



NOTICE OF MEETING OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION

Notice is hereby given that a **Regular Meeting** will be held by the Burnet Economic Development Corporation (BEDC) on the **9th day of February, 2023 at 3:00 p.m.** in the Council Chambers, Burnet Municipal Airport, 2402 S. Water, Burnet, TX. at which time, the following subjects will be discussed, to-wit:

This notice is posted pursuant to the Texas Government Code, Chapter §551-Open Meetings.

1. CALL TO ORDER:

2. CONSENT AGENDA:

2.1) Approval of the February 21, 2023 BEDC Special Meeting minutes.

3. ACTION ITEMS:

3.1) Discuss and consider action: Related to the potential sale of all or portions of the Crossings at 281 South Commercial Park.

3.2) Discuss and consider action: Related to the sale of all or portions of the Eastside Commercial Park located on Highway 29 East.

3.3) Discuss and consider action: Related to the potential sale of all or portions of 118 S. Polk Street (Old Bealls Building)

3.4) Discuss and consider action: Related to the Coke Street Re-Alignment Project.

3.5) Discuss and consider action: Related to the Jackson Street Public Restroom Project.

3.6) Discuss and consider action: Related to the findings of the combined BEDC/Chamber of Commerce/City of Burnet Committee.

3.7) Discuss and consider action: 2023 Summer Series Concert.

4. CONVENE TO EXECUTIVE SESSION:

4.1) Executive Session: Pursuant to Section 551.072 Texas Government Code the Board of Directors of the Burnet Economic Development Corporation shall convene in executive session to: (i) deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the

Board in negotiations with third parties for property located at Eastside Commercial Park:
D. Vaughn

4.2) Executive Session: Pursuant to Section 551.072 Texas Government Code the Board of Directors of the Burnet Economic Development Corporation shall convene in executive session to: (i) deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for property located at the Crossings at 281 South Commercial Park: D. Vaughn

4.3) Executive Session: Pursuant to Section 551.072 Texas Government Code the Board of Directors of the Burnet Economic Development Corporation shall convene in executive session to: (i) deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for property located at 118 S. Polk Street (Old Bealls Building): D. Vaughn

The City Council may take action on any of the matters considered in executive session once the City Council reconvenes in open session.

5. RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION:

5.1) Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at Eastside Commercial Park: D. Vaughn

5.2) Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at the Crossings at 281 South Commercial Park: D. Vaughn

5.3) Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at Regarding deliberations of the purchase, exchange, lease, or value of real property located at 118 S. Polk Street (Old Bealls Building): D. Vaughn

6. REQUESTS FROM BEDC FOR FUTURE REPORTS:

7. ADJOURN:

Dated this 6th day, of March, 2023

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Burnet Economic Development Corporation, is a true and correct copy of said NOTICE and that I posted a true and correct copy of said NOTICE on the bulletin board, in the City Hall of said City, BURNET, TEXAS, a place convenient and readily accessible to the general public at all times, and said NOTICE was posted on March 6th, 2023, at or before 3 o'clock p.m. and

remained posted continuously for at least 72 hours preceding the scheduled time of said Meeting.

Kelly Dix, City Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS:

The City Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services, such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's office (512.756.6093) at least two working days prior to the meeting. Requests for information may be faxed to the City Secretary at 512.756.8560.

RIGHT TO ENTER INTO EXECUTIVE SESSION:

The Board of Directors for the Burnet Economic Development Corporation reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development

STATE OF TEXAS {}
COUNTY OF BURNET {}

On this the 21st day of February, 2023, the Burnet Economic Development Corporation of the City of Burnet convened in Special Session, at 3:00 p.m., at the Burnet City Council Chambers, 2402 S. Water Street, Burnet, with the following members present, to-wit:

Board Members: David Vaughn, Philip Thurman, Crista Goble Bromley, Mary Jane Shanes,
 Cary Johnson, Brad Zehner

Absent Wayne Brown

City Secretary: Kelly Dix

Guests: Adrienne Feild, Maria Gonzales, Habib Erkan, Jr.

CALL TO ORDER: The meeting was called to order by Board President Cary Johnson at 3:00 p.m. and quorum was established.

CONSENT AGENDA:

Approval of the January 23rd, 2023 BEDC Special Meeting minutes:

Board Member Crista Bromley moved to approve the consent agenda as presented. Board Member Mary Jane Shanes seconded. The motion carried unanimously.

ACTION ITEMS:

Discuss and consider action: Related to the potential sale of all or portions of the Crossings at 281 South Commercial Park. Board Member David Vaughn updated all present that discussions were still underway with several interested parties pertaining to various portions of the Crossings at 281 South, but nothing substantial at this time. No action taken.

Discuss and consider action: Related to the sale of all or portions of the Eastside Commercial Park located on Highway 29 East. Board Member David Vaughn updated all present that discussions were still underway with several interested parties pertaining to various portions of the Eastside Commercial Park, but nothing substantial at this time. No action taken.

Discuss and consider action: A RESOLUTION OF BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION APPROVING THE SALE OF THE BEALLS BUILDING PROPERTY AND AUTHORIZING THE BOARD PRESIDENT TO EXECUTE A COMMERCIAL PROPERTY SALES CONTRACT: No action taken.

Discuss and consider action: Related to the Coke Street Re-alignment Project: Board Member David Vaughn informed all present that discussions with Congressman Carter's office provided information on possible Transportation Safety funding for this type of project. City Staff will be pursuing the funding options and keep the board informed. The engineering for the project has begun as well. No action taken.

Discuss and consider action: Related to the Jackson Street Public Restroom Project: No action taken.

Discuss and consider action: BEDC/Chamber of Commerce/City of Burnet Committee update report: Board Member David Vaughn and Board Member Philip Thurman reported that the committee met, and the topics of discussion were focusing on joint projects, such as a gateway corridor that invites tourism, increased summer and weekend events beginning and May and the possibility of TIRZ funding to accomplish some of these projects.

EXECUTIVE SESSION: Executive Session: Pursuant to Section 551.072 Texas Government Code the Board of Directors of the Burnet Economic Development Corporation shall convene in executive session to: (i) deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties: D. Vaughn: Board Member David Vaughn moved to convene to Executive Session at 3:40 p.m. Board Member Philip Thurman seconded. The motion carried unanimously.

RECONVENE TO REGULAR SESSION FOR POSSIBLE ACTION: Board Member Cary Johnson moved to re-convene to regular session at 3:49 p.m. Board Member Brad Zehner seconded. The motion carried unanimously.

Discuss and consider action: Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property: D. Vaughn: No action taken.

REQUESTS FOR FUTURE REPORTS: None.

ADJOURN: There being no further business a motion to adjourn was made by Board Member Cary Johnson at

3:52 p.m., seconded by Board Member David Vaughn. The motion carried unanimously.

ATTEST:

Kelly Dix, City Secretary

Cary Johnson, President
Burnet Economic Development Corporation



ITEM 3.1

Agenda Item Brief

Meeting Date:	March 9, 2023
Agenda Item:	Discuss and consider action: Related to the potential sale of all or portions of the Crossings at 281 South Commercial Park.
Background:	To be presented at the meeting.
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 3.2

Agenda Item Brief

Meeting Date:	March 9, 2023
Agenda Item:	Discuss and consider action: Related to the potential sale of all or portions of the Eastside Commercial Park located on Highway 29 East.
Background:	To be presented at the meeting.
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 3.3

Habib Erkan Jr.
Assistant City Manager
512-715-3201
herkan@cityofburnet.com

Agenda Item Brief

- Meeting Date:** February 21, 2023
- Agenda Item:** Discuss and consider action: Related to the potential sale of all or portions of 118 S. Polk Street (Old Bealls Building).
- Background:** City council authorized the sale of the Bealls building property to the corporation pursuant to Sec. 253.012(e) Texas Local Government Code, which allows such sales provided the corporation uses the property in a manner that primarily promotes a public purpose. In authorizing the conveyance city council found the corporation's resale of the property for a retail commercial use is a public purpose.
- The corporation's acquisition costs was \$1,015,000.00.
- Information:** To be presented at the meeting.
- Fiscal Impact:**
- Recommendation:** To be determined by the Board.

RESOLUTION NO. BEDC R2023-02

A RESOLUTION OF BOARD OF DIRECTORS OF THE BURNET ECONOMIC DEVELOPMENT CORPORATION APPROVING THE SALE OF THE BEALLS BUILDING PROPERTY AND AUTHORIZING THE BOARD PRESIDENT TO EXECUTE A COMMERCIAL PROPERTY SALES CONTRACT

Whereas, the Burnet Economic Development Corporation purchase the Bealls building property located at 118 E Polk Street, Burnet, Texas; and

Whereas, the purchase of the property from the city was authorized pursuant to Sec. 253.012(e) Texas Local Government Code, which allows such sales provided the corporation uses the property in a manner that primarily promotes a public purpose; and

Whereas, in authorizing the conveyance city council found the corporation’s resale of the property for a retail commercial use is a public purpose.

Whereas, Harkinson Development, LLC has offered a contract to purchase the property for the purpose to develop the property as a retail commercial project.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR THE BURNET ECONOMIC DEVELOPMENT CORPORATION THAT:

Section one. Approval. The TREC Commercial Improved Property Contract attached hereby is approved.

Section two. Authorization. That the Board of Directors President is hereby authorized to execute the TREC Commercial Improved Property Contract in substantial form as the attachment and execute such other documents and take such other actions reasonably necessary to facilitate the purpose of this Resolution.

Passed and Approved by the Board of Directors of the Burnet Economic Development Corporation this the 21st day of February 2023.

**THE BURNET ECONOMIC
DEVELOPMENT CORPORATION**

ATTEST:

Cary Johnson, President

Kelly Dix, City Secretary



ITEM 3.4

Agenda Item Brief

Meeting Date:	March 9, 2023
Agenda Item:	Discuss and consider action: Related to the Coke Street Re-Alignment Project.
Background:	To be presented at the meeting.
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 3.5

Agenda Item Brief

Meeting Date:	March 9, 2023
Agenda Item:	Discuss and consider action: Related to the Jackson Street Public Restroom Project.
Background:	To be presented at the meeting.
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 3.6

Agenda Item Brief

Meeting Date:	March 9, 2023
Agenda Item:	Discuss and consider action: Related to the findings of the combined BEDC/Chamber of Commerce/City of Burnet Committee.
Background:	To be presented at the meeting.
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 3.7

Agenda Item Brief

Meeting Date:	March 9, 2023
Agenda Item:	Discuss and consider action: 2023 Summer Series Concert.
Background:	To be presented at the meeting.
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



13115 East FM 1431
 Marble Falls, Texas 78654
 P: (512)-923-2416
 ruthsilvianunn@gmail.com

Artist Name : Gary P Nunn

THIS CONTRACT made on Tuesday, 28 day of February Year 2023 between **Gary P Nunn** (herein referred as Producer) and **Burnet Concert Series** (herein referred as Purchaser). Both parties are aware that Gary P. Nunn Booking is acting as the agent between both parties.

Show Date : 06/17/2023 Saturday
Venue : Burnet Concert Series
Venue Address : Burnet Square
 Burnet, TX 78611
Venue Contact : Damon Beierle
Venue Phone :
Venue Fax :
Venue Email : damonbeierle@gmail.com
Venue Website : www.burnetchamber.org
Production Contact : Double Eagle Entertainment
Production Phone : 512-585-8215
Production Email : damonbeierle@gmail.com
Number Of Shows :
Show Lineup : TBA
Curfew :
Hotels : 1 Double Room
Non Ticket Event : No

Announce Date :
Number Of Sets : 1
Performance Time : 8:00pm
Set Length : 90 minutes
Time of Doors : N/A
Billing : Festival
Position : Head.
Type of Engagement : Public Event
Building Capacity : 1200 **Outdoor : No**
Covered : No
Radius Clause :
Age Limit :
Soft Merch : Artist % :100 **House % :0**
Music Merch : Artist % :100 **House % :0**
Who Sells : Artist Sells
Total tax : \$0.00

Ticket Scaling				Terms	
TICKETS	COMPS	PRICE	EXTENDED		
Gross tix	0		\$0.00	Total Amount of Contract:	\$7,500.00
Net Tix	0			Deposit 1 :	\$3,750.00
Average tix	0			Deposit 1 Due :	04/24/2023
				Amount Due Date of Show:	\$3,750.00
				Terms :	Flat \$ 7500.00 sound and lights plus 1 double room

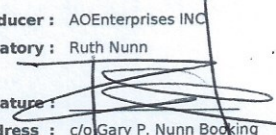
Deposits are to be made payable to : Gary P. Nunn Booking by Cashier's/Certified Check or Money Order.
BALANCE is due UPON DEMAND day of show in Cash or Cashier's Check and made payable to PRODUCER. NO PERSONAL CHECKS WILL BE ACCEPTED.

Additional Provisions on Contract : Buyer to provide sound and lights plus 1 double room.
 Your GPN contact will be our Road Manager Ronnie McHan 210-643-6342
 ronniemchan@gmail.com

This engagement is not to be advertised or publicized in any manner or form until this contract is fully processed and signed by both parties or without written approval from Artist Management or Gary P. Nunn Booking. This contract may become void if Purchaser fails to sign and return same within fourteen(14) days of date issued.

We acknowledge and confirm that we have read and approved the terms and conditions set forth in this contract. Riders attached hereto are hereby made a part hereof.

Purchaser : Burnet Concert Series
Signatory : Damon Beierle
Signature : _____
Address : Burnet Square
 Burnet, TX 78611
Phone :
Email : damonbeierle@gmail.com

Producer : AOEnterprises INC
Signatory : Ruth Nunn
Signature : 
Address : c/o Gary P. Nunn Booking
 Marble Falls, Texas 78654
Phone : (512)-923-2416
Email : dfostertx@gmail.com
Agent : Ruth Nunn

Date of Show	Saturday June 17, 2023
Name of Artist	Gary P Nunn

Name of Venue	Burnet Concert Series
Venue Contact	Damon Beierle
Email	damonbeierle@gmail.com
Address / City / State	
Website	Burnet512.com
Guarantee	\$7,500.00
Backend % / VS:	
Riders	Provided
Merchandise Rate	100 % to Artist

Hotel Rooms	Yes
Capacity	1200
Age Limit	N/A
Ticket Prices	Free Show
Ticket Website	
Billing	Headline
Show Lineup/Support	Opener - TBA

Time of Show	8:00 PM
Length of Set	90 Minutes
Load-In / Sound Check	2:00
Doors	6:00
Sound and Light	Double Eagle Entertainment
S&L Contact Name	Damon Beierle
S&L Phone	512-585-8215

OFFER FORM



DOUBLE EAGLE
entertainment

Talent Buyer Name	
Address	
Phone	
Website	
Contract:	
Purchaser Name	Double Eagle Entertainment
Email	damonbeierle@gmail.com
Address	
Phone	512-585-8215
Signor Name	Damon Beierle

Additional Information

Radius Clause 30 Days before and after 60 miles

By submitting this offer I am stating that I am authorized to submit, and agree to fulfill this offer on behalf of the person stated above. I understand that this offer form, when submitted, shall be considered a legally binding agreement if offer is approved by Artist or Artist representative within 21 days of submission. This offer can be void if not accepted or denied within 21 days of being submitted

Signature (please print & sign)

GARY P NUNN HOSPITALITY RIDER

GREEN ROON AVAILABLE AT LOAD IN

- 12 11.5 OZ TOPO CHICO MINERAL WATER**
- 12 DIET COKES**
- 6. CANS OF SUGAR FREE RED BULL**
- 12. CANS OF MILLER LIGHT**
- 1 CASE OF WATER**
- 1. MEDIUM DELI TRAY WITH LUNCH MEATS AND CHEESE**
- 1 LOAF OF WHEAT BREAD**
- MUSTARD AND MAYO**

DINNER

**GARY P NUNN REQUIRES ONE MEAL FOR EACH BAND AND CREW MEMBER UP TO 8 PEOPLE.
OR A \$ 25.00 PER PERSON DINNER BUY OUT TO BE PAID AT TIME OF SOUND CHECK.**

PLEASE DO NOT SERVE FAST FOOD OR PIZZA

RONNIE MCHAN WILL SCHEDULE TIME OF DINNER TO BE SERVED UPON ADVANCING THE SHOW.

IF YOU HAVE ANY QUESTIONS PLEASE CONTACT:

**RONNIE MCHAN. 210-643-6342
RUTH NUNN. 512-923-2416**

ACCEP & AGREED: (PLEASE SIGN AND DATE)



DEPOSIT PAYMENT OPTIONS

CASHIERS CHECK OR COMPANY CHECK NEEDS TO BE MADE OUT TO:
AO ENTERPRISES INC

MAIL TO: AO ENTERPRISES INC
13115 E FM 1431
MARBLE FALLS TX 78654

DIRECT BANK DEPOSIT

Security State Bank & Trust
608 Hwy 281 North
Marble Falls TX 78654

AO Enterprises INC

Routing #. 114921949.

Account # 1262062

Please enclose event name and date of Show so we correctly credit your deposit.

For any questions contact; Ruth @ 512-923-2416



ITEM 4.1

Agenda Item Brief

Meeting Date: March 9, 2023

Agenda Item: Executive Session: Pursuant to Section 551.072 Texas Government Code the Board of Directors of the Burnet Economic Development Corporation shall convene in executive session to: (i) deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for property located at Eastside Commercial Park: D. Vaughn

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 4.2

Agenda Item Brief

Meeting Date: March 9, 2023

Agenda Item: Executive Session: Pursuant to Section 551.072 Texas Government Code the Board of Directors of the Burnet Economic Development Corporation shall convene in executive session to: (i) deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for property located at the Crossings at 281 South Commercial Park: D. Vaughn

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 4.3

Agenda Item Brief

Meeting Date: March 9, 2023

Agenda Item: Executive Session: Pursuant to Section 551.072 Texas Government Code the Board of Directors of the Burnet Economic Development Corporation shall convene in executive session to: (i) deliberate the purchase, exchange, lease, or value of real property in order to minimize the detrimental effect of such discussion in open session on the position of the Board in negotiations with third parties for property located at 118 S. Polk Street (Old Bealls Building): D. Vaughn

Background:

Information:

Fiscal Impact:

Recommendation: To be determined by the board.



ITEM 5.1

Agenda Item Brief

Meeting Date:	February 21, 2023
Agenda Item:	Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property: D. Vaughn
Background:	
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.



ITEM 5.2

Agenda Item Brief

Meeting Date:	March 9, 2023
Agenda Item:	Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at the Crossings at 281 South Commercial Park: D. Vaughn
Background:	
Information:	
Fiscal Impact:	
Recommendation:	To be determined by the board.

Eddie G. Shell
Austin C. Shell
Michael Williams
Michael Brown

SHELL & SHELL
ATTORNEYS AT LAW

Dale Coran Shell
Bobbi J. Shell
Scott Wilbeck
Jared Horton

March 7, 2023

Burnet Economic Development Corporation
1001 Buchanan Drive, Suite 4
Burnet, Texas 78611
Sent via email at dvaughn@cityofburnet.com

Dear Mr. Vaughn:

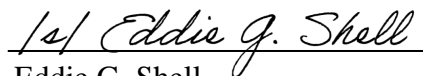
As you may know, I have expressed an interest in building a law office of approximately 6,000 square feet in Burnet on the property located at The Crossings at 281. It is my desire to purchase the property located directly behind the Shell gas station, which is 1.47 acres, Lot 3, a copy of the The Crossing at 281 Concept Plan, which is attached hereto and incorporated herein.

The building will be a very highly pleasing structure and I believe it will be an asset to the Burnet business community. I have attached a copy of the concept plan from delineations. The plans for the building are basically complete. The designer has suggested that the lot to accommodate parking, etc. will need to be about 1.5 acres. This particular plot of 1.47 acres, lot 3, would accommodate the project.

My offer to purchase the plot as described above is \$5.5 dollars per square foot. This would be approximately \$350,000. I hope that you will consider this offer as fair. I have spent a considerable amount of energy trying to put the numbers together. I will not be able to increase the offer.

Thank you all for your consideration. I know you have the best interest of the Burnet community in mind. If you wish to further discuss, please do not hesitate to reach me directly at (830)596-3311 or you may reach my legal assistant, Julie Perez at (830)220-9132.

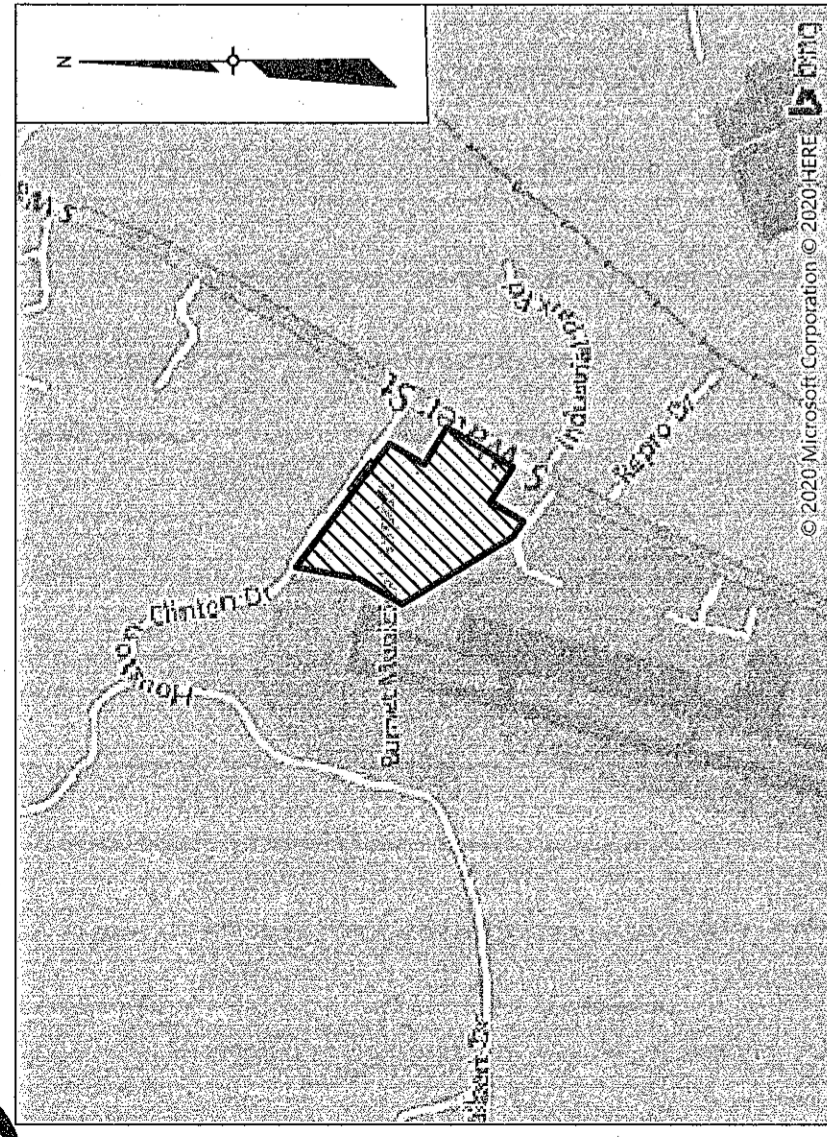
Sincerely,


Eddie G. Shell

EGS/jp



PLAT OF
13.51 ACRE EDC TRACT SUBDIVISION
CITY OF BURNET
BURNET COUNTY, TEXAS



LOCATION MAP
1"=1,000'



LINE #	LENGTH	DIRECTION
L101	43.38'	N52°51'24"W
L102	129.54'	N47°01'56"W
L103	2.84'	N49°22'28"E
L104	71.54'	N49°22'28"E
L105	80.45'	N37°08'55"E
L106	79.60'	S37°08'55"W
L107	73.59'	S49°22'28"W
L108	78.80'	S47°01'56"E
L109	56.31'	S47°01'56"E
L110	59.97'	S71°07'08"E
L111	59.97'	S71°07'08"E
L112	64.04'	S54°46'31"E
L113	24.56'	S54°46'31"E
L201	65.73'	N49°22'28"E
L202	25.85'	N37°08'55"E
L203	35.56'	N37°08'46"E
L204	235.75'	S32°51'24"E
L205	569.20'	N15°23'50"W
L206	24.85'	S13°21'56"E

CURVE #	RADIUS	ARC LENGTH	BEARING	CHORD LENGTH	TANGENT	DELTA
C101	270.00'	12.80'	N57°42.59"W	12.90'	6.45'	002°44'13"
C102	270.00'	42.82'	N51°33'14"W	42.57'	21.35'	008°02'36"
C103	150.00'	258.19'	N00°00'16"E	277.46'	174.46'	089°37'16"
C104	430.00'	59.46'	N42°42'54"E	59.41'	29.78'	007°56'20"
C105	370.00'	48.29'	S42°34'48"W	48.26'	24.18'	007°38'42"
C106	210.00'	86.22'	S37°36'43"W	85.62'	43.73'	023°31'31"
C107	210.00'	287.12'	S10°30'29"E	289.48'	155.06'	072°52'53"
C108	330.00'	67.85'	S52°45'21"E	67.73'	34.69'	011°46'50"
C201	450.00'	64.75'	N42°42'59"E	64.70'	32.43'	008°03'54"

FOR REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 5/20/20

SEE INSET 'A'
SCALE 1" = 60'

SHEET 1 OF 2

PLAT OF
13.51 ACRE EDC TRACT SUBDIVISION
CITY OF BURNET
BURNET COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF BURNET,
BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160, HAS REVIEWED THE PLAT OF THE 13.51 ACRE EDC TRACT SUBDIVISION, BURNET COUNTY, TEXAS, AND HAVE FOUND THAT THE SAME COMPLY WITH THE LAWS OF THE STATE OF TEXAS AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, BURNET COUNTY, TEXAS.

WITNESS MY HAND THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
LOUI BUCHANAN, SURVEYOR CORPORATION
BURNET, TEXAS 78611

STATE OF TEXAS,
COUNTY OF BURNET,
BEFORE ME, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLAT NOTES:
1. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 100, BURNET COUNTY, TEXAS, DATED 11/1/2019, A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR REGULATORY FLOODPLAIN.
2. BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS LAMBERT GRID, CENTRAL ZONE, NAD83.
3. THERE ARE 964 LINEAR FEET OF NEW ROAD.
4. THE STREETS AND DRAINAGE IMPROVEMENTS SHOWN HEREON SHALL BE MAINTAINED BY CITY OF BURNET.
5. THE CITY OF BURNET SHALL RETAIN A UTILITY EASEMENT ALONG ALL STREETS WITHIN THE SUBDIVISION SHOWN HEREON FOR THE PURPOSES OF INSTALLING AND MAINTAINING WATERLINES OR OTHER UTILITIES AS THEY MAY BECOME AVAILABLE.

SEAN LINDHOLM, PLANNING AND ZONING COMMISSION CHAIRMAN

STATE OF TEXAS,
CITY OF BURNET,
THE ATTACHED PLAT OF "13.51 ACRE EDC TRACT SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BURNET, TEXAS AT ITS MEETING ON MAY 11, 2020, AND WAS DULY CONSIDERED AND FOUND TO COMPLY WITH THE LAWS OF THE STATE OF TEXAS AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, BURNET COUNTY, TEXAS. THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS HEREBY ACCEPTS THE DEDICATION OF LANDS FOR PUBLIC USE AS INDICATED AND APPROVES THIS PLAT.

ATTEST:
KELLY DIX, CITY SECRETARY
CRISTA BROMLEY, MAYOR

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160
STATE OF TEXAS
2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130
OFFICE (512) 635-4657

ENGINEER:
STATE OF TEXAS
COUNTY OF HAYS
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT.

REGISTERED PROFESSIONAL ENGINEER NO. 69761
QUADRO CONSULTANTS, LTD. P.C.
3601 KYLE CROSSING, SUITE A
ATLANTA, TEXAS 78640
OFFICE (512) 512-5640

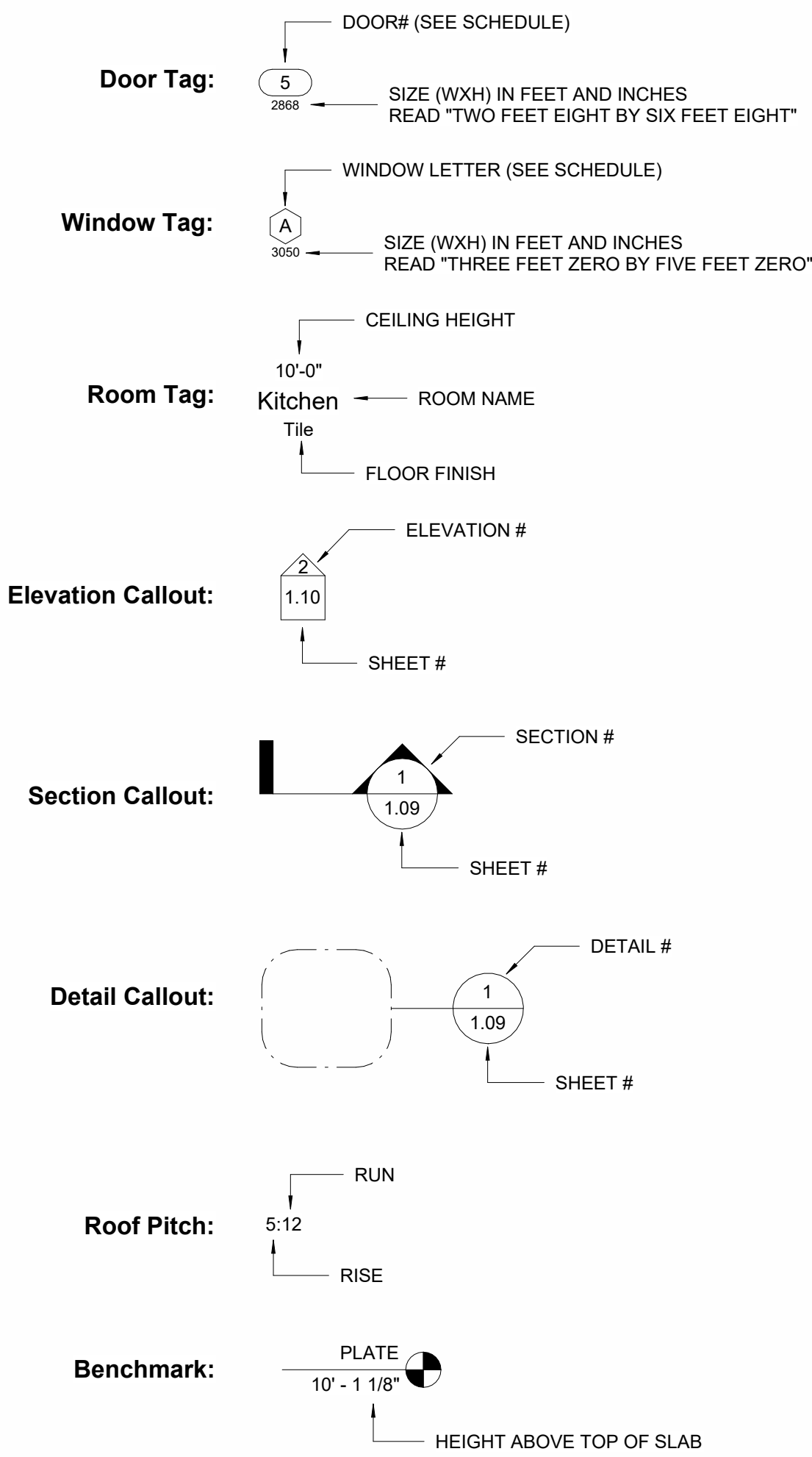
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
DATE: 5/20/20

SHEET 2 OF 2

Abbreviations

- ADJ Adjustable
- AFF Above Floor Finish
- ARCH Architectural
- BD Board
- BLKG Blocking
- BO Bottom Of
- BRG Bearing
- CAB Cabinet
- CANT Cantilever
- CJ Ceiling Joist
- CMU Concrete Masonry Unit
- CLG Ceiling
- CLO Closet
- COL Column
- CONC Concrete
- CONT Continuous
- CORR Corridor
- CPT Carpet
- CTR Center
- D Dryer
- DBL Double
- DET Detail
- DH Double Hung
- DIA Diameter
- DIM Dimension
- DN Down
- DO Door Opening
- DW Dishwasher
- DWR Drawer
- DWG Drawing
- EA Each
- ELEV Elevation
- EQ Equal
- EW Each Way
- EXT Exterior
- FD Floor Drain
- FE Fire Extinguisher
- FIN Finish
- FL Floor
- FO Face of
- FS Full Size
- FT Foot or Feet
- FTG Footing
- FURR Furring
- FZR Freezer
- GAS Gas Bib
- GB Grab Bar
- GL Glass
- GALV Galvanized
- Gyp Gypsum
- HB Hose Bib
- HC Handicap
- HDR Header
- HR Hour
- INT Interior
- JT Joint
- LAM Laminate
- LAV Lavatory
- LIN Linen
- LVL Laminated Veneer Lumber
- MAX Maximum
- MC Medicine Cabinet
- MECH Mechanical
- MET Metal
- MFR Manufacturer
- MIN Minimum
- MISC Miscellaneous
- MTD Mounted
- MUL Mullion
- MW Microwave
- NIC Not in Contract
- NTS Not To Scale
- OC On Center
- OH Opposite Hand
- OHG Overhead Door
- OSB Oriented Strand Board
- PL Plate
- PR Pair
- PTN Partition
- RAD Radius
- REF Refrigerator
- RM Room
- RO Rough Opening
- SF Square Feet
- SH Single Hung
- SHT Sheet
- SIM Similar
- SPEC Specification
- SS Stainless Steel
- STD Standard
- STL Steel
- SYM Symmetrical
- TC Trash Compactor
- PH Telephone
- TG Tongue and Groove
- UNO Unless Noted Otherwise
- VCT Vinyl Composition Tile
- VERT Vertical
- VWC Vinyl Wall Covering
- W Washer
- WD Wood
- WH Water Heater
- WP Waterproof
- WWM Welded Wire Mesh

Symbols



General Notes

1. Written dimensions take precedence over scaled dimensions.
2. On Floor Plans, dimensions are to face of frame, or face of masonry, u.n.o.
3. On foundation plans dimensions are to edge of foundation, u.n.o.
4. On Interior Elevations, dimensions are to face of sheet rock, u.n.o.
5. Larger scale drawings take precedence over smaller scaled drawings.
6. change in floor materials occurs at centerline of door leaf.
7. All work performed shall be in accordance with all applicable codes, regulations, and ordinances having jurisdiction.
8. Attic access shall not be less than 22" x 30". Attic stair shall have a 25 1/2" x 54" rough opening, and shall be located to provide 30" minimum clear head room above the access opening.
9. Provide sound attenuating batts around all bathrooms and mechanical equipment spaces.
10. Any Mechanical, Electrical, or Plumbing shown on these plans are schematic only. Each sub-contractor is responsible to design and install their respective systems and equipment in conformance to local codes.
11. Unless Otherwise Noted, doors shall be located 6" from an adjacent wall, or centered between two adjacent walls.
12. Window sizes shown are nominal unit sizes. coordinate actual rough opening requirements with window manufacturer.
13. Locate all plumbing and mechanical vent stacks toward the rear of the building when possible, and paint to match roof color.
14. Final selection for all finish materials to be made by the Builder/Owner.
15. All bath and toilet area walls shall have water resistant gypsum board.
16. builder shall coordinate all closet shelving requirements with Owner.
17. Handrails shall be mounted 32" - 34" above nosing of stairs. Guard rails shall be 42" high.

Disclaimer

The Builder is responsible for ensuring compliance with all local codes and ordinances. Before construction begins, the Builder should thoroughly review these plans and notify Delineations Inc. immediately of any discrepancies or errors in the plans. The Builder acknowledges and understands the risks associated with adapting this home design to local construction site, such as climate, soil conditions, grade, seismic zone, etc. Therefore, the Builder should consult a local engineer prior to construction in order to establish adequate structural design and construction methods. The Builder is also responsible for obtaining a local Architect's Seal if required to satisfy the local governing authority. The Builder is responsible for MEP design. Delineations Inc. shall not be held responsible for construction means or methods, construction costs, quality of materials, or workmanship. Delineations Inc. shall not be held responsible for deviations from the plans. It is up to the Builder to notify Delineations immediately of any discrepancies before continuing construction. Delineations Inc. hereby grants permissions to build only one structure from this set of plans. Any subsequent construction beyond the structure for which this plan was purchased is strictly prohibited. Do not use these plans for construction unless each sheet is labeled and issued "For Construction."

Drawing List	
Sheet Number	Sheet Name
A1.01	Cover Sheet
A1.02	Site and Area Plan
A1.03	Floor Plan
A2.01	Exteriors
A2.02	Exteriors
Grand total: 5	



518 Main Street
 Marshall Falls, TX 78654
 (830) 693-9408
 www.uranddesign.com

Stamp

These documents are incomplete and may not be used for construction, regulatory approval, or permit. Curtis R. Fish, AIA TX, REG # 24926

Project Name

**Shell & Shell
 Legacy Office
 Building**

Client Name

Eddie Shell

Project Address

**611 US HWY. 281
 & Pecan St.
 Burnet, Texas
 78611**

Status

Concept

22 06 06

Log

Project Number	Drawn By
Project Number	Author
Drawn By	Checked By
Author	Checker
Scale	Print Date
1/4" = 1'-0"	6/6/2022 7:05:06 PM

Sheet Name

Cover Sheet

Sheet Number

A1.01



ITEM 5.3

Agenda Item Brief

- Meeting Date:** March 9, 2023
- Agenda Item:** Discuss and consider action: Regarding deliberations of the purchase, exchange, lease, or value of real property located at Regarding deliberations of the purchase, exchange, lease, or value of real property located at 118 S. Polk Street (Old Bealls Building): D. Vaughn
- Background:**
- Information:**
- Fiscal Impact:**
- Recommendation:** To be determined by the board.