

RESOLUTION NO. R2024-48

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE "FINAL PLAT" OF CREEKFALL PHASE 2 SUBDIVISION, A PROPOSED 50-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 21.65 ACRES

Whereas, City Council has approved a preliminary plat of the Creekfall Phase 2 Subdivision; and

Whereas, the Planning and Zoning Commission has made its recommendation on the final plat of the Creekfall Phase 2; and

Whereas, the city staff and the city engineer have opined the application substantially complies with the subdivision ordinance; and

Whereas, the plat shall not be recorded until the internal streets and public infrastructure is completed or the applicant provides fiscal security assuring such completion; and

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. Conditional Approval. The Final Plat of Creekfall Phase 2 Subdivision is hereby conditionally approved; subject to the condition recommended by the Planning and Zoning Commission as follow:

1. Revise the street name from COKE STREET to DESERT DRIVE.
2. Update Signature Blocks [Sec. 98-24(c)(f)]
3. Show location of sidewalks [Sec. 98-24(c)(4)(g)]
4. Revise the designation of the lots reserved for future connectivity; the proposed "lots" do not meet the minimum requirements as set forth in the code [Sec. 118-20].
5. Add plat note that reserved tracts will be conveyed upon written approval from the City of Burnet.
6. Add exclusive access easements to tracts designated for future connectivity.
7. Add drainage easements to all drainage tracts [Sec. 98-47(b)].
8. Update plat note number seven to include Phase Three.
9. Add a plat note designating the drainage tracts as lots to be maintained by the HOA [Sec. 98-61(l)].

10. The developer is to satisfy all of the requirements for the water line easement to be valid and binding.


Section 3. Recordation. The final plat of the Creekfall Phase 2 Subdivision shall not be recorded in the Public Records of Burnet County, Texas, until such time as the public infrastructure contemplated by said plat is completed, or surety instrument guaranteeing construction of all improvements is accepted, and the subdivision is preliminarily accepted by City Council.

Section 4. 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.

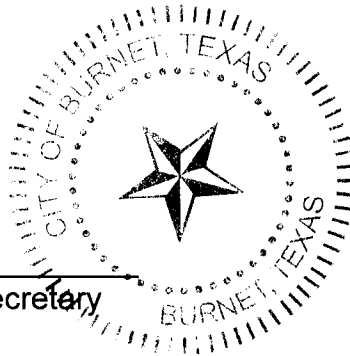
Section 5. Effective Date. That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

PASSED AND APPROVED this the 11th day of June 2024.

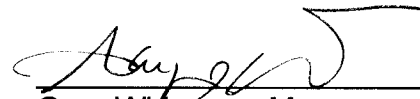
ATTEST:



Maria Gonzales, City Secretary



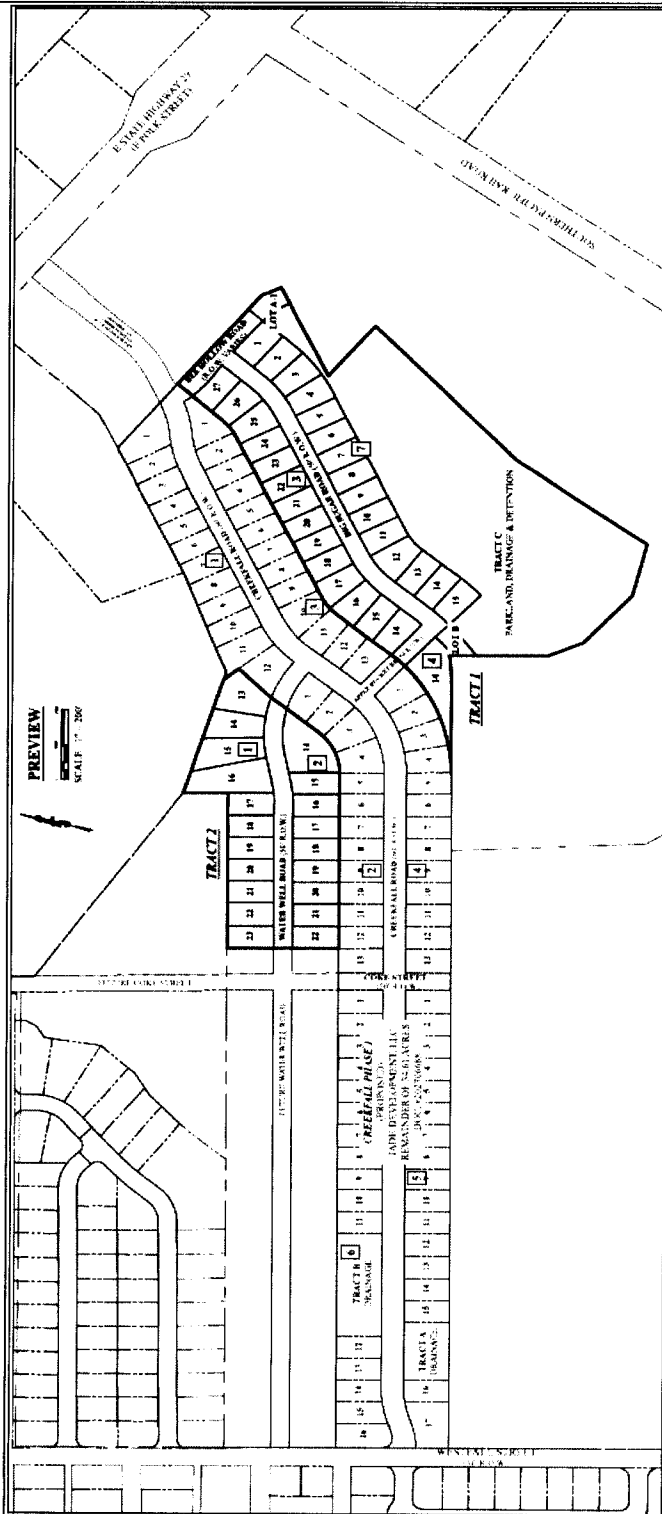
CITY OF BURNET, TEXAS



Gary Wideman, Mayor

Exhibit "A" Plat Page 1

FINAL PLAT CREEKFALL PHASE 2 AN ADDITION TO THE CITY OF BURNET, BURNET COUNTY, TEXAS. 21.65 ACRES OUT OF THE SARAH ANN GUEST SURVEY. ABSTRACT NO. 1525, BURNET COUNTY, TEXAS.



PROJECT TOTALS:

LOTS: 60
 BLOCKS: 5
 R.O.W. AVERAGE: 2.99
 R.O.W. LINEAR FEET: 2506.36
 TOTAL ACREAGE: 21.65

OWNER/DEVELOPER:
 JADE DEVELOPMENT, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 MARBLE FALLS, TEXAS 76648

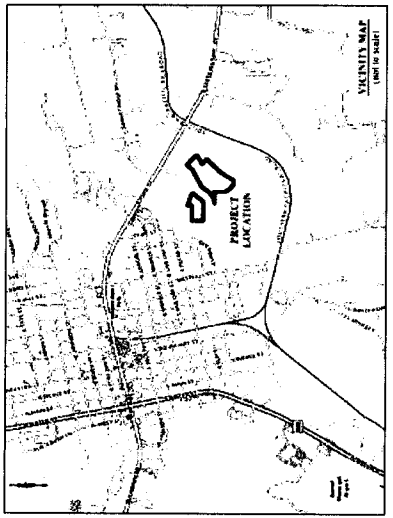
CREEFALL DEVELOPMENT, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 MEADOWLARK, TX 76648

ENGINEER:
 FROBISHA ENGINEERING &
 DEVELOPMENT SERVICES
 P.O. BOX 5123
 HARKER HEIGHTS, TEXAS 76648

SURVEYOR:
 FROBISHA SURVEYING, PLLC
 P.O. BOX 1417
 BELTON, TEXAS 76713



- NOTES:**
- The boundaries between acre and homestead derived from GPS observations based on the NAD83/2011 State Plane Coordinate System, Texas Central Zone, No. 4037. All distances are horizontal unless otherwise noted. The Certified Conveyance Form (CTF) - 04011506.
 - The plat is subject to the provisions of the Texas Property Code, Title 64, Subchapter C, Chapter 64.001, effective 12/01/2019. That does not apply, that does not apply, or it is not used, see also 11.
 - No warranty is made by the engineer as to the accuracy of the survey data or the ability to locate any utility, water, or sewerage lines. The engineer is not responsible for the location of any utility, water, or sewerage lines. The engineer is not responsible for the location of any utility, water, or sewerage lines.
 - Building setbacks shall comply with the City of Burnet zoning ordinance.
 - When vacant deed calls refer to this plat, and deed calls are noted in field notes accompanying the plat.
 - The lot designated on this plat as 100A Lot A1 and 100A Lot B are reserved to provide for the future construction of a water treatment plant. The location of the water treatment plant shall be determined by the City of Burnet. The plat shall be subject to the provisions of the City of Burnet zoning ordinance and any other laws, rules, regulations, and ordinances of the City of Burnet, Texas, and any other laws, rules, regulations, and ordinances of the State of Texas.
 - The plat shall be subject to the provisions of the City of Burnet zoning ordinance and any other laws, rules, regulations, and ordinances of the City of Burnet, Texas, and any other laws, rules, regulations, and ordinances of the State of Texas.



Plat Page 3

FINAL PLAT CREEKFALL PHASE 2 AN ADDITION TO THE CITY OF BURNET, BURNET COUNTY, TEXAS, 21.65 ACRES OUT OF THE SARAH ANN GUEST SURVEY, ABSTRACT NO. 1525, BURNET COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF BURNET

The attached plat of CREEKFALL PHASE 2 has been submitted to and considered by the City Engineer of the City of Burnet, Texas and has been found to comply with the Subdivision Ordinance of the City of Burnet, Texas.

WITNESS MY HAND AND OFFICIAL SEAL this _____ day of _____, 2024.

Jan Probst, City Engineer

STATE OF TEXAS
COUNTY OF BURNET

KNOW ALL MEN BY THESE PRESENTS, that HARBOR DEVELOPMENT, L.L.C., a Texas Limited Liability Company, being a owner of the land shown on this plat designated as CREEKFALL PHASE 2, being 21.65 acres of land out of the Sarah Ann Guest Survey, Abstract No. 1525, Burnet County, Texas, and being part of that certain 34.41 acre tract of land as described by a deed to said tract, recorded in Document No. 20231062, (Official Public Records of Burnet County, Texas, do hereby certify that the plat of CREEKFALL PHASE 2 has been submitted to and considered by the City Engineer of the City of Burnet, Texas and has been found to comply with the Subdivision Ordinance of the City of Burnet, Texas and that the plat and address to the public use forever any easements and loads that are shown hereon.

By: _____
Henry T. Lewis, Agent
Harbor Development, L.L.C.
A Texas Limited Liability Company

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the _____ day of _____, 2024, by Henry T. Lewis, Agent for Harbor Development, L.L.C., a Texas Limited Liability Company on behalf of said company.

Notary Public for the State of Texas
My Commission Expires: _____

THE STATE OF TEXAS
COUNTY OF BURNET

The attached plat of CREEKFALL PHASE 2 has been submitted to and considered by the Planning and Zoning Commission of the City of Burnet, Texas, at the meeting on the _____ day of _____, 2024, for acceptance of the dedications of lands for public use as indicated and approval of the plat.

Ben Burns, Chairman
Planning & Zoning Commission

THE STATE OF TEXAS
COUNTY OF BURNET

The attached plat of CREEKFALL PHASE 2 has been submitted to the City Council of the City of Burnet, Texas, at a meeting on the _____ day of _____, 2024, and was duly considered and found to comply with the Subdivision Ordinance of the City of Burnet, Texas and that the plat and address to the public use forever any easements and loads that are shown hereon except the dedications of lands for public use as indicated and approval of this plat.

Albert _____
Bobby Dink, City Secretary

Alan Smith, Mayor

STATE OF TEXAS
COUNTY OF BURNET

KNOW ALL MEN BY THESE PRESENTS, that CREEKFALL DEVELOPMENT, L.L.C., a Texas Limited Liability Company, being a owner of the land shown on this plat designated as CREEKFALL PHASE 2, being 21.65 acres of land out of the Sarah Ann Guest Survey, Abstract No. 1525, Burnet County, Texas, and being part of that certain 34.41 acre tract of land as described by a deed to said tract, recorded in Document No. 20231062, (Official Public Records of Burnet County, Texas, do hereby certify that the plat of CREEKFALL PHASE 2 has been submitted to and considered by the City Engineer of the City of Burnet, Texas and that the plat and address to the public use forever any easements and loads that are shown hereon.

By: _____
Gary Wade Doherty, Agent
Creekside Development, L.L.C.
A Texas Limited Liability Company

STATE OF TEXAS
COUNTY OF BELL

This instrument was acknowledged before me on the _____ day of _____, 2024, by Gary Wade Doherty, Agent for Creekside Development, L.L.C., a Texas Limited Liability Company on behalf of said company.

Notary Public for the State of Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

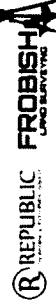
THE STATE OF TEXAS
COUNTY OF BURNET

I, Landon E. Frobish, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat of CREEKFALL PHASE 2 was prepared from an actual survey made on the ground under my supervision, and that said plat is a true and correct representation of same as I located the component parts on the ground.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th day of January, 2024.



Landon E. Frobish
No. 1509
State of Texas



CRESP	NAME	TYPE	LENGTH	BEARING	AREA	PERCENT	LENGTH	BEARING	AREA
C1	1525.00	W	1525.00	N 89° 59' 59" E	1525.00	100.00	1525.00	N 89° 59' 59" E	1525.00
C2	1525.00	E	1525.00	N 89° 59' 59" E	1525.00	100.00	1525.00	N 89° 59' 59" E	1525.00
C3	1525.00	S	1525.00	N 89° 59' 59" E	1525.00	100.00	1525.00	N 89° 59' 59" E	1525.00
C4	1525.00	W	1525.00	N 89° 59' 59" E	1525.00	100.00	1525.00	N 89° 59' 59" E	1525.00
C5	1525.00	E	1525.00	N 89° 59' 59" E	1525.00	100.00	1525.00	N 89° 59' 59" E	1525.00
C6	1525.00	S	1525.00	N 89° 59' 59" E	1525.00	100.00	1525.00	N 89° 59' 59" E	1525.00
C7	1525.00	W	1525.00	N 89° 59' 59" E	1525.00	100.00	1525.00	N 89° 59' 59" E	1525.00
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C61	1525.00	W	1525.00	N 89° 59' 59" E	1525.00	100.00	1525.00	N 89° 59' 59" E	1525.00
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C65	1525.00	E	1525.00	N 89° 59' 59" E	1525.00	100.00	1525.00	N 89° 59' 59" E	1525.00
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C69	1525.00	S	1525.00	N 89° 59' 59" E	1525.00	100.00	1525.00	N 89° 59' 59" E	1525.00
C70	1525.00	W	1525.00	N 89° 59' 59" E	1525.00	100.00	1525.00	N 89° 59' 59" E	1525.00
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C72	1525.00	S	1525.00	N 89° 59' 59" E	1525.00	100.00	1525.00	N 89° 59' 59" E	1525.00
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C79	1525.00	W	1525.00	N 89° 59' 59" E	1525.00	100.00	1525.00	N 89° 59' 59" E	1525.00
C80	1525.00	E	1525.00	N 89° 59' 59" E	1525.00	100.00	1525.00	N 89° 59' 59" E	1525.00</