

RESOLUTION NO. R2023-77

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE "PRELIMINARY PLAT" OF SPRINGSIDE ESTATES, A PROPOSED 79-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 42.67 ACRES

**Whereas**, the Planning and Zoning Commission conducted a public hearing on this application on November 6, 2023; and

**Whereas**, the Planning and Zoning Commission recommended approval of the application on November 6, 2023; and

**Whereas**, City Council conducted a public hearing on this application on November 14, 2023.

**NOW, THEREFORE, BE IT RESOLVED BY CITY COUNCIL OF THE CITY OF BURNET, TEXAS, THAT:**

**Section 1. Findings.** That the recitals to this Resolution are incorporated herein for all purposes.


**Section 2. Approval.** The preliminary plat of the Springside Estates Subdivision is hereby approved.

**Section 3. Open Meetings.** It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act.


**Section 4. Effective Date.** That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

**PASSED AND APPROVED** this the 14<sup>th</sup> day of November 2023.

CITY OF BURNET, TEXAS

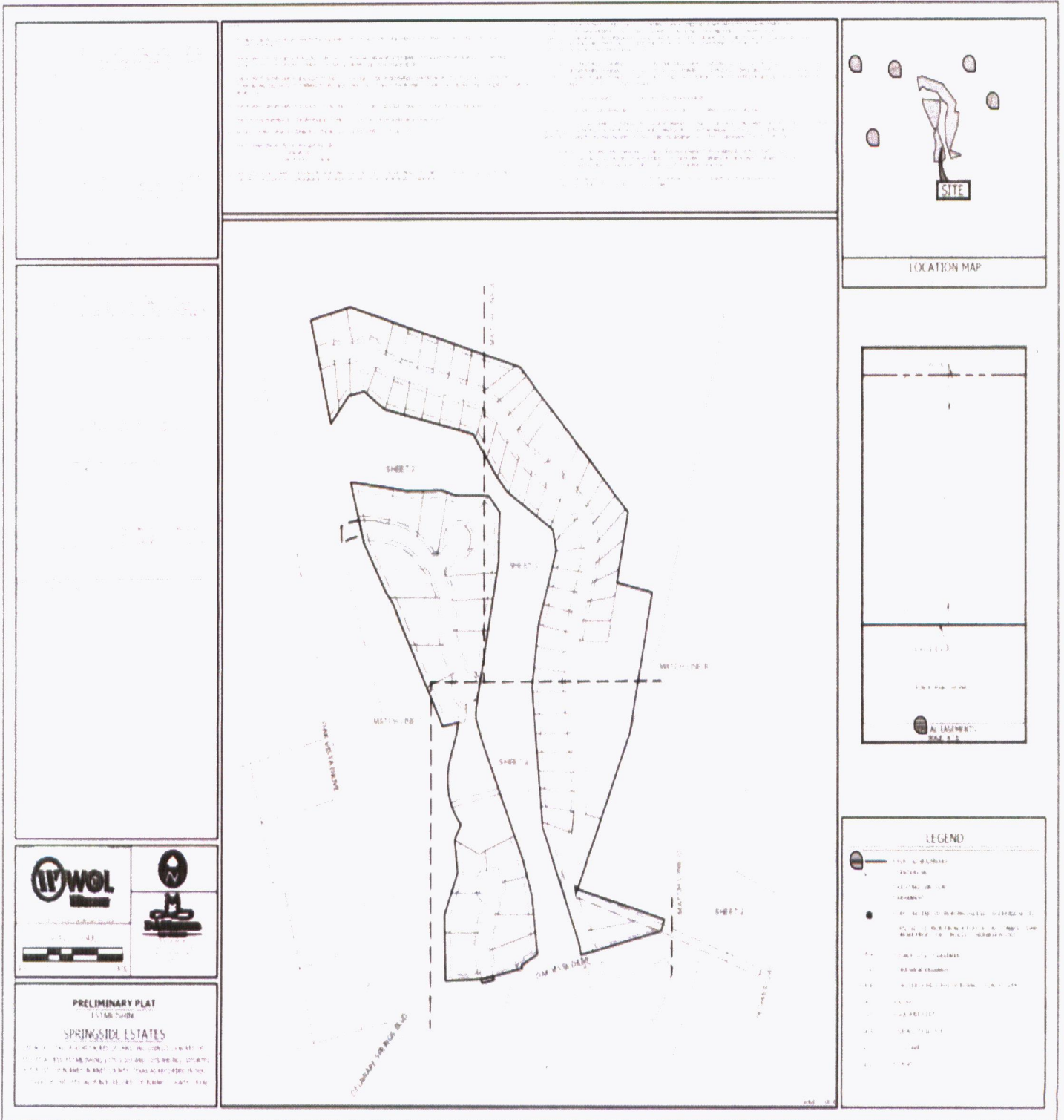
  
\_\_\_\_\_  
Gary Wideman, Mayor

ATTEST:

  
\_\_\_\_\_  
Kelly Dix, City Secretary



# Exhibit "A" Plat Page 1



**ARTICLE I**  
 NAME OF THE ESTATE  
 The name of the estate shall be **SPRINGSIDE ESTATES**.

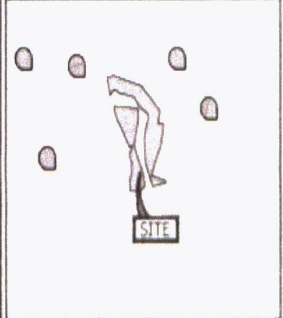
**ARTICLE II**  
 DESCRIPTION OF THE LAND  
 The land described in the foregoing plat is more particularly described as follows:

**ARTICLE III**  
 THE LOTS

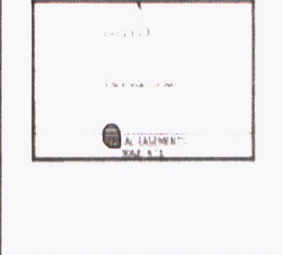
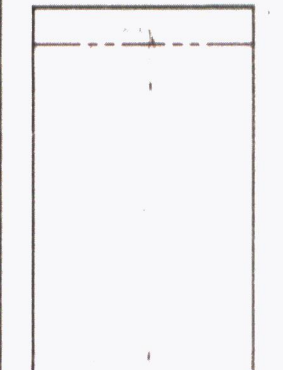
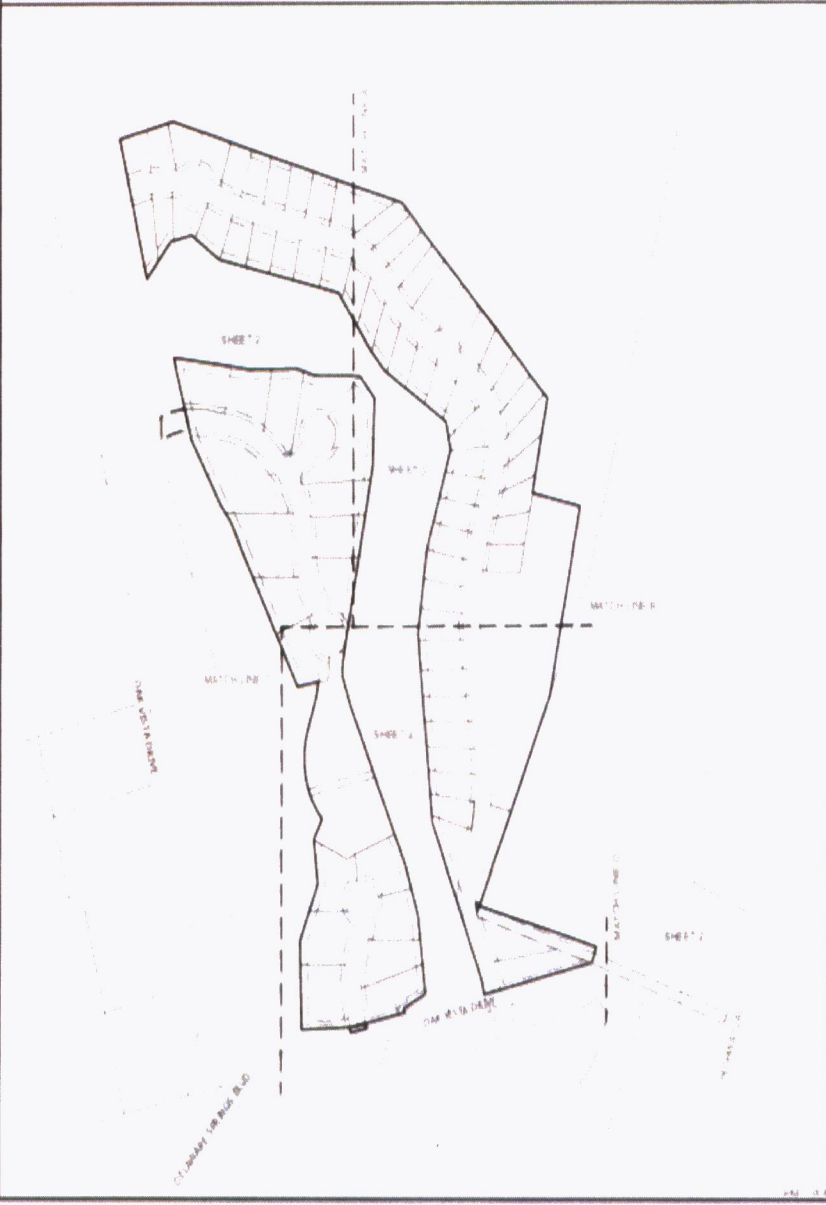
**ARTICLE IV**  
 EASEMENTS

**ARTICLE V**  
 RESERVATIONS

**ARTICLE VI**  
 OTHER PROVISIONS



LOCATION MAP



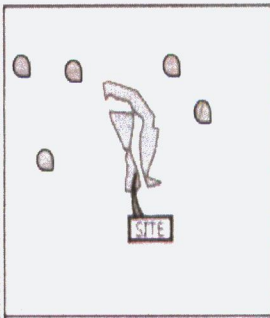
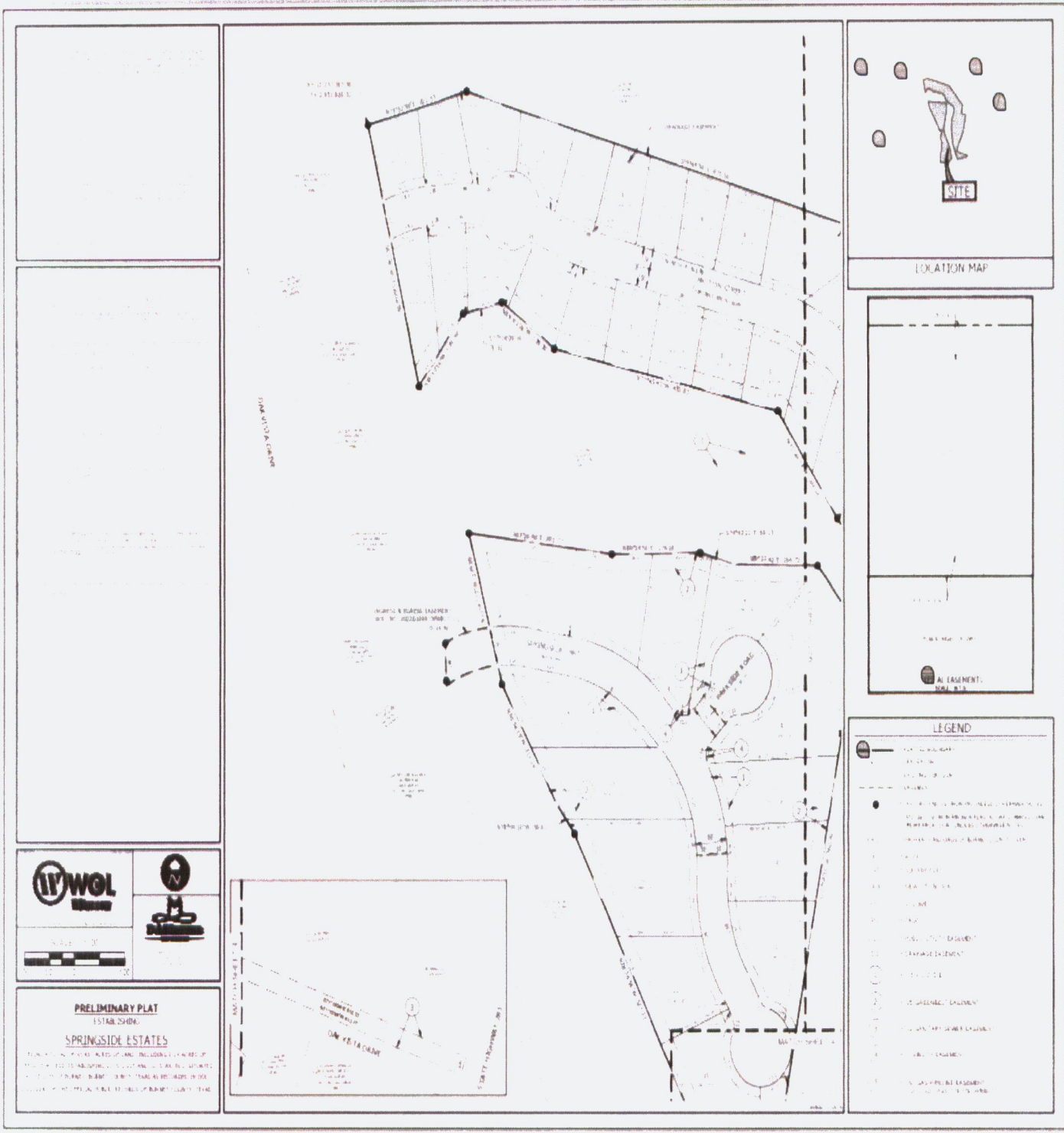
**IPWOL**  
 International Professional Writers of Land  
 11111 1st Street, Suite 100  
 Denver, CO 80231  
 Phone: (303) 733-1111  
 Fax: (303) 733-1112  
 Website: www.ipwol.com

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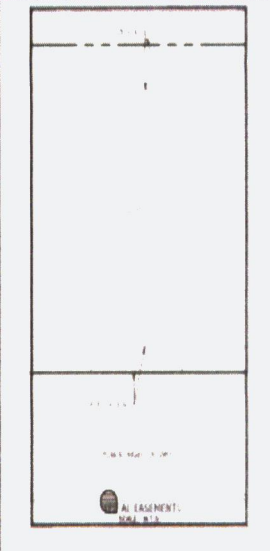
**PRELIMINARY PLAT**  
 ESTABLISHED  
**SPRINGSIDE ESTATES**  
 BEING THE UNDIVIDED INTERESTS OF AN UNINCORPORATED COMPANY OF THE STATE OF COLORADO, TO-WIT: SPRINGSIDE ESTATES, A LIMITED LIABILITY COMPANY, AS SET FORTH IN THE SUPPLEMENTAL DECLARATION TO THE DECLARATION OF INTENT TO SUBDIVIDE THE LAND DESCRIBED IN THE FOREGOING PLAT.

**PRELIMINARY PLAT**  
 ESTABLISHED  
**SPRINGSIDE ESTATES**  
 BEING THE UNDIVIDED INTERESTS OF AN UNINCORPORATED COMPANY OF THE STATE OF COLORADO, TO-WIT: SPRINGSIDE ESTATES, A LIMITED LIABILITY COMPANY, AS SET FORTH IN THE SUPPLEMENTAL DECLARATION TO THE DECLARATION OF INTENT TO SUBDIVIDE THE LAND DESCRIBED IN THE FOREGOING PLAT.

# Plat Page 2



LOCATION MAP



LEGEND

- 1. EASEMENT
- 2. EASEMENT
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- 97. EASEMENT
- 98. EASEMENT
- 99. EASEMENT
- 100. EASEMENT

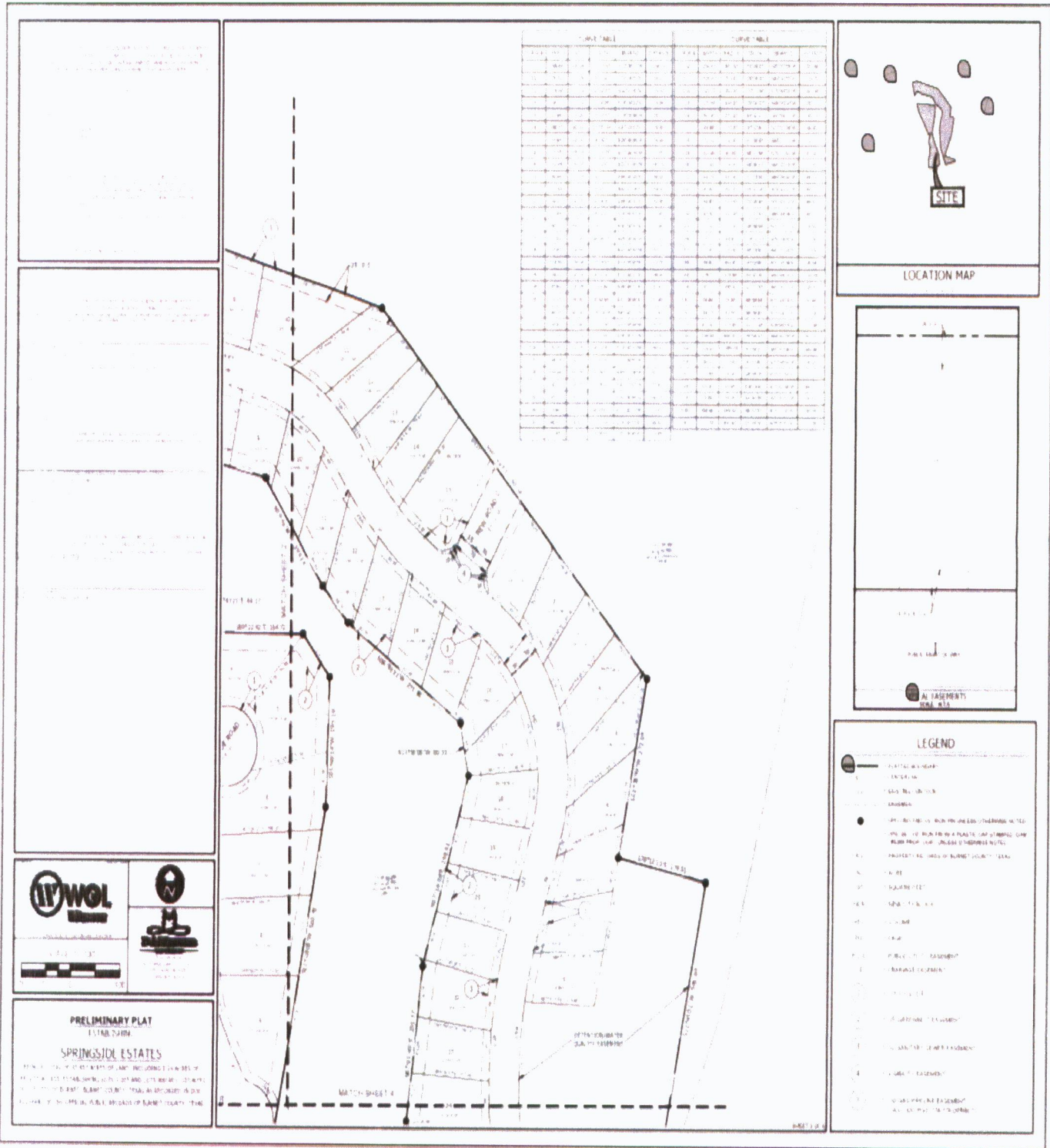
**IYWOL**

**PRELIMINARY PLAT**  
 ESTABLISHING  
**SPRINGSIDE ESTATES**  
 THIS PLAT SHOWS THE LOTS AND EASEMENTS OF THE TRACT OF LAND DESCRIBED IN THE INSTRUMENT OF TRANSFER TO THE TRACT, AND THE LOTS AND EASEMENTS OF THE TRACT AS SHOWN IN THE INSTRUMENT OF TRANSFER TO THE TRACT, AND THE LOTS AND EASEMENTS OF THE TRACT AS SHOWN IN THE INSTRUMENT OF TRANSFER TO THE TRACT.



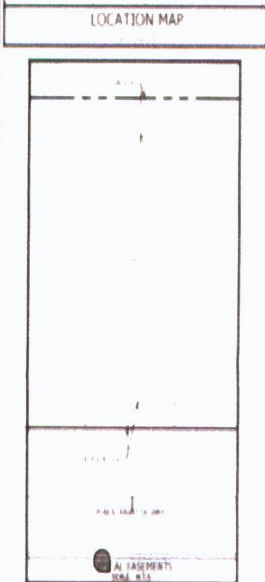
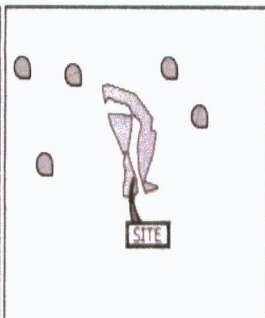


# Plat Page 3



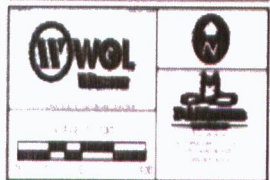
| CURVE NO. | STATIONING | CHORD BEARING   | CHORD DIST. | ARC DIST. | ANGLE OF CHORD | ANGLE OF ARC |
|-----------|------------|-----------------|-------------|-----------|----------------|--------------|
| 1         | 1+00.00    | S 85° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 2         | 2+00.00    | S 45° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 3         | 3+00.00    | S 45° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 4         | 4+00.00    | S 85° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 5         | 5+00.00    | S 85° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 6         | 6+00.00    | S 45° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 7         | 7+00.00    | S 45° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 8         | 8+00.00    | S 85° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 9         | 9+00.00    | S 85° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 10        | 10+00.00   | S 45° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |

| CURVE NO. | STATIONING | CHORD BEARING   | CHORD DIST. | ARC DIST. | ANGLE OF CHORD | ANGLE OF ARC |
|-----------|------------|-----------------|-------------|-----------|----------------|--------------|
| 11        | 11+00.00   | S 45° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 12        | 12+00.00   | S 85° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 13        | 13+00.00   | S 85° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 14        | 14+00.00   | S 45° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 15        | 15+00.00   | S 45° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 16        | 16+00.00   | S 85° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 17        | 17+00.00   | S 85° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 18        | 18+00.00   | S 45° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 19        | 19+00.00   | S 45° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |
| 20        | 20+00.00   | S 85° 00' 00" W | 100.00      | 157.08    | 90° 00' 00"    | 90° 00' 00"  |



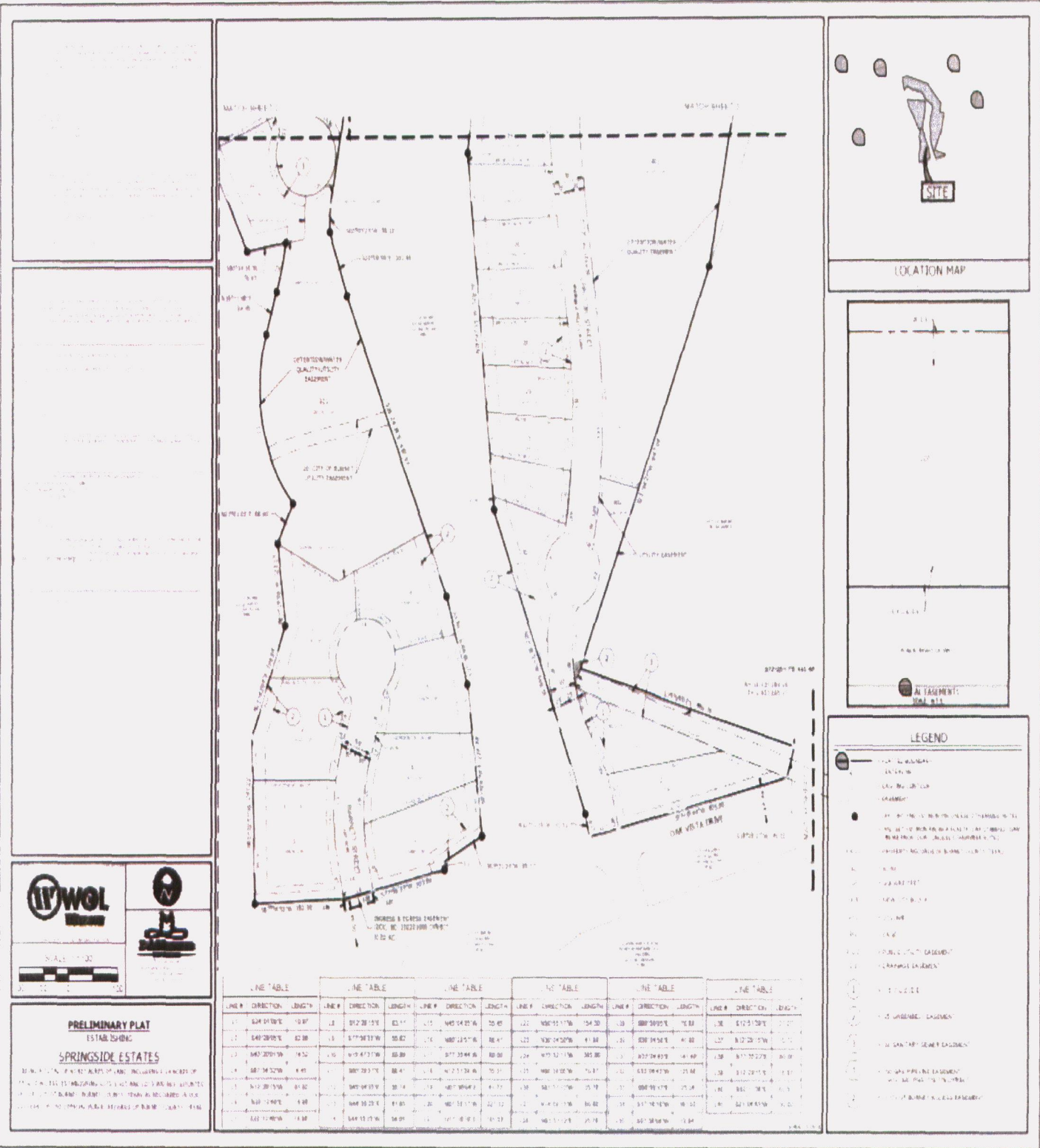
PRELIMINARY PLAT  
ESTABLISHING  
SPRINGSIDE ESTATES

THESE LOTS ARE PART OF A LARGER TRACT OF LAND INCLUDING PARCELS OF  
APPROXIMATELY 100 ACRES, MORE OR LESS, SITUATE IN SECTION 35, T43N, R106E, S18W,  
COUNTY OF BERNET COUNTY, NORTH CAROLINA, AS SHOWN ON PLAT NO. 10473, IN  
VOLUME 3, PAGE 104, PUBLIC RECORDS OF BERNET COUNTY, NORTH CAROLINA.



WOL  
SURVEYING & ENGINEERING

# Plat Page 4



SPRINGSIDE ESTATES  
 SUBDIVISION  
 PLAT NO. 1000  
 COUNTY OF ...

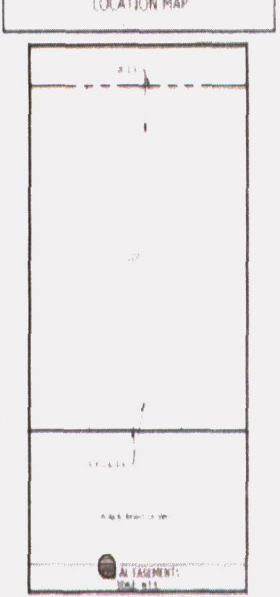
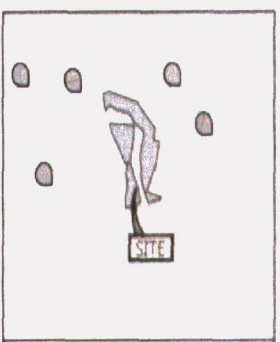
SECTION 1  
 ...

SECTION 2  
 ...

**IPWOL**  
 Professional Surveyors  
 1234 Main Street  
 City, State, Zip

SCALE: 1"=20'

**PRELIMINARY PLAT ESTABLISHING SPRINGSIDE ESTATES**  
 BEING A PLAN OF ...



**LEGEND**

- PROPERTY BOUNDARY
- - - - - EASEMENT
- ... DRAINAGE EASEMENT
- ... UTILITY EASEMENT
- ... SANITARY SEWER EASEMENT
- ... PROPOSED UTILITY EASEMENT
- ... PROPOSED DRAINAGE EASEMENT
- ... PROPOSED SANITARY SEWER EASEMENT
- ... PROPOSED PROPERTY BOUNDARY
- ... PROPOSED EASEMENT
- ... PROPOSED UTILITY EASEMENT
- ... PROPOSED DRAINAGE EASEMENT
- ... PROPOSED SANITARY SEWER EASEMENT

| LINE TABLE |             |        | LINE TABLE |             |        | LINE TABLE |             |        | LINE TABLE |             |        | LINE TABLE |             |        | LINE TABLE |             |        |
|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|
| LINE #     | DIRECTION   | LENGTH | LINE #     | DIRECTION   | LENGTH | LINE #     | DIRECTION   | LENGTH | LINE #     | DIRECTION   | LENGTH | LINE #     | DIRECTION   | LENGTH | LINE #     | DIRECTION   | LENGTH |
| 1          | S84°04'E    | 10.87  | 11         | S12°28'15"E | 83.11  | 21         | N45°04'22"W | 70.45  | 31         | N56°01'17"W | 154.33 | 41         | S89°59'57"E | 76.83  | 51         | S12°51'50"E | 11.27  |
| 2          | S48°28'02"E | 82.38  | 12         | S77°38'33"W | 30.82  | 22         | N88°24'57"W | 86.41  | 32         | S30°24'20"W | 41.84  | 42         | S39°34'54"E | 41.82  | 52         | N12°28'15"W | 15.10  |
| 3          | S45°20'51"W | 4.52   | 13         | N10°47'31"W | 89.89  | 23         | S77°35'44"E | 80.50  | 33         | N71°31'17"W | 302.86 | 43         | S27°24'43"E | 44.49  | 53         | S77°35'27"E | 80.88  |
| 4          | S81°34'32"W | 4.41   | 14         | S89°29'37"E | 88.41  | 24         | N71°31'17"W | 70.31  | 34         | N68°14'02"W | 76.81  | 44         | S33°38'43"W | 21.84  | 54         | S12°28'15"E | 11.27  |
| 5          | N12°28'15"W | 81.82  | 15         | S49°48'43"E | 39.14  | 25         | N88°24'57"W | 81.32  | 35         | S81°31'17"W | 25.79  | 45         | N88°58'17"E | 25.34  | 55         | N84°38'18"E | 11.31  |
| 6          | N49°12'48"E | 4.48   | 16         | S44°10'23"E | 41.83  | 26         | N88°18'17"W | 241.12 | 36         | N4°41'11"E  | 86.82  | 46         | S47°38'18"W | 68.33  | 56         | S21°04'15"W | 15.10  |
| 7          | S12°28'15"W | 14.88  | 17         | S44°15'17"W | 38.09  | 27         | S77°38'43"E | 81.23  | 37         | N61°11'28"E | 25.78  | 47         | S67°38'43"W | 13.84  | 57         | N84°38'18"E | 11.31  |