

**RESOLUTION NO. R2024-12**

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE "FINAL PLAT" OF WESTFALL VILLAGE SUBDIVISION, PHASE 3, A PROPOSED 44-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 14.68 ACRES; AND ACCEPTING A LETTER OF CREDIT ASSURING COMPLETION OF SUBDIVISION INFRASTRUCTURE**

**Whereas**, City Council has approved a preliminary plat of the Westfall Village Subdivision, Phase 3; and

**Whereas**, the Planning and Zoning Commission has made its recommendation on the final plat of the Westfall Village Subdivision, Phase 3; and

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

**Whereas**, accordance with City Code Sec. 98-61, the applicant has requested the final plat be recorded after approval and that the applicant be allowed to provide a letter of credit to assure applicant's completion of infrastructure after plat recordation.

**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 final plat of the Westfall Village Subdivision, Phase 3, is hereby approved.

**Section 3. Letter of Credit Accepted.** The Letter of Credit is accepted, subject to the following:

- (a) The public improvements are completed and preliminary accepted before February 13, 2025; and
- (b) At the time of preliminary acceptance of the public improvements the subdivider provides a warranty or maintenance bond, assuring the quality of materials and workmanship, and maintenance of all public improvements; and
- (c) Failure to timely complete the public improvements shall cause the city manager to draw on the letter of credit to complete the public improvements; and
- (d) The public improvements shall not be accepted until all improvements have been satisfactorily completed; and

(e) The city shall withhold all city services to the subdivision until the public improvements are satisfactorily completed and accepted.

**Section 4. Authorization.** The city manager is authorized and directed to take those actions that are reasonably necessary to facilitate the purpose of this Resolution. Further, the city manager is to draw on the letter of credit to complete the public improvements, without any further city council action necessary, should the subdivider fail to complete the public improvements within the period prescribed in this resolution.

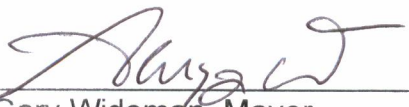
**Section 5. Recordation.** The final plat of the Westfall Village Subdivision, Phase 3 may be recorded in the Public Records of the County Clerk of Burnet County, Texas upon compliance with the requirements of Subdivision Code Sec. 98-24(h) and related regulations.

**Section 6. 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 7. Effective Date.** That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

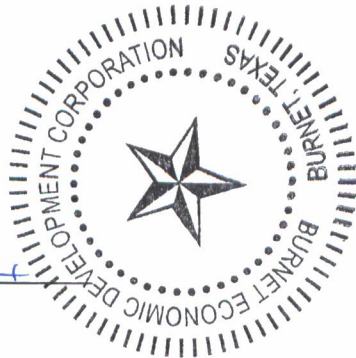
**PASSED AND APPROVED** this the 13<sup>th</sup> day of February 2024.

**CITY OF BURNET, TEXAS**

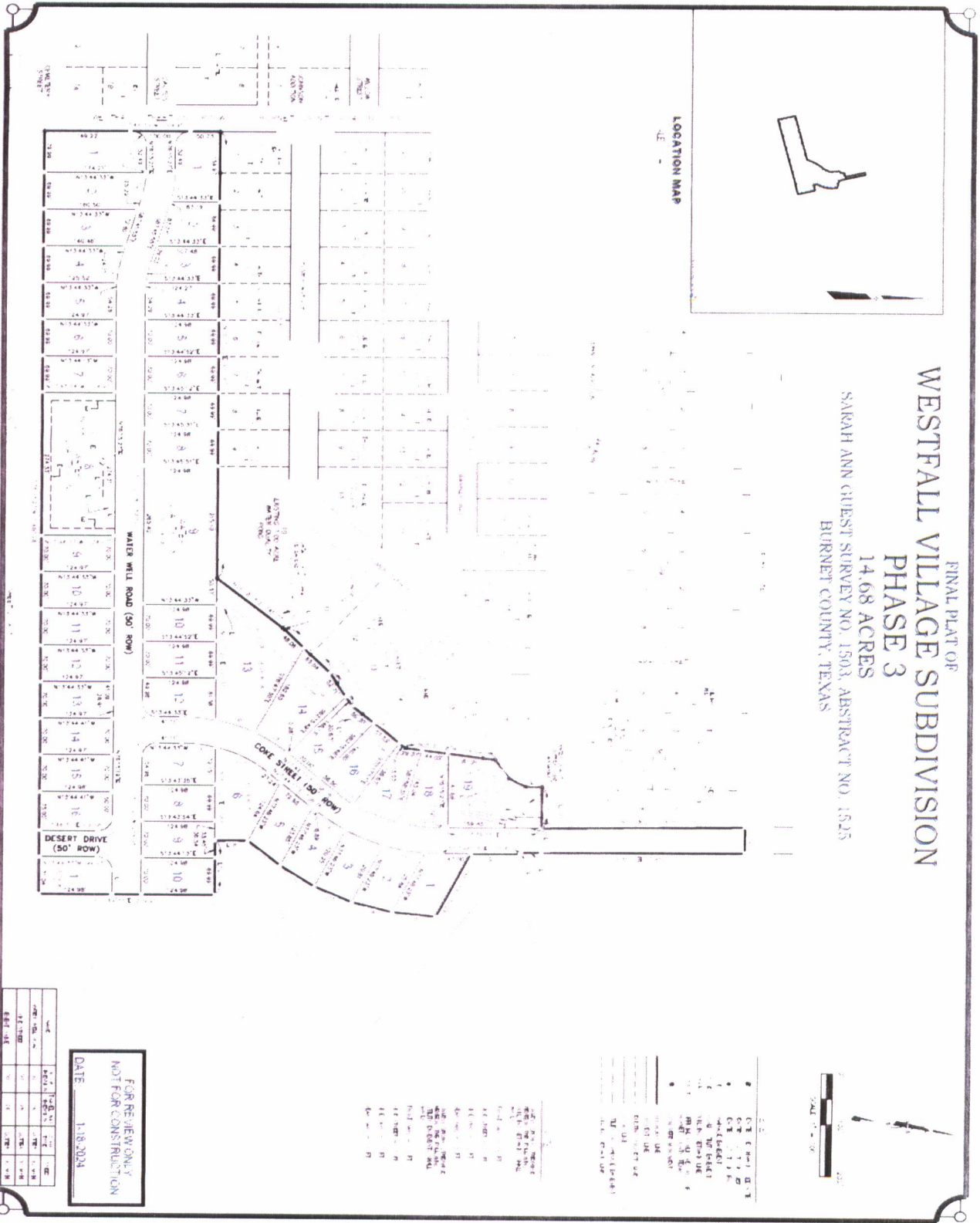
  
\_\_\_\_\_  
Gary Wideman, Mayor

**ATTEST:**

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



# Exhibit "A" Plat



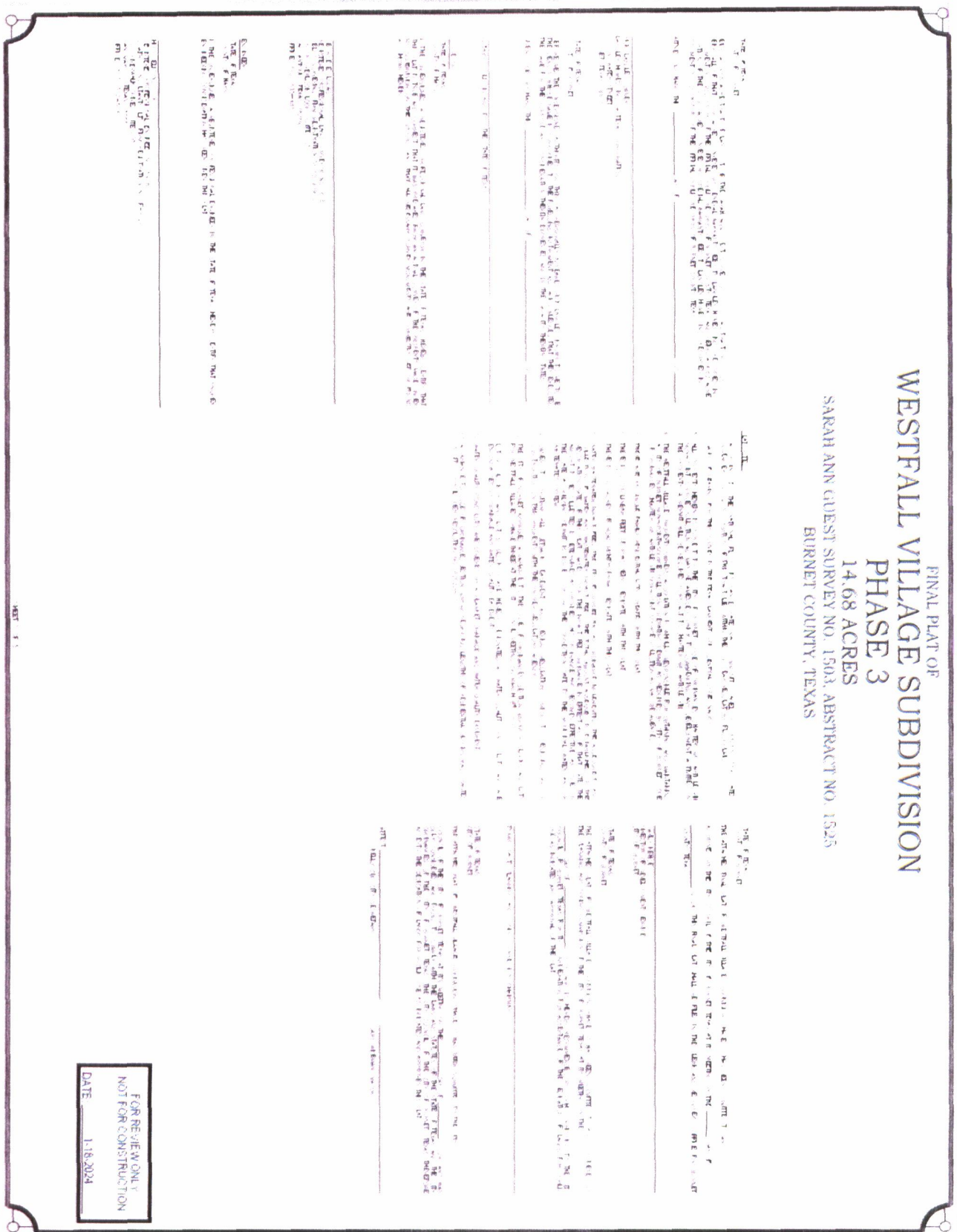
FINAL PLAT OF  
**WESTFALL VILLAGE SUBDIVISION**  
**PHASE 3**  
 14.68 ACRES  
 SARAH ANN GUEST SURVEY NO. 1503, ABSTRACT NO. 1525  
 BURNET COUNTY, TEXAS

**FOR REVIEW ONLY**  
**NOT FOR CONSTRUCTION**  
 DATE: 1-18-2024

Symbol	Description
1	1/4" = 1' Scale
2	2" = 1' Scale
3	4" = 1' Scale
4	6" = 1' Scale
5	8" = 1' Scale
6	10" = 1' Scale
7	12" = 1' Scale
8	14" = 1' Scale
9	16" = 1' Scale
10	18" = 1' Scale
11	20" = 1' Scale
12	22" = 1' Scale
13	24" = 1' Scale
14	26" = 1' Scale
15	28" = 1' Scale
16	30" = 1' Scale
17	32" = 1' Scale
18	34" = 1' Scale
19	36" = 1' Scale
20	38" = 1' Scale
21	40" = 1' Scale
22	42" = 1' Scale
23	44" = 1' Scale
24	46" = 1' Scale
25	48" = 1' Scale
26	50" = 1' Scale
27	52" = 1' Scale
28	54" = 1' Scale
29	56" = 1' Scale
30	58" = 1' Scale
31	60" = 1' Scale
32	62" = 1' Scale
33	64" = 1' Scale
34	66" = 1' Scale
35	68" = 1' Scale
36	70" = 1' Scale
37	72" = 1' Scale
38	74" = 1' Scale
39	76" = 1' Scale
40	78" = 1' Scale
41	80" = 1' Scale
42	82" = 1' Scale
43	84" = 1' Scale
44	86" = 1' Scale
45	88" = 1' Scale
46	90" = 1' Scale
47	92" = 1' Scale
48	94" = 1' Scale
49	96" = 1' Scale
50	98" = 1' Scale
51	100" = 1' Scale



FINAL PLAT OF  
**WESTFALL VILLAGE SUBDIVISION**  
 PHASE 3  
 14.68 ACRES  
 SARAH ANN GUEST SURVEY NO. 1503, ABSTRACT NO. 1525  
 BURNET COUNTY, TEXAS



FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION  
 DATE 1-18-2024

OPINION OF PROBABLE CONSTRUCTION COST  
FOR

WESTFALL VILLAGE SUBDIVISION: PHASE 3 - 44 SF RESIDENTIAL LOTS  
SUBDIVISION IMPROVEMENTS (FEE BASIS)  
CITY OF BURNET  
BURNET COUNTY, TEXAS

January 31, 2024

A. EROSION / SEDIMENTATION CONTROL						
Item No.	Description	Unit	Qty	Unit Price	Percent Complete	Amount
1	SILT FENCE	LF	2,090	\$ 2.50	100%	\$ -
2	ROCK BERM	LF	120	\$ 25.00	100%	\$ -
3	STABILIZED CONSTRUCTION ENTRANCE	EA	1	\$ 1,500.00	100%	\$ -
4	INLET PROTECTION	EA	12	\$ 125.00	100%	\$ -
5	TOPSOIL / REVEGETATION (ROW)	SY	4,622	\$ 0.75	0%	\$ 3,466.50
6	SWPPP	LS	1	\$ 1,200.00	100%	\$ -
7	SWPPP MAINTENANCE	MO	6	\$ 500.00	90%	\$ 300.00
<b>SUBTOTAL EROSION/SEDIMENTATION IMPROVEMENTS:</b>						<b>\$ 3,766.50</b>
B. STREET / DRAINAGE IMPROVEMENTS						
Item No.	Description	Unit	Qty	Unit Price	Percent Complete	Amount
9	PAYMENT/PERFORMANCE/ MAINTENANCE BONDS	LS	1	\$ 33,000.00	90%	\$ 3,300.00
10	MOBILIZATION	LS	1	\$ 33,000.00	100%	\$ -
11	CONSTRUCTION LAYOUT	LS	1	\$ 10,000.00	100%	\$ -
12	CLEAR AND GRUB AND ROUGH CUT - ROW	AC	3	\$ 25,000.00	100%	\$ -
13	CLEAR AND GRUB - LOTS	AC	12	\$ 15,000.00	100%	\$ -
14	SUBGRADE PREPARATION - MOISTURE CONDITIONED	SY	9,244	\$ 4.00	100%	\$ -
15	8" FLEXIBLE BASE, TXDOT ITEM 247, GRADE 1 OR 2 (LOCAL)	SY	9,244	\$ 15.00	100%	\$ -
16	2" HMAC, TXDOT ITEM 340, TYPE D (LOCAL)	SY	8,011	\$ 15.00	100%	\$ -
17	8" REINFORCED CONCRETE CURB GUTTER	LF	1,938	\$ 18.00	100%	\$ -
18	5' WIDE CONCRETE SIDEWALK @ CULVERTS	LF	302	\$ 30.00	100%	\$ -
19	4' WIDE CONCRETE SIDEWALK @ COMMON AREAS	LF	1,636	\$ 25.00	100%	\$ -
20	ADA RAMPS	EA	14	\$ 1,200.00	100%	\$ -
21	18" RCP STORM PIPE, CLASS III	LF	197	\$ 62.00	100%	\$ -
25	18" RCP STORM PIPE, CLASS IV	LF	84	\$ 78.00	100%	\$ -
22	24" RCP STORM PIPE, CLASS III	LF	65	\$ 92.00	100%	\$ -
26	24" RCP STORM PIPE, CLASS IV	LF	82	\$ 115.00	100%	\$ -
23	30" RCP STORM PIPE, CLASS III	LF	266	\$ 120.00	100%	\$ -
27	30" RCP STORM PIPE, CLASS IV	LF	131	\$ 145.00	100%	\$ -
24	36" RCP STORM PIPE, CLASS III	LF	230	\$ 195.00	100%	\$ -
28	36" RCP STORM PIPE, CLASS IV	LF	189	\$ 220.00	100%	\$ -
29	42" RCP STORM PIPE, CLASS IV	LF	27	\$ 310.00	100%	\$ -
30	5 EA - 8' X 3' MULTIPLE BOX CULVERTS	LF	40	\$ 1,500.00	100%	\$ -
31	5 EA - 7' X 3' MULTIPLE BOX CULVERTS	LF	40	\$ 1,400.00	100%	\$ -
32	FLARED CONCRETE WINGWALL: FOR - 8'x3' M.B.C.	EA	2	\$ 10,000.00	100%	\$ -
33	FLARED CONCRETE WINGWALL: FOR - 7'x3' M.B.C.	EA	1	\$ 7,500.00	100%	\$ -
34	PARALLEL CONCRETE WINGWALL: FOR - 7'x3' M.B.C.	EA	1	\$ 7,200.00	100%	\$ -
35	10' CURB INLET WITH TRANSITION	EA	12	\$ 4,000.00	100%	\$ -
36	5' DIAMETER STORM MANHOLE	EA	2	\$ 4,500.00	100%	\$ -
37	6' X 6' JUNCTION BOX	EA	1	\$ 7,500.00	100%	\$ -
38	5' X 5' JUNCTION BOX	EA	2	\$ 6,500.00	100%	\$ -
39	4' X 4' AREA INLET	EA	1	\$ 4,500.00	100%	\$ -
40	CHANNEL IMPROVEMENTS AT BUFFER	LF	760	\$ 20.00	50%	\$ 7,600.00
41	LOT GRADING FOR DRAINAGE PURPOSES	EA	46	\$ 500.00	100%	\$ -
42	RAISE STORM RISERS/CASTINGS	EA	5	\$ 350.00	100%	\$ -
43	COMBINATION STREET / STOP SIGNS / STOP BARS	EA	4	\$ 450.00	100%	\$ -
44	SPEED LIMIT SIGNS	EA	4	\$ 350.00	100%	\$ -
45	TRENCH SAFETY	LF	1,351	\$ 1.50	100%	\$ -



<b>SUBTOTAL STREET/DRAINAGE IMPROVEMENTS:</b>						<b>\$ 10,900.00</b>
<b>C. WATER IMPROVEMENTS</b>						
Item No.	Description	Unit	Qty	Unit Price	Percent Complete	Amount
46	8" PVC MAIN, DR 18	LF	2,379	\$ 50.00	100%	\$ -
47	8" GATE VALVE WITH BOX	EA	15	\$ 2,200.00	100%	\$ -
48	FIRE HYDRANT ASSEMBLY WITH 6 INCH LEAD PIPE AND VALVE	EA	5	\$ 5,000.00	100%	\$ -
49	SINGLE SERVICE	EA	8	\$ 1,500.00	100%	\$ -
50	DOUBLE SERVICE	EA	18	\$ 1,800.00	100%	\$ -
51	CONNECT TO EXISTING 8" WATER MAIN	LS	3	\$ 4,500.00	100%	\$ -
52	TRENCH SAFETY	LF	2,379	\$ 1.25	100%	\$ -
53	RAISE VALVE CASTINGS	EA	15	\$ 300.00	100%	\$ -
<b>SUBTOTAL WATER IMPROVEMENTS:</b>						<b>\$ -</b>
<b>D. WASTEWATER IMPROVEMENTS</b>						
Item No.	Description	Unit	Qty	Unit Price	Percent Complete	Amount
54	8" PVC, WASTEWATER LINE, SDR 28 (0-8' DEPTH)	LF	2,294	\$ 45.00	100%	\$ -
55	4' WASTEWATER MANHOLE WITH COATING	EA	16	\$ 4,000.00	100%	\$ -
56	CONNECT TO EXISTING 8" STUB-OUT	LS	1	\$ 2,500.00	100%	\$ -
57	SINGLE SERVICE	EA	6	\$ 1,600.00	100%	\$ -
58	DOUBLE SERVICE	EA	19	\$ 1,900.00	100%	\$ -
59	TRENCH SAFETY	LF	2,294	\$ 1.25	100%	\$ -
60	RAISE MANHOLE CASTINGS	EA	16	\$ 400.00	100%	\$ -
61	LIFT STATION/FORCE MAIN DESIGN AND CONSTRUCTION	LS	1	\$ 35,000.00	0%	\$ 35,000.00
<b>SUBTOTAL WASTEWATER IMPROVEMENTS:</b>						<b>\$ -</b>
<b>E. WATER QUALITY / DETENTION POND IMPROVEMENTS</b>						
Item No.	Description	Unit	Qty	Unit Price	Percent Complete	Amount
62	WATER QUALITY POND / BATCH DETENTION POND - INCLUDING CLEAR AND GRUB, CONSTRUCTION STAKING, MASS EXCAVATION / EMBANKMENT, INLET PIPES, SEDIMENTATION MARKER, 490 LF OF 3' WIDE CONCRETE TRICKLE CHANNEL, OUTFALL CONTROL STRUCTURE, OUTLET PIPE, 218 SY OF CONCRETE RETAINING WALL, 661 SY OF ROCK RIP RAP, ACCESS ROAD AND REVEGETATION.	LS	1	\$ 150,000.00	50%	\$ 75,000.00
<b>SUBTOTAL WQ / DETENTION POND:</b>						<b>\$ 75,000.00</b>
<b>F. MISCELLANEOUS</b>						
Item No.	Description	Unit	Qty	Unit Price	Percent Complete	Amount
63	ELECTRICAL UNDERGROUND INCLUDING CONDUITS/ PADS	LOT	44	\$ 2,200.00	100%	\$ -
64	STREET LIGHTS	EA	6	\$ 2,500.00	0%	\$ 15,000.00
65	LOT GRADING	LOT	44	\$ 750.00	50%	\$ 16,500.00
<b>SUBTOTAL MISCELLANEOUS:</b>						<b>\$ 31,500.00</b>
<b>SUBTOTAL INCOMPLETE CONSTRUCTION COST:</b>						<b>\$ 121,166.50</b>
<b>TOTAL PERFORMANCE BOND (110%):</b>						<b>\$ 133,283.15</b>

**Clarifications:**

1. This OPC based on construction drawings prepared by Cuatro Consultants, Ltd. as sealed by Hugo Elizondo, Jr., P.E. on 10/11/22.
2. This OPC does not include any and all soft costs or any and all development fees, etc.
3. This OPC does not include any offsite electrical cost or subdivision agreement with City Electric.

Prepared By:  
Hugo Elizondo, Jr., P.E.  
Cuatro Consultants, Ltd., Firm F-3524  
120 Riverwalk Drive, Suite 208  
San Marcos, Texas 78666  
(512) 565-9040





<b>SUBTOTAL STREET/DRAINAGE IMPROVEMENTS:</b>						<b>\$ 10,900.00</b>
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Item No.	Description	Unit	Qty	Unit Price	Percent Complete	Amount
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<b>SUBTOTAL MISCELLANEOUS:</b>						<b>\$ 31,500.00</b>
<b>SUBTOTAL INCOMPLETE CONSTRUCTION COST:</b>						<b>\$ 121,166.50</b>
<b>TOTAL PERFORMANCE BOND (110%):</b>						<b>\$ 133,283.15</b>

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1. This OPC based on construction drawings prepared by Cuatro Consultants, Ltd. as sealed by Hugo Elizondo, Jr., P.E. on 10/11/22.
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