

**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, FEBRUARY 2, 2023
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, February 2, 2023 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 January 5, 2023

PUBLIC HEARING

- III. Public hearing to receive citizen comments to consider a Preliminary Plat for The Estates of Gibson Branch Phase One, 187.36 acres, a subdivision within the Extra-Territorial Jurisdiction (ETJ) of the City of Lampasas, Lampasas County, Texas.

REGULAR SESSION

- IV. Discussion and possible action to consider a Preliminary Plat for The Estates of Gibson Branch Phase One, 187.36 acres, a subdivision within the Extra-Territorial Jurisdiction (ETJ) of the City of Lampasas, Lampasas County, Texas.

PUBLIC HEARING

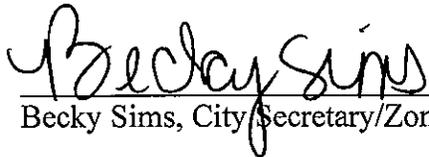
- V. Public hearing to receive citizen comments to consider the Final Plat for The Estates of Gibson Branch Phase One, 187.36 acres, a subdivision within the Extra-Territorial Jurisdiction (ETJ) of the City of Lampasas, Lampasas County, Texas.

REGULAR SESSION

- VI. Discussion and possible action to consider the Final Plat for The Estates of Gibson Branch Phase One, 187.36 acres, a subdivision within the Extra-Territorial Jurisdiction (ETJ) of the City of Lampasas, Lampasas County, Texas.
- VII. Discussion regarding General Planning and Zoning Inquiries, possible Zoning Amendments to be considered at future meetings and any updates to Residential and Commercial 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 27 day of January 2023 at 1:00 pm



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
THURSDAY, JANUARY 5, 2023
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
Marisa Canales
Bob McCauley
Zach Taylor
James Skinner

City Staff Present:
Becky Sims, City Secretary/Zoning Administrator
Lupe Charping, Admin Secretary/Permit Tech
Ryan Ward, Assistant City Manager
Frank Ellett, Building Official

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 December 1, 2022.

Commission member Sibberson moved to approve the minutes as presented, the motion was seconded by Commission member Shepard and with a unanimous vote, the motion carried.

PUBLIC HEARING

III. Public hearing to receive citizen comments to consider a request to rezone parcel 8121, 48.13 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and to rezone parcel 8246, 30.98 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4th Street as follows:

- Request to rezone 69.859 acres from Agriculture to Single Family Residential-6 "SF-6"
- Request to rezone 5.867 acres from Agriculture to Single Family Attached (Townhomes)
- Request to rezone 4.195 acres from Single Family Residential-6 "SF-6" to Commercial "C"

Chair Person opened the public hearing.

The following citizens/property owners took the opportunity to address the Planning Commission regarding their concerns with the development:

Mr. Dale Kemp

- *Zoning/Density/Congestion*
- *Drainage/Runoff*
 - *Planning and Execution of Plan*
- *Retention/Detention Areas*
 - *Existing/New/Proposed*
- *Traffic Problems*

- *Property Values*
- *Quality of Life*
- *Infrastructure Costs*
- *Utilities Supply/Demand*
- *Impact to Taxpayers*
- *Discourage Building in Floodplain*

Mr. Jim Spivey

- *Growth is coming*
- *Supports Subdivision*
- *Proposed area is more suited as rural*
- *Density/Zoning*
- *Changing Character of Area*
- *Comprehensive Plan Objectives*
- *Watershed*
- *WCID-*
 - *9 High Hazard Dam Areas*
- *Sulfur Creek flooding concerns*
- *Recreation Areas/Park*

Mr. Jim Jones

- *Make decisions acceptable to grandkids*
- *Concerns with density/drainage*

Mr. David Matthews

- *Presented video of flooding in front of house*
- *Flooding/Drainage issues*
- *Impact to citizens*
 - *Water/sewer/electric needs*
 - *Costs to taxpayers*
 - *Traffic*
 - *School capacity*

Mr. CM Crawford is in opposition of townhome placement, development violates planning regulations

Mr. Mike Richardson

- *Supports Progress*
- *Development not right for area*
- *Why Single Family Residential-6 "SF-6"*
 - *Density*
 - *Congestion*
 - *Traffic*
- *Drainage/Flooding*

BJ Little, Turley Associates provided the following comments to the Planning Commission:

- *Developers are local*
 - *Emilio Perales and Jimmy Torres reside in the Nolanville, Salado area, local business office (Vista Real Estate)*
 - *Engineering/Developers have been in business for many years/reputable firm.*
- *Development will take many years to develop and they will see it through to the end.*
- *Meeting to consider zoning only/ engineered plans are still underway*
- *Developer will incur cost of development*

- *Purchased additional acreage to meet egress/ingress requirements*
- *Water loop/upsized project*
- *Drainage concerns will be addressed and built to standards.*
 - *Understand concept of accepting flow and not passing on to neighbors*
- *Establish turn lanes for traffic flow*
- *6-8 months to complete engineered plans*
- *Develop in phases*
 - *Phase 1- 50-60 lots*
 - *12-18-month construction*
- *Depending upon market may take 6-10 years to complete subdivision*

With no further comments, Chair Person closed the public hearing at 7:08 p.m.

REGULAR SESSION

- IV. Discussion and possible action to consider approval, denial or approval with modifications the request to rezone parcel 8121, 48.13 acres, abstract 0042, John Burleson Survey, commonly known as 1206 Mills Street and to rezone parcel 8246, 30.98 acres, abstract 0042, John Burleson Survey, commonly known as 1705 E 4th Street as follows:
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 - Request to rezone 5.867 acres from Agriculture to Single Family Attached (Townhomes)
 - Request to rezone 4.195 acres from Single Family Residential-6 “SF-6” to Commercial “C”

Commission member Shepard moved to deny the request to rezone the parcels to Single Family Residential-6 “SF-6” and Single Family Attached (Townhomes) as requested to allow the developers to rework zoning and density concerns, the motion was seconded by Commission member Taylor and with a unanimous vote the motion carried.

PUBLIC HEARING

- V. Public hearing to receive citizen comments regarding proposed amendments to the Lampasas Zoning Ordinance, Chapter III Zoning Districts, Height and Area Regulations; specific to Non-Single-Family Residential Districts; such as Multi-Family-2 (Apartments), Office, Retail, Light and Heavy Industrial.

Chair Person opened the Public Hearing.

Becky Sims, Zoning Administrator advised of the following:

- *Staff has been collecting data and reviewing height restriction regulations among other municipalities, as well as seeking guidance from the American Planning Association.*
- *The attached draft falls in line with how other municipalities regulate lot size and setbacks in relation to height restrictions by district.*
- *This draft focuses on multifamily (apartments), commercial, retail and industrial.*
- *At this time there is no recommended amendment to the height restrictions to residential as the max height is 2 ½ stories (35 feet) which is standard with other municipalities.*
- *This draft was presented to the Planning Commission at the September 1, 2022 meeting with no recommended changes and to City Council at the September 12, 2022.*

- To date no recommendations have been made and Staff would like to move forward with the recommended amendments.
- The recommended zoning amendments align with actionable objectives within the Comprehensive Plan such as; opportunities to accommodate the demand for commercial growth, to catalyze new types of investments and to provide a wide range of housing options such as 4-story multi-family (apartments).

DISTRICT	MINIMUM LOT AREA	MINIMUM DWELLING UNIT SIZE	MINIMUM LOT WIDTH	MINIMUM LOT DEPTH	MINIMUM FRONT YARD	MINIMUM REAR YARD	MINIMUM SIDE YARD	MINIMUM HEIGHT OF BUILDING	MAXIMUM LOT COVERAGE BY BUILDING
MF-2 (Apartments)	15,000 SF/ Lot 1,725 SF/ Dwelling Unit	550 SF- efficiency 600 SF- 1BR 800 SF- 2+BR	100 FT 110 FT	125 FT 135 FT	40 FT 45 FT	20 FT/ 25 FT 80 FT in excess of one story/adj to Single Family	15 FT/ 20 FT 60 FT in excess of one story/adj to Single Family	3 STORIES 4 STORIES (55 FT HEIGHT)	50%
O	6,000 SF	N/A	50 FT 60 FT	110 FT 120 FT	25 FT 30 FT	20 FT 25 FT	10 FT 15 FT	2 STORIES 3 STORIES (45 FT HEIGHT)	50%
R	8,000 SF	1200 SF	70 FT 80 FT	100 FT 110 FT	25 FT 30 FT	25 FT 30 FT	25 FT 30 FT	2 STORIES 3 STORIES (45 FT HEIGHT)	40%
CBD (NO CHANGE)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3 STORIES	N/A
C (NO CHANGE)	6,000 SF	N/A	60 FT	100 FT	20 FT	20 FT	15 FT	3 STORIES	50%
LI	15,000 SF	N/A	100 FT	150 FT	25 FT 30 FT	20 FT 25 FT	15 FT 20 FT	2 STORIES 3 STORIES	65%
HI	15,000 SF	N/A	100 FT	150 FT	25 FT 30 FT	20 FT 25 FT	15 FT 20 FT	3 STORIES	65%

Commission member Shepard asked if these height amendments will accommodate the Assisted Living proposed expansion; Staff advised yes, they are proposing 4-story apartments.

With no additional comments or questions Chair Person closed the Public Hearing at 7:14 pm

REGULAR SESSION

- VI. Discussion and possible action to consider approval, denial or approval with modifications to the proposed amendments to the Lampasas Zoning Ordinance, Chapter III Zoning Districts, Height and Area Regulations; specific to Non-Single-Family Residential Districts; such as Multi-Family-2 (Apartments), Office, Retail, Light and Heavy Industrial.

Commission member Canales moved to recommend approval of the proposed amendments to the Lampasas Zoning Ordinance, Chapter III Zoning Districts, Height and Area Regulations; specific to Non-Single-Family Residential Districts; such as Multi-Family-2 (Apartments), Office, Retail, Light and Heavy Industrial, the motion was seconded by Commission member Shepard and with a unanimous vote, the motion carried.

- VII. Discussion regarding General Planning and Zoning Inquiries, possible Zoning Amendments to be considered at future meetings and any updates to Residential and Commercial Developments.

Becky Sims, Zoning Administrator advised there were no new updates from previous meeting,

Additional group discussion relating to the Northington Estates

- *Congestion/Density*
- *Drainage*
- *Ingress/Egress*
- *Townhomes Layout*
 - *Sprinklered/Fire Walls*
- *TxDOT Approval*
 - *4th Street Access*
 - *Proximity to existing traffic signal*
 - *Need for additional traffic signal*
 - *Deceleration/Acceleration lanes*
- *Impact to School*
- *Impact to existing infrastructure*

- VIII. Adjourn-

Commission member Skinner moved to adjourn at 7:28 p.m., the motion was seconded by Commission member Sibberson and with a unanimous vote, the motion carried.

Passed and approved this _____ day of _____ 2023

Dorothy Person, Chair

ATTEST:

Becky Sims, City Secretary/Zoning Administrator

NOTICE OF PUBLIC HEARINGS

HEARING DATES/TIMES:

PLANNING AND ZONING COMMISSION: February 2, 2023-6:00 p.m.

CITY COUNCIL: February 13, 2023-6:00 p.m.

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

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 a Preliminary Plat for The Estates of Gibson Branch Phase One, 187.36 acres, a subdivision within the Extra-Territorial Jurisdiction (ETJ) of the City of Lampasas, Lampasas County, Texas.

To consider a Final Plat for The Estates of Gibson Branch Phase One, 187.36 acres, a subdivision within the Extra-Territorial Jurisdiction (ETJ) of the City of Lampasas, Lampasas County, Texas.

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, February 2, 2023 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, February 13, 2023 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 (Gibson Branch)

Subject Property The property is described as being 187.36 acres comprised of 109.98 acres of the James R. Cook Survey, Abst No 110, and 69.30 acres of the Gilbert Winnie Survey, Abst. No 730, and 7.34 acres of Toland & Anderson Survey, Abst. No 1081, and 0.74 acres of the T.L Harrell Survey, Abst. No 409 in Lampasas County, Texas being the same tract of land described in a deed from Charles G. Brown to Gibson Branch, LLC. dated May 31, 2022

Request Mr. Charlie Brown is asking for the Planning Commission and City Council consideration in approving the Preliminary and Final Plat of Gibson Branch.

Authority The City of Lampasas has Plat approval authority for those subdivisions located within the ETJ, per the 1445 agreement with Lampasas County. The intent is to alleviate the developer from having to go through more than one entity for the plat approval process.

	If project is RESIDENTIAL and will <u>not use any City infrastructure</u> , is inside the City’s ETJ and/or the subdivision is bifurcated by the City’s ETJ and County Jurisdiction then:	File plat	City
	If project is RESIDENTIAL and will not use any City Infrastructure, then:	File construction plans and applications for approval with /and pay fees to:	County (if required)
	Conversely, if a main Residential structure connects to <u>any</u> City utility, then the developer shall:	File original construction plans related to the main structure (or plans for a major renovations), plats and applications for approval with/ and pay fees related to main structures’ plan reviews and applications to:	City

- In the fall of 2021 Mr. Charlie Brown began working with the County & City regarding the development.
- The developers have consulted with an attorney to create Bylaws, Covenants and Aviation and Clearance Easement documents.
- The developers worked with Commissioner Rainwater regarding Lampasas County Subdivision Regulations, Steve Hamrick, TxDOT regarding a deceleration lane on 281 and with the City regarding Plat requirements.
- In April 2022 the Preliminary Plat was approved by the Planning Commission and City Council. The preliminary plat approval expired in October 2022.
- Since that time the developers have been working with Maples & Associates and Goodson Surveyors to finalize Civil Plans for the subdivision.

- In October 2022 Joe England, County Engineer, Judge Hoyer and Commissioner Rainwater agreed to the subdivision being designed and constructed to the City of Lampasas Subdivision and Construction Detail Specifications.
- Mr. Kriegel delivered the Civil Plans to City Staff in January 2023.
- Roadways will not be adopted or maintained by the City of Lampasas or Lampasas County
- The maintenance of the subdivision will be the responsibility of the HOA

Zoning Outside jurisdiction for City Zoning Regulations.

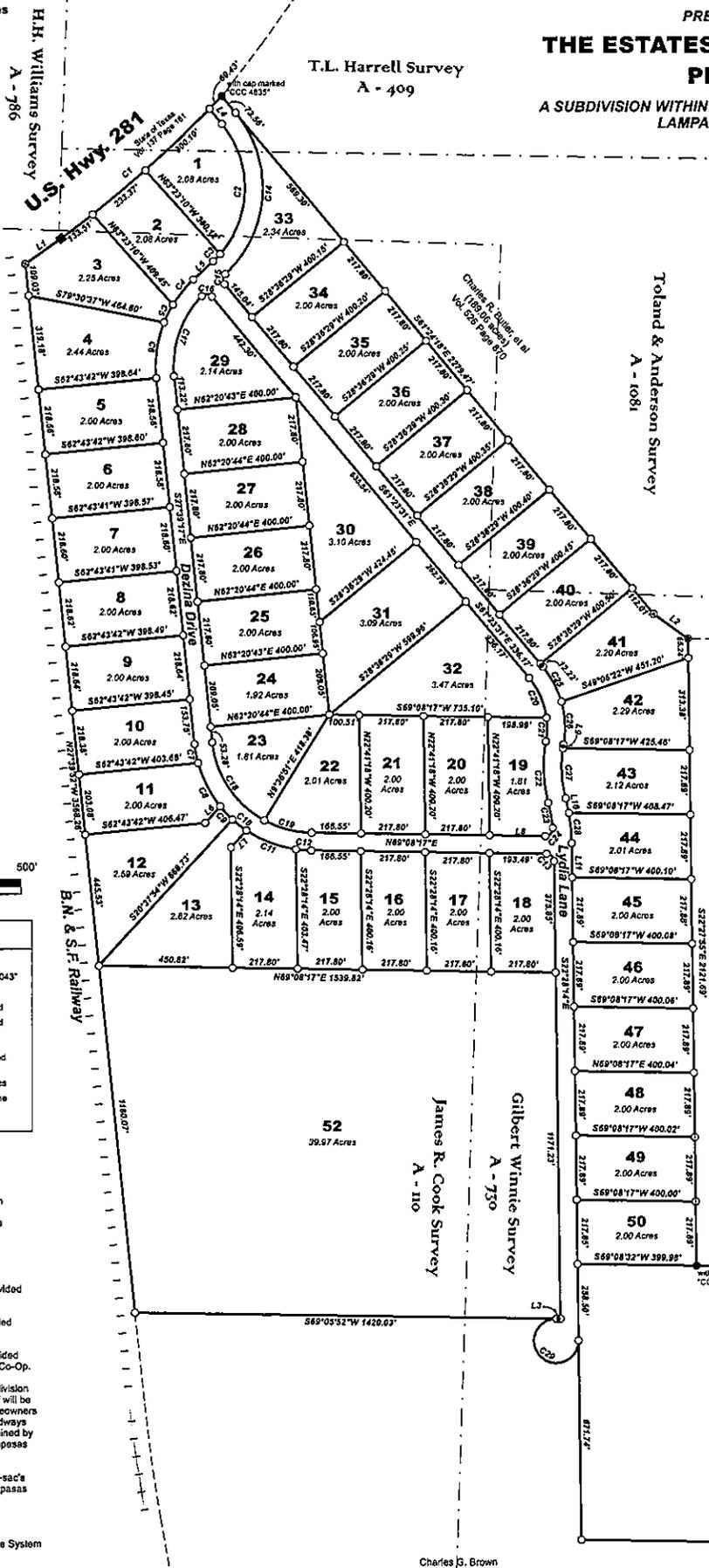
Utility Services Hamilton Electric, OSSF & CORIX Water

Recommendation Staff recommends consideration of approval to City Council.

Surveyor:
Maples & Associates
 420 S. Live oak, Site 200
 P.O. Box 893
 Lampasas, Texas 76650
 Firm No. 10097700
 Tel (512) 558-2078
 Fax (512) 558-0300
 Firm No. 10097700
 Job No. 210616

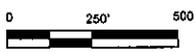
PRELIMINARY PLAT FOR
THE ESTATES AT GIBSON BRANCH
PHASE ONE

A SUBDIVISION WITHIN THE ETJ OF THE CITY OF LAMPASAS,
 LAMPASAS COUNTY, TEXAS.



CURVE	ARC	RADIUS	BEARING	HORIZ DIST
C1	727.52'	3914.72'	N26°31'14"E	726.43'
C2	479.90'	340.00'	S20°57'24"E	441.04'
C3	33.82'	340.00'	S21°19'00"W	33.80'
C4	109.91'	400.00'	S17°18'20"W	109.57'
C5	66.90'	400.00'	S4°38'33"W	66.82'
C6	192.03'	400.00'	S13°54'06"E	190.19'
C7	64.93'	400.00'	S32°18'22"E	64.86'
C8	165.27'	400.00'	S48°47'41"E	164.10'
C9	60.23'	400.00'	S64°55'40"E	60.17'
C10	60.23'	400.00'	S73°34'19"E	60.17'
C11	178.73'	400.00'	N89°18'51"E	177.25'
C12	51.49'	400.00'	N72°49'34"E	51.45'
C13	38.57'	25.00'	S65°39'58"E	34.86'
C14	604.82'	400.00'	N18°04'29"W	548.83'
C15	37.77'	25.00'	N18°06'28"W	34.28'
C16	37.38'	25.00'	N71°16'17"E	34.00'
C17	295.81'	340.00'	N2°43'48"W	286.57'
C18	328.41'	340.00'	N55°19'32"W	315.79'
C19	165.36'	340.00'	S83°04'15"W	163.73'
C20	149.40'	263.50'	S45°08'56"E	147.41'
C21	80.54'	263.50'	S20°08'55"E	80.23'
C22	209.44'	480.00'	S23°53'31"E	207.78'
C23	86.01'	570.00'	S32°04'08"E	85.93'
C24	42.27'	25.00'	S20°41'49"W	37.41'
C25	134.88'	323.50'	N49°27'00"W	133.88'
C26	147.45'	323.50'	N24°26'56"W	146.18'
C27	170.31'	420.00'	N24°46'33"W	169.14'
C28	102.67'	630.00'	N27°08'19"W	102.55'
C29	355.53'	75.00'	N68°39'58"W	104.57'

LINE	BEARING	HORIZ DIST
L1	N32°17'38"E	148.18'
L2	S75°43'57"E	142.90'
L3	S69°08'20"W	12.90'
L4	S61°23'32"E	68.33'
L5	S25°10'39"W	91.48'
L6	S20°44'30"W	75.38'
L7	S20°44'30"W	77.59'
L8	S69°08'23"W	188.10'
L9	N12°16'22"W	12.95'
L10	N34°05'03"W	80.39'
L11	N22°28'07"W	115.91'



LEGEND

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- ⊕ Calculated Point
- 1/2" Iron Pin Found
- ⊙ 3/8" Iron Pin Found in Concrete
- ⊙ Mag Nail Found with washer marked "CCC 4835"
- Patent Survey Lines
- ++++ RR Track Centerline
- () Record Calls

GENERAL NOTES:

Developer: Charles G. Brown
 Total Acreage = 187.38 acres
 Number of Lots = 52

USE: Residential - ETJ

Sewage Services will be provided by on site septic.

Water Services will be provided by Corix and on site well.

Electric Services will be provided by Hamilton County Electric Co-Op.

All roadways within this subdivision and the maintenance thereof will be the responsibility of the Homeowners Association (HOA). Said roadways will not be adopted or maintained by the City of Lampasas or Lampasas County.

Dead-end streets and cul-de-sacs shown on this plat meet Lampasas County road standards and requirements.

Basis of Bearings: Texas State Plane Coordinate System NAD83 Texas Central Zone.

Charles G. Brown
 (310.18 acres)
 Vol. 587 Page 175

Daniel MacIntyre, at ux
 (581.77 acres)
 Vol. 514 Page 124

Ben R. Goodwin
 (788.11 - 1.58 acres)
 Vol. 375 Page 794

Surveyor:
Maples & Associates
 420 S. Live oak, Sta 200
 P.O. Box 893
 Lampasas, Texas 76650
 Firm No. 10097700
 Tel (512) 558-2078
 Fax (512) 558-0500
 Firm No. 10097700
 Job No. 210816

H.H. Williams Survey
 A - 786

T.L. Harrell Survey
 A - 409

FINAL PLAT FOR
THE ESTATES AT GIBSON BRANCH
PHASE ONE

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L5	S25°10'30"W	91.46'
L6	S20°44'30"W	75.38'
L7	S20°44'30"W	77.59'
L8	S69°08'23"W	168.10'
L9	N12°16'22"W	12.95'
L10	N34°08'03"W	50.39'
L11	N22°28'07"W	115.91'

Daniel Mandula, et ux
 (58.77 acres)
 Vol. 514 Page 124

Don P. Goodwin
 (78.50 acres)
 Vol. 375 Page 394

calculated point from whence a Concrete Monument Found to be S14°18'41"W 1.32'



LEGEND

- 1/2" Iron Pin Set with cap marked "MAPLES RPLS 5043"
- ⊙ Calculated Point
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Basis of Bearings: Texas State Plane Coordinate System NAD83 Texas Central Zone.

Charles G. Brown
 (310.17 acres)
 Vol. 507 Page 175

SHEET 2 OF 2