transportation Code and is a not-for-profit entity.

Start-Up Summary

Upon adoption of the Resolution to create and the Inter-Governmental Agreements, a date, location and time will be identified for the organization meeting of the CTWDC. At that first meeting the Executive Board will adopt the By-laws. The Executive Board and sponsoring entities will then deposit an annual contribution in the CTWDC fund (an account to be opened

for that purpose by one of the sponsoring entities). They will then contract with the consultant team to act as the initial Staff of the CTWDC.

Anticipated Budget

Budget is based on initial efforts as described herein. The consultant team will assist with ongoing support as follows:

- Program Management and Administrative Support
 - The Program Manager will meet with and furnish membership with materials and information as requested, reach out to other jurisdictions and potential participants, program for agendas and facilitate meetings, direct consultant team as necessary, act as emissary for the CTWDC;
- Attorneys
 - The Administrative Attorney will assure compliance with Transportation Code, Open Meetings Act, general ethics considerations, develop partnership agreements and inter-local agreements, and support the CTWDC as it develops and evolves;
 - The Accounting and Tax Attorney will assure a transparent and open accounting of funds, assure the applicable State and Federal franchise requirements and tax codes are adhered to and provide necessary resource and information as the CTWDC develops and evolves;
- Web Page Development
 - Develop and maintain and web site for the purpose of educating the public and providing an ongoing dialogue that reflects the conversations of the CTWDC.

Estimated Budget

Task	Monthly	annual
Program Management and Admin.	\$8,000	\$96,000
includes: scheduling, printing, coordination		
Legal (municipal/contract - accounting/tax)	\$8,000	\$96,000
Web page development and startup*	\$1,200	\$14,400
* Startup of site estimated at \$2400 and is included		
	\$17,200	\$206,400
Current Estimate of 10 Sponsors = annual contribution of \$20,640		

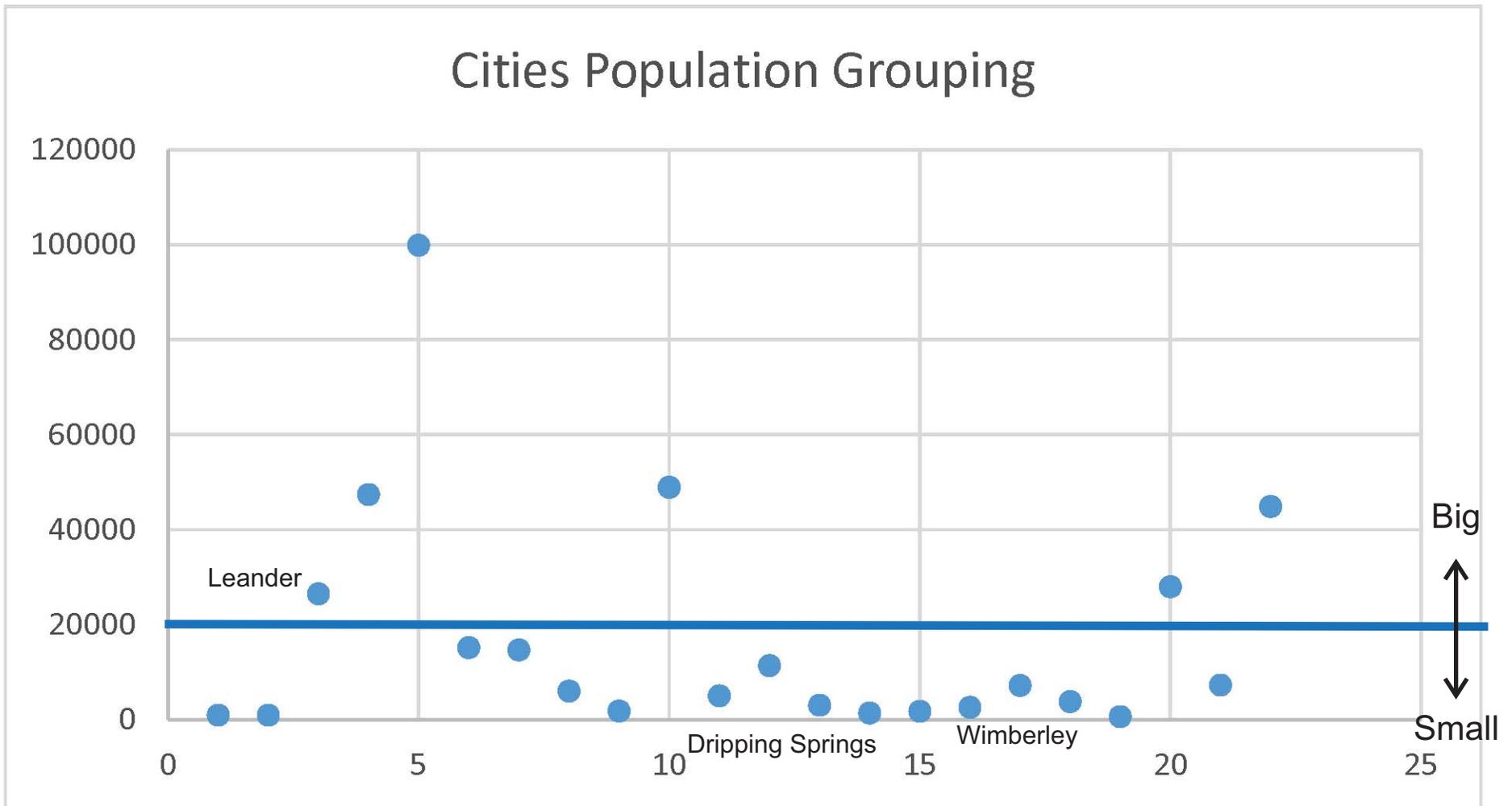
Conclusion

The CTWDC may evolve into a Regional Developer of Resources, a builder of infrastructure, an investor in the resources and facilities necessary to assure adequate and sustainable water service to the Region. It may do this through the sale of revenue bonds as an independent developer or in partnership with other members or private sector developers both locally and internationally. The ultimate involvement will come from an open and inclusive conversation with the Region and it will be done in the best interest and economic benefit of the citizens of Central Texas.

DRAFT

This is intended to define a break between “Big” and “Small” Cities. I think some of the smallest of both categories are more appropriate since they are most in need of support from this organization. Also, Cities that both have a utility and those that are served by a district or Water Supply Corp.

These are some of the considerations but a Board that eventually has two Cities on in it may best represent the need.



Cities in Williamson, Travis, Hays and Bastrop from the 2010 Census

This is not intended to be a definitive research document but an illustration to define the break between Big and Small.



Executive Summary

November 06, 2014

Agenda Subject: Subdivision Case 13-PICP-018: Consider action on the extension of the expiration of the NWC Crystal Falls & 183A Non-Subdivision Related Construction Plans 5.876 acres more or less; WCAD Parcels R472206, R351261, R472317, and R395924; located at the northwest corner of the intersection of Crystal Falls Parkway and 183A Toll Road; Leander, Williamson County, Texas.

Background: This final plat associated with these construction plans was approved by the Planning & Zoning Commission on September 26, 2013. The subdivision infrastructure needs to be completed within one year of the date of final plat approval. The applicant has the option to request an extension of one additional year to complete the improvements. In addition, to the approval of the request by the Planning & Zoning Commission, the bond will also need to be updated to reflect the current construction cost and the revised time frame.

Origination: Applicant/Agent: T. Walter Hoysa, P.E. on behalf of 2951 Williams Drive, Ltd.

Financial Consideration: None

Recommendation: Staff recommends approval of the extension request. The associated site development permit is almost complete and the intent was for the construction of the subdivision to occur at the same time as the site construction. The Planning & Zoning Commission unanimously recommended approval of this request at the September 25, 2014 meeting.

Attachments: 1. Extension Request Letter

Prepared By: Tom Yantis
Assistant City Manager

10/23/2014

September 16, 2014

Ms Robin Griffin
City of Leander – Planner
200 Brushy Creek
Leander, TX 78641

Re: Crystal Falls Parkway Water and Wastewater Mains – Permit Extension Request
Longaro & Clarke Project No. 121-23-07A

Dear Ms Griffin:

The NWC Crystal Falls at 183A – Water and Wastewater Mains subdivision construction plans were approved in September 20, 2013. The expiration date for these plans is September 26, 2014, one year after the approval of the Final Plat related to the plans. The applicant requests that a one year extension to this permit be granted in accordance with Article 2, Section 28, paragraph (e) Time Limit for Completing Improvements

The plat and plans have been prepared in accordance with City Ordinances for the express purpose of creating Lot 1 which is to be further developed as the Lone Star Bank Site Plan. The construction of the improvements was intended to be done with the construction of the Lone Star Bank Site Improvements in order minimize the duration of disturbance to the site, reduce interruption of traffic at the site boundaries, and reduce overall construction costs. The Lone Star Bank Site Plan has not been made ready for approval during the initial permit period and we therefore request an extension in order to proceed with this construction once the Lone Star Bank Site Plan is approved. It is our understanding that the Lone Star Bank Site Plan is almost ready for permitting and that construction will commence on both the water and wastewater main improvements and the site improvements almost immediately after site plan approval.

Please call if you have any questions or require further information.

Very Truly Yours,
LONGARO & CLARKE, LP


T.W. Hoysa, P.E.
Project Manager

cc: John Lewis, Leander 70 Partners, LTD

G:\121-23\DOCS\121-23 PERMIT EXTENSION REQUEST.DOC



Executive Summary

November 6, 2014

Agenda Subject: Consider action to authorize staff to notify property owners of the proposed renaming of Old 2243 West to Hero Way.

Background: In order to provide consistency in street naming and addressing to improve service delivery and emergency services response times, the City attempts to designate continuous sections of roadways with a single name. Additionally, recently annexed areas with existing County roads are typically renamed as City streets after annexation. Old 2243 West is proposed to be renamed to Hero Way from US 183 to the western city limit line. This would provide a single continuous street name for the entire length of Hero Way from Ronald W. Reagan Blvd. to the western city limit line.

If Council authorizes, staff will mail notice to the property owners along the stretch of Old 2243 West that is proposed to be renamed. The notice will include the proposed new name and the date that the Council will consider the ordinance renaming the road.

Once a road is renamed, the US Post Office will continue to deliver mail to the old address for up to one year.

Origination: Staff

Financial

Consideration: The cost of replacing street signs will come from the Public Works Department budget.

Recommendation: Staff recommends beginning the renaming process.

AGENDA ITEM # 19

- Attachments:**
1. Map showing area and structures to be re-addressed
 2. Summary of required re-addressing

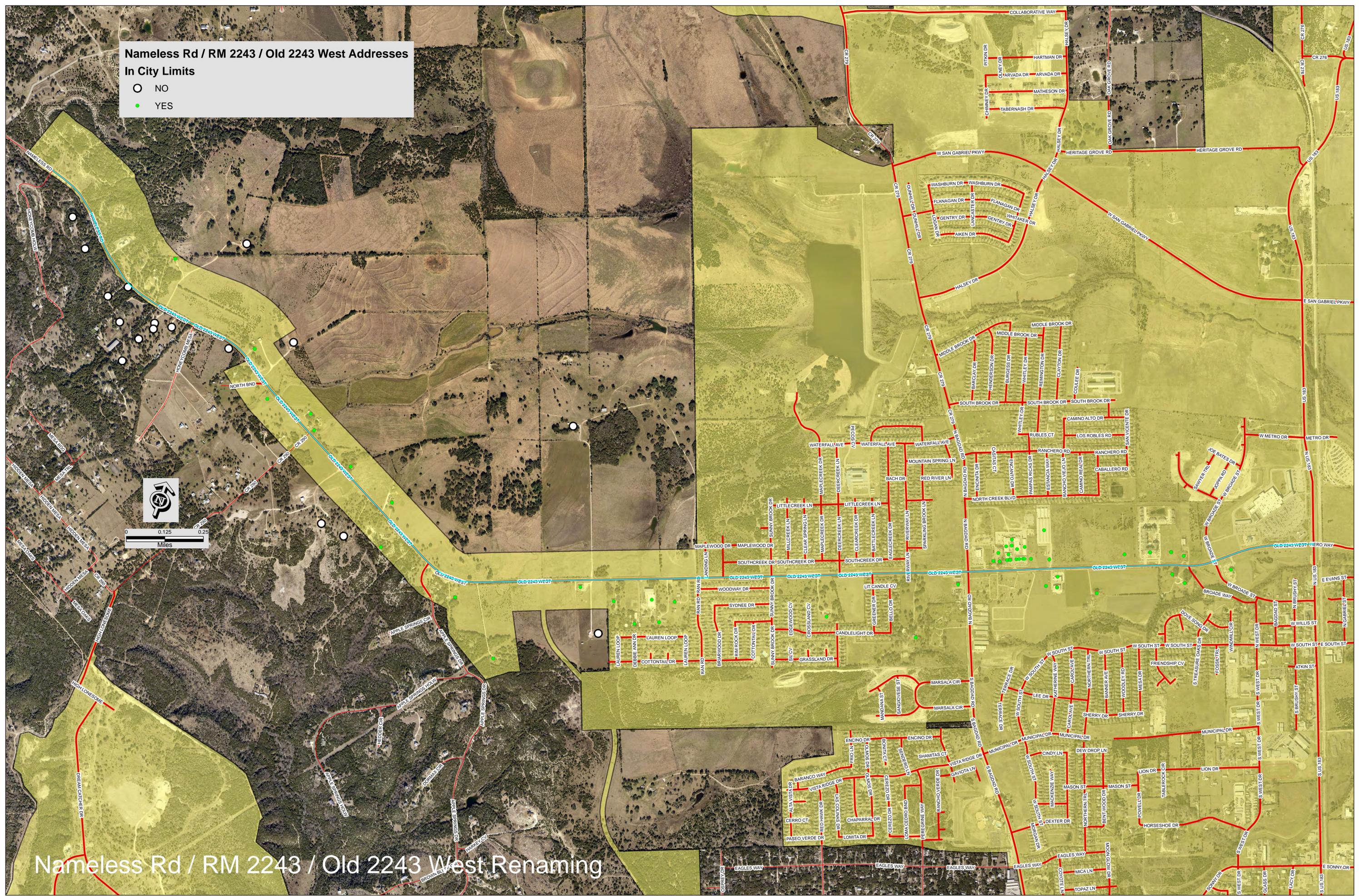
Prepared By: Tom Yantis, AICP
Assistant City Manager

11/06/2014

Nameless Rd / RM 2243 / Old 2243 West Addresses

In City Limits

- NO
- YES



Nameless Rd / RM 2243 / Old 2243 West Renaming

Summary of Old 2243 West / Nameless Rd addressing from US
183 westward to Honeycomb Hollow
Length of roadway renaming 24,776'
Estimated block ranges: 100-4800 W Hero Way

73 address points

56 of the 73 are within the City Limits

54 separate street address numbers

6 addresses with multiple points / suites

11450 Old 2243 West (3)

11800 Old 2243 West (2)

11880 Old 2243 West (13)

11892 Old 2243 West (3)

12201 Old 2243 West (2)

21409 Nameless Rd (2)

Leander Senior Village

Big and Safe Storage (2 buildings)

Business Park 2243

Sudderth

Texaco / Quick Mart

House has a driveway point

17 address points outside of City Limits

13250 Old 2243 West

13303 Old 2243 West

14101 RM 2243

14201 RM 2243

14570 RM 2243

14711 RM 2243

14951 RM 2243

15001 RM 2243

15003 RM 2243

15007 RM 2243

15015 RM 2243

15020 RM 2243

15051 RM 2253

21409 Nameless Rd (2 points)

21601 Nameless Rd

21801 Nameless Rd



Executive Summary

November 6, 2014

Subject: Consider Contract Authorization for Construction Design Services for Veterans Park

Background: This year a master plan was prepared for Veterans Park and a fund raising committee was appointed by the Council. \$205,000 is included in the FY 2014-15 Budget for initial improvements and approximately \$10,000 has been raised by the Committee.

Prior to initiating construction plans and specifications are needed. Staff proposes to design all of the master plan amenities and then move forward with construction as funds become available. Our intent is to construct the Walk of Honor (loop trail) and two of the five service flags and seals this year.

A design proposal from Baker-Aicklen is attached for your consideration. The total cost for the design services is \$97,000.

Financial Consideration: \$97,000 from the General Fund

Recommendation: Staff respectfully recommends Council authorization to enter into a contract for construction design services with Baker-Aicklen for an amount not to exceed \$97,000. Staff further recommends authorization for the City Manager to execute the contract agreement.

Attachments: Design Services Scope of Work, Fee Schedule and Park Master Plan

Prepared by: Stephen Bosak, Parks & Recreation Director

ATTACHMENT A: SCOPE OF WORK

General Scope

The purpose of the services proposed herein is to provide professional consulting services necessary for the development of the first phase of the Veterans Park project, for the City of Leander, Texas. It is the Consultants intent to work in effective cooperation with the Client to achieve an efficient and acceptable implementation of the project.

Program

Consultant shall provide services, as later described for the following general program elements (refer Attachment C – Veterans Park Master Plan 2013):

- Veterans Memorial
- Decorative Overlook
- Trails | Walks
- Pedestrian Bridges (2)
- Amphitheater
- Landscape Plantings and Irrigation
- Park Signage
- Fencing | Walls | Gates
- Parking
- Pedestrian/Security Lighting

Process of Services

Given the above stated general scope and program we will provide the following process of services:

TASK 1: PROJECT MANAGEMENT | COORDINATION (BILLING GROUP 21)

This task will include the following services:

- Coordinate a kick-off meeting with the design team and City to identify project goals, schedules and projected milestones from preliminary design through construction.
- Provide overall project management services including budget control, schedule control, project coordination, resource allocation, subconsultant management and coordination and preparation & processing of invoices.
- Ensure timely delivery of all deliverables including electronic files, and hard copies of all pertinent information, all in American Standard System of Measure format.
- Perform Quality Control | Quality Assurance reviews for preliminary and construction documents.
- Assist City in filing the appropriate plans, documents and reports with jurisdictional and regulatory agencies. Submittal may include but not be limited to: City Departments, TCEQ and TDLR.
- Review all modifications and comments requested by jurisdictional and regulatory agencies with the City.
- Coordinate and oversee revisions to drawings and assist City in submitting final documents to the appropriate agency(s) for final processing, approvals and permits.

TASK 2: DATA COLLECTION | SITE ASSESSMENT (BILLING GROUP 22)

Consultant shall define site information required to adequately accomplish the scope of services defined in this agreement. Necessary information may include, but is not limited to:

- Current City and/or State ARC/GIS/AutoCAD data sets available for the entire project area.
- Infrared/Aerial photography of entire project.

- Current FEMA Flood Plain data of entire project area.
- Construction and as-built plans (if available) in AutoCAD format for the first phase of existing project construction.
- Topographic survey | boundary verification

The Consultant intends to consolidate all available data and information into an overall project base map to be used throughout the design process.

The Consultant shall develop a digital photographic inventory of existing project site, so to provide as a resource of possible existing conditions, as well as serve as a visual reference.

Upon completion of data collection, the Consultant shall conduct a preliminary site assessment with the design team to identify site opportunities and constraints.

TASK 3: PRELIMINARY DESIGN (BILLING GROUP 23)

Consultant shall prepare preliminary design drawings further defining the character and essentials of the project concepts, including description of materials and based on the approved park master plan and program elements previous identified herein. This task will include the following services:

Review of project goals, objectives, and budget with design team and Client.

- Determine project time-line and tentative delivery schedule.
- Identify and meet with user groups, representatives and other stakeholders (two meetings).
- Prepare preliminary drawings for park improvements. The drawings will refine the general character, layout and essentials of the project.
- Review preliminary drawings with Client and stakeholders (one meeting).
- Revise preliminary drawings based on review comments and generate a budgetary OPCC including appropriate escalation factors and contingencies. Provide one large format color illustrative plan exhibit for presentation use/marketing.
- Review schematic drawings and OPCC with Client.
- Present preliminary design to City Council and stakeholders if required (one meeting).
- Define limits and initiate surveying services to adequately accomplish the design of the Project.

*Any additional special presentation graphics such as renderings and perspectives for display and marketing shall be considered Supplemental Services and subject to Reimbursable Expenses, as appropriate. Such services or costs shall be approved in advance by the Client.

TASK 4: REGULATORY ENTITLEMENT AND CONSTRUCTION DOCUMENTS (BILLING GROUP 24)

Upon Client's approval of the preliminary design and the Consultants opinion of probable construction costs (OPCC), the Consultant will develop working drawings and technical sections of specifications necessary to construct the work. Working drawings may include, but not be limited to the following information: construction notes, utilities, grading/drainage, dimension control/layout, erosion/sedimentation/tree protection, landscaping, irrigation, site details, site electrical and structural. Consultant shall compliment drawings with specifications, which describe materials, systems and equipment, workmanship, quality and performance criteria required for the construction of the work. Consultant shall coordinate utility needs with the City and utility service provider(s). This task will include the following services:

- Coordinate construction drawings and specifications with other consultants.
- Prepare sixty percent (60%) construction drawings and opinion of probable construction costs (OPCC) including appropriate escalation factors and contingencies.
- Review 60% construction drawings and OPCC with Client (one meeting).
- Prepare one hundred percent (100%) construction drawings, specifications, reports, permit applications and other documents required for permitting and construction; update OPCC including appropriate escalation factors and contingencies.
- Assist Client in filing the appropriate plans and documents with jurisdictional and regulatory agencies.
- Review all modifications requested by jurisdictional and regulatory agencies with the Client (two meetings).
- Revise drawings and submit documents to the appropriate agency(s) for final processing, approvals and permits.

*All required permitting, review and/or inspection fees are the responsibility of the City of Leander.

TASK 5: TCEQ WATER POLLUTION ABATEMENT PLAN [WPAP] (BILLING GROUP 25)

Consultant shall provide the following services:

- Prepare a WPAP Contributing Zone Plan exception request to reflect the proposed improvements for the park improvements. (Should the exception be denied then Geologic Assessment will be required as identified additional services.)
- Meet with TCEQ to review application and address any comments required for approval/permitting.

*All required permitting, review and/or inspection fees are the responsibility of the City of Leander.

TASK 6: BIDDING ASSISTANCE (BILLING GROUP 26)

Consultant shall assist Client during the bidding and negotiating process. This task will include the following services:

Consultant shall assist City during the bidding process. This task will include the following services:

- Coordinate the schedule for bid advertising, pre-bid conference, and bid opening.
- Prepare and organize bid solicitation and proposal forms consistent with the City's requirements.
- Arrange for printing and distribution of the bid documents.
- Conduct pre-bid conference (one meeting).
- Address contractor RFI's, prepare and issue addenda as required.
- Attend the bid opening, review/evaluate bids including alternates and formulate bid tabulation (one meeting).
- Provide written recommendation to City.
- Once approved by City Staff, attend City Council meeting for award of construction contract.
- Assist with issuance of the Notice of Award and construction contract documents/agreement.

TASK 7: CONSTRUCTION PHASE SERVICES (BILLING GROUP 27)

Consultant shall assist City during the construction process. Consultant shall endeavor to secure compliance by the contractor to the plans and specifications. Consultant shall not be responsible for construction means, methods, techniques, sequences or procedures in connection with the work and Consultant shall not be responsible for the contractor's errors or omissions or failure to carry out the work in accordance with the contract documents. City will provide and pay for construction inspection and materials testing services. Consultant shall assist City/Contractor in filing the TCEQ – TPDES/Notice of Intent (NOI). This task will include the following services:

- Assist City with Issuing the Notice to Proceed and assisting with acquiring executed contracts, bonds and insurance from the contractor.
 - Conduct and oversee a pre-construction meeting.
 - Constructions observation – preparation and processing of Requests for Information, Change Proposals, Change Orders, Change Directives, review/approval of shop drawing, submittals, samples and mock-ups (as required).
 - Conduct and oversee bi-monthly progress meetings. Estimate construction time 6 months.
 - Review and approve contractor’s monthly Application and Certification for Payment.
 - Coordinate final inspection(s) and walk-thru for substantial completion; issue punch list and letter of substantial completion for incomplete items including time for completion.
 - Coordinate and attend final inspection, including . TAS inspections.
 - Conduct final inspection for acceptance of project and issue letter of concurrence.
 - Acquire final close-out documents, warranties, accurate as-built drawings and other documents from contractor required to close-out project.
 - Review and approve contractor’s final Application(s) for Payment including retainage.
- *Field changes, change directives, change orders or any other changes during construction of the Project initiated by the Client, without prior written consent of the Consultant, shall indemnify and hold the Consultant harmless from any damage, liability or cost, including reasonable attorneys’ fees and costs of defense, arising from such changes.

TASK 8: PROJECT DESIGN SURVEY (BILLING GROUP 28)

Consultant will include the following services:

- Conduct preliminary survey meeting with design team and City staff to defined limits of survey work
- Conduct horizontal and vertical control survey on State Plane Grid and North American Vertical Datum of 1988, NAVD88
- Conduct topographic survey and existing surface conditions survey within areas defined. Anticipated development area general established at 4 acres. Locate all visible structures, ground features, utility features and overhead obstructions. Trees of 6” or greater to be located and tagged. Produce a 1-foot contour topographic map in CAD format including all visible features as defined.

DISCLAIMERS

Development Budgets

A proposed development budget for all park program items indicated was generally established at **\$800,000 dollars**, but Consultant does not guarantee that proposals, bids, or actual project cost will not vary from its opinions of probable construction costs (OPCC).

Meetings

This proposal includes professional service time for meetings for coordination and facilitation necessary for the performance of the work herein and has been identified within the process of services. It is the intent of the Consultant to work cooperatively with the Client however, should the number of meetings exceed the identified and allotted number the Consultant reserves the right to limit further meetings and/or request Supplemental Services for additional meetings.

Exclusions to Scope of Services

Client shall provide the following information or services as required for performance of the work. Consultant assumes no responsibility for the accuracy of such information for services and shall not be liable for error or omissions therein.

Opinion of Probable Construction Costs (OPCC)

OPCC's provided by the Consultant are based on the Consultant's familiarity with the construction industry and are provided only to assist the City's budget planning; such opinions shall not be construed to provide a guarantee or warranty of the actual construction costs at the time construction bids are solicited or construction contracts negotiated. Unless expressly agreed in writing and signed by the parties, no fixed limit of construction costs is established as a condition of this Agreement by the furnishing of opinions of probable construction costs. Throughout the design process the Consultant will assist the Client in value engineering the project and making necessary adjustments in an effort to meet the project construction budget.

ADDITIONAL SERVICES

The following services are not included within the scope of basic services. Should Consultant be required to provide services in obtaining or coordinating compilation of this information, such services shall be performed as Additional Services. Additional Services shall only be provided if previously authorized by the Client.

Additional Services may include, but not be limited to, the following:

- Meetings and coordination with community volunteer groups (veterans or memorial committees, task forces, advisory boards, etc.)
- Environmental Surveying and Testing Services.
- Geological Assessment.
- Geotechnical Services.
- Roadway modifications.
- Flood Plain Analysis
- CLOMR and/or LOMR
- Preparation of Phased bid package(s) with reduced scope of items defined herein, including construction drawings and specifications.
- Construction Staking.
- Construction Materials Testing.
- Bridge Design (other than pre-engineered structures).
- Hazardous Site Assessments.
- Environmental services beyond those described in scope of services.
- Land Acquisition services.
- Easement acquisition or vacation including preparation of easement documents unless defined within scope of services.
- Legal Lot Determinations unless defined within scope of services.
- Preparation of multi-use agreement(s) and exhibits.
- Assistance or representation in litigation concerning the property of proposed project.
- Conflict Resolution.
- Preparation and processing of Waivers, Variances or Exceptions.
- Services required after final acceptance of construction work.
- Permitting through Army Corp of Engineers (USACE).
- Revisions to drawings previously approved by the City and regulatory entities due to changes in: Project scope, budget, schedule, unforeseen subsurface construction conditions or when such revisions are inconsistent with written approvals or instructions previously given; enactment or revision codes, laws, or regulations subsequent to the preparation of such documents.
- Preparation of presentation materials for marketing or purposes other than in-progress approvals.

- Public or other presentations beyond those described in scope of services.
- Provide consultation, drawings, reports and other work products related to permits, approvals and ordinances not described in scope of services.
- Providing professional services for the field selection of plant materials.
- Gas, Telephone/Communication design.
- Design of utility extension(s) to the project site.
- Preparation of record documents from contractors as-built drawings
- Providing services other than those outlined in scope of services.

ATTACHMENT B: FEE SCHEDULE & REIMBURSABLE EXPENSES

For the basic services stated previously, the lump sum fee per task shall be as follows. Billing will occur on a monthly cycle, based on a percentage of work performed per task and completed during the previous time period. Task 14: Reimbursable Expense will be performed on a maximum not to exceed manner.

<u>TASK BASE SERVICE (BILLING GROUP)</u>	<u>FEEES</u>
Task 1: Project Management Coordination (21)	<u>\$ 4,115</u>
Task 2: Data Collection Site Assessment (22)	<u>\$ 4,115</u>
Task 3: Preliminary Design (23)	<u>\$ 20,575</u>
Task 4: Regulatory Entitlement Construction Documents (24)	<u>\$ 32,920</u>
Task 5: TCEQ Water Pollution Abatement Plan [WPAP] (27)	<u>\$ 6,500</u>
Task 6: Bidding Assistance (26)	<u>\$ 4,115</u>
Task 7: Construction Phase Services (27)	<u>\$ 16,460</u>
Task 8: Project Design Survey (28)	<u>\$ 7,200</u>
<hr/>	
TOTAL FOR BASIC SERVICES	<u>\$ 96,000</u>
Task 9: Reimbursable Expenses (99)	<u>\$ 1,000</u>
TOTAL AMOUNT INCLUDING NTE REIMBURSABLE EXPENSES	<u>\$ 97,000</u>

ATTACHMENT C: VETERANS PARK MASTER PLAN 2013



VETERANS PARK - LEANDER, TX
CITY OF LEANDER PARKS AND RECREATION DEPARTMENT





Executive Summary

November 6, 2014

- Agenda Subject:** Consider nominations to appoint Council Members to Chamber of Commerce Committee for Leander Festival
- Background:** The Leander Chamber of Commerce would like to start a yearly festival in Leander. Bridget Brandt is requesting representation from the City on the Planning Committee for the festival
- Origination:** Chamber of Commerce
- Financial Consideration:** N/A
- Recommendation:** No staff recommendation
- Attachments:** None
- Prepared By:** Debbie Haile, TRMC, City Secretary



Executive Summary

November 6, 2014

-
- Agenda Subject:** Consider scheduling/rescheduling Council Meetings over the holidays
- Background:** The second meeting in December is scheduled for December 18th which is one week before Christmas and the first meeting in January is on the 1st which is New Years Day. Staff wanted to make sure we have a quorum on December 18th and council will need to reschedule the January 1st meeting.
- Origination:** City Secretary
- Financial Consideration:** No financial impact to the City
- Recommendation:** No staff recommendation
- Attachments:** Calendar
- Prepared By:** Debbie Haile, TRMC, City Secretary

2014

Source: Vertex42.com

January

Su	M	Tu	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
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February

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June

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July

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August

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September

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October

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November

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December

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2015

Source: Vertex42.com

January

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February

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March

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April

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June

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July

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August

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September

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October

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