

RESOLUTION NO. R2024-03

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE PRELIMINARY PLAT OF THE RANCH AT DELAWARE CREEK, PHASE 5 SUBDIVISION, A PROPOSED 52-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 25.88 ACRES

Whereas, the Planning and Zoning Commission conducted a public hearing on this application on January 8, 2024; and

Whereas, the Planning and Zoning Commission recommended approval of the application on January 8, 2024; and

Whereas, City Council conducted a public hearing on this application on January 9, 2024

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 The Ranch at Delaware Creek, Phase 5 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.

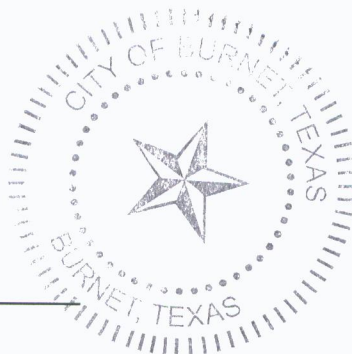
PASSED AND APPROVED this the 9th day of January 2024.

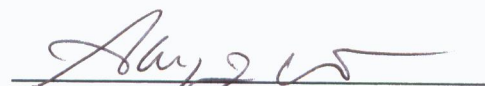
CITY OF BURNET, TEXAS

ATTEST:



Kelly Dix, City Secretary



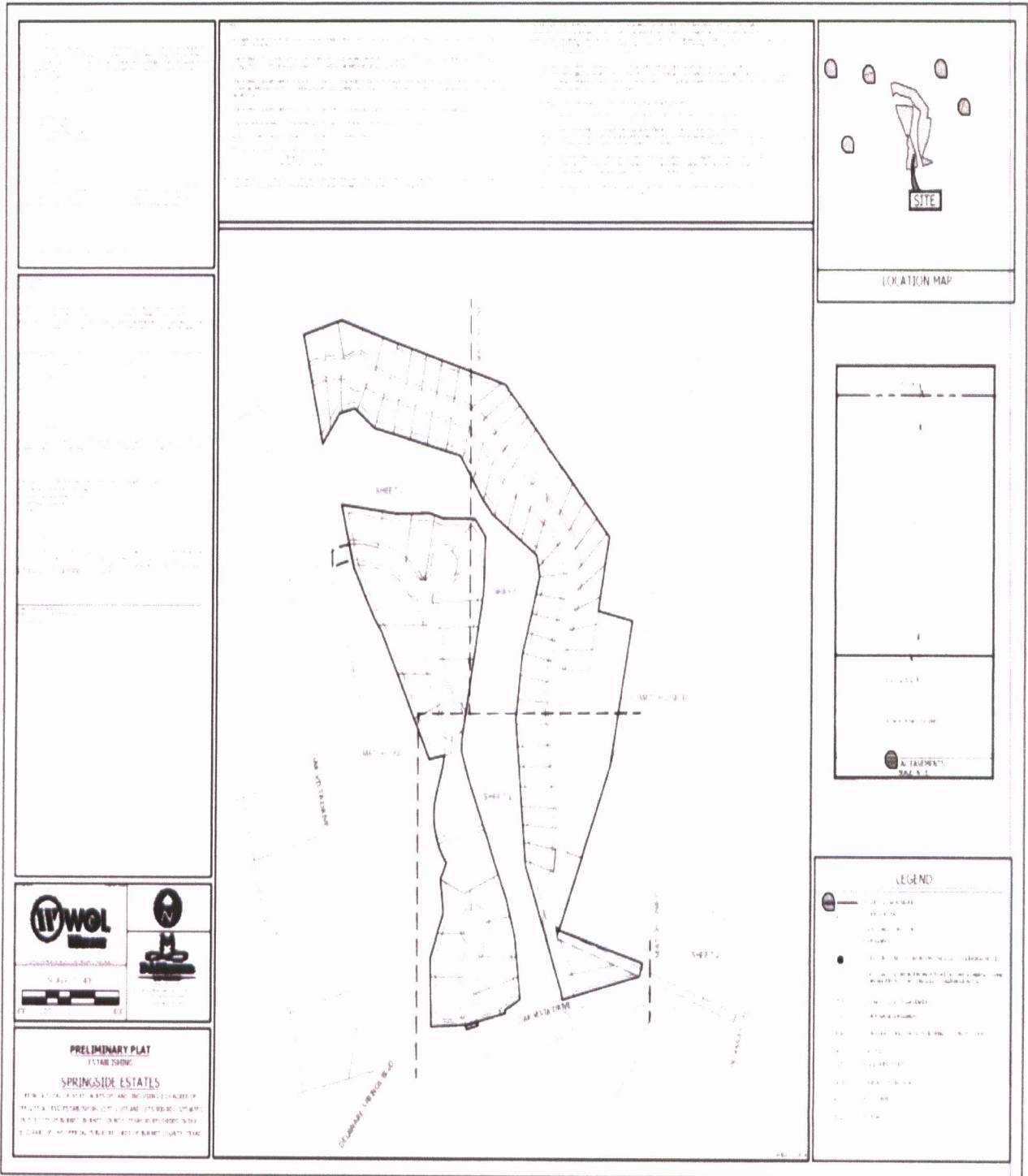


Gary Wideman, Mayor

Exhibit "A"
Tract





Exhibit "B" Plat Page 1



THE FOLLOWING IS A SUMMARY OF THE INFORMATION CONTAINED IN THE PLAT:
 1. THE PLAT IS A PRELIMINARY PLAT FOR THE SUBDIVISION OF LAND INTO LOTS.
 2. THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
 3. THE PLAT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE PLAT.
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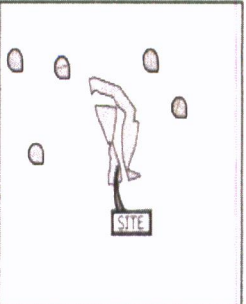
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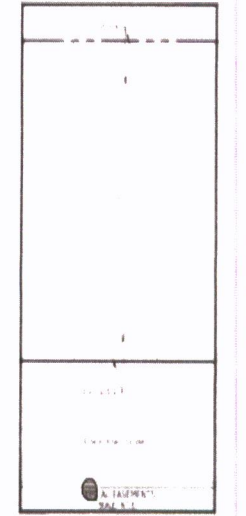



SCALE: 1" = 40'
 0' 10' 20' 30' 40'

PRELIMINARY PLAT
 FOR THE SUBDIVISION OF LAND INTO LOTS
SPRINGSIDE ESTATES
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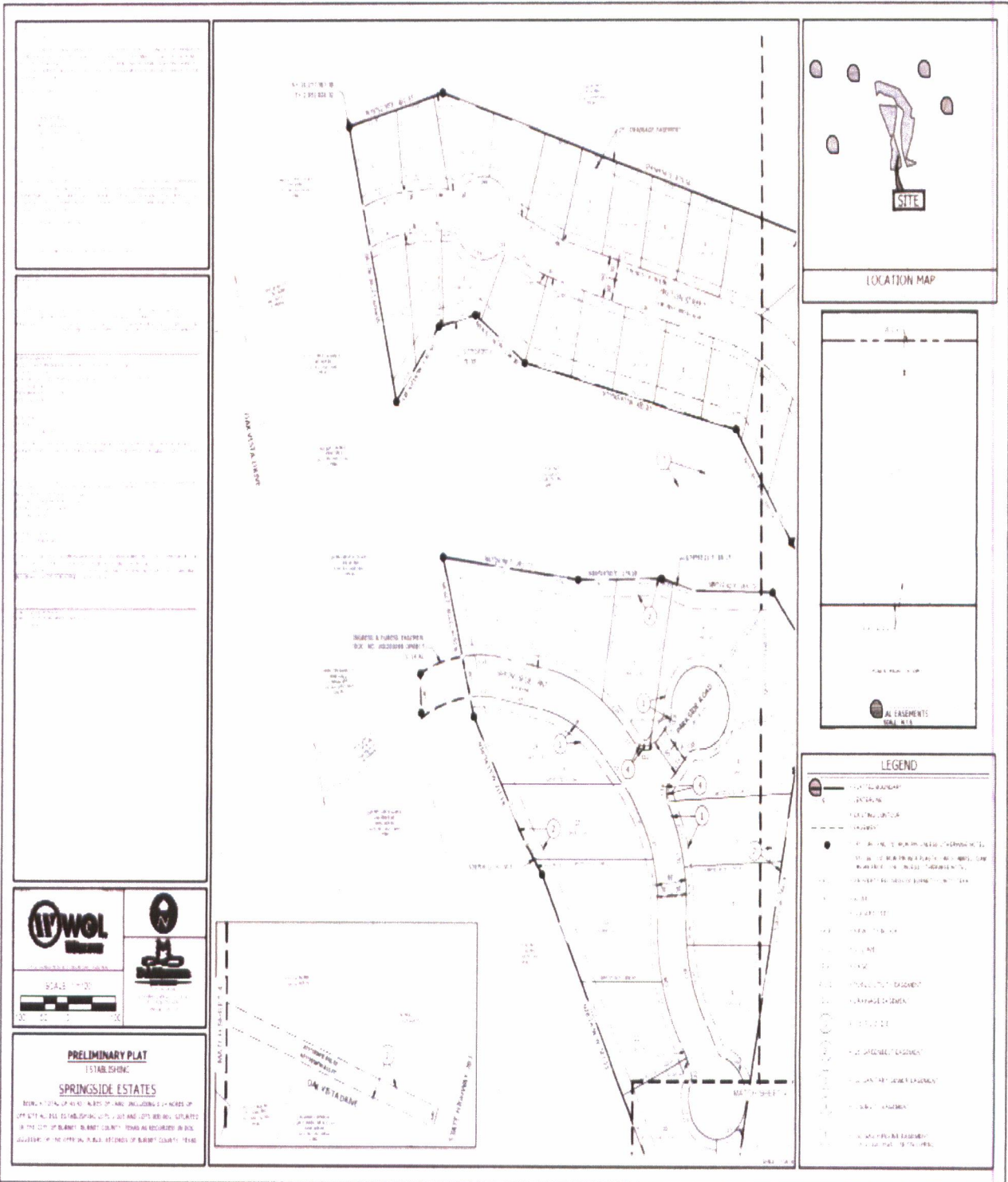
LOCATION MAP



LEGEND

	EASEMENT
	RIGHT-OF-WAY
	BOUNDARY
	LOT
	STREET
	WATER
	UTILITY
	OTHER

Plat Page 2



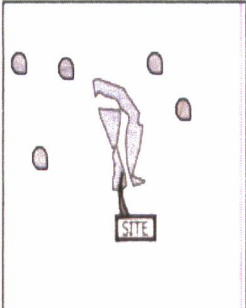
THE FOLLOWING IS A SUMMARY OF THE INFORMATION CONTAINED IN THE PLAT:
 1. THE PLAT IS A PRELIMINARY PLAT FOR THE ESTABLISHMENT OF SPRINGSIDE ESTATES.
 2. THE PLAT SHOWS THE BOUNDARIES OF THE LOTS AND THE EASEMENTS AND ENCROACHMENTS.
 3. THE PLAT IS SUBJECT TO THE RECORDS OF THE COUNTY CLERK AND THE CITY ENGINEER.
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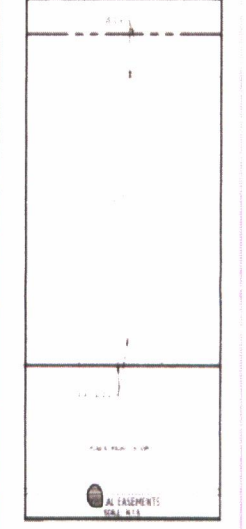
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PRELIMINARY PLAT
 ESTABLISHING
SPRINGSIDE ESTATES
 BEING A TOTAL OF 41.47 ACRES OF LAND INCLUDING 14 LOTS OF
 0.75 ACRES EACH, ESTABLISHED IN LOT 1 AND LOTS 2 THROUGH 14
 IN THE CITY OF BLUMENT COUNTY, TEXAS AS RECORDED IN BOOK
 123456 OF THE OFFICIAL PUBLIC RECORDS OF BLUMENT COUNTY, TEXAS

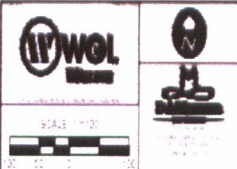


LOCATION MAP



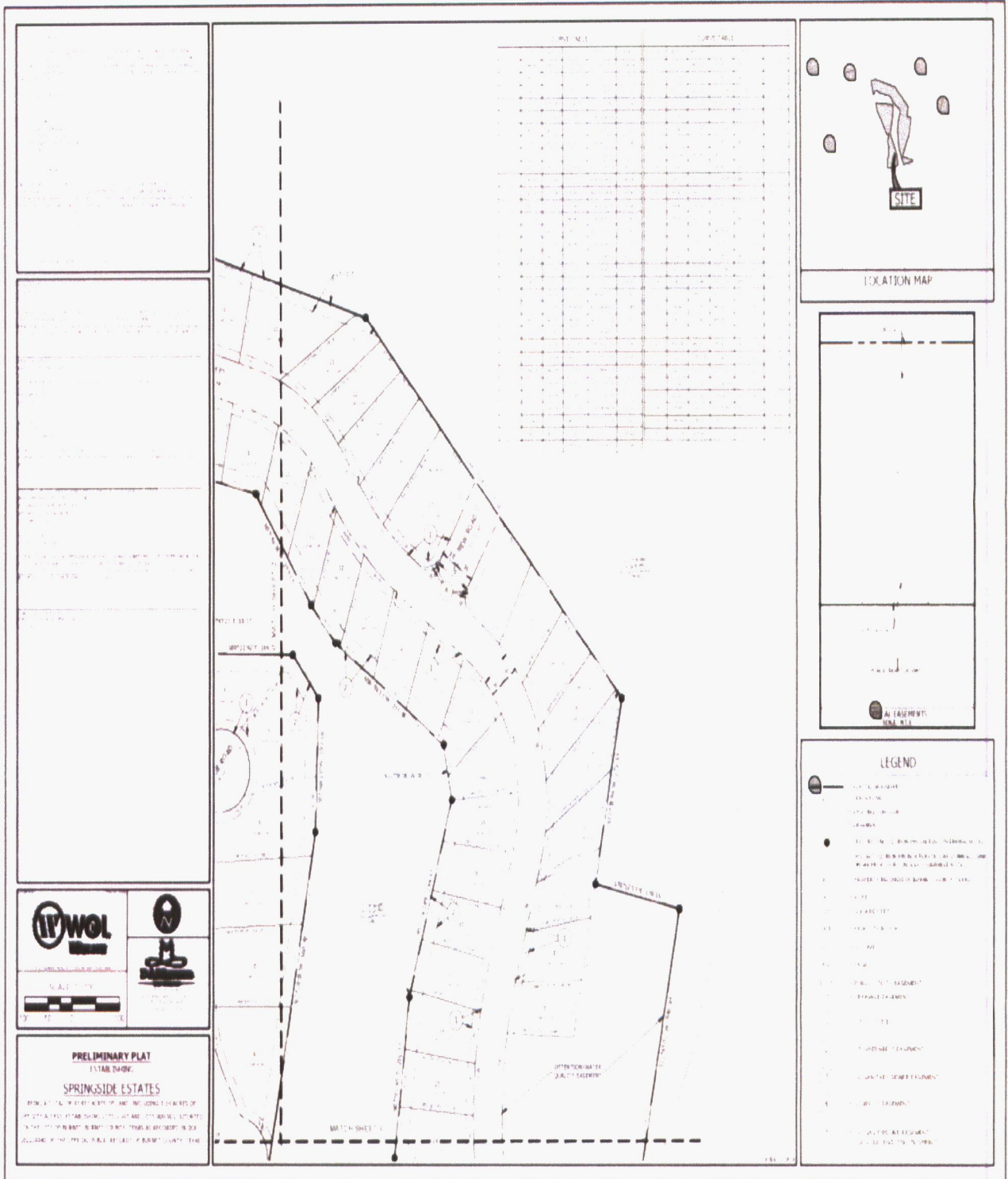
LEGEND

	LOT BOUNDARY
	EASEMENT
	ENCROACHMENT
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	UTILITY EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT

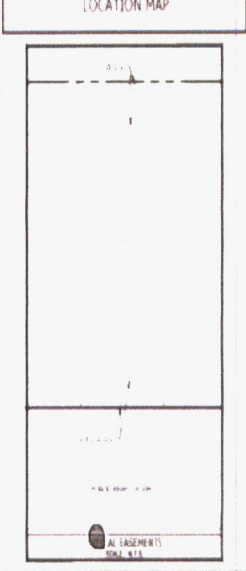
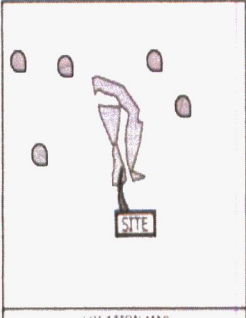
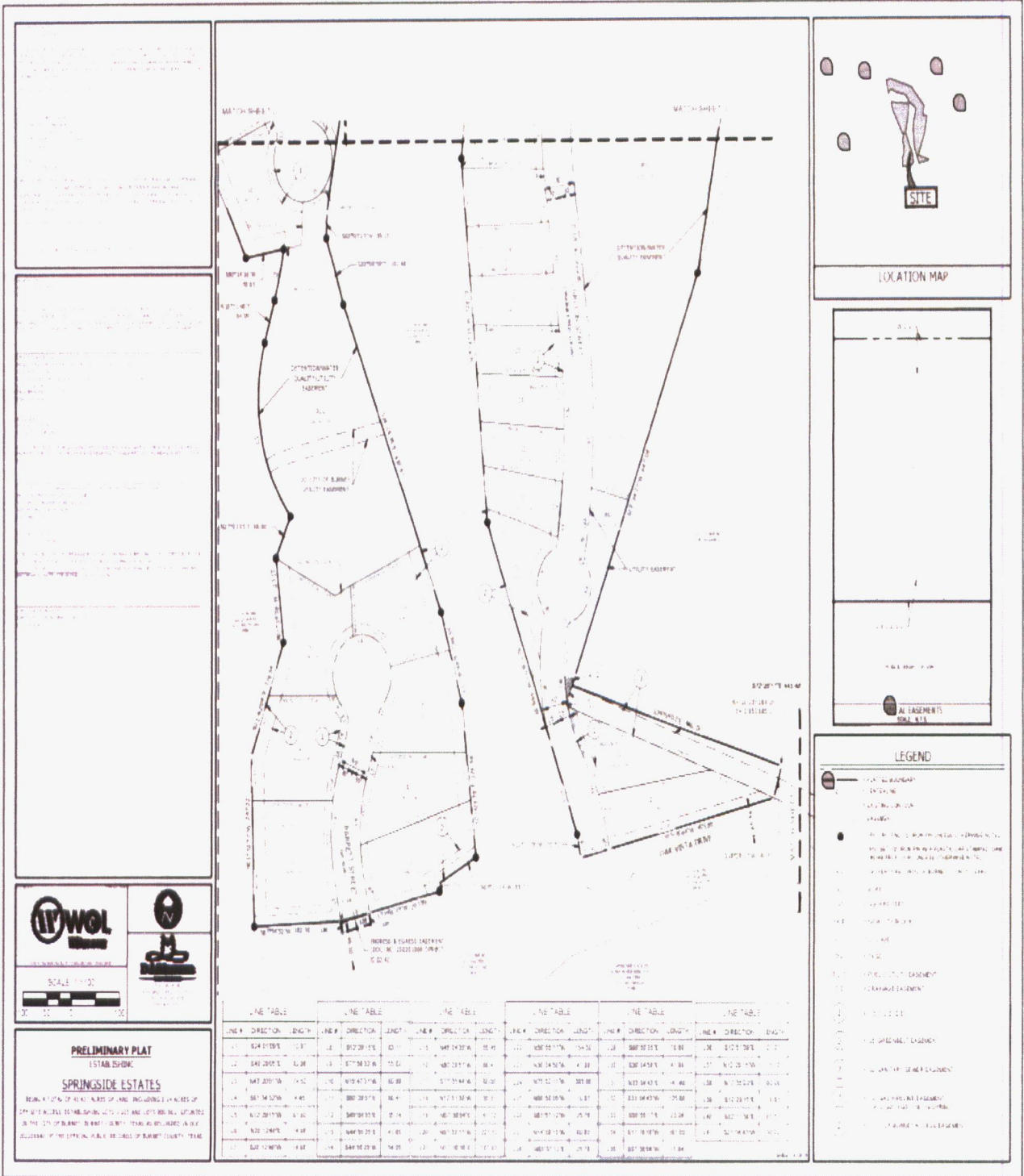


SCALE 1"=20'
 PREPARED BY: [Name]
 DATE: [Date]

Plat Page 3



Plat Page 4



LEGEND

- 1. PLAT BOUNDARY
- 2. EASEMENT
- 3. PROPERTY BLD
- 4. UNIMPOSED BLD
- 5. CITY OF BUNSBURY QUALITY EQUIPMENT
- 6. SEWERAGE EASEMENT
- 7. WATER EASEMENT
- 8. CITY OF BUNSBURY EASEMENT
- 9. PROPERTY BLD
- 10. UNIMPOSED BLD
- 11. SEWERAGE EASEMENT
- 12. WATER EASEMENT
- 13. CITY OF BUNSBURY EASEMENT
- 14. PLAT BOUNDARY
- 15. EASEMENT
- 16. PROPERTY BLD
- 17. UNIMPOSED BLD
- 18. SEWERAGE EASEMENT
- 19. WATER EASEMENT
- 20. CITY OF BUNSBURY EASEMENT

THIS PLAT IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS OF THE CITY OF BUNSBURY, VERMONT.
2. THE PLAT IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS AND REGULATIONS.
3. THE PLAT IS SUBJECT TO ALL APPLICABLE EASEMENTS AND ENCUMBRANCES.
4. THE PLAT IS SUBJECT TO ALL APPLICABLE DEEDS AND INSTRUMENTS.
5. THE PLAT IS SUBJECT TO ALL APPLICABLE TAXES AND FEES.
6. THE PLAT IS SUBJECT TO ALL APPLICABLE RECORDS AND DOCUMENTS.
7. THE PLAT IS SUBJECT TO ALL APPLICABLE SURVEYS AND MEASUREMENTS.
8. THE PLAT IS SUBJECT TO ALL APPLICABLE ENGINEERING AND ARCHITECTURAL STANDARDS.
9. THE PLAT IS SUBJECT TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
10. THE PLAT IS SUBJECT TO ALL APPLICABLE HISTORIC PRESERVATION REGULATIONS.
11. THE PLAT IS SUBJECT TO ALL APPLICABLE UTILITIES AND SERVICES.
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SCALE 1"=100'

PRELIMINARY PLAT
ESTABLISHING:
SPRINGSIDE ESTATES
BEING A TOTAL OF SIX (6) ALOTS OF LAND INCLUDING AN ALLOT OF 271,016 SQUARE FEET BEING SHOWN ON THE CITY OF BUNSBURY MAP OF THE CITY OF BUNSBURY, VERMONT, AS RECORDED IN BOOK 22, PAGE 10 OF THE OFFICIAL PUBLIC RECORDS OF BUNSBURY COUNTY, VERMONT.

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	S 64° 07' 00" W	153.7	4	S 02° 28' 17" E	63.01	8	N 01° 24' 30" W	30.45	12	S 08° 55' 17" W	154.50	16	S 00° 35' 35" E	16.80	20	S 02° 28' 17" E	153.70
2	S 84° 20' 00" E	4.38	5	S 77° 08' 33" W	55.05	9	N 07° 23' 16" W	30.45	13	N 01° 24' 30" W	4.38	17	S 08° 55' 17" W	4.38	21	N 02° 28' 17" W	153.70
3	N 02° 20' 10" W	14.50	6	N 03° 47' 10" W	60.88	7	S 77° 08' 33" W	55.05	14	N 07° 23' 16" W	303.80	15	N 03° 47' 10" W	14.50	18	N 02° 28' 17" E	153.70
4	S 01° 34' 30" W	4.40	11	S 00° 35' 35" E	16.80	10	N 07° 23' 16" W	30.45	11	N 01° 24' 30" W	4.38	19	S 08° 55' 17" W	154.50	22	S 02° 28' 17" E	153.70
5	S 02° 28' 17" E	4.38	12	S 00° 35' 35" E	16.80	13	N 07° 23' 16" W	30.45	14	S 08° 55' 17" W	154.50	15	S 00° 35' 35" E	16.80	23	S 02° 28' 17" E	153.70
6	N 02° 20' 10" W	14.50	14	N 03° 47' 10" W	60.88	15	N 07° 23' 16" W	303.80	16	N 01° 24' 30" W	4.38	24	S 08° 55' 17" W	154.50	25	S 02° 28' 17" E	153.70
7	S 01° 34' 30" W	4.40	16	S 00° 35' 35" E	16.80	17	N 07° 23' 16" W	30.45	18	N 01° 24' 30" W	4.38	26	S 08° 55' 17" W	154.50	27	S 02° 28' 17" E	153.70
8	S 02° 28' 17" E	4.38	18	S 00° 35' 35" E	16.80	19	N 07° 23' 16" W	30.45	20	S 08° 55' 17" W	154.50	28	S 02° 28' 17" E	153.70			