

**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, DECEMBER 1, 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, December 1, 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 November 3, 2022

**PUBLIC HEARING**

- III. Public hearing to receive citizen comments to consider granting a request to rezone property from Commercial "C" to Single Family Residential-6 "SF-6" described as being the west one-half (W 1/2) of Lot One (1), Block Two (2), East Lampasas, Lampasas County, commonly known as 1001 Bridge Street

**REGULAR SESSION**

- IV. Discussion and possible action to consider approval, denial or approval with modifications the request to rezone property from Commercial "C" to Single Family Residential-6 "SF-6" described as being the west one-half (W 1/2) of Lot One (1), Block Two (2), East Lampasas, Lampasas County, commonly known as 1001 Bridge Street

**PUBLIC HEARING**

- V. Public hearing to receive citizen comments to consider a Final Plat with variances of Resubdivision of the West ½ of Lot 1, Block 2, East Lampasas, .25 acres, an addition to the City and County of Lampasas, Texas, commonly known as 1001 Bridge Street.

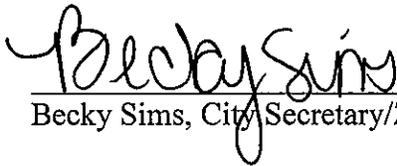
**REGULAR SESSION**

- VI. Discussion and possible action to consider Final Plat with variances of Resubdivision of the West ½ of Lot 1, Block 2, East Lampasas, .25 acres, an addition to the City and County of Lampasas, Texas, commonly known as 1001 Bridge Street.

**REGULAR SESSION**

- VII. Discussion and possible action to consider vacate, abandon and convey 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.
- VIII. Discussion regarding General Planning and Zoning Inquiries, possible Zoning Amendments to be considered at future meetings and any updates to Residential and Commercial Developments.
- IX. 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 23 day of November 2022 at 4:35p.



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 NOVEMBER 3, 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  
Bob McCauley

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

P&Z Members Absent  
N/A

**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 October 4, 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 abstained)*

**PUBLIC HEARING**

III. Public Hearing to receive citizen comments to consider vacating 2.03 acre plat out of Daniel Stanley Survey, Abstract No. 631 Lampasas County, Texas. Per Local Government Code (LGC) 212.013 Vacating Plat.

*Chair Person opened the public hearing.*

*Becky Sims, Zoning Administrator presented the following:*

- *WTG Fuels purchased land in 2015 from LEDC*
- *LEDC purchased the land from WTG Fuels in 2017*
- *LEDC, property owner requesting to vacate subdivision*

*Chair Person closed the public hearing*

**REGULAR SESSION**

IV. Discussion and possible action to recommend approval to City Council to vacate 2.03 acre plat out of Daniel Stanley Survey, Abstract No. 631 Lampasas County, Texas. Per Local Government Code (LGC) 212.013 Vacating Plat and 212.014 Replatting without Vacating Preceding Plat.

*Commission member McCauley moved to recommend approval to vacate 2.03-acre plat out of Daniel Stanley Survey, Abstract No. 631 Lampasas County, Texas. Per Local Government Code (LGC) 212.013 Vacating Plat, the motion was seconded by Commission member Shepard and with a unanimous vote, the motion carried.*

**PUBLIC HEARING**

- V. Public Hearing to receive citizen comments to consider the approval, denial or approval with modifications the Preliminary Lampasas Business Park Subdivision Plat of ~~158.638~~ 151.638 acres of and out of the Daniel Stanley Survey, Abstract No 631, Lampasas County, Texas.

*Chair Person opened the public hearing.*

*Becky Sims, Zoning Administrator presented the following:*

- *Property described as 151.638 acres out of the Daniel Stanley Survey*
- *Request to subdivide into 5 lots*
  - *Lot 1- 7.526 acres*
  - *Lot 2- 7.706 acres (Detention Pond)*
  - *Lot 3- 9.762*
  - *Lot 4- 98.813*
  - *Lot 5- 25.192*
- *Property is located on the west side of US Highway 183 South within Lampasas City Limits*
- *Zoning- Low, Medium and High Intensity*
- *Phase 1 Electric, Sewer & Water*

*Chair Person closed the public hearing*

**REGULAR SESSION**

- VI. Discussion and possible action to consider approval, denial or approval with modifications the Preliminary Lampasas Business Park Subdivision Plat of ~~158.638~~ 151.638 acres of land out of the Daniel Stanley Survey, Abstract No 631, Lampasas County, Texas.

*Commission member Taylor moved to recommend approval of the Preliminary Lampasas Business Park Subdivision Plat of 151.638 acres of land out of the Daniel Stanley Survey, Abstract No 631, Lampasas County, Texas, the motion was seconded by Commission member Canales and with a unanimous vote, the motion carried.*

**PUBLIC HEARING**

- VII. Public Hearing to receive citizen comments to consider the approval, denial or approval with modifications the Final Lampasas Business Park Subdivision Plat of ~~158.638~~ 151.638 acres of land out of the Daniel Stanley Survey, Abstract No 631, Lampasas County, Texas.

*Chair Person opened the public hearing.*

*Becky Sims, Zoning Administrator presented the following:*

- *Property described as 151.638 acres out of the Daniel Stanley Survey*
- *Request to subdivide into 5 lots*
  - *Lot 1- 7.526 acres*
  - *Lot 2- 7.706 acres (Detention Pond)*
  - *Lot 3- 9.762*
  - *Lot 4- 98.813*

- Lot 5- 25.192
- Property is located on the west side of US Highway 183 South within Lampasas City Limits
- Zoning- Low, Medium and High Intensity
- Phase 1 Electric, Sewer & Water

City Manager deGraffenried advised of the following:

- Zoning
- Marketing
- Replatting
- Development

Chair Person closed the public hearing

<b>REGULAR SESSION</b>
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- VIII. Discussion and possible action to consider approval, denial or approval with modifications the Final Lampasas Business Park Subdivision Plat of ~~158.638~~ 151.638 acres of land out of the Daniel Stanley Survey, Abstract no 631, Lampasas County, Texas.

*Commission member Canales moved to recommend approval of the Final Lampasas Business Park Subdivision Plat of 151.638 acres of land out of the Daniel Stanley Survey, Abstract no 631, Lampasas County, Texas, the motion was seconded by Commission member Taylor and with a unanimous vote, the motion carried.*

<b>PUBLIC HEARING</b>
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- IX. 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.

Chair Person opened the Public Hearing

Becky Sims, Zoning Administrator presented the following:

*Mike Kriegel, Surveyor on behalf of Jarvis Carlile, property owner is asking the Planning Commission and City Council to consider request to close, abandon, vacate and convey .24 acres (60 foot-wide) un-opened Deb Lynn Street between outlot 18 & outlot 25; part of 1003 S. Howe Street.*

- The plat and field notes deeding the property to the Carlile's from the Stultzs was filed in 1985.
- Of the 0.64 acres; .04 acres is in outlot 25
- Copy of letter received from McCoy's lying on dais.

Commission member Canales commented on the description to use for conveyance.

Mrs. Sims commented that the surveyor and legal counsel will prepare descriptions for conveyance documents.

Mr. deGraffenried advised that quick claim deeds are generally provided and convey property by description.

Mrs. Sims conferred with Mrs. McCoy to make sure she understood proceedings

*Mrs. McCoy addressed the Commission advising that all she wants is what it rightfully hers, the Carlile's and her parents were great friends. She is concerned about her rights to the 0.04 acres in outlot 25.*

*Mrs. McCoy referred to a letter she received back in 2006/2007 that addressed this same issue. She is not sure of the outcome since she did not attend the meeting. Mrs. Sims advised would research and report back regarding findings.*

*The public hearing was closed.*

<b>REGULAR SESSION</b>
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- X. 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.

*The Commission chose to take no action until research is completed on whether to recommend approval or denial to City Council.*

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

*Mrs. Sims advised no new updates since the last Planning Commission Meeting.*

- XII. Adjourn-

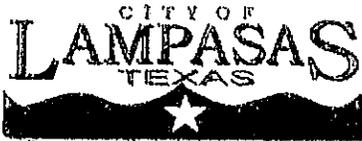
*Commission member Canales moved to adjourn at 6:40 p.m., the motion was seconded by Commission member Taylor and with a unanimous vote, the motion carried.*

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

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

ATTEST:

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



# ZONING APPLICATION

ANTICIPATED MEETING DATES: P&Z: Dec. 1, 2022 City Council: Dec. 12, 2022  
DATE OF PRE-APPLICATION CONFERENCE WITH CITY REPS & PLANNER (required): \_\_\_\_\_

**Application Type:**

- Initial Zoning (newly annexed property)
- Rezoning (property currently zoned) & plat w/ variances
- Planned Development (PD) - see Zoning Ordinance for special requirements and procedures
- Specific Use Permit (SUIP) - see Zoning Ordinance for special requirements and procedures

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

Physical Location of Property: 1001 Bridge St. (Corner of Bridge & College St.)  
[General Location -- approximate distance to nearest existing street corner]

Brief Legal Description of Property (must also attach accurate metes and bounds description): W 1/2 lot 1 Blk 2, East Lampasas Addn.  
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Acreage: .249 Existing Zoning: C Proposed Zoning: SF-6

Applicant / Owner's Name: Jack Harrell III

Contact Person: Same Title: Owner

Company Name: \_\_\_\_\_

Street/Mailing Address: 1002 E. 4th St City: Lampasas State: Tx Zip: 76550

Phone: 512-734-2036 Fax: \_\_\_\_\_ Email Address: jack.harrell@sbglobal.net

Engineer / Representative's Name: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_

Company Name: \_\_\_\_\_

Street/Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email Address: \_\_\_\_\_

Nature of Request/Proposed Use of the Property: \_\_\_\_\_

SF-6, Single Family Residential

**SUBMITTAL DEADLINE: 30 DAYS PRIOR TO P&Z PUBLIC HEARING DATE.** (All zoning applications must be advised in the newspaper, and notices must be mailed to all property owners within 200 feet of the subject property. Please contact City staff in advance for submittal deadlines.)  
**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. Please contact City staff in advance for submittal requirements.  
**All application materials (one copy) must be delivered to the City's Planner.** The name, address, phone number, etc. of the City's Planner can be obtained from City staff. Failure to submit all materials to the City's Planner may result in delays scheduling the development application for a P&Z agenda. The City will invoice the applicant for all consulting fees (by City's Planner, Engineer, Attorney, etc.) incurred 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 that the general public may view and/or reproduce (i.e., copy) such documents.

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: Jack Harrell III Title: Owner Date: \_\_\_\_\_

Office Use Only: Date Rec'd	Fees Paid:\$	Check #:	Accepted By:
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NOTICE OF PUBLIC HEARINGS

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HEARING DATES/TIMES:

**PLANNING AND ZONING COMMISSION: December 1, 2022- 6:00 p.m.**

**CITY COUNCIL: December 12, 2022, 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 granting a request to rezone property from Commercial "C" to Single Family Residential-6 "SF-6" described as being the west one-half (W 1/2) of Lot One (1), Block Two (2), East Lampasas, Lampasas County, commonly known as 1001 Bridge Street*

*To consider a Final Plat with variances of Resubdivision of the West ½ of Lot 1, Block 2, East Lampasas, .25 acres, an addition to the City and County of Lampasas, Texas, commonly known as 1001 Bridge 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, December 1, 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, December 12, 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.

I, Becky Sims, City Secretary of the City of Lampasas, Texas, do hereby certify that this Notice of Public Hearing 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 18 day of November 2022 at 4:00 pm.

# Lampasas Central Appraisal District



General Real Estate Property Information

[New Property Search](#)

[Go To Previous Page](#)

Property ID: 450

Account / Geo Number:  
10060-002-001-10

Property Legal Description:  
LOT: W 1/2 LOT 1  
BLK: 2  
ADDN: EAST LAMPASAS

Survey / Sub Division Abstract:  
EAST LAMPASAS  
10060

Property Location:  
1005 BRIDGE ST  
LAMPASAS TX 76550

Block:

Owner Information:  
LOPEZ JESSICA  
806 EAST AVENUE F  
LAMPASAS TX 76550

Section / Lot:

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:  
MORENO ANDREW & JESSICA LOPEZ

Deed Information:

Volume:	497
Page:	778
File Number:	155494
Deed Date:	5/21/2014

[View Previous Owner Information](#)

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	C1
Total Acres:	0.248
Total Living Sqft:	See Detail
Owner Interest:	1.000000
Homestead Exemption:	
Homestead Cap Value:	0
Land Ag/Timber Value:	0
Land Market Value:	15,060
Improvement Value:	0
Property Market Value:	15,060

[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	15,060		0	15,060
R&B	ROAD & BRIDGE	15,060		0	15,060
CLA	CITY OF LAMPASAS	15,060		0	15,060
SLA	LAMPASAS ISD M&O	15,060		0	15,060
SLAIS	LAMPASAS ISD I&S	15,060		0	15,060

\* Where supporting website data is available.

[New Property Search](#)

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Real Estate Appraisal Information is the 2022 CERTIFIED Appraisal Values. © Lampasas County Appraisal District | Last Real Estate Update: 10/11/2022



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Version 4.1.0



# FINAL PLAT OF RESUBDIVISION OF THE WEST 1/2 OF LOT 1, BLOCK 2, EAST LAMPASAS AN ADDITION TO THE CITY AND COUNTY OF LAMPASAS, TEXAS

**TAX CERTIFICATE:**

The Lampasas County Appraisal District, the taxing authority for all taxing units in Lampasas County, Texas, does hereby certify that there are currently no delinquent taxes owing on the property described by this plat.

Susan Jones  
City Appraiser

**PLANNING & ZONING COMMISSION APPROVAL:**

Considered this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, after public hearing before the Planning and Zoning Commission, and recommended for approval by the Planning and Zoning Commission, City of Lampasas, Texas.

Dorothy Pearson  
Chairperson, Planning & Zoning Commission

Becky Sims  
Attest: City Secretary

**CITY OF LAMPASAS**

Approved this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City Council of the City of Lampasas, Lampasas County, Texas, after public hearing before the City Council on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, City of Lampasas, Texas.

T.J. Monroe  
Mayor, City of Lampasas

Becky Sims  
Attest: City Secretary

**OWNER'S CERTIFICATION:**

STATE OF TEXAS      KNOW ALL MEN BY THESE PRESENTS

COUNTY OF LAMPASAS      I, Jack Harrell, III, owner of that certain tract of land shown hereon being the west 1/2 of Lot 1 Block 2, East Lampasas and described in a Warranty Deed Record of Lampasas County, Texas, do in all things adopt and approve this minor plat.

Jack Harrell, III

STATE OF TEXAS      KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF Lampasas

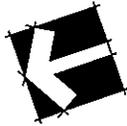
Before me, the undersigned authority, on this day personally appeared Jack Harrell, III, known unto me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and considerations therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public, \_\_\_\_\_ County

**PLAT NOTES:**

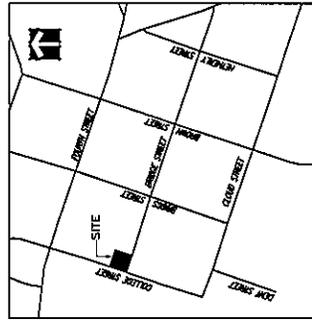
- TOTAL ACRES: 0.25 ACRE
- NO. OF LOTS: 2
- USE: RESIDENTIAL
- OWNER/DEVELOPER: JACK HARRELL, III  
1002 4TH STREET  
LAMPASAS, TEXAS 76550
- ELECTRICAL SERVICE PROVIDED BY THE CITY OF LAMPASAS
- WATER PROVIDED BY THE CITY OF LAMPASAS
- SEWER SERVICE PROVIDED BY THE CITY OF LAMPASAS
- MAP #480430 0005 B DATED JUNE 15, 1992.
- THE FOLLOWING VARIANCES TO CITY OF LAMPASAS ZONING REGULATIONS WERE APPROVED BY THE BOARD OF APPEALS ON \_\_\_\_\_:
- LOT 1B - LOT SIZE 5426 SQ FT AND DEPTH 104.18
- LOT 1B - LOT SIZE 5426 SQ FT AND DEPTH 104.18
- ALL LOTS LIE WITHIN THE FULL PURPOSE CITY LIMITS OF LAMPASAS
- PLACED AT TIME OF PLAT (OCTOBER 2022).



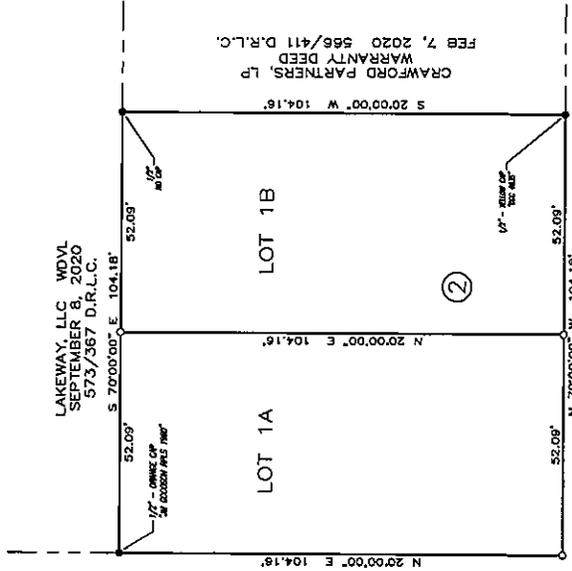
BEARINGS BASED ON  
PLAT OF SURVEY  
C&B, P.A.L.C.



- LEGEND**
- 1/4" DIAM. PIN TO BE SET 4535'
  - IRON PIN FOUND (A 1014)
  - BLACK I.D.
  - BLACK I.D. RECORDS LAMPASAS CO.
  - BLACK I.D. RECORDS LAMPASAS CO.



VICINITY MAP  
(N.T.S.)



LAKEWAY, LLC WDAV  
SEPTEMBER 9, 2020  
573/387 D.R.L.C.

COLLEGE STREET

BRIDGE STREET

CRAWFORD PARTNERS, LP  
WARRANTY DEED  
FEB 7, 2020 566/411 D.R.L.C.

**COUNTY CLERK'S APPROVAL:**

STATE OF TEXAS      KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF LAMPASAS

I, Cecile Hartmann, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the \_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_ M., in the Plat Cabinet \_\_\_\_ Slide \_\_\_\_ TO CERTIFY WHICH, WITNESS my hand and seal of the County Court of said County, the date last shown above written

Cecile Hartmann, County Court Clerk,  
Lampasas County, Texas

**TRIPLE C SURVEYING Co.**  
21214 FM 963 - Lampasas, Texas 76550  
email: admin@triplecsurveying.com  
www.triplecsurveying.com Firm No. 10183916

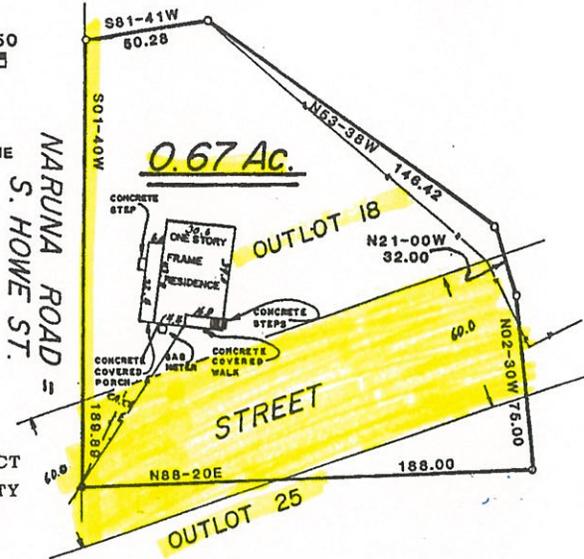
JOB No. 22821  
DRAWN: GCE  
SHEET: 1  
OF 1

FOR REVIEW PURPOSES ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY  
PURPOSES UNLESS SPECIFICALLY ORDERED OR  
RELIED UPON AS A FINAL SURVEY  
CLYDE C. CASTLEBERRY, JR.  
RPLS NO. 4835  
9/22/2022

Clyde C. Castleberry, Jr.,  
Registered Professional Land Surveyor No 4835  
State of Texas  
Date: 11.2022



- 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.