



**Bexar County Infrastructure Services  
Public Works Division  
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**EXTENDED WARRANTY BOND PROCEDURES**  
For Subdivision Streets & Drains in the ETJ  
as of 5/1/2010

These procedures are only applicable to subdivision units with streets and/or drains to be dedicated to the public.

Beginning May 1, 2010, in accordance with Section 35-501(h) of the Unified Development Code, Bexar County will require an Extended Warranty Bond as part of the process for approving streets and drains in a subdivision unit. The bond will equal 10% of the construction estimate determined by the Development Services Division of Bexar County Infrastructure Services ("Development Services") at the time the plat is initially submitted. The purpose of the bond is to cover the cost of correcting deficiencies not addressed by the developer during the warranty period.

**Step 1.** When the initial plat is submitted, Development Services will verify and approve the construction estimate for all streets and drains within the proposed unit using:

- a) The Extended Warranty Bond Estimate spreadsheet available on the Bexar County website under Engineering Resources at: <http://inf.bexar.org/infraBusiness.asp>; and
- b) The City of San Antonio's Average Unit Price List, Technical Services tab at: <http://www.sanantonio.gov/cims?res=1280&ver=true>.

**Step 2.** After the streets and drains of a subdivision unit pass final inspection and the County Inspector issues the “Final Inspection of Subdivision Infrastructure” letter for the unit, the developer must provide Development Services with a bond equal to 10% of the construction estimate determined in Step 1(the Bond”). If the plat is recorded more than three months after the date of the final inspection, the developer must obtain an equivalent extension of the Bond.

**Step 3.** The Bond must be for a period of 18 months and is a financial guarantee in the form of a bond, letter of credit, or trust agreement executed by a surety company authorized to do business in the State of Texas, or a cashier’s check or cash. The Bond must be payable to the Bexar County Judge, conditioned that the developer maintain the streets and drains in the subdivision unit in accordance with Unified Development Code for the term of the Bond. Sample forms will be posted on our website. No interest will be paid on cash deposits.

**Step 5.** A one-year warranty period will start either on the date the Bond is received by the County or on the date the plat is recorded, whichever is later. There will be no separate warranty period start dates for streets and drains within a single unit.

**Step 6.** Bexar County will conduct a follow-up inspection within the tenth month of the warranty period but in no event any later than two months prior to the Bond expiring. The Inspector will issue a punch list of deficiencies that will be sent to the developer, engineer and contractor for the unit. If no deficiencies are found, acceptance of the streets and drains and release of the Bond will proceed as set out in Steps 9 and 10 below.

**Step 7.** Upon notification by the developer that the deficiencies have been corrected, the Bexar County Inspector will verify compliance.

**Step 8.** If the developer does not contact Bexar County and the deficiencies have not been corrected by the end of the 11<sup>th</sup> month or 1 month prior to the expiration of the Bond, Bexar County will prepare an estimate and list of work to be done to bring the streets in

compliance. Bexar County will contact the bonding agency to submit the cost estimates for the deficiencies.

**Step 9.** Once all deficiencies have been corrected, Development Services will prepare the paperwork to have the streets and/or drains within the unit accepted for maintenance by Bexar County Commissioners Court.

**Step 10.** A release of the Bond will be forwarded to Commissioners Court for action concurrent with acceptance of the streets and drains. No partial release of the Bond will be allowed.

**Step 11.** Bexar County will contact the developer for details on how the Bond will be returned.

**Additional Notes:**

***An Extended Warranty Bond will be required for any unit with streets and/or drains that has not passed final inspection prior to May 1, 2010.***

***Bexar County will require revised estimates from the engineer of record based on the Extended Warranty Bond spreadsheet.***

***Private streets and drains within a PUD or Enclave are not subject to these requirements. PUDs or Enclaves requesting to convert the streets and/or drains from private to public will be evaluated on a case-by-case basis to determine if any of these procedures will be applied.***