

**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, NOVEMBER 3, 2022  
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, November 3, 2022 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 the minutes dated October 4, 2022

**PUBLIC HEARING**

- III. Public Hearing to receive citizen comments to consider the Lampasas Business Park Subdivision Plat of 158.638 acres of land out of the Daniel Stanley Survey, Abstract no 631, Lampasas County, Texas.

**REGULAR SESSION**

- IV. Discussion and possible action to consider approval, denial or approval with modifications the Lampasas Business Park Subdivision Plat of 158.638 acres of land out of the Daniel Stanley Survey, Abstract no 631, Lampasas County, Texas.

**PUBLIC HEARING**

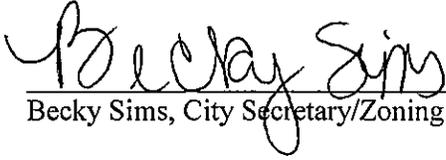
- V. Public Hearing to receive citizen comments to consider vacation and abandonment of 0.24 acres (60-foot-wide) of un-opened Deb Lynn Street- East of South Howe Street between outlot 18 and outlot 25 of the L.H.W Johnson Survey; part of 1003 S. Howe Street.

**REGULAR SESSION**

- VI. Discussion and possible action to consider vacation and abandonment of 0.24 acres (60-foot-wide) of un-opened Deb Lynn Street- East of South Howe Street between outlot 18 and outlot 25 of the L.H.W Johnson Survey; part of 1003 S. Howe Street.
- VII. Discussion regarding General Planning and Zoning Inquiries and/or Developments.
- VIII. Adjourn

I, Becky Sims, City Secretary/Zoning Administrator 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

21<sup>st</sup> day of October 2022 at 4:00pm



Becky Sims, City Secretary/Zoning Administrator

**MINUTES OF MEETING OF THE  
PLANNING & ZONING COMMISSION OF THE CITY OF LAMPASAS  
CALVERT MUNICIPAL BUILDING  
CITY COUNCIL CHAMBERS  
302 E THIRD STREET  
TUESDAY OCTOBER 4, 2022  
6:00 P.M.**

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

P&Z Members Present:  
Danielle Shepard  
Michael Sibberson  
Marissa Canales  
Zach Taylor  
James Skinner

City Staff Present:  
Becky Sims, City Secretary/Zoning Administrator  
Lupe Charping, Admin Secretary/Permit Tech

P&Z Members Absent  
Bob McCauley

**REGULAR SESSION**

I. Call to order.

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

II. Discussion and possible action regarding approval of the minutes dated September 1, 2022

*Commission member Canales moved to approve the minutes as presented, the motion was seconded by Commission member Shepard and with a unanimous vote, the motion carried. (McCauley absent)*

**PUBLIC HEARING**

III. Public Hearing to receive citizen comments regarding a request to rezone property from Commercial to Single Family Residential-6 'SF-6' for property described as lots 9-10-11-12, Block 5, Whites Addition on East Avenue J (FM 580) between Casbeer Street and White Street.

*Becky Sims, Zoning Administrator reviewed the following:*

- *Marshal Brewer, applicant is asking for consideration in rezoning property from Commercial "C" to Single Family Residential-6 "SF-6".*
- *The property is currently zoned Commercial "C"*
- *The area is characterized as mixed use.*
- *The property is surrounded by businesses, undeveloped land and residential homes.*
- *All notifications and publications, as required by Ordinance and Statute, have been made. Staff mailed seven (7) notices to property owners within 200 feet of the applicant's property, to date one letter was received in favor of the request and non in protest.*

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

**REGULAR SESSION**

- IV. Discussion and possible action to consider a request to rezone property from Commercial to Single Family Residential-6 ‘SF-6’ for property described as lots 9-10-11-12, Block 5, Whites Addition on East Avenue J (FM 580) between Casbeer Street and White Street.

*Commission member Shepard moved to recommend approval to rezone property from Commercial to Single Family Residential-6 ‘SF-6’ for property described as lots 9-10-11-12, Block 5, Whites Addition on East Avenue J (FM 580) between Casbeer Street and White Street, the motion was seconded by Commission member Taylor and with a unanimous vote, the motion carried. (McCauley absent)*

- V. Discussion regarding General Planning and Zoning Inquiries and/or Developments.

*Mrs. Sims advised no new updates since the last Planning Commission and that the two plats and specific use permit presented at the September meeting were approved by City Council.*

- VI. Adjourn- *Commission member Shepard moved to adjourn at 6:07 p.m., the motion was seconded by Commission member Canales and with a unanimous vote, the motion carried. (McCauley absent)*

*Passed and approved this \_\_\_\_\_ day of November 2022.*

\_\_\_\_\_  
Dorothy Person, Chair

ATTEST:

\_\_\_\_\_  
Becky Sims, City Secretary/Zoning Administrator

NOTICE OF PUBLIC HEARINGS

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HEARING DATES/TIMES:

**PLANNING AND ZONING COMMISSION: November 3, 2022 - 6:00 p.m.**

**CITY COUNCIL: November 14, 2022 - 6:00 p.m.**

**HEARING(S) LOCATION: CALVERT MUNICIPAL BUILDING  
CITY COUNCIL CHAMBERS  
302 EAST THIRD STREET, LAMPASAS, TEXAS**

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The Planning and Zoning Commission of the City of Lampasas, Texas will hold a public hearing to receive comments on the following items:

*To consider Lampasas Business Park Subdivision Plat of 158.638 acres of land out of the Daniel Stanley Survey, Abstract no 631, Lampasas County, Texas.*

*To consider vacation and abandonment of 0.24 acres (60-foot-wide) of un-opened Deb Lynn Street- West of South Howe Street between outlot 18 and outlot 25 of the L.H.W Johnson Survey; part of 1003 S. Howe Street.*

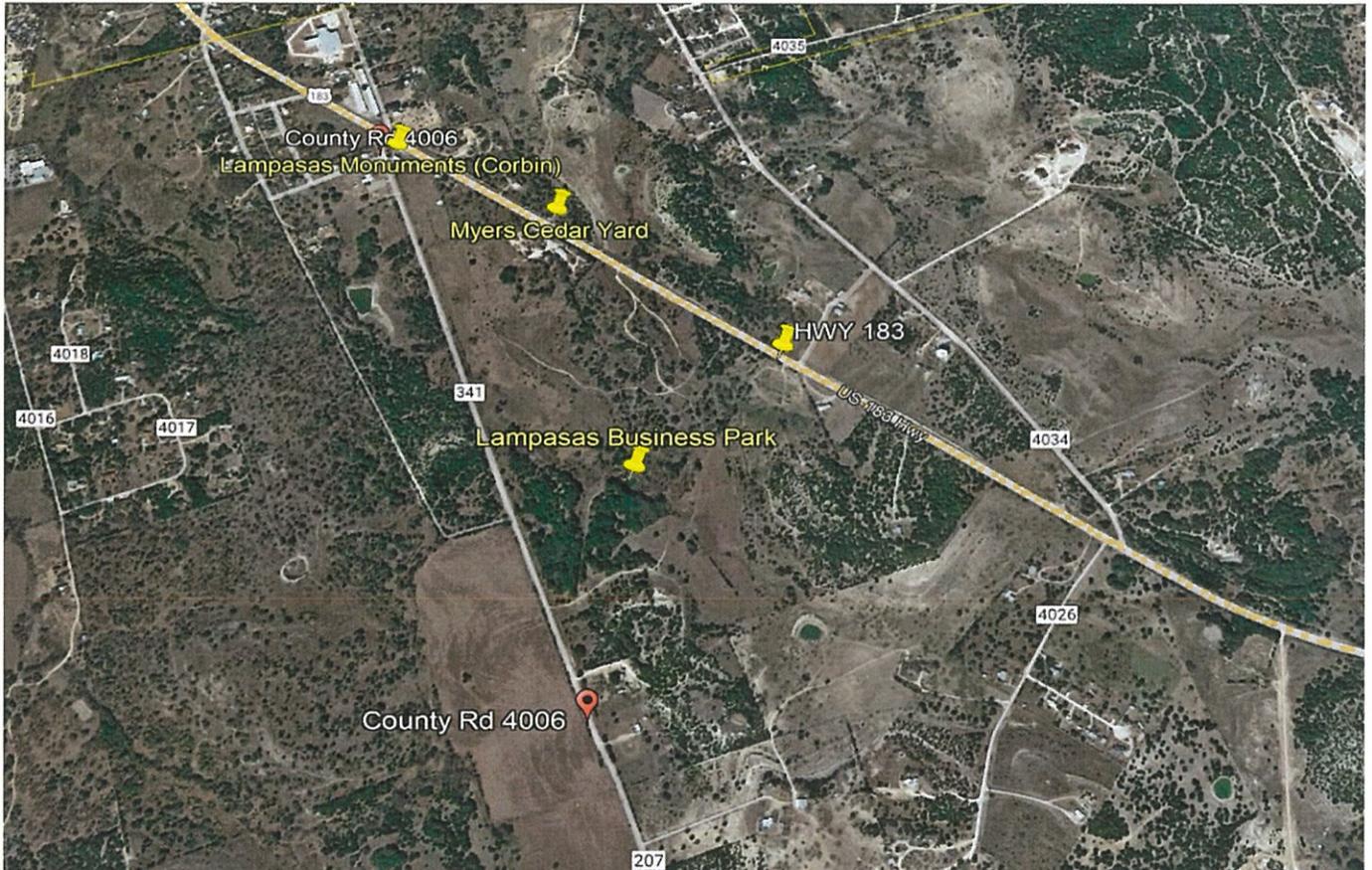
The purpose of the public hearing noted herein is to allow members of the public to voice their views to the Planning and Zoning Commission. The first public hearing will be held on **Thursday, November 3, 2022 at 6:00 p.m.** in the Calvert Municipal Building, City Council Chambers located at 302 East Third Street, Lampasas, Texas, before a recommendation is made to the City Council.

The City Council will hold a public hearing on **Monday, November 14, 2022 at 6:00 p.m.** in the Calvert Municipal Building, City Council Chambers located at 302 East Third Street, Lampasas, Texas 76550.

All persons interested in the above referenced item and potential actions are invited to attend the public hearings and to provide their comments at the times and places referenced above. Comments may also be submitted *in writing* to the City Secretary's office, no later than 12 Noon on the date of either public hearing referenced in this public notice, at the following address: 312 East Third Street, Lampasas, Texas 76550. For additional information, please contact Becky Sims, City Secretary at (512) 556-6831 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

City of Lampasas  
Planning & Zoning  
Staff Report (Business Park)

Subject Property	The property is described as 151.638 acres out of the Daniel Stanley Survey, Abstract No. 631, in Lampasas County, Texas
Request	Lampasas Economic Development Corporation is asking to subdivide the property into 5 lots. <ul style="list-style-type: none"><li>• Lot 1- 7.526 acres</li><li>• Lot 2- 3.706 acres (Detention Pond)</li><li>• Lot 3- 9.762 acres</li><li>• Lot 4- 98.813 acres</li><li>• Lot 5- 25.192 acres</li></ul>
Location	The property is located on the west side of US Highway 183 South within Lampasas City Limits.



Zoning

The proposed zoning for the Business Park is as follows:

Business Park Zone-1 (Low Intensity) “BPZ1”

- The Low Intensity District anticipates land uses that do not impact the area in terms of noise, traffic, density; and design standards that promote a higher architectural standard including landscaping, exterior finishes and signage.

Business Park Zone-2 (Medium Intensity) “BPZ2”

- The Medium Intensity District anticipates land uses that can accommodate slightly more intense uses that require more frequent or after hour traffic patterns; have a greater potential for increased noise and have a reduced construction and design standards due to the proximity to streets or access.

Business Park Zone 3 (High Intensity) “BPZ3”

- The High Intensity District anticipates uses that are typical of an industrial zoning district with higher volume of traffic, possibly in the evening and week end; noise generated from more intense manufacturing or assembly; and greater latitude for exterior finishes and outdoor storage of materials.

Utility Services

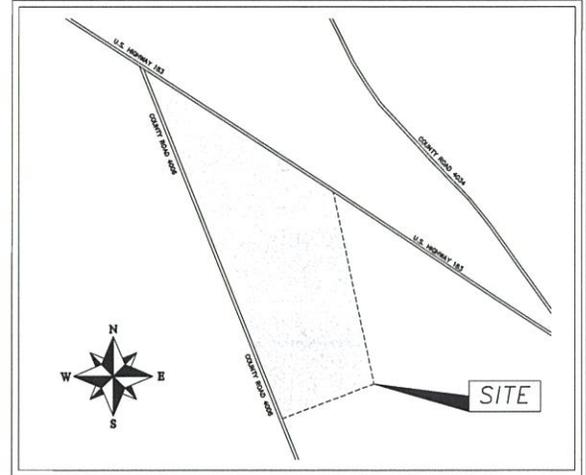
Phase 1 Electric, Sewer & Water has been completed.

Recommendation

Staff recommends consideration of approval to City Council.

**PRELIMINARY**

PURSUANT TO THE STATE OF TEXAS ADMINISTRATIVE CODE SECTION 138.33(a), THIS DOCUMENT IS "PRELIMINARY; THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

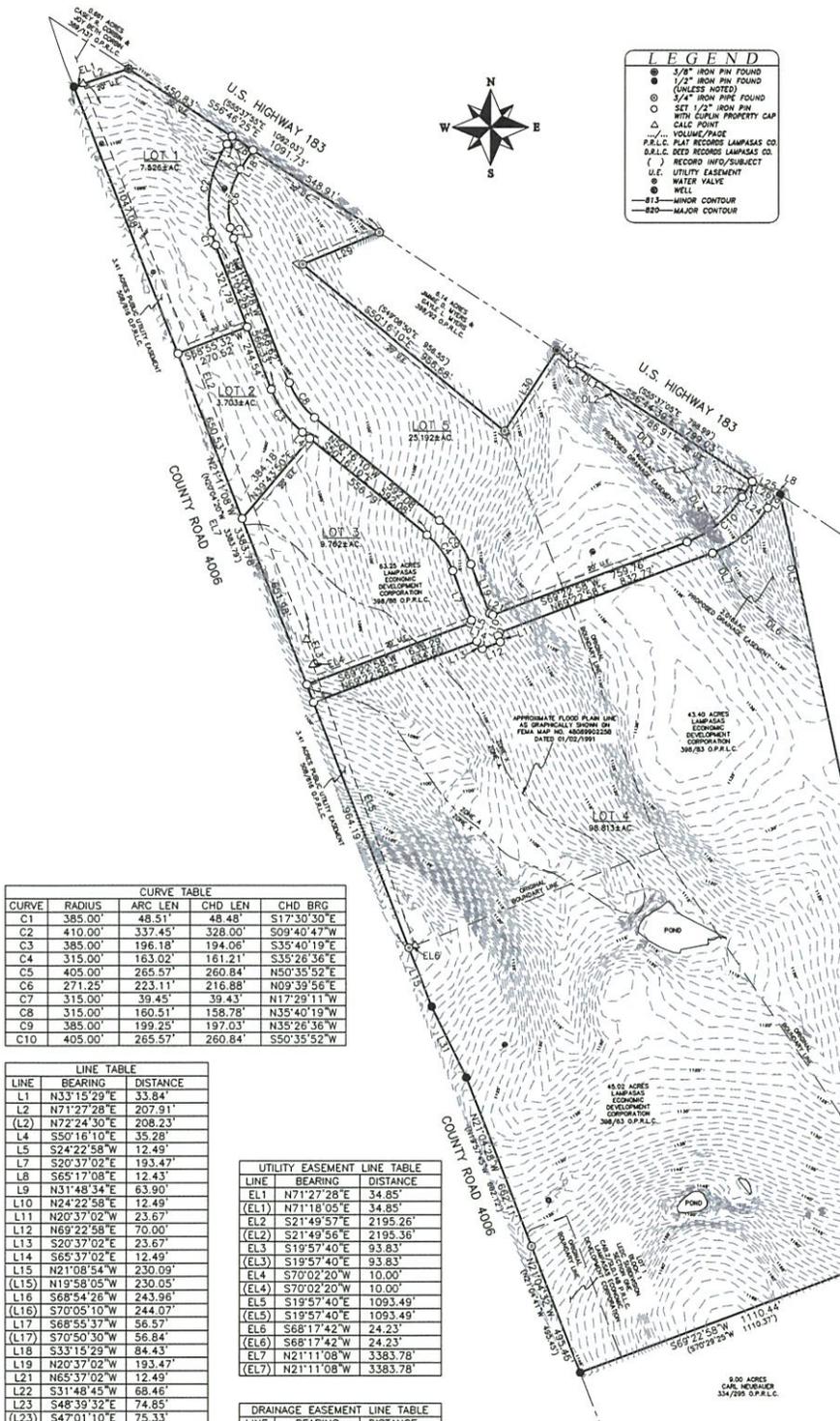


LOCATION MAP  
NOT TO SCALE

- NOTES:
- 1) PORTION OF SUBJECT PROPERTY IS LOCATED WITHIN ZONE A (AREAS WITHIN THE 100 YR FLOOD) AS GRAPHICALLY IDENTIFIED ON FEMA F.I.R.M., MAP NO. 4808990225B, EFFECTIVE 01/02/1991.
  - 2) BASIS OF BEARINGS ARE TO THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, CENTRAL ZONE.
  - 3) OWNER TO CONFIRM ALL SETBACK, EASEMENT, AND DESIGN REGULATIONS PRIOR TO DECIDING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
  - 4) TOTAL ACRAGE: 151.638 ACRES
  - 5) NO. OF LOTS: 5 (COMMERCIAL AND RETAIL)
  - 6) OWNER/DEVELOPER: LAMPASAS ECONOMIC DEVELOPMENT CORPORATION  
512 EAST THIRD STREET  
LAMPASAS, TEXAS 76850
  - 7) ELECTRICAL SERVICE PROVIDED BY THE CITY OF LAMPASAS.
  - 8) WATER PROVIDED BY THE CITY OF LAMPASAS.
  - 9) SEWER SERVICES PROVIDED BY THE CITY OF LAMPASAS.
  - 10) ALL LOTS LIE WITHIN THE FLOOD PURPOSE CITY LIMITS OF LAMPASAS.
  - 11) THIS TRACT IS SUBJECT TO THE ZONING AND SUBDIVISION ORDINANCE IN PLACE AT THE TIME OF THE PLAT (SEPTEMBER, 2022).
  - 12) ZONING: AGRICULTURAL
  - 13) LOT 2 IS TO BE RESERVED FOR THE CONSTRUCTION OF A DETENTION POND

**LEGEND**

- 3/8" IRON PIN FOUND
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 3/4" IRON PIPE FOUND
- SET 1/2" IRON PIN WITH CUPLIN PROPERTY CAP CALC POINT
- VOLUME/PAGE P.L.C. PLAT RECORDS LAMPASAS CO. D.R.L.C. DEED RECORDS LAMPASAS CO.
- ( ) RECORD INFO/SUBJECT
- U.C. UTILITY EASEMENT
- ⊕ WATER VALVE
- ⊙ WELL
- MINOR CONTOUR
- MAJOR CONTOUR



**CURVE TABLE**

CURVE	RADIUS	ARC LEN	CHD LEN	CHD BRG
C1	385.00'	48.51'	48.48'	S17°30'30"E
C2	410.00'	337.45'	328.00'	S09°40'47"W
C3	385.00'	196.18'	194.06'	S35°40'19"E
C4	315.00'	163.02'	161.21'	S35°26'36"E
C5	405.00'	265.57'	260.84'	N50°35'52"E
C6	271.25'	223.11'	216.88'	N09°39'56"E
C7	315.00'	39.45'	39.43'	N17°29'11"W
C8	315.00'	160.51'	158.78'	N35°40'19"W
C9	385.00'	199.25'	197.03'	N35°26'36"W
C10	405.00'	265.57'	260.84'	S50°35'52"W

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N35°15'29"E	33.84'
L2	N71°27'28"E	207.91'
(L2)	N72°24'30"E	208.23'
L4	S50°16'10"E	35.28'
L5	S24°22'58"W	12.49'
L7	S20°37'02"E	193.47'
L8	S65°17'08"E	12.43'
L9	N31°48'34"E	63.90'
L10	N24°22'58"E	12.49'
L11	N20°37'02"W	23.67'
L12	N69°22'58"E	70.00'
L13	S20°37'02"E	23.67'
L14	S65°37'02"E	12.49'
L15	N21°08'54"W	230.09'
(L15)	N19°58'05"W	230.05'
L16	S68°54'26"W	243.98'
(L16)	S70°05'10"W	244.07'
L17	S68°55'37"W	56.57'
(L17)	S70°50'30"W	56.84'
L18	S33°15'29"W	84.43'
L19	N20°37'02"W	193.47'
L21	N65°37'02"W	12.49'
L22	S31°48'45"W	68.46'
L23	S48°39'32"E	74.85'
(L23)	S47°01'10"E	75.33'
L24	S56°44'39"E	12.12'
L25	S65°17'08"E	100.99'
(L25)	S64°04'10"E	101.08'
L26	S65°17'08"E	88.56'
L27	N21°11'08"W	70.00'
L28	S55°37'55"E	92.00'
L29	S67°15'47"W	301.29'
(L29)	S68°23'00"W	301.29'
L30	N32°58'12"E	352.86'
(L30)	N34°07'10"E	353.95'
L31	N25°46'42"W	289.07'
(L31)	N24°39'30"W	289.13'

**UTILITY EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
EL1	N71°27'28"E	34.85'
(EL1)	N71°18'05"E	34.85'
EL2	S21°49'57"E	2195.26'
(EL2)	S21°49'58"E	2195.36'
EL3	S19°57'40"E	93.83'
(EL3)	S19°57'40"E	93.83'
EL4	S70°02'20"W	10.00'
(EL4)	S70°02'20"W	10.00'
EL5	S19°57'40"E	1093.49'
(EL5)	S19°57'40"E	1093.49'
EL6	S68°17'42"W	24.23'
(EL6)	S68°17'42"W	24.23'
EL7	N21°11'08"W	3383.78'
(EL7)	N21°11'08"W	3383.78'

**DRAINAGE EASEMENT LINE TABLE**

LINE	BEARING	DISTANCE
DL1	S56°44'39"E	160.07'
DL2	S22°16'13"E	45.62'
DL3	S43°34'16"E	389.48'
DL4	S30°37'33"E	212.26'
DL5	S12°16'29"E	591.73'
DL6	N51°50'19"W	333.34'
DL7	N30°00'34"W	189.17'

**LAMPASAS BUSINESS PARK**

BEING A SUBDIVISION OF 151.638 ACRES OF LAND OUT OF THE DANIEL STANLEY SURVEY, ABSTRACT NO. 631, IN LAMPASAS COUNTY, TEXAS.

PROJ NO. 22366	1500 OLLIE LANE MARBLE FALLS, TX 78654 PH. 325-388-3300/330-693-8815 WWW.CUPLINASSOCIATES.COM	SCALE 1" = 300'	2 OF 2
PREPARED FOR: LAMPASAS ECONOMIC DEVELOPMENT CORPORATION			SHEET
TECH: PLANGDON			1
APPROVED: DANNY J. STARK			DATE
FIELDWORK PERFORMED ON: 04/11/2022			DESCRIPTION
COPYRIGHT: 2022	PROFESSIONAL FIRM NO: 10128900		REVISIONS



Date: October 13, 2022

**NOTICE OF A PUBLIC HEARING ON AN APPLICATION  
FOR THE ABANDONMENT, VACATION OR CLOSURE OF A STREET, ALLEY AND/OR PUBLIC  
RIGHT-OF-WAY IN THE CITY OF LAMPASAS**

**PLANNING AND ZONING COMMISSION: November 3, 2022 - 6:00 p.m.**

**CITY COUNCIL: November 14, 2022 – 6:00 p.m.**

**HEARING(S) LOCATION:  
JACK CALVERT MUNICIPAL BUILDING  
CITY COUNCIL CHAMBERS  
302 EAST THIRD STREET  
LAMPASAS, TEXAS 76550**

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*A request has been received from Mike Kriegel, Goodson Surveyors, and Jarvis Carlile, Property Owner asking that the Planning Commission and City Council consider the request to close, abandon, vacate and convey of 0.24 acres (60-foot-wide) of un-opened Deb Lynn Street- East of South Howe Street between outlot 18 and outlot 25 of the L.H.W Johnson Survey; part of 1003 S. Howe Street.*

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The purpose of the public hearing noted herein is to allow members of the public to voice their views to the Planning and Zoning Commission. The first public hearing will be held on **Thursday, November 3, 2022 at 6:00 p.m.** in the Calvert Municipal Building, City Council Chambers located at 302 East Third Street, Lampasas, Texas, before a recommendation is made to the City Council.

The City Council will hold a public hearing on **Monday, November 14, 2022 at 6:00 p.m.** in the Calvert Municipal Building, City Council Chambers located at 302 East Third Street, Lampasas, Texas 76550.

All persons interested in the above referenced request, are invited to attend the Public Hearing and provide their comments at that time to the governing body. Your comments may also be submitted, ***in writing***, to Becky Sims, City Secretary. In order for the Council to consider your written comments and include them in the records of the Public Hearing, they must be received by the City Secretary, at 312 East Third Street, Lampasas, Texas 76550, by no later than 12:00 noon on the date of the public hearing. For additional information, please contact Becky Sims at (512) 556-6831, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If interpreter services for the deaf or hearing impaired are required by you for participation at the Public Hearing, please contact the City Secretary Office at City Hall, (512) 556-6831. A request for interpretive assistance must be provided to the City at least 48 hours in advance of the date/time shown above for the scheduled Public Hearing.

# Lampasas Central Appraisal District



## General Real Estate Property Information

[New Property Search](#)

[Go To Previous Page](#)

Property ID: 11081

Account / Geo Number:  
20419-233-000-00

Property Legal Description:  
ACR: .67  
ABST: 0419  
SURV: L H W JOHNSON

Survey / Sub Division Abstract:

Property Location:  
1003 S HOWE ST  
LAMPASAS TX 76550

Block:

Owner Information:  
CARLILE JARVIS R  
  
PO BOX 133  
  
LAMPASAS TX 76550 0133

Section / Lot:

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:

Deed Information:

Volume:	
Page:	
File Number:	
Deed Date:	

[View Previous Owner Information](#)

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	A1
Total Acres:	0.670
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	H
Homestead Cap Value:	90,010
Land Ag/Timber Value:	0
Land Market Value:	22,760
Improvement Value:	138,940
Property Market Value:	161,700

[View GIS Map](#)

The map link above is not affiliated with this website. It is a 3rd party GIS link to provide additional information only.

[Map It With Google](#)

The Google map link above is in no way affiliated with this website. It is a 3rd party link to provide a visual location only.

[Printer Friendly Version](#)

Click the button above for a printable version of this record with all available details.

\* [View Property Tax Information](#)

[\\* View 5 Year Value History](#)

[View Appraisal Notice](#)

Jur Code	Description	Market Value	Homestead	Total Exemption	Taxable
LAM	LAMPASAS COUNTY	161,700	HOMESTEAD	15,000	84,010
R&B	ROAD & BRIDGE	161,700	HOMESTEAD	0	99,010
CLA	CITY OF LAMPASAS	161,700	HOMESTEAD	15,000	84,010
SLA	LAMPASAS ISD M&O	161,700	HOMESTEAD	35,000	64,010
SLAIS	LAMPASAS ISD I&S	161,700	HOMESTEAD	35,000	64,010

\* Where supporting website data is available.

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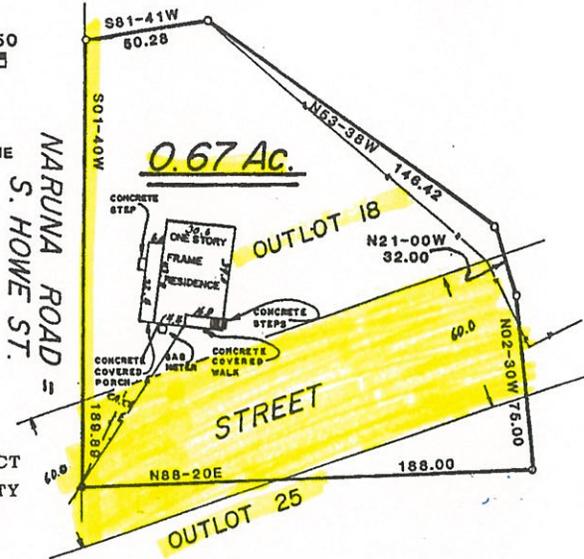
Real Estate Appraisal Information is the 2022 CERTIFIED Appraisal Values. © Lampasas County Appraisal District | Last Real Estate Update: 07/21/2022



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Version 4.1.0



- IRON PIN SET
- IRON PIN FOUND
- ELECTRIC POWERLINE
- WIRE FENCE
- CABLE T.V.



PLAT AND FIELD NOTES OF A TRACT OF LAND IN THE CITY AND COUNTY OF LAMPASAS, TEXAS.

MADE FOR: ROBERT N. STULTZ.

Being 0.67 Acres, more or less, comprised of 0.04 Acres, more or less, of Outlot No. 25, and 0.38 Acres, more or less of Outlot No. 18, and 0.24 Acres, more or less, of a 60 foot wide Street, between said Outlots, of the subdivision of the L. H. W. Johnson Survey, as recorded in Volume 1, Page 34, of the New Plat Records of Lampasas County, Texas, and being the same tract of land described as Two tracts, in a Deed from Clyde C. Castleberry and wife, Janice Castleberry, to Robert N. Stultz, as recorded in Volume 236, Page 891, of the Deed Records of Lampasas County, Texas;

BEGINNING, at a 1/2 inch iron pin, found, at the Southwest corner hereof, and Second Tract, in said deed, on the East R-O-W line of Howe Street, also known as Naruna Road, and also known as Texas F. M. Hwy. No. 1478;

THENCE, N88-20E, with the South line of said Second Tract, 188.00 Feet, to a 1/2 inch iron pin, set, at the Southeast corner hereof, and said Second Tract;

THENCE, N02-30W, 75.00 Feet, to a 1/2 inch iron pin, set;

THENCE, N21-00W, 32.00 Feet, to a 1/2 inch iron pin, set;

THENCE, N53-38W, 146.42 Feet, to a 1/2 inch iron pin, set, at fence post;

THENCE, S81-41W, 50.28 Feet, to a 1/2 inch iron pin, set, at fence post, at the Northwest corner of First Tract in said deed, on said R-O-W line;

THENCE, S01-40W, with said R-O-W lines, 189.89 Feet, to the place of beginning.

I, JERRY M. GOODSON, Registered Public Surveyor in the State of Texas, do hereby certify that the foregoing Plat and Field Notes were prepared from an actual survey made on the ground, the Records of Lampasas County, Texas, and surveys of area property; that the corners and boundaries with marks natural and artificial are just as were found on the ground, and are correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL THIS THE 21ST DAY OF AUGUST, 1985.

*Jerry M. Goodson*  
Jerry M. Goodson  
Registered Public Surveyor No. 1960



EXHIBIT "A"

FIELD NOTES OF A TRACT OF LAND IN THE CITY AND COUNTY OF LAMPASAS, TEXAS.

MADE FOR: JARVIS CARLILE.

Being 0.24 Acres, more or less, of the L. H. W. Johnson Survey, Abst. No. 419, and being a part of a dedicated street between Outlot No. 18, and Outlot No. 25, of the Subdivision of the L. H. W. Johnson Survey, as recorded in Plat Cabinet 1, Slide 35, of the Plat Records of Lampasas County, Texas, and being the same part of the street mentioned in a 0.67 Acre tract described in a deed from Robert N. Stults, to Jarvis R. Carlile and wife, Shirley Carlile, as recorded in Volumé 237,, Page 585, of the Deed Records of Lampasas County, Texas; BEGINNING at the Southwest corner of said 0.67 Acre tract, on the East R-O-W what is know as Naruna Road and S. Howe Street, and Texas F. M. Highway No. 1478, and the Northwest corner of a 1 Acre tract described in a deed from A. J. Bassel, and wife, Lois G. Bassel, to Willard Lewis, as recorded in Volume 104, Page 273, of the Deed Records of Lampasas County, Texas; THENCE, N 1° 40' E, with said R-O-W line, 36.00 Feet, to the North edge of said street, from whence the Northwest corner of said 0.67 Acre tract, Brs. N 1° 40' E, 153.89 Feet; THENCE, N 69° 43' E, with the North line of said street, 187.34 Feet, to a East line of said 0.67 Acre tract, from whence a corner of said 0.67 Acre tract, Brs. N 21° 00' W, 10.00 Feet; THENCE, S 21° 00' E, with a East line of said 0.67 Acre tract, 22.00 Feet, to a corner of said 0.67 Acre tract; THENCE, S 2° 30' E, with a East line of said 0.67 Acre tract, 39.90 Feet, to the South line of said street, from whence the Southeast corner of said 0.67 Acre tract, Brs. S 2° 30' E, 35.10 Feet; THENCE, S 69° 43' W, with the South line of said street, 109.90 Feet, to the intersection of the South line of said street, and South line of said 0.67 Acre tract; THENCE, S 88° 20' W, with the South line of said 0.67 Acre tract, 83.35 Feet, to the PLACE OF BEGINNING.

