

**NOTICE OF REGULAR MEETING OF THE  
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS  
CALVERT MUNICIPAL BUILDING  
CITY COUNCIL CHAMBERS  
302 E THIRD STREET  
THURSDAY, APRIL 2, 2026  
6:00 P.M.**

Notice is hereby given that a regular meeting of the Planning and Zoning Commission of the City of Lampasas, Texas will be held at 6:00 p.m. on Thursday, April 2, 2026 in the Calvert Municipal Building City Council Chambers, 302 E Third Street, Lampasas, Texas.

**REGULAR SESSION**

- I. Call to order
- II. Discussion and possible action regarding approval of minutes dated March 5, 2026.

**PUBLIC HEARING**

- III. Public hearing to receive citizen comments regarding a request for a Preliminary Plat of Northington Creek Estates, a replat of 79.917 acres out of and a part of the John Burleson survey abstract 42, Lampasas Texas Lampasas County.

**REGULAR SESSION**

- IV. Discussion and possible action regarding approval, denial or approval with modification(s) the Preliminary Plat of Northington Creek Estates, a replat of 79.917 acres out of and a part of the John Burleson survey abstract 42, Lampasas Texas Lampasas County.

**PUBLIC HEARING**

- V. Public hearing to receive citizen comments regarding a request for a Specific Use Permit for property described as 2.966 acres of the James Easley Survey abstract 0185, more specifically known as 2200 S US Highway 281 Lampasas Texas Lampasas County to allow for a smoke shop.

**REGULAR SESSION**

- VI. Discussion and possible action to consider a request for a Specific Use Permit for property described as 2.966 acres of the James Easley Survey abstract 0185, more specifically known as 2200 S US Highway 281 Lampasas Texas Lampasas County to allow for a smoke shop.
- VII. Discussion regarding General Planning and Zoning inquiries, projects, possible Zoning Amendments to be considered at future meetings and any updates to Residential and Commercial Developments
- VIII. Adjourn

I, Kayleigh Stanley, City Secretary of the City of Lampasas, Texas, do hereby certify that this Notice of Meeting was posted on the bulletin board/front window of City Hall, 312 East Third Street, Lampasas, Texas, at a place readily accessible to the general public at all times, on the \_\_\_\_\_ day of March 2026 at \_\_\_\_\_.

\_\_\_\_\_  
Kayleigh Stanley, City Secretary

**MINUTES OF MEETING OF THE  
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS  
CALVERT MUNICIPAL BUILDING  
CITY COUNCIL CHAMBERS  
302 E THIRD STREET  
THURSDAY, MARCH 5, 2026  
6:00 P.M.**

The Planning and Zoning Commission of the City of Lampasas met in regular session on the above date with Chair Marisa Canales presiding:

**P&Z Members Present:**

Zach Carnley  
John-David Rott  
Janet Logan  
Zachary Taylor

**City Staff Present:**

Erin Harrison, Interim City Manager  
Johnna Vessey, Permit Technician

**P&Z Members Absent:**

Michael Sibberson  
Bob McCauley

**REGULAR SESSION**

**I.** Call to order

*Chair Canales called the meeting to order at 6:00 p.m.*

**II.** Discussion and possible action regarding approval of minutes March 5, 2026.

*Board member Taylor moved to approve the minutes as presented, the motion was seconded by Board member Carnley and with a unanimous vote, the motion carried. (Sibberson and McCauley absent)*

**PUBLIC HEARING**

**III.** Public hearing to receive citizen comments regarding a request for a Specific Use Permit for property described as mid 1/3 of Lot 7, Block 11 of the Old Town Addition, more specifically known as 511 East Third Street, Lampasas Texas Lampasas County to allow for an indoor commercial amusement facility.

*Erin Harrison, Interim City Manager presented the commission with:*

*Khloe Dalton, property owner, is asking the Commission to consider a request for a Specific Use Permit for property described as mid 1/3 of Lot 7, Block 11 of the Old Town Addition, more specifically known as 511 East Third Street, Lampasas Texas Lampasas County to allow for an indoor commercial amusement facility.*

*All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed thirteen (13) notices to property owners within 200 feet of the applicant's property, as of the date of this report no letters in favor or in opposition have been received.*

*Board member Logan inquired about adequate parking in the area. Harrison notified that the building is in the Downtown District, on the square with adequate parking.*

*With no additional comment, the public hearing was closed.*

**REGULAR SESSION**

**IV.** Discussion and possible action to consider a request for a Specific Use Permit for property described as mid 1/3 of Lot 7, Block 11 of the Old Town Addition, more specifically known as 511 East Third Street, Lampasas Texas Lampasas County to allow for an indoor commercial amusement facility.

*Board member Taylor moved to approve the request for a Specific Use Permit for property described as mid 1/3 of Lot 7, Block 11 of the Old Town Addition, more specifically known as 511 East Third Street, Lampasas Texas Lampasas County to allow for an indoor commercial*

*amusement facility. The motion was seconded by Board member Carnley and with a unanimous vote, the motion carried. (Sibberson and McCauley absent)*

**PUBLIC HEARING**

- V. Public hearing to receive citizen comments regarding a request for a Specific Use Permit for property described as .712 acres, Lot 1A of the Edwards Addition, more specifically known as 1415 E 4<sup>th</sup> Street, Lampasas Texas Lampasas County to allow for a daycare.

*Erin Harrison, Interim City Manager presented the commission with:*

*Lampasas Community Church, property owner, is asking the Commission to consider a request for a Specific Use Permit for property described as .712 acres, Lot 1A of the Edwards Addition, more specifically known as 1415 E 4th Street Lampasas Texas Lampasas County to allow for a daycare.*

*All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed sixteen (16) notices to property owners within 200 feet of the applicant's property, as of the date of this report no letters in favor or in opposition have been received.*

*With no additional comment, the public hearing was closed.*

**REGULAR SESSION**

- VI. Discussion and possible action to consider a request for a Specific Use Permit for property described as .712 acres, Lot 1A of the Edwards Addition, more specifically known as 1415 E 4<sup>th</sup> Street Lampasas Texas Lampasas County to allow for a daycare.

*Board member Carnley moved to approve the request for a Specific Use Permit for property described as .712 acres, Lot 1A of the Edwards Addition, more specifically known as 1415 E 4th Street Lampasas Texas Lampasas County to allow for a daycare The motion was seconded by Board member Logan and with a unanimous vote, the motion carried. (Sibberson and McCauley absent)*

**PUBLIC HEARING**

- VII. Public hearing to receive citizen comments regarding a request to rezone property from Retail "R" to Retail "R" with a Planned Development "PD" Overlay. The property is described as Lot 7 and 8, Block 7 of the LSC 2<sup>nd</sup> Addition, lots 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 12 of the LSC 2nd Addition, Lots 7 and 8, Block 13 of the LSC 2nd Addition, Lot 1 of the 183 South Business Plaza and Lot 1, Block 1 of the Finney Commercial Addition, Lampasas Texas Lampasas County.

*Erin Harrison, Interim City Manager presented the commission with:*

*Deorald Finney, property owner is asking the Commission to consider approval, denial, or approval with modification(s) a request to rezone property from Retail "R" to Retail "R" with a Planned Development "PD" Overlay to allow for a four-story hotel, restaurant and retail shops.*

*All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed forty-eight (48) notices to property owners within 200 feet of the applicant's property, as of the date of this report eight (8) letters in favor and none in opposition have been received.*

*With no additional comment, the public hearing was closed.*

**REGULAR SESSION**

- VIII. Discussion and possible action to consider a recommendation to rezone property from Retail "R" to Retail "R" with a Planned Development "PD" Overlay. The property is described as Lot 7 and 8, Block 7 of the LSC 2<sup>nd</sup> Addition, lots 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 12 of the LSC 2nd Addition, Lots 7 and 8, Block 13 of the LSC 2nd Addition, Lot 1 of the 183 South Business Plaza and Lot 1, Block 1 of the Finney Commercial Addition, Lampasas Texas Lampasas County.

*Board member Carnley moved to approve the request to rezone property from Retail “R” to Retail “R” with a Planned Development “PD” Overlay. The property is described as Lot 7 and 8, Block 7 of the LSC 2nd Addition, lots 4, 5, 6, 7, 8, 9, 10, 11, 12, Block 12 of the LSC 2nd Addition, Lots 7 and 8, Block 13 of the LSC 2nd Addition, Lot 1 of the 183 South Business Plaza and Lot 1, Block 1 of the Finney Commercial Addition, Lampasas Texas Lampasas County. The motion was seconded by Board member Logan and with a unanimous vote, the motion carried. (Sibberson and McCauley absent)*

- IX.** Discussion regarding General Planning and Zoning inquiries, projects, possible Zoning Amendments to be considered at future meetings and any updates to Residential and Commercial Developments

*N/A*

- X.** Adjourn

*With all business resolved, the meeting adjourned at 6:13PM.*

*Passed and approved this \_\_\_\_\_ day of \_\_\_\_\_ 2026*

\_\_\_\_\_  
Marisa Canales, Commission Chair

ATTEST:

\_\_\_\_\_  
Kayleigh Stanley, City Secretary



# ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: \_\_\_\_\_ City Council \_\_\_\_\_

- Initial Zoning (newly annexed property)
- Rezoning (property currently zoned)
- Planned Development (PD) - see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: \_\_\_\_\_ Smoke Shop

Physical Location of Property: \_\_\_\_\_ 2200 US HWY 281S, Lampasas, TX 76550 \_\_\_\_\_ [General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds \_\_\_\_\_ 2200 US HWY 281S, Lampasas, TX 76550 \_\_\_\_\_ Parcel No. 9366 \_\_\_\_\_ [Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block])

Acreage: \_\_\_\_\_ 2.97 \_\_\_\_\_ Existing Zoning: \_\_\_\_\_ Retail \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_ Retail:Specific Use Permit \_\_\_\_\_

Applicant / Owner's Name: \_\_\_\_\_ Muhammad Farooq Memon \_\_\_\_\_

Contact Person: \_\_\_\_\_ Muhammad Farooq Memon \_\_\_\_\_ Title: \_\_\_\_\_ Owner \_\_\_\_\_

Company Name: \_\_\_\_\_ Shag LLC \_\_\_\_\_ Street/Mailing Address: 5912 B Parkwood Dr. City: Austin \_\_\_\_\_ State: TX \_\_\_\_\_

Zip: 78735 Phone: \_\_\_\_\_ 5128178252 \_\_\_\_\_ Email Address: \_\_\_\_\_ mrfmemon@gmail.com \_\_\_\_\_

Engineer / Representative's Name: \_\_\_\_\_ Muhammad Farooq Memon \_\_\_\_\_

Contact Person: \_\_\_\_\_ Muhammad Farooq Memon \_\_\_\_\_ Title: \_\_\_\_\_ Representative \_\_\_\_\_

Company Name: \_\_\_\_\_ Shag LLC \_\_\_\_\_ Street/Mailing Address: 5912 B Parkwood Dr.

City: \_\_\_\_\_ Austin \_\_\_\_\_ State: \_\_\_\_\_ TX \_\_\_\_\_ Zip: 78735 Phone: \_\_\_\_\_ 5128178252 \_\_\_\_\_

Email Address: \_\_\_\_\_ mrfmemon@gmail.com \_\_\_\_\_

Nature of Request/Proposed Use of the Property: \_\_\_\_\_ Want to use this property as a retail smoke shop \_\_\_\_\_

**SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE.** (All zoning requirements must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property).

**All applications must be COMPLETE before they will be scheduled for P&Z agenda** (It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements in the Zoning, Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City Staff including the number of plans to be submitted, application fees, etc).

**All application materials (one copy) must be delivered to the Planning Department.** The City will invoice the applicant for all publication and certified letter costs. The City may also invoice the applicant for any applicable consulting, engineering or attorney fees for City review of this project.

**Notice of Public Records-** The submission of plans/drawings with this application makes such items public record, and the applicant understands that they may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant.

**I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.**

Signed: \_\_\_\_\_  \_\_\_\_\_ Title: Representative \_\_\_\_\_ Date: 02/18/2026 \_\_\_\_\_

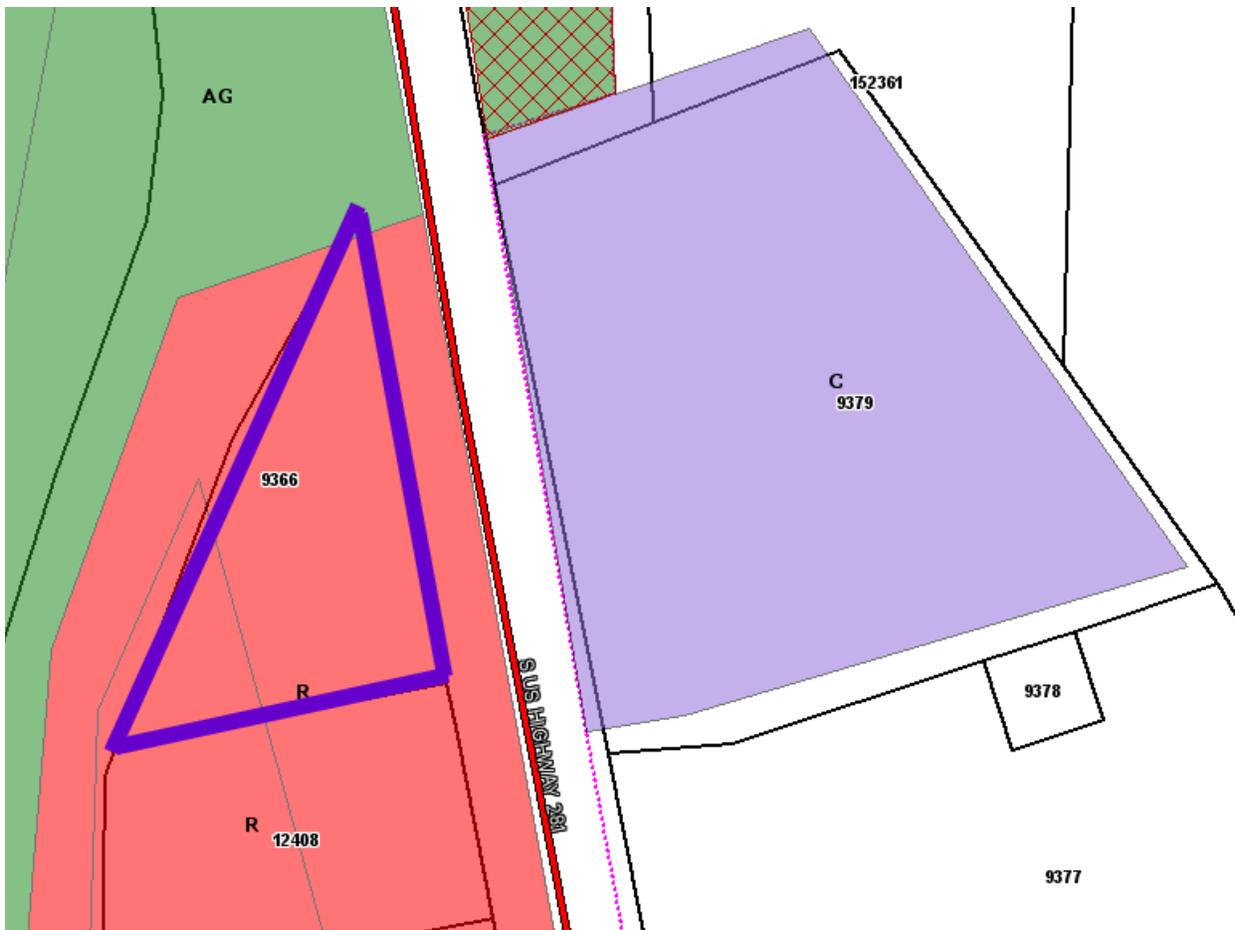
City of Lampasas 312 East Third Street Lampasas, Texas 76550 (512) 556-6831 [kstanley@cityoflampasas.com](mailto:kstanley@cityoflampasas.com)

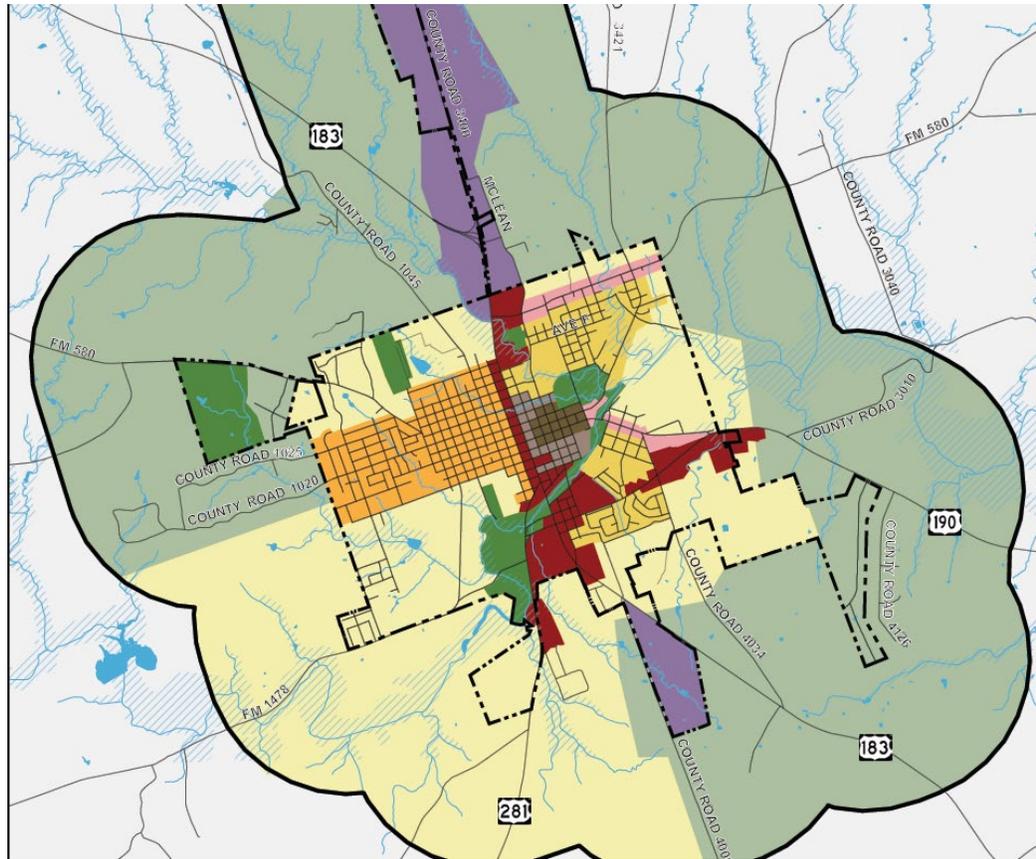
**City of Lampasas  
Staff Report (Memon)  
Planning and Zoning Board**

**Subject Property**      The property is described as 2.966 acres of the James Easley Survey abstract 0185, more specifically known as 2200 S US Highway 281 Lampasas Texas Lampasas County.

**Summary**                Muhammad Farooq Memon, property owner, is asking the Commission to consider a request for a Specific Use Permit for property described as 2.966 acres of the James Easley Survey abstract 0185, more specifically known as 2200 S US Highway 281 Lampasas Texas Lampasas County to allow for a smoke shop.

**Characteristics**        The area is characterized as Corridor Commercial. The property is surrounded by Retail, Commercial and AG.





**LEGEND**

Parks and Open Space	Suburban Mixed-Use	Watercourses	Lampasas ETJ
Rural Estate	Corridor Commercial	Water Bodies	Roads
Suburban Residential	Employment Mixed-Use	Floodzone	Non-Lampasas Areas
Traditional Residential	Downtown Transitional	Lampasas City Limits	
Urban Residential	Downtown Core		

0 0.5 1 2 Miles

Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

**Notification**

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed six (6) notices to property owners within 200 feet of the applicant’s property, as of the date of this report no letters in favor or in opposition have been received.

**Attachments**

Rezone Application, Plat, Map and Pictures



# ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: April 2nd 2026 City Council April 13th, 2026

- Initial Zoning (newly annexed property)
- Rezoning (property currently zoned)
- Planned Development (PD) - see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUP) - see Zoning Ordinance for special requirements and procedures

Name of Subdivision or Project: Northington Creek Estates

Physical Location of Property: 1206 Mills St and 1705 E 4th St, Lampasas TX 76550

[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds 48.13 Acres, Abstract No. 0042, John Burleson Survey and 30.98 Acres, Abstract No. 0042, John Burleson Survey

[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreeage: 79.921 Existing Zoning: C, 2.175 Acres, Lot Size: 200x200 Proposed Zoning: Same as Existing  
SF-6, 10.141 Acres, Lot Size: 50x120  
SFA, 3.046 Acres, Lot Size: 27.5x110  
SF-8, 35.195 Acres, Lot Size: 70x120  
SF-10, 29.360 Acres, Lot Size: 80x125

Applicant / Owner's Name: Tri-Cru Ventures, LLC

Contact Person: Emilio Perales Title: Owner/President

Company Name: Tri-Cru Ventures, LLC

Street/Mailing Address: 7446 Honeysuckle Drive City: Temple State: Tx Zip: 76502

Phone: 254-394-6456 Email Address: emilio.perales@yahoo.com

Engineer / Representative's Name: Turley Associates, Inc., Kendell Wimberly

Contact Person: Kendell Wimberly Title: Project Engineer

Company Name: Turley Associates, Inc.

Street/Mailing Address: 301 N 3rd Street City: Temple State: Tx Zip: 76501

Phone: 254-773-2400 ext. 113 Email Address: kwimberly@turley-inc.com

Nature of Request/Proposed Use of the Property: To Preliminary Plat

**SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE.** (All zoning requirements must be advertised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property).  
**All applications must be COMPLETE before they will be scheduled for P&Z agenda** (It is the applicant's responsibility to be familiar with, and to comply with, all City submittal requirements in the Zoning, Subdivision Ordinances, and any separate submittal policies, requirements and/or checklists that may be obtained from City Staff including the number of plans to be submitted, application fees, etc).  
**All application materials (one copy) must be delivered to the Planning Department.** The City will invoice the applicant for all publication and certified letter costs. The City may also invoice the applicant for any applicable consulting, engineering or attorney fees for City review of this project.  
**Notice of Public Records-** The submission of plans/drawings with this application makes such items public record, and the applicant understands that they may be viewed by the general public. Unless the applicant expressly states otherwise in writing, submission of this application (with associated plans/drawings) will be considered consent by the applicant.

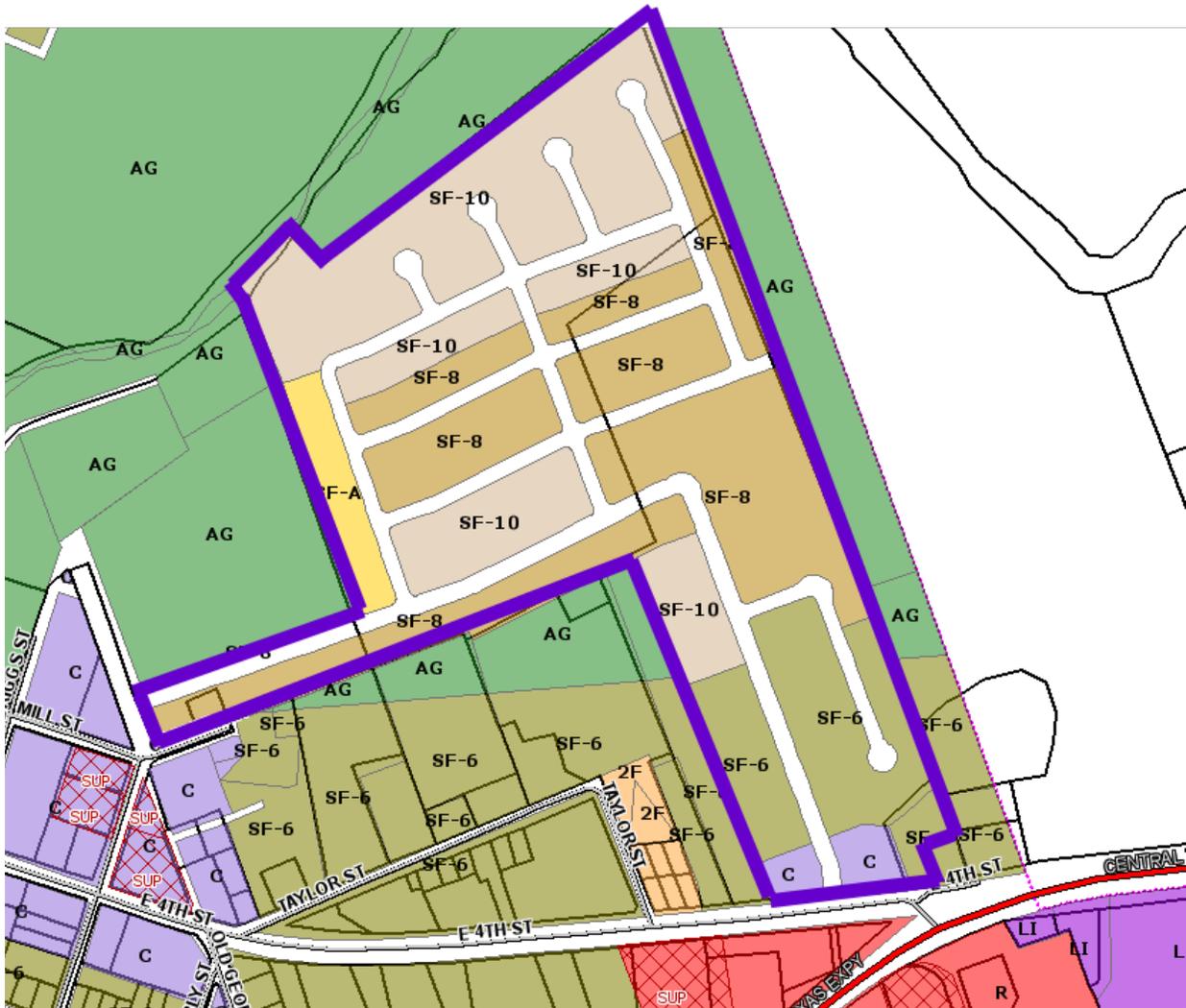
I hereby certify that I am the Owner, or the duly authorized agent of the Owner (proof of authorization attached), for the purposes of this application, and that all information submitted herein is complete, true and correct to the best of my knowledge. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

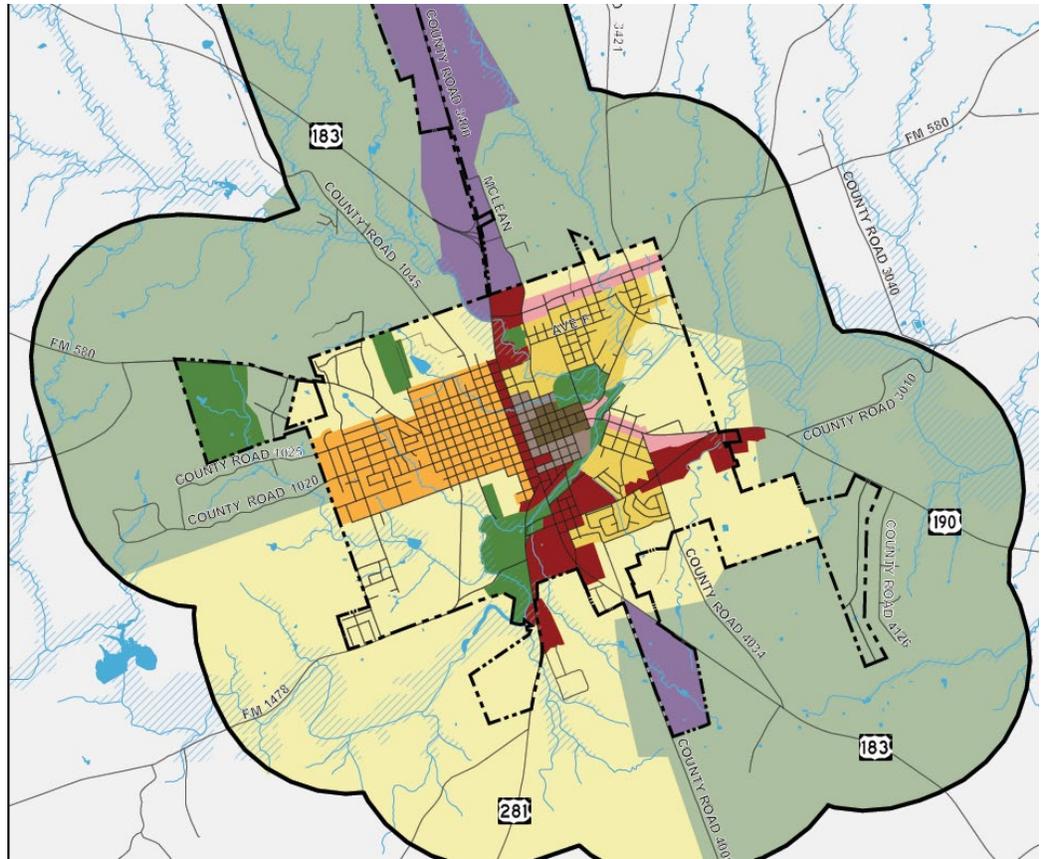
Signed: Kendell J Wimberly Title: Project Engineer Date: 2/26/26

City of Lampasas 312 East Third Street Lampasas, Texas 76550 (512) 556-6831 [kstanley@cityoflampasas.com](mailto:kstanley@cityoflampasas.com)

**City of Lampasas**  
**Staff Report (Northington Creek Estates)**  
**Planning and Zoning Board**

- Subject Property**      The property is described as 79.917 acres out of and a part of the John Burleson survey abstract 42, Lampasas Texas Lampasas County.
- Summary**                Tri-Cru Ventures, LLC is asking the Commission to consider approval of the Preliminary Plat of Northington Creek Estates. The property is described as 79.917 acres out of and a part of the John Burleson survey abstract 42, Lampasas Texas Lampasas County.
- Characteristics**        The area is characterized as Suburban Residential. The property is surrounded by Single Family Homes, AG and Retail.





**LEGEND**



Note: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

**Notification**

All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed fifty-six (56) notices to property owners within 200 feet of the applicant’s property, as of the date of this report no letters in favor or in opposition have been received.

**Attachments**

Rezone Application, Plat, Map and Pictures

APPROXIMATE LOCATION OF  
100-YEAR FLOODPLAIN  
PER COMMUNITY PANEL NO.  
4804300005B  
DATED 06/15/1982

PAGE 2 OF 9

PAGE 3 OF 9

PAGE 4 OF 9

CITY OF LAMPASAS ETJ  
CITY OF LAMPASAS

TRACT E

TRACT A

APPROXIMATE LOCATION OF  
100-YEAR FLOODPLAIN  
PER COMMUNITY PANEL NO.  
4804300005B  
DATED 06/15/1982

PAGE 5 OF 9

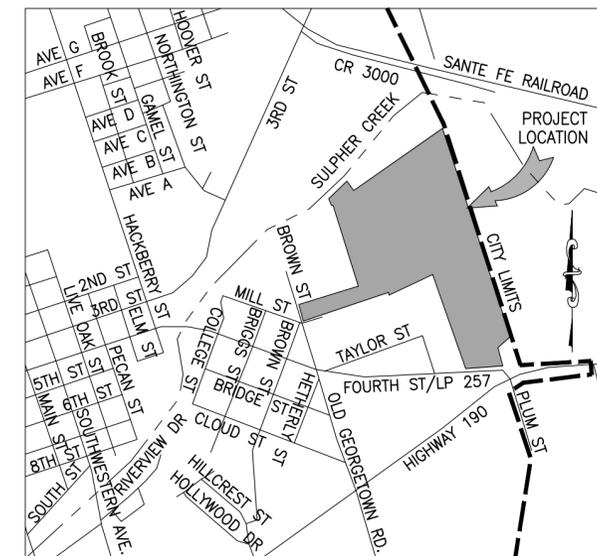
PAGE 6 OF 9

PAGE 7 OF 9

LOOP 257/4TH STREET

SCALE 1:200

PRELIMINARY PLAT OF:  
**NORTHINGTON CREEK  
ESTATES**  
268 LOTS, 6 BLOCKS, 6 TRACTS  
79.917 ACRES  
OUT OF AND A PART OF THE  
JOHN BURLESON SURVEY, ABSTRACT NO. 42  
A SUBDIVISION IN THE  
CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS



VICINITY MAP: NTS



PRELIMINARY PLAT OF:  
**NORTHINGTON CREEK ESTATES**  
OUT OF AND A PART OF THE  
JOHN BURLESON SURVEY, ABSTRACT NO. 42  
A SUBDIVISION IN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS

PREPARED FOR:  
**TRI-CRU VENTURES, LLC**

9/15/2025



**REVISIONS**

DATE	DESCRIPTION	DFTR

DRAFTSMAN:  
KLF  
DATE:  
9-11-25  
COMPUTER FILE NAME:  
24-2678 Final Plat  
REFERENCE DRAWING NUMBERS:

JOB NUMBER:  
**24-2678**  
DRAWING NUMBER:  
**242678C**

PAGE #  
**01**





PRELIMINARY PLAT OF:  
**NORTHINGTON CREEK ESTATES**

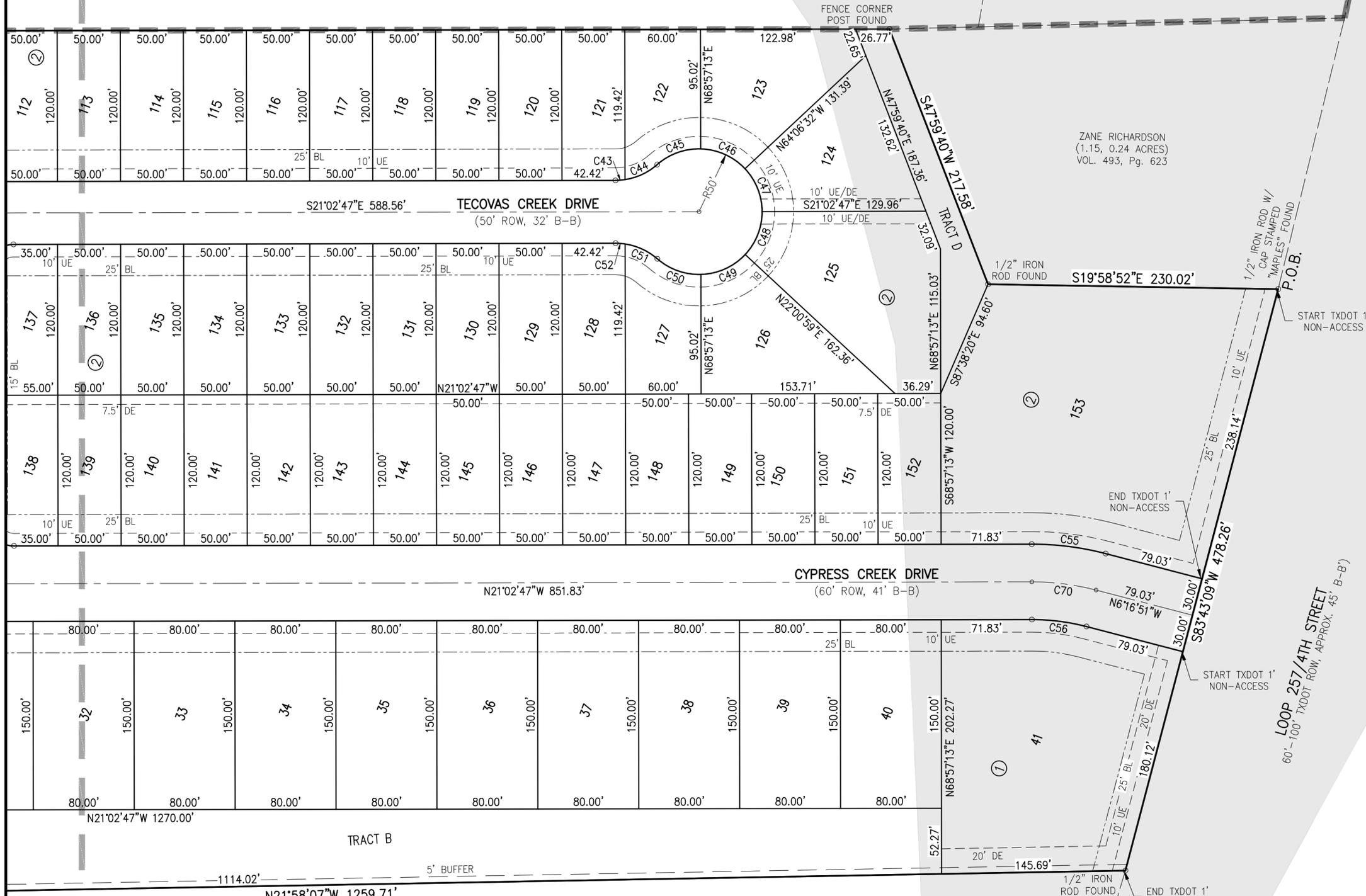
268 LOTS, 6 BLOCKS, 6 TRACTS  
 79.917 ACRES  
 OUT OF AND A PART OF JOHN BURLESON SURVEY,  
 ABSTRACT NO. 42  
 A SUBDIVISION IN THE  
 CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS

APPROXIMATE LOCATION OF 100-YEAR  
 FLOODPLAIN  
 PER COMMUNITY PANEL NO. 4804300005B  
 DATED 06/15/1982

MICHAEL & KAY RICHARDSON  
 (1.49 ACRES)  
 VOL. 316, Pg. 720

SCALE 1:60

PAGE 3  
 PAGE 4



THE KEMP MANAGEMENT TRUST  
 (TRACT FOUR 3.42 ACRES)  
 VOL. 602 PG. 238  
 DOCUMENT #193134

DAVID MATTHEWS, ETUX LAURAL L  
 (1.05 ACRES)  
 VOL. 325, Pg. 766



- LEGEND:
- DE DRAINAGE EASEMENT
  - UE UTILITY EASEMENT
  - BL BUILDING LINE
  - POB POINT OF BEGINNING
  - B-B BACK OF CURB
  - ROW RIGHT-OF-WAY



TURLEY ASSOCIATES, INC.  
 ENGINEERING FIRM NO. 1658  
 SURVEY FIRM NO. 10194869  
 301 N. 3RD ST.  
 TEMPLE, TEXAS 76501  
 WWW.TURLEY-INC.COM  
 254-773-2400

PRELIMINARY PLAT OF:  
**NORTHINGTON CREEK ESTATES**  
 OUT OF AND A PART OF THE  
 JOHN BURLESON SURVEY, ABSTRACT NO. 42  
 A SUBDIVISION IN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS

PREPARED FOR:  
**TRI-CRU VENTURES, LLC**

9/15/2025



REVISIONS

DATE	DESCRIPTION	DFTR

DRAFTSMAN:  
 KLF  
 DATE:  
 9-11-25  
 COMPUTER FILE NAME:  
 24-2678 Final Plat  
 REFERENCE DRAWING NUMBERS:

JOB NUMBER:  
**24-2678**  
 DRAWING NUMBER:  
**242678C**

PAGE #  
**04**







BEING A 79.918 ACRE TRACT OF LAND SITUATED IN THE JOHN BURLESON SURVEY, ABSTRACT NO. 42, LAMPASAS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 31.747 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 17, 2022 FROM JEFFERY GLENN RAINWATER AND MARK ANDREW RAINWATER TO TRI-CRU VENTURES LLC, A TEXAS LIMITED LIABILITY COMPANY AND BEING OF RECORD IN VOLUME 608, PAGE 34, OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 48.19 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED NOVEMBER 17, 2022 FROM 763 HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY TO TRI-CRU VENTURES LLC, A TEXAS LIMITED LIABILITY COMPANY AND BEING OF RECORD IN VOLUME 608, PAGE 40, OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "MAPLES" FOUND BEING THE SOUTHERLY SOUTHEAST CORNER OF THE SAID 31.747 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF THAT CERTAIN 1.15 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 6, 2013 FROM SCOTT ABRAHAM TO ZANE RICHARDSON AND BEING OF RECORD IN VOLUME 493, PAGE 623, OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF EAST 4TH STREET ( ALSO KNOWN AS LOOP 257 AND US HIGHWAY 190 ) FOR CORNER;

THENCE S. 83° 43' 09" W., 478.26 FEET DEPARTING THE SAID 1.15 ACRE TRACT AND WITH THE SOUTH BOUNDARY LINE OF THE SAID 31.747 ACRE TRACT ( CALLS S. 83° 43' 09" W., 478.26 FEET ) AND WITH THE SAID NORTH RIGHT-OF-WAY LINE TO A 1/2" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF THE SAID 31.747 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT FOUR: 3.42 ACRE TRACT OF LAND DESCRIBED IN A MASTER SPECIAL WARRANTY DEED DATED JULY 5, 2022 FROM DALE WAYNE KEMP AND ELIZABETH FAUST KEMP TO DALE WAYNE KEMP AND ELIZABETH FAUST KEMP AS TRUSTEES FOR THE KEMP MANAGEMENT TRUST U/T/A DATED MAY 16, 2013 AND BEING OF RECORD IN VOLUME 602, PAGE 238, OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS FOR CORNER;

THENCE N. 21° 58' 07" W., 1259.71 FEET DEPARTING THE SAID NORTH RIGHT-OF-WAY LINE AND WITH THE WEST BOUNDARY LINE OF THE SAID 31.747 ACRE TRACT ( CALLS N. 21° 58' 07" W., 1258.26 FEET ) AND WITH THE EAST BOUNDARY LINE OF THE SAID TRACT FOUR: 3.42 ACRE TRACT TO A 1/2" IRON ROD FOUND BEING THE NORTHEAST CORNER OF THE SAID TRACT FOUR: 3.42 ACRE TRACT AND BEING AN EXTERIOR ELL CORNER OF THE SAID 31.747 ACRE TRACT AND BEING IN THE SOUTH BOUNDARY LINE OF THE SAID 48.19 ACRE TRACT FOR CORNER;

THENCE WITH THE SOUTH BOUNDARY LINE OF THE SAID 48.19 ACRE TRACT THE FOLLOWING NINE ( 9 ) CALLS:

- 1) S. 62° 38' 23" W., 125.29 FEET ( CALLS S. 62° 34' 58" W., 232.92 FEET VOLUME 608 PAGE 40 ) DEPARTING THE SAID 31.747 ACRE TRACT AND WITH THE NORTH BOUNDARY LINE OF THE SAID TRACT FOUR: 3.42 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "GOODSON 1960" FOUND BEING THE NORTHWEST CORNER OF THE SAID TRACT FOUR: 3.42 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT ONE: 8.3 ACRE TRACT OF LAND DESCRIBED IN SAID VOLUME 602, PAGE 238, OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS FOR CORNER;
- 2)S. 62° 27' 21" W., 497.86 FEET ( CALLS S. 62° 28' 36" W., 497.62 FEET VOLUME 608 PAGE 40 ) WITH THE NORTH BOUNDARY LINE OF THE SAID TRACT ONE: 8.3 ACRE TRACT TO A 60D NAIL FOUND BEING THE NORTHWEST CORNER OF THE SAID TRACT ONE: 8.3 ACRE TRACT AND BEING IN THE EAST BOUNDARY LINE OF THE REMAINDER OF THAT CERTAIN TRACT TWO: 5 ACRE TRACT OF LAND DESCRIBED IN SAID VOLUME 602, PAGE 238, OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS FOR CORNER;
- 3)N. 19° 38' 49" W., 29.92 FEET ( CALLS N. 19° 55' 19" W., 29.91 FEET VOLUME 608 PAGE 40 ) DEPARTING THE SAID TRACT ONE: 8.3 ACRE TRACT AND WITH THE EAST BOUNDARY LINE OF THE SAID REMAINDER OF THE TRACT TWO: 5 ACRE TRACT TO A 3/8" IRON ROD WITH CAP STAMPED "MAPLES RPLS 5043" FOUND BEING THE NORTHEAST CORNER OF THE SAID REMAINDER OF THE TRACT TWO: 5 ACRE TRACT FOR CORNER;
- 4)S. 68° 47' 27" W., 329.95 FEET ( CALLS S. 68° 41' 00" W., 329.83 FEET VOLUME 608 PAGE 40 ) WITH THE NORTH BOUNDARY LINE OF THE SAID REMAINDER OF THE TRACT TWO: 5 ACRE TRACT TO A 3/8" IRON ROD FOUND BEING THE NORTHWEST CORNER OF THE SAID REMAINDER OF THE TRACT TWO: 5 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT SIX: 3.66 ACRE TRACT OF LAND DESCRIBED IN SAID VOLUME 602, PAGE 238, OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS FOR CORNER;
- 5)S. 68° 30' 01" W., 287.09 FEET ( CALLS S. 68° 35' 13" W., 287.31 FEET VOLUME 608 PAGE 40 ) DEPARTING THE SAID REMAINDER OF THE TRACT TWO: 5 ACRE TRACT AND WITH THE NORTH BOUNDARY LINE OF THE SAID TRACT SIX: 3.66 ACRE TRACT TO A 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF THE SAID TRACT SIX: 3.66 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY GIFT DEED FROM CECIL MILTON CRAWFORD, JR. TO NELDA SUE CRAWFORD FOR AN UNDIVIDED FORTY-EIGHT PER CENT ( 48% ) OF 4.96 ACRES AND BEING OF RECORD IN VOLUME 532, PAGE 29, OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS FOR CORNER;
- 6)S. 68° 22' 56" W., 72.31 FEET ( CALLS S. 68°33' 34" W., 72.29 FEET VOLUME 608 PAGE 40 ) DEPARTING THE SAID TRACT SIX: 3.66 ACRE TRACT AND WITH THE NORTH BOUNDARY LINE OF THE SAID CRAWFORD TRACT TO A 1/2" IRON ROD FOUND BEING AN ANGLE CORNER OF THE SAID CRAWFORD TRACT FOR CORNER;
- 7)S. 68° 30' 38" W., 125.68 FEET ( CALLS S. 68° 28' 49" W., 125.70 FEET VOLUME 608 PAGE 40 ) WITH THE NORTH BOUNDARY LINE OF THE SAID CRAWFORD TRACT TO A 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF THE SAID CRAWFORD TRACT AND BEING THE NORTHEAST CORNER OF THE RIGHT-OF-WAY OF MILL STREET AS OCCUPIED AND EVIDENCED ON THE GROUND FOR CORNER;
- 8)S. 71° 42' 51" W., 136.54 FEET ( CALLS S. 71° 48' 02" W., 314.57 FEET VOLUME 608 PAGE 40 ) DEPARTING THE SAID CRAWFORD TRACT AND WITH THE NORTH RIGHT-OF-WAY LINE OF SAID MILL STREET TO A 3/8" IRON ROD FOUND FOR CORNER;

9)S. 71° 51' 59" W., 178.00 FEET ( CALLS S. 71° 48' 02" W., 314.57 FEET VOLUME 608 PAGE 40 ) CONTINUING WITH THE SAID NORTH RIGHT-OF-WAY LINE TO A 3/8" IRON ROD FOUND BEING THE SOUTHWEST CORNER OF THE SAID 48.19 ACRE TRACT AND BEING AT THE INTERSECTION OF THE SAID NORTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF BROWN STREET FOR CORNER;

THENCE N. 15° 25' 40" W., 202.82 FEET DEPARTING THE SAID MILL STREET AND WITH THE WEST BOUNDARY LINE OF THE SAID 48.19 ACRE TRACT ( CALLS N. 15° 24' 59" W., 202.83 FEET VOLUME 608 PAGE 40 ) AND WITH THE SAID EAST RIGHT-OF-WAY LINE TO A 3/8" IRON ROD FOUND BEING THE MOST WESTERLY NORTHWEST CORNER OF THE SAID 48.19 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF THAT CERTAIN 17.47 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED DATED FEBRUARY 9, 1995 FROM WILLIAM L. CRAWFORD AND WIFE, ANNA W. CRAWFORD TO THE CITY OF LAMPASAS AND BEING OF RECORD IN VOLUME 313, PAGE 540, DEED RECORDS OF LAMPASAS COUNTY, TEXAS FOR CORNER;

THENCE DEPARTING THE SAID EAST RIGHT-OF-WAY LINE AND WITH A NORTH BOUNDARY LINE OF THE SAID 48.19 ACRE TRACT AND WITH THE SOUTH BOUNDARY LINE OF THE SAID 17.47 ACRE TRACT THE FOLLOWING TWO ( 2 ) CALLS:

- 1) N. 70° 02' 59" E., 274.03 FEET ( CALLS N. 69° 50' 54" E., 274.48 FEET VOLUME 608 PAGE 40 ) TO A 1/2" IRON ROD WITH CAP STAMPED "GOODSON 1960" FOUND FOR CORNER;
- 2)N. 69° 55' 54" E., 512.38 FEET ( CALLS N. 70° 01' 50" E., 512.16 FEET VOLUME 608 PAGE 40 ) TO A 1/2" IRON ROD WITH CAP STAMPED "GOODSON 1960" FOUND BEING AN INTERIOR ELL CORNER OF THE SAID 48.19 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF THE SAID 17.47 ACRE TRACT FOR CORNER;

THENCE WITH THE WEST BOUNDARY LINE OF THE SAID 48.19 ACRE TRACT THE FOLLOWING FOUR ( 4 ) CALLS:

- 1)N. 19° 24' 15" W., 832.59 FEET ( CALLS N. 19° 24' 48" W., 832.44 FEET VOLUME 608 PAGE 40 ) WITH THE EAST BOUNDARY LINE OF THE SAID 17.47 ACRE TRACT TO A 1/2" IRON ROD WITH CAP STAMPED "GOODSON 1960" FOUND BEING THE NORTHEAST CORNER OF THE SAID 17.47 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF LAMPASAS AND BEING OF RECORD IN VOLUME 123, PAGE 626, DEED RECORDS OF LAMPASAS COUNTY, TEXAS FOR CORNER;
- 2)N. 23° 08' 59" W., 249.90 FEET ( CALLS N. 23° 08' 59" W., 250.14 FEET VOLUME 608 PAGE 40 ) DEPARTING THE SAID 17.47 ACRE TRACT AND WITH THE EAST BOUNDARY LINE OF THE SAID CITY OF LAMPASAS TRACT TO A 3/8" IRON ROD WITH CAP STAMPED "MAPLES RPLS 5043" FOUND BEING AN INTERIOR ELL CORNER OF THE SAID 48.19 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THE SAID CITY OF LAMPASAS TRACT FOR CORNER;
- 3)S. 56° 33' 45" W., 25.86 FEET ( CALLS S. 55° 48' 02" W., 25.58 FEET VOLUME 608 PAGE 40 ) WITH THE NORTH BOUNDARY LINE OF THE SAID CITY OF LAMPASAS TRACT TO A 3/8" IRON ROD WITH CAP STAMPED "MAPLES RPLS 5043" FOUND BEING AN EXTERIOR ELL CORNER OF THE SAID 48.19 ACRE TRACT AND BEING THE NORTHWEST CORNER OF THE SAID CITY OF LAMPASAS TRACT AND BEING THE NORTHEAST CORNER OF THAT CERTAIN 2 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF LAMPASAS AND BEING OF RECORD IN VOLUME 54, PAGE 143, DEED RECORDS OF LAMPASAS COUNTY, TEXAS AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF LAMPASAS AND BEING OF RECORD IN VOLUME 61, PAGE 563, DEED RECORDS OF LAMPASAS COUNTY, TEXAS FOR CORNER;
- 4)N. 28° 45' 45" W., ( CALLS N. 29° 14' 48" W. ) DEPARTING THE SAID CITY OF LAMPASAS TRACT ( VOLUME 123, PAGE 626 ) AND THE SAID 2 ACRE TRACT AND WITH THE EAST BOUNDARY LINE OF THE SAID CITY OF LAMPASAS TRACT ( VOLUME 61, PAGE 563 ) AT 48.07 FEET ( CALLS 48.36 FEET VOLUME 608 PAGE 40 ) PASS A 3/8" IRON ROD WITH CAP STAMPED "MAPLES RPLS 5043" FOUND FOR REFERENCE AND CONTINUING AT 106.90 FEET IN ALL ( CALLS 106.90 FEET VOLUME 608 PAGE 40 ) TO A POINT IN THE APPROXIMATE CENTER OF SULPHUR CREEK BEING THE MOST NORTHERLY NORTHWEST CORNER OF THE SAID 48.19 ACRE TRACT AND BEING IN THE SOUTH BOUNDARY LINE OF THAT CERTAIN 42.39 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE IN A GENERAL WARRANTY DEED DATED FEBRUARY 13, 2015 FROM MARGARET KIRBY O'NEAL, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF E. C. O'NEAL, JR., DECEASED TO JIM SPIVEY AND PAM SPIVEY, TRUSTEES OF THE JIM AND PAM TRUST DATED MAY 17, 2011 AND BEING OF RECORD IN VOLUME 505, PAGE 14, OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS FOR CORNER;

THENCE N. 41° 09' 53" E., 290.79 FEET DEPARTING THE SAID CITY OF LAMPASAS TRACT ( VOLUME 61, PAGE 563 ) AND WITH THE NORTH BOUNDARY LINE OF THE SAID 48.19 ACRE TRACT ( CALLS N. 41° 09' 13" E., 291.65 FEET VOLUME 608 PAGE 40 ) AND WITH THE SAID SOUTH BOUNDARY LINE AND WITH THE SAID APPROXIMATE CENTER OF SULPHUR CREEK TO A POINT BEING AN EXTERIOR ELL CORNER OF THE SAID 48.19 ACRE TRACT AND BEING THE NORTHWEST CORNER OF THAT CERTAIN 26.53 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN DATED MAY 15, 2023 FROM JIMMY R. JONES, MARTHA WALLIS AND BETH BARNETT TO FRANK NOLAN ELLETT AND LAURENTINA MARTINEZ ELLET AND BEING OF RECORD IN VOLUME 615, PAGE 125, OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS FOR CORNER;

THENCE S. 45° 34' 17" E., DEPARTING THE SAID 42.39 ACRE TRACT AND THE SAID APPROXIMATE CENTER OF SULPHUR CREEK AND WITH AN EAST BOUNDARY LINE OF THE SAID 48.19 ACRE TRACT ( CALLS S. 45° 29' 52" E. VOLUME 608 PAGE 40 ) AND WITH THE WEST BOUNDARY LINE OF THE SAID 26.53 ACRE TRACT AT 72.49 FEET ( CALLS 72.43 FEET VOLUME 608 PAGE 40 ) PASS A 1" IRON PIPE FOUND FOR REFERENCE AND CONTINUING AT 174.27 FEET IN ALL ( CALLS 174.27 FEET VOLUME 608 PAGE 40 ) TO A 3/8" IRON ROD WITH CAP STAMPED "MAPLES RPLS 5043" FOUND BEING AN INTERIOR ELL CORNER OF THE SAID 48.19 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF THE SAID 26.53 ACRE TRACT FOR CORNER;

THENCE WITH THE NORTH BOUNDARY LINE OF THE SAID 48.19 ACRE TRACT AND WITH THE

SOUTH BOUNDARY LINE OF THE SAID 26.53 ACRE TRACT THE FOLLOWING TWO ( 2 ) CALLS:

- 1)N. 52° 45' 33" E., 749.62 FEET ( CALLS N. 52° 46' 08" E., 749.82 FEET VOLUME 608 PAGE 40 ) TO A 3/8" IRON ROD WITH CAP STAMPED "MAPLES RPLS 5043" FOUND FOR CORNER;
- 2)N. 51° 12' 19" E., 638.47 FEET ( CALLS N. 51° 11' 07" E., 638.55 FEET VOLUME 608 PAGE 40 ) TO A 3/8" IRON ROD WITH CAP STAMPED "MAPLES RPLS 5043" FOUND BEING THE NORTHEAST CORNER OF THE SAID 48.19 ACRE TRACT AND BEING AN ANGLE CORNER OF THE SAID 26.53 ACRE TRACT AND BEING AN EXTERIOR ANGLE CORNER OF THE REMAINDER OF THAT CERTAIN 77.32 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED DATED AUGUST 12, 2022 FROM DOROTHY ROARK RICHARDSON, TRUSTEE OF THE CLYDE AND DOROTHY RICHARDSON REVOCABLE TRUST UNDER AN INSTRUMENT DATED JULY 1, 2016 AND AMENDED JANUARY 27, 2017 TO MICHAEL W. RICHARDSON, TRUSTEE OF THE DOROTHY ROARK RICHARDSON REVOCABLE TRUST UNDER AN INSTRUMENT DATED JULY 1, 2016 AND AMENDED JANUARY 27, 2017 AND BEING OF RECORD IN VOLUME 604, PAGE 444, OFFICIAL PUBLIC RECORDS OF LAMPASAS COUNTY, TEXAS FOR CORNER;

THENCE S. 20° 58' 26" E., 742.78 FEET DEPARTING THE SAID 26.53 ACRE TRACT AND WITH THE EAST BOUNDARY LINE OF THE SAID 48.19 ACRE TRACT ( CALLS S. 20° 58' 40" E., 742.92 FEET ) AND WITH THE WEST BOUNDARY LINE OF THE SAID REMAINDER OF THE 77.32 ACRE TRACT TO A 3/8" IRON ROD WITH CAP STAMPED "MAPLES RPLS 5043" FOUND BEING THE MOST EASTERLY SOUTHEAST CORNER OF THE SAID 48.19 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THE SAID 31.747 ACRE TRACT FOR CORNER;

THENCE S. 21° 02' 47" E., 2052.29 FEET DEPARTING THE SAID 48.19 ACRE TRACT AND WITH THE EAST BOUNDARY LINE OF THE SAID 31.747 ACRE TRACT ( CALLS S. 21° 02' 49" E., 2052.24 FEET VOLUME 608 PAGE 34 ) AND WITH THE WEST BOUNDARY LINE OF THE SAID REMAINDER OF THE 77.32 ACRE TRACT TO A FENCE CORNER POST FOUND BEING THE EASTERLY SOUTHEAST CORNER OF THE SAID 31.83 ACRE TRACT AND BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED 1.15 ACRE TRACT FOR CORNER;

THENCE S. 47° 59' 40" W., 217.58 FEET DEPARTING THE SAID REMAINDER OF THE 77.32 ACRE TRACT AND WITH THE SOUTH BOUNDARY LINE OF THE SAID 31.747 ACRE TRACT ( CALLS S. 47° 59' 40" W., 217.58 FEET VOLUME 608 PAGE 34 ) AND WITH THE NORTH BOUNDARY LINE OF THE SAID 1.15 ACRE TRACT TO A 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF THE SAID 1.15 ACRE TRACT AND BEING AN INTERIOR ELL CORNER OF THE SAID 31.747 ACRE TRACT FOR CORNER;

THENCE S. 19° 58' 52" E., 230.02 FEET WITH THE EAST BOUNDARY LINE OF THE SAID 31.747 ACRE TRACT AND WITH THE WEST BOUNDARY LINE OF THE SAID 1.15 ACRE TRACT TO THE POINT OF BEGINNING AND CONTAINING 79.918 ACRES OF LAND.

NOTES:

1. A PORTION OF THIS PROPERTY APPEARS TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION MAP NO. 4804300005B, DATED JUNE 15, 1982. THIS STATEMENT DOES NOT CREATE ANY LIABILITY IN SUCH EVENT ON PART OF THIS SURVEYOR OR TURLEY ASSOCIATES INC.
2. ALL RESIDENTIAL LOTS SHALL HAVE A 10' REAR BUILDING SETBACK UNLESS OTHERWISE SHOWN HEREON.
3. ALL RESIDENTIAL LOTS SHALL HAVE A 7.5' UTILITY EASEMENT ALONG THE REAR LOT LINES UNLESS OTHERWISE SHOWN HEREON.
4. ALL RESIDENTIAL LOTS SHALL HAVE A 6' BUILDING SETBACK ON ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN HEREON.
5. ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP STAMPED "TAI" UNLESS OTHERWISE NOTED HEREON.
6. TRACTS A, B, C, & D, SHALL BE COMMON AREAS, AND FOR DRAINAGE & UTILITY PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. TRACT E SHALL BE USED FOR RECREATIONAL PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. TRACT F SHALL BE USED FOR SEWER LIFT STATION PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE CITY OF LAMPASAS.
9. THIS PROJECT IS REFERENCED IN NAD 1983 CENTRAL TEXAS STATE PLANE. ALL DISTANCES ARE HORIZONTAL GRID DISTANCES UNLESS NOTED.

PRELIMINARY PLAT OF:

# NORTHINGTON CREEK ESTATES

268 LOTS, 6 BLOCKS, 6 TRACTS  
79.917 ACRES  
OUT OF AND A PART OF JOHN BURLESON SURVEY,  
ABSTRACT NO. 42  
A SUBDIVISION IN THE  
CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS



TURLEY ASSOCIATES, INC.  
ENGINEERING FIRM NO. 1658  
SURVEY FIRM NO. 10194869  
301 N. 3RD ST.  
TEMPLE, TEXAS 76501

WWW.TURLEY-INC.COM  
254-773-2400

PRELIMINARY PLAT OF:  
**NORTHINGTON CREEK ESTATES**  
OUT OF AND A PART OF THE JOHN BURLESON SURVEY, ABSTRACT NO. 42  
A SUBDIVISION IN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS

PREPARED FOR:  
**TRI-CRU VENTURES, LLC**

## REVISIONS

DATE	DESCRIPTION	DFTR

DRAFTSMAN:  
KLF  
DATE:  
9-11-25  
COMPUTER FILE NAME:  
24-2678 Final Plat  
REFERENCE DRAWING NUMBERS:

JOB NUMBER:  
**24-2678**  
DRAWING NUMBER:  
242678C

PAGE#  
**08**

Curve Table			
Curve #	Length	Radius	Chord
C1	31.18'	20.00'	N25°15'49"E 28.12'
C2	33.67'	67.50'	S45°28'09"E 33.32'
C3	22.62'	67.50'	S21°34'43"E 22.52'
C4	23.71'	67.50'	S01°54'49"E 23.59'
C5	18.45'	67.50'	S15°58'46"W 18.39'
C6	16.52'	67.50'	S30°49'10"W 16.48'
C7	19.79'	67.50'	S46°13'51"W 19.72'
C8	22.74'	67.50'	S64°17'04"W 22.64'
C9	23.22'	67.50'	S83°47'40"W 23.11'
C10	20.38'	67.50'	N77°41'56"W 20.30'
C11	19.20'	670.00'	N69°46'29"E 19.20'
C12	15.62'	545.00'	N69°46'29"E 15.62'
C13	1.61'	67.50'	S29°16'52"W 1.61'
C14	25.66'	67.50'	S40°51'14"W 25.51'
C15	22.80'	67.50'	S61°25'23"W 22.70'
C16	21.47'	67.50'	S80°12'48"W 21.38'
C17	37.50'	67.50'	N74°45'38"W 37.02'
C18	15.04'	67.50'	N52°27'44"W 15.01'
C19	52.66'	67.50'	N23°43'42"W 51.34'
C20	24.37'	67.50'	N08°57'54"E 24.24'
C21	33.62'	20.00'	S69°12'12"E 29.80'
C22	28.65'	260.00'	S65°47'48"W 28.64'
C23	31.42'	20.00'	N23°57'13"E 28.28'
C24	38.96'	67.50'	S44°52'01"E 38.42'
C25	15.03'	67.50'	S21°57'11"E 15.00'
C26	15.37'	67.50'	S09°02'58"E 15.34'
C27	16.11'	67.50'	S04°18'35"W 16.07'
C28	16.11'	67.50'	S17°58'52"W 16.07'
C29	20.38'	67.50'	S33°27'59"W 20.30'
C30	21.56'	67.50'	S51°16'02"W 21.47'
C31	27.74'	67.50'	S72°11'28"W 27.54'
C32	25.11'	67.50'	N85°22'49"W 24.96'
C33	4.75'	67.50'	N72°42'29"W 4.75'
C34	11.75'	67.50'	S33°35'03"W 11.73'
C35	24.10'	67.50'	S48°47'46"W 23.97'
C36	22.61'	67.50'	S68°37'01"W 22.50'
C37	20.71'	67.50'	S87°00'04"W 20.63'
C38	20.38'	67.50'	N75°33'33"W 20.30'
C39	16.11'	67.50'	N60°04'25"W 16.07'
C40	16.11'	67.50'	N46°24'09"W 16.07'
C41	20.38'	67.50'	N30°55'01"W 20.30'
C42	48.98'	67.50'	N01°28'46"W 47.91'
C43	7.61'	50.00'	S25°24'31"E 7.61'
C44	28.52'	50.00'	S46°06'49"E 28.14'
C45	37.58'	50.00'	N40°55'32"W 36.70'
C46	39.52'	50.00'	N03°14'53"E 38.50'
C47	37.58'	50.00'	N47°25'21"E 36.70'
C48	37.58'	50.00'	S89°30'54"E 36.70'
C49	39.52'	50.00'	S45°20'26"E 38.50'
C50	37.58'	50.00'	S01°10'01"E 36.70'

Curve Table			
Curve #	Length	Radius	Chord
C51	28.52'	50.00'	N04°01'16"E 28.14'
C52	7.61'	50.00'	N16°41'02"W 7.61'
C53	31.42'	20.00'	N66°02'47"W 28.28'
C54	31.42'	20.00'	S23°57'13"W 28.28'
C55	59.27'	230.00'	N13°39'49"W 59.11'
C56	43.81'	170.00'	N13°39'49"W 43.69'
C57	31.42'	20.00'	N66°02'47"W 28.28'
C58	0.06'	200.00'	S68°56'45"W 0.06'
C59	21.98'	200.00'	S65°47'19"W 21.97'
C60	22.57'	230.00'	N65°27'04"E 22.56'
C61	6.70'	230.00'	N69°05'50"E 6.70'
C62	56.55'	36.00'	S25°35'45"W 50.91'
C63	19.92'	695.00'	N69°46'29"E 19.92'
C64	56.55'	36.00'	N66°02'47"W 50.91'
C65	27.94'	975.00'	N69°46'29"E 27.94'
C66	25.45'	200.00'	N66°17'08"E 25.44'
C67	25.35'	230.00'	S65°47'48"W 25.33'
C68	56.55'	36.00'	S23°57'13"W 50.91'
C69	56.55'	36.00'	N66°02'47"W 50.91'
C70	51.54'	200.00'	N13°39'49"W 51.40'
C71	31.42'	20.00'	S66°02'47"E 28.28'
C72	31.42'	20.00'	N23°57'13"E 28.28'
C73	31.42'	20.00'	N66°02'47"W 28.28'
C74	31.42'	20.00'	S23°57'13"W 28.28'
C75	31.42'	20.00'	S66°02'47"E 28.28'
C76	31.42'	20.00'	N23°57'13"E 28.28'
C77	31.42'	20.00'	N66°02'47"W 28.28'
C78	31.42'	20.00'	S23°57'13"W 28.28'
C79	29.21'	20.00'	N20°47'48"E 26.68'
C80	21.64'	170.00'	N66°17'08"E 21.62'
C81	31.65'	20.00'	S64°44'11"E 28.45'
C82	31.42'	20.00'	S25°35'45"W 28.28'
C83	1.85'	1000.00'	N70°32'34"E 1.85'
C84	26.81'	1000.00'	N69°43'18"E 26.81'
C85	31.42'	20.00'	N66°02'47"W 28.28'
C86	31.42'	20.00'	N23°57'13"E 28.28'
C87	27.23'	950.00'	N69°46'29"E 27.23'
C88	31.42'	20.00'	S64°24'15"E 28.28'
C89	31.42'	20.00'	S25°35'45"W 28.28'
C90	20.64'	720.00'	N69°46'29"E 20.64'
C91	31.42'	20.00'	N66°02'47"W 28.28'

Line Table		
Line #	Length	Direction
L1	25.86'	S56°33'45"W
L2	29.92'	N19°38'49"W
L3	72.31'	S68°22'56"W
L4	125.68'	S68°30'38"W
L5	136.54'	S71°42'51"W
L6	178.00'	S71°51'59"W
L7	27.70'	N87°28'27"E
L8	27.70'	S65°10'59"E
L9	27.70'	S23°05'26"W
L10	27.70'	S50°26'00"W
L11	15.71'	N27°21'37"W
L12	59.28'	N14°52'46"W
L13	32.84'	N62°38'23"E
L14	44.53'	S55°24'01"W
L15	22.50'	S19°24'15"E
L16	22.50'	S19°24'15"E
L17	18.84'	N19°24'15"W
L18	22.50'	N19°24'15"W
L19	22.50'	N19°24'15"W
L20	22.50'	S19°24'15"E
L21	22.50'	S19°24'15"E
L22	22.50'	N19°24'15"W
L23	22.50'	N19°24'15"W
L24	22.50'	S19°24'15"E
L25	22.50'	S19°24'15"E
L26	22.50'	N19°24'15"W
L27	22.50'	N19°24'15"W
L28	22.50'	S19°24'15"E
L29	22.50'	S19°24'15"E
L30	22.50'	N19°24'15"W
L31	22.50'	N19°24'15"W
L32	22.50'	S19°24'15"E
L33	22.50'	S19°24'15"E
L34	22.50'	N19°24'15"W
L35	22.50'	N19°24'15"W
L36	22.50'	S19°24'15"E
L37	22.50'	S19°24'15"E
L38	22.50'	S70°35'45"W
L39	22.50'	S70°35'45"W
L40	22.50'	S70°35'45"W
L41	22.50'	S70°35'45"W

Line Table		
Line #	Length	Direction
L42	22.50'	N70°35'45"E
L43	22.50'	N70°35'45"E
L44	22.50'	S68°57'13"W
L45	22.50'	S68°57'13"W
L46	22.50'	S68°57'13"W
L47	22.50'	S68°57'13"W
L48	22.50'	N68°57'13"E
L49	22.50'	N68°57'13"E
L50	22.50'	N68°57'13"E
L51	22.50'	N68°57'13"E
L52	22.50'	S68°57'13"W
L53	22.50'	S68°57'13"W
L54	22.50'	S68°57'13"W
L55	22.50'	S68°57'13"W
L56	22.50'	N68°57'13"E
L57	22.50'	N68°57'13"E
L58	26.59'	S21°02'47"E
L59	26.59'	S21°02'47"E
L60	27.50'	N68°57'13"E
L61	22.50'	N68°57'13"E
L62	22.50'	S68°57'13"W
L63	22.50'	S68°57'13"W
L64	22.50'	S68°57'13"W
L65	22.50'	S68°57'13"W
L66	23.77'	N68°57'13"E
L67	22.50'	N68°57'13"E
L68	22.50'	N68°57'13"E
L69	20.93'	N68°57'13"E
L70	21.05'	N21°02'47"W
L71	26.59'	N21°02'47"W

Area Table	
Tract No.	Acres
A	14.885
B	2.298
C	0.165
D	0.166
E	8.214
F	0.069

PRELIMINARY PLAT OF:  
**NORTHINGTON CREEK ESTATES**  
 268 LOTS, 6 BLOCKS, 6 TRACTS  
 79.917 ACRES  
 OUT OF AND A PART OF JOHN BURLESON SURVEY,  
 ABSTRACT NO. 42  
 A SUBDIVISION IN THE  
 CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS



THIS IS TO CERTIFY THAT I, JIMMY TORRES, A MEMBER OF TRI-CRU VENTURES, LLC, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS NORTHINGTON CREEK ESTATES, WITHIN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS, BEING ALL OF A 31.747 ACRE TRACT OF LAND AND BEING ALL OF A 48.19 ACRE TRACT OF LAND THAT ARE PART OF THE JOHN BURLESON SURVEY, ABSTRACT NO. 42, LAMPASAS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES AS SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

TRI-CRU VENTURES, LLC

JIMMY TORRES, MEMBER

STATE OF TEXAS  
 COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMY TORRES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC, STATE OF TEXAS

PLANNING AND ZONING

APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AFTER PUBLIC HEARING BEFORE THE PLANNING AND ZONING COMMISSION AND RECOMMENDED FOR APPROVAL TO CITY COUNCIL, CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

MARISA CANALES, CHAIRPERSON  
 PLANNING & ZONING COMMISSION  
 KAYLEIGH STANLEY  
 ATTEST: CITY SECRETARY

CITY OF LAMPASAS

APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BY THE CITY COUNCIL OF THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS, AFTER PUBLIC HEARING, BEFORE THE CITY COUNCIL ON THE DAY OF \_\_\_\_\_, 2025

HERB PEARCE  
 MAYOR, CITY OF LAMPASAS  
 KAYLEIGH STANLEY  
 ATTEST: CITY SECRETARY

STATE OF TEXAS  
 COUNTY OF LAMPASAS

I, DIANNE MILLER, CLERK OF THE COUNTY COURT OF SAID COUNTY DO HEREBY CERTIFY THAT THIS INSTRUMENT IN WRITING WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED IN MY OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M. IN PLAT CABINET \_\_\_\_\_, SLIDE(S) \_\_\_\_\_ OF THE PLAT RECORDS OF LAMPASAS COUNTY.

WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, THE LAST DATE ABOVE WRITTEN.

DIANNE MILLER, COUNTY COURT CLERK  
 LAMPASAS COUNTY, TEXAS.

TAX CERTIFICATE

THE LAMPASAS CENTRAL APPRAISAL DISTRICT, THE TAXING AUTHORITY FOR ALL ENTITIES IN LAMPASAS COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

LAMPASAS COUNTY TAX OFFICE  
 BY: \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

9/15/2025  
 BILLY J. LITTLE, R.P.L.S. #7202



PRELIMINARY PLAT OF:  
**NORTHINGTON CREEK ESTATES**  
 OUT OF AND A PART OF THE JOHN BURLESON SURVEY, ABSTRACT NO. 42  
 A SUBDIVISION IN THE CITY OF LAMPASAS, LAMPASAS COUNTY, TEXAS  
 PREPARED FOR:  
**TRI-CRU VENTURES, LLC**

REVISIONS

DATE	DESCRIPTION	DFTR

DRAFTSMAN:  
 KLF  
 DATE:  
 9-11-25  
 COMPUTER FILE NAME:  
 24-2678 Final Plat  
 REFERENCE DRAWING NUMBERS:

JOB NUMBER:  
 24-2678  
 DRAWING NUMBER:  
 242678C  
 PAGE #  
 09