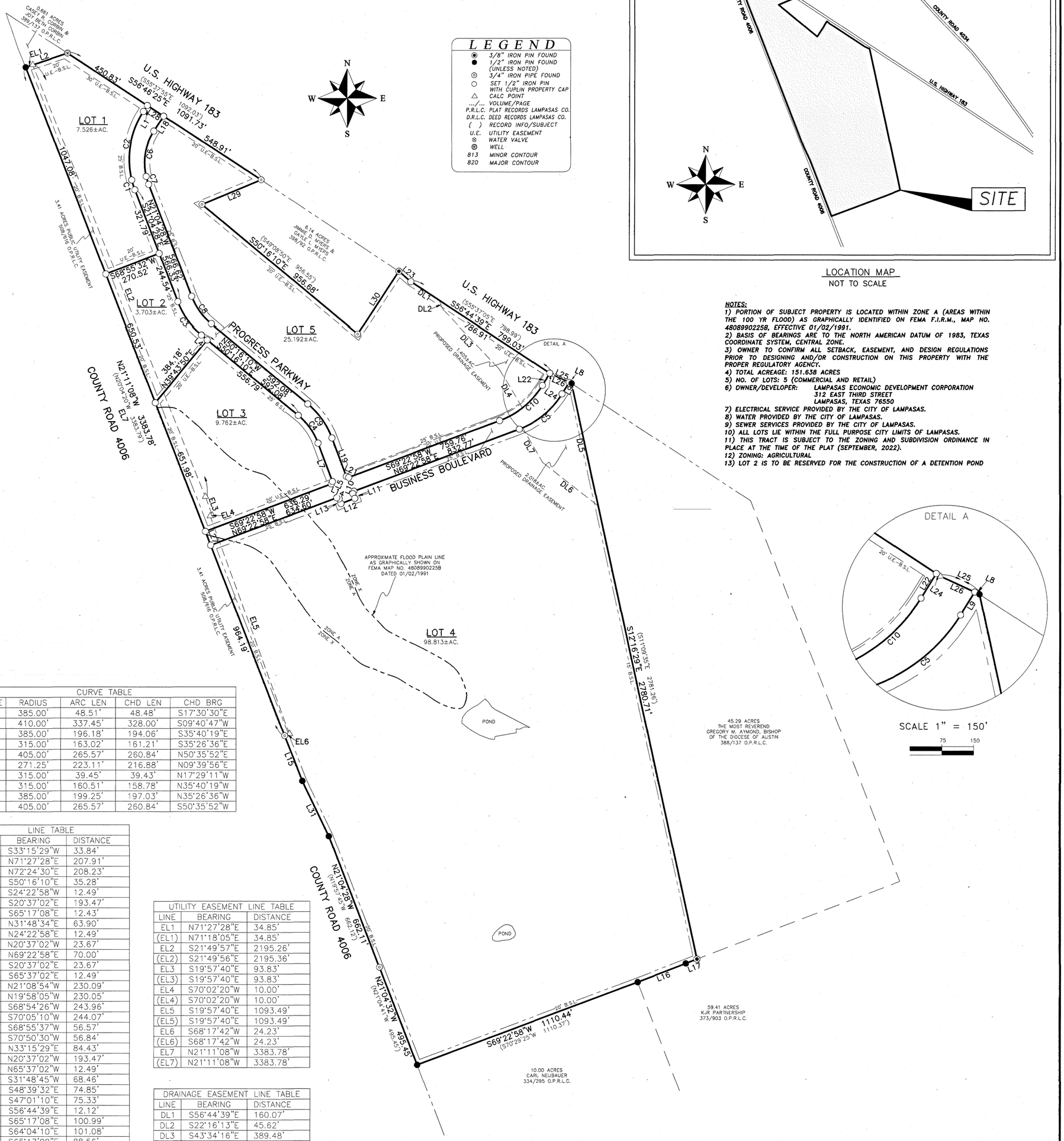
CUPLIN & ASSOCIATES INC
LAND SURVEYORS & PLANNERS



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. 48089902258, 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 DESIGNING AND/OR CONSTRUCTION ON THIS PROPERTY WITH THE PROPER REGULATORY AGENCY.
4) TOTAL ACREAGE: 151.638 ACRES
5) NO. OF LOTS: 5 (COMMERCIAL AND RETAIL)
6) OWNER/DEVELOPER: LAMPASAS ECONOMIC DEVELOPMENT CORPORATION
312 EAST THIRD STREET
LAMPASAS, TEXAS 76550
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 FULL 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

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	S33°15'29"W	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	243.96'
(L16)	S70°05'10"W	244.07'
L17	S68°55'37"W	56.57'
(L17)	S70°50'30"W	56.84'
L18	N33°15'29"E	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°49'56"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 151.64 ACRES OF LAND OUT OF THE DANIEL STANLEY SURVEY, ABSTRACT NO. 631, IN LAMPASAS COUNTY, TEXAS.

PROJ NO. 22366
PREPARED FOR: LAMPASAS ECONOMIC DEVELOPMENT CORPORATION
TECH: P.LANGDON
APPROVED: DANNY J. STARK
FIELDWORK PERFORMED ON: 04/11/2022
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1500 OLLIE LANE
MARBLE FALLS, TX. 78654
PH.325-388-3300/830-693-8815
WWW.CUPLINASSOCIATES.COM

SCALE 1" = 300'
0 300 600

DATE	NO.	DESCRIPTION
	2	
	1	

REVISIONS