

RESOLUTION NO. R2024-47

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE "FINAL PLAT" OF CREEKFALL PHASE 1 SUBDIVISION, A PROPOSED 84-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 22.27 ACRES

Whereas, City Council has approved a preliminary plat of the Creekfall Phase 1 Subdivision; and

Whereas, the Planning and Zoning Commission has made its recommendation on the final plat of the Creekfall Phase 1; 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 a surety instrument 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 1 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. Add drainage easements to all drainage tracts [Sec. 98-47(b)].
5. Update plat note number seven to include Phase Three.
6. Add a plat note designating the drainage tracts as lots to be maintained by the HOA [Sec. 98-61(l)].
7. Revise PUE along Lots 15, 16, and Tract A to match the utilities installed.
8. 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 1 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

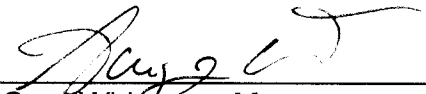
construction of all improvements is accepted, and the subdivision is preliminarily accepted by City Council.

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.

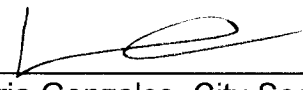
PASSED AND APPROVED this the 11th day of June 2024.

CITY OF BURNET, TEXAS

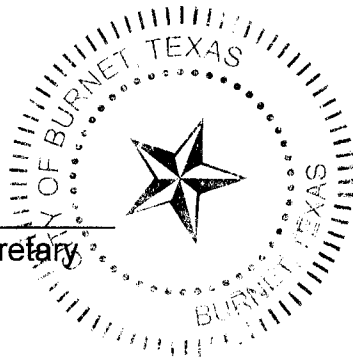


Gary Wideman, Mayor

ATTEST:



Maria Gonzales, City Secretary



Plat Page 4

FINAL PLAT CRBEKFAHLL PHASE 1 AN ADDITION TO THE CITY OF BURNET, BURNET COUNTY, TEXAS, 22.27 ACRES OUT OF THE SARAH ANN GUEST SURVEY, ABSTRACT NO. 1525, BURNET COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BURNET

KNOW ALL MEN BY THESE PRESENTS, that JAKE DEVELOPMENT, LLC, a Texas Limited Liability Company, being the owner of the land shown on this plat designated as CRBEKFAHLL PHASE 1, being a portion of the Sarah Ann Guest Survey, Abstract No. 1525, Burnet County, Texas, and being part of that certain 34.83 acre tract as described by a deed to said land, to-wit: Deed No. 201764668, Official Public Records of Burnet County, Texas, do hereby join, approve, and consent to all subdivisions and plat maps hereinafter herein. I do hereby approve the recitation of the subdivision plat and additions to the public use hereto and hereby certify that the same are correct and true.

By: _____
Henry T. Laveau, Agent
Jake Development, LLC, a Texas Limited Liability Company

STATE OF TEXAS
COUNTY OF BURNET

This instrument was acknowledged before me on the _____ day of _____, 2014, by Henry T. Laveau, Agent for Jake Development, LLC, 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 CRBEKFAHLL PHASE 1 has been submitted to and considered by the Planning and Zoning Commission of the City of Burnet, Texas, at its meeting on _____, 2014, and was duly considered and found to comply with the laws and ordinances of the State of Texas and the City of Burnet, Texas, for its recommendation for acceptance of the subdivision of lands for public use as indicated and approval of the plat.

Notary Public
Planning & Zoning Commission

THE STATE OF TEXAS
COUNTY OF BURNET

The attached plat of CRBEKFAHLL PHASE 1 has been submitted to the City Council of the City of Burnet, Texas, at its meeting on the _____ day of _____, 2014, and was duly considered and found to comply with the laws and ordinances of the State of Texas and the City of Burnet, Texas. The City Council of the City of Burnet, Texas, hereby approves the subdivision of lands for public use as indicated and approves the plat.

Attest:
Kelly Cox, City Secretary
Alan Smith, Mayor

THE STATE OF TEXAS
COUNTY OF BURNET

The attached plat of CRBEKFAHLL PHASE 1 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 Ordinances of the City of Burnet, Texas.

WITNESS MY HAND AND OFFICIAL SEAL, this _____ day of _____, 2014.

Alan Smith, City Engineer

THE STATE OF TEXAS
COUNTY OF BURNET

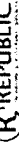
Lester E. Frobish, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the plat of CRBEKFAHLL PHASE 1 was prepared from an actual survey made on the ground under my supervision, and that said plat is a true and correct representation of same as I located its component parts on the ground.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 18th day of _____, 2014.

Lester E. Frobish, R.L.S.
No. 6300
State of Texas



OWNER/DEVELOPER:
JAKE DEVELOPMENT, LLC, A TEXAS
LIMITED LIABILITY COMPANY
400 FM ROAD 1411
MOORE FALLS, TEXAS 76644



ENGINEER:
REPUBLIC ENGINEERING &
DEVELOPMENT SERVICES
P.O. BOX 1125
HANKS HOLLOW, TEXAS 76644

SURVEYOR:
FROBISH LAND SURVEYING, PLLC
P.O. BOX 1411
BURNET, TEXAS 76613



LINE TABLE:

LINE	BEGINNING	INSTANCE
1	5.461317 E	48.17
2	5.461317 E	38.17
3	5.461317 W	38.17
4	5.461317 W	48.17
5	5.461317 E	48.17
6	5.461317 E	38.17
7	5.461317 W	38.17
8	5.461317 W	48.17
9	5.461317 E	48.17

CURVE TABLE:

CURVE	BEARING	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	120.89	120.89	S 60.445° W	120.89
C2	120.89	120.89	S 60.445° W	120.89
C3	120.89	120.89	S 60.445° W	120.89
C4	120.89	120.89	S 60.445° W	120.89
C5	120.89	120.89	S 60.445° W	120.89
C6	120.89	120.89	S 60.445° W	120.89
C7	120.89	120.89	S 60.445° W	120.89
C8	120.89	120.89	S 60.445° W	120.89
C9	120.89	120.89	S 60.445° W	120.89
C10	120.89	120.89	S 60.445° W	120.89
C11	120.89	120.89	S 60.445° W	120.89
C12	120.89	120.89	S 60.445° W	120.89
C13	120.89	120.89	S 60.445° W	120.89
C14	120.89	120.89	S 60.445° W	120.89
C15	120.89	120.89	S 60.445° W	120.89
C16	120.89	120.89	S 60.445° W	120.89
C17	120.89	120.89	S 60.445° W	120.89
C18	120.89	120.89	S 60.445° W	120.89
C19	120.89	120.89	S 60.445° W	120.89
C20	120.89	120.89	S 60.445° W	120.89
C21	120.89	120.89	S 60.445° W	120.89
C22	120.89	120.89	S 60.445° W	120.89
C23	120.89	120.89	S 60.445° W	120.89
C24	120.89	120.89	S 60.445° W	120.89
C25	120.89	120.89	S 60.445° W	120.89
C26	120.89	120.89	S 60.445° W	120.89
C27	120.89	120.89	S 60.445° W	120.89
C28	120.89	120.89	S 60.445° W	120.89
C29	120.89	120.89	S 60.445° W	120.89
C30	120.89	120.89	S 60.445° W	120.89
C31	120.89	120.89	S 60.445° W	120.89
C32	120.89	120.89	S 60.445° W	120.89
C33	120.89	120.89	S 60.445° W	120.89
C34	120.89	120.89	S 60.445° W	120.89
C35	120.89	120.89	S 60.445° W	120.89
C36	120.89	120.89	S 60.445° W	120.89
C37	120.89	120.89	S 60.445° W	120.89
C38	120.89	120.89	S 60.445° W	120.89
C39	120.89	120.89	S 60.445° W	120.89
C40	120.89	120.89	S 60.445° W	120.89
C41	120.89	120.89	S 60.445° W	120.89
C42	120.89	120.89	S 60.445° W	120.89
C43	120.89	120.89	S 60.445° W	120.89
C44	120.89	120.89	S 60.445° W	120.89
C45	120.89	120.89	S 60.445° W	120.89
C46	120.89	120.89	S 60.445° W	120.89
C47	120.89	120.89	S 60.445° W	120.89
C48	120.89	120.89	S 60.445° W	120.89
C49	120.89	120.89	S 60.445° W	120.89
C50	120.89	120.89	S 60.445° W	120.89
C51	120.89	120.89	S 60.445° W	120.89
C52	120.89	120.89	S 60.445° W	120.89
C53	120.89	120.89	S 60.445° W	120.89
C54	120.89	120.89	S 60.445° W	120.89
C55	120.89	120.89	S 60.445° W	120.89
C56	120.89	120.89	S 60.445° W	120.89
C57	120.89	120.89	S 60.445° W	120.89
C58	120.89	120.89	S 60.445° W	120.89
C59	120.89	120.89	S 60.445° W	120.89
C60	120.89	120.89	S 60.445° W	120.89