

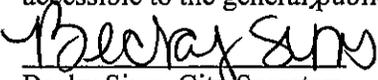
**NOTICE OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, OCTOBER 19, 2022
JACK CALVERT MUNICIPAL BUILDING
302 EAST THIRD STREET
5:30 PM**

Notice is hereby given that the regular meeting of the Lampasas Economic Development Corporation Board of the City of Lampasas will be held on Wednesday, October 19, 2022 at 5:30 p.m. in the Jack Calvert Municipal Building located at 302 East Third Street, Lampasas, Texas. The Lampasas Economic Development Corporation reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed, as authorized by the Texas Government Code sections 551.071 (consultation with the attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development)

**REGULAR SESSION
5:30 p.m.**

- I. Call to Order
- II. Open forum for citizen comments and questions (limited to five (5) minutes per person).
- III. Discussion and possible action regarding approval of the minutes dated September 21, 2022.
- IV. Update and possible action regarding September 2022 Financial Statements and Balance Sheet.
- V. Discussion and possible action regarding Proposed Lampasas Business Park Subdivision Plat.
- VI. Discussion and possible action regarding Business Park progress, project accounting and financing, and change orders.
- VII. Discussion and possible action regarding board vacancy.
- VIII. Discussion and possible action regarding Land Use Regulation and Zoning for the Business Park.
- IX. Discussion and possible action regarding Business Park signage off of Highway 183.
- X. Update on the following:
 - County Update
 - LISD Update
 - Staff Update
- XI. Items that the Board Members may request to be placed on the next agenda.
- XII. Adjourn

I, Becky Sims, 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 14 day of October 2022 at 11:45 am


Becky Sims, City Secretary

**MINUTES OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD
OF THE CITY OF LAMPASAS, TEXAS
JACK CALVERT MUNICIPAL BUILDING BOARD ROOM
302 EAST THIRD STREET
WEDNESDAY SEPTEMBER 21, 2022
5:30 P.M.**

The Lampasas Economic Development Corporation of the City of Lampasas met in regular session on the above date with President Misti Talbert presiding.

LEDC Members Present:

Neal Leavell
T.J. Monroe
Ryan Shahan
Sid Ball
Roland Schaub
Bobby Carroll-Ex-Officio

LEDC Members Absent:

Steve Hudson

City Staff Present:

Finley deGraffenried, City Manager/Executive Director
Mandy Walsh, Economic Development Director
Becky Sims, City Secretary
Lupe Charping, Administrative Secretary

**REGULAR SESSION
5:30 p.m.**

I. Call to Order

President Talbert called the meeting to order at 5:32 p.m.

II. Open forum for citizen comments and questions (limited to five (5) minutes per person)

There were no citizen comments.

III. Discussion and possible action regarding approval of the minutes dated August 17, 2022.

Board member Monroe moved to approve the minutes as presented, the motion was seconded by Board member Ball and with a unanimous vote, the motion carried. (Hudson absent)

IV. Update and possible action regarding August 2022 Financial Statements and Balance Sheet.

Board member Shahan moved to approve the Financial Statements and Balance Sheet as presented, Board member Schaub seconded the motion and with a unanimous vote, the motion carried. (Hudson absent)

V. Discussion and possible action regarding Board appointments.

Board appointments will be discussed at a future meeting

VI. Discussion and possible action regarding Business Park progress, project accounting and financing.

Ms. Walsh provided a progress report for the Business Park:

- *Pay app #5 was paid on August 23, 2022 in the amount of \$ 290,810.59.*
 - *Full note was drawn on September 8 totaling \$1,340,000.00*

Progress being made in the following areas:

- *Sewer line/manholes*
- *Base rolling, paving*
- *Fire Hydrant Riser*
- *Box Culverts*
- *Detention Pond*

Adjustments made in the field

- *Change order for curb replacement*
- *Staff noticed contractors using 2 rebar instead of 3 per engineer plan set for portion of job.*
 - *2007 City Specifications call for 2 rebar*
 - *2015 City Specifications were modified to 3 rebar*
 - *Civil plans that were approved by owner call for 3 rebar*

Board member Schaub moved to have plans reviewed by Property Owner for modification approval not engineer of record, the motion was seconded by Board member Ball and with a unanimous vote, the motion carried. (Hudson absent)

Board member Ball moved to allow Staff to approve change orders in amount not to exceed \$10,000.00 without board approval, the motion was seconded by Board member Schaub and with a unanimous vote, the motion carried. (Hudson absent)

VII. Discussion and possible action regarding Business Park Zoning, Covenants and design Guidelines.

Becky Sims, Zoning Administrator advised that the subcommittee made the following amendments to the Business Park Zoning for board consideration:

- Minimum 3,000 sq ft buildings
- No portable/temporary buildings or open storage allowed in low and medium intensity zoning districts
- Trash receptacles must be in a three-sided enclosure towards rear of property- 8 ft minimum height
- Electrical Service and Exterior Lighting shall be supplied by underground feed to pad mount transformer in low and medium intensity zoning districts
- No portable/temporary buildings are permitted in high intensity zoning districts and open storage shall not exceed 30% of gross floor area of the main structure, screened from public view with a minimum height of 6 ft and maximum height of 12 ft.

Exterior finishes are still under review.

BUSINESS PARK ZONE-1 (LOW INTENSITY)

Permitted Uses

- Business Offices
- Research
- Financial Services
- Software Development
- Retail
- Hospitality

BUSINESS PARK ZONE-2 (MEDIUM INTENSITY)

Permitted Uses

- Business Offices
- Research and Development
- Financial Services
- Software Development
- Retail
- Hospitality
- Light Manufacturing
- Warehousing
- Call or Data Centers
- Fabrication
- Furniture Manufacturing
- Accessory Installation

BUSINESS PARK ZONE-3 (HIGH INTENSITY)

Permitted Uses

- Business Offices
- Research and Development
- Financial Services
- Software Development
- Retail
- Hospitality
- Light and/or Heavy Manufacturing
- Warehousing
- Call or Data Centers
- Fabrication
- Furniture Manufacturing
- Accessory Installation
- Material Batching or Mixing
- Trade Shop
- Food Processing
- Logistics
- Welding or Metal Manufacturing

- Paint or Repair Shops
- Propane Storage

BUSINESS PARK- ALL ZONES-
Prohibited Uses

1. Any establishment that offers or sells a product or service that is intended to provide sexual gratification to its users (including, but not limited to, the dissemination or exhibition of obscene materials; any establishment featuring topless, bottomless, or totally nude performances or personnel; or any establishment that regularly shows X-rated or pornographic movies, or sells or rents pornographic material or movies)
2. Any massage parlor, modeling studio, or establishment where men and/or women are engaged in salacious activities
3. Single Family Residential
4. Duplex Residential
5. Apartments
6. Mobile Homes
7. Radio/Television Tower/Cell Tower
8. Public Parking
9. Recycling Facility
10. Commercial and/or non-commercial arena/coliseum;
11. Commercial amusements and/or theme parks
12. Drive-in eating establishments
13. Funeral homes
14. Commercial automotive garages
15. Hospital or sanitarium
16. Boarding, care, or treatment of any animal not involved in medical research
17. Growing or production of any agricultural product
18. Nursery/plant retail/wholesale sales
19. Salvage or junkyards
20. Commercial or non-commercial theater or motion picture house.

VIII. Update on the following

- County Update

Commissioner Carroll provided the following update:

- *Previous County Jail lot on 4th street will be on the market soon.*
- *Hamilton County Ambulance will start October 1, 2022*
- *Hamilton County Ambulance hired 24 people, 6 from Acadian*

- LISD Update

Board member Shahan provided the following update

- *Enrollment numbers continue to improve*
 - *Managing 22-1 ratio for class sizes*
- *Issued contractor Notice of Default on Auto Tech Building, Liquidated Damages, anticipated completion date October 2022.*

- Staff Update

Mandy Walsh, EDC Director announced her resignation to the board. Her last day with the City will be October 5, 2022. She has accepted a new job in the Public Relations.

Becky Sims, City Secretary, on behalf of the board, presented Neal Leavell with an appreciation gift for his work and dedication while on the LEDC board.

IX. Items that the Board Members may request to be place on the next agenda.

Discussion regarding board appointments

X. Adjourn

Board member Schaub moved to adjourn the meeting at 6:17 p.m.; Board member Shahan seconded the motion and with a unanimous vote, the motion carried. (Hudson absent)

PASSED AND APPROVED this _____ day of _____, 2022.

Misti Talbert, President

Becky Sims, City Secretary

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS
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1020	FSB CHECKING 7001092 LEDC	939,283.93
1021	FSB CAPITAL FD CHECKING7002363	1,049,792.97
1025	FSB LEDC LOAN 2678	0.00
1026	BUSINESS BANK OF TX 4001561	0.00
1030	CLAIM ON CASH	58,172.48
1210	ACCOUNTS RECEIVABLE	0.00
1222	ACCOUNTS RECEIVABLE	0.00
1235	NOTE RECEIVABLE BACHMAYER	0.00
1236	NOTE RECEIVABLE-PECAN CRK HVM	0.00
1300	LAND PURCHASE/IMPROVEMENTS	1,725,616.61
1310	FAG-BUILDINGS & IMPROVEMENTS	17,975.00
1396	ACCUMULATED DEPRECIATION	(171,876.00)
1499	DUE FROM CASH & CONCENTRATION	0.00
1999	LEDC CLEARING ACCOUNT	0.00
	TOTAL ASSETS	<u>0.00</u>

3,618,964.99
=====

LIABILITIES & FUND BALANCE
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2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00
2210	ACCOUNTS PAYABLE	1,853.12
2220	ACCOUNTS PAYABLE PENDING	0.00
2225	ACCRUED INTEREST PAYABLE	2,890.42
2283	UNAPPLIED CREDIT	0.00
2284	BONDS PAYABLE	1,117,938.81
3009	DESIGNATED RE/DONATIONS	0.00
3010	UNASSIGNED FUND BALANCE	1,426,432.11
3030	ASSIGNED FUND BALANCE	180,730.47
	CURRENT INCREASE / (DECREASE) IN FUND BALANCE	<u>889,120.06</u>

TOTAL LIABILITIES & FUND EQUITY 3,618,964.99
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CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: SEPTEMBER 30TH, 2022

75 -LAMPASAS ECONOMIC DEV CRP
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
<u>OPERATING REVENUE</u>							
	TAX REVENUE	330,000.00	41,658.90	466,874.80	141.48	0.00	(136,874.80)
	SERVICE REVENUE	0.00	2,000.00	2,000.00	0.00	0.00	(2,000.00)
	OTHER REVENUE	1,250.00	0.00	3,679.95	294.40	0.00	(2,429.95)
	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OPERATING REVENUE	331,250.00	43,658.90	472,554.75	142.66	0.00	(141,304.75)
<u>BOND FUND REVENUE</u>							
	OTHER REVENUE	432,740.00	1,340,000.00	1,480,277.33	342.07	0.00	(1,047,537.33)
	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL BOND FUND REVENUE	432,740.00	1,340,000.00	1,480,277.33	342.07	0.00	(1,047,537.33)
	FUND TOTAL REVENUE	763,990.00	1,383,658.90	1,952,832.08	255.61	0.00	(1,188,842.08)
<u>EXPENDITURE SUMMARY</u>							
<u>LEDC OPERATING FUNDS</u>							
	SUPPLIES	500.00	91.74	240.30	48.06	0.00	259.70
	CONTRACTUAL SERVICES	29,176.00	1,037.99	35,321.01	121.69	183.20	(6,328.21)
	MAINTENANCE	3,000.00	0.00	2,284.29	76.14	0.00	715.71
	OTHER EXPENSES	59,225.00	65.13	3,138.00	5.30	0.00	56,087.00
	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
	TRANSFERS	52,130.00	0.00	0.00	0.00	0.00	52,130.00
	DEBT SERVICE	154,808.00	31,641.47	102,844.26	66.43	0.00	51,963.74
	TOTAL LEDC OPERATING FUNDS	298,839.00	32,836.33	143,827.86	48.19	183.20	154,827.94
<u>LAMPASAS EDC BOND FUNDS</u>							
	CONTRACTUAL SERVICES	0.00	8,040.00	58,676.00	0.00	0.00	(58,676.00)
	CAPITAL EXPENDITURES	0.00	0.00	861,208.16	0.00	0.00	(861,208.16)
	CONTINGENCY AND RESERVES	432,740.00	0.00	0.00	0.00	0.00	432,740.00
	TOTAL LAMPASAS EDC BOND FUNDS	432,740.00	8,040.00	919,884.16	212.57	0.00	(487,144.16)
	FUND TOTAL EXPENDITURES	731,579.00	40,876.33	1,063,712.02	145.42	183.20	(332,316.22)
	TOTAL PROFIT / (LOSS)	32,411.00	1,342,782.57	889,120.06	742.70	(183.20)	(856,525.86)

CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2022

75 -LAMPASAS ECONOMIC DEV CRP
FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
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CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: SEPTEMBER 30TH, 2022

75 -LAMPASAS ECONOMIC DEV CRP
 REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
OPERATING REVENUE							
TAX REVENUE							
400-4017	SALES TAX	330,000.00	41,658.90	466,874.80	141.48	0.00	(136,874.80)
	TOTAL TAX REVENUE	330,000.00	41,658.90	466,874.80	141.48	0.00	(136,874.80)
SERVICE REVENUE							
400-4330	LEASE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
400-4330.01	LEASE REVENUE (QUONSET HUT)	0.00	0.00	0.00	0.00	0.00	0.00
400-4335	WEBSITE REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
400-4383	DONATIONS	0.00	2,000.00	2,000.00	0.00	0.00	(2,000.00)
	TOTAL SERVICE REVENUE	0.00	2,000.00	2,000.00	0.00	0.00	(2,000.00)
OTHER REVENUE							
400-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
400-4820	INTEREST & DIVIDENDS	1,250.00	0.00	3,679.95	294.40	0.00	(2,429.95)
400-4821	INTEREST NOTE BACHMAYER	0.00	0.00	0.00	0.00	0.00	0.00
400-4822	INTEREST NOTE - HVM PECAN CR	0.00	0.00	0.00	0.00	0.00	0.00
400-4830	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
400-4897	DESIGNATED RE/DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
400-4898	UNDESIGNATED RETAINED EARNIN	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER REVENUE	1,250.00	0.00	3,679.95	294.40	0.00	(2,429.95)
TRANSFERS							
400-4910	TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
400-4999	MISCELLANEOUS REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OPERATING REVENUE	331,250.00	43,658.90	472,554.75	142.66	0.00	(141,304.75)
BOND FUND REVENUE							
OTHER REVENUE							
410-4520	LOAN PROCEEDS	0.00	1,340,000.00	1,480,000.00	0.00	0.00	(1,480,000.00)
410-4710	BOND FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
410-4820	INTEREST EARNED	700.00	0.00	277.33	39.62	0.00	422.67
410-4898	DESIGNATED RE/BOND FUNDS	432,040.00	0.00	0.00	0.00	0.00	432,040.00
	TOTAL OTHER REVENUE	432,740.00	1,340,000.00	1,480,277.33	342.07	0.00	(1,047,537.33)
TRANSFERS							
410-4999	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL BOND FUND REVENUE	432,740.00	1,340,000.00	1,480,277.33	342.07	0.00	(1,047,537.33)

CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: SEPTEMBER 30TH, 2022

75 -LAMPASAS ECONOMIC DEV CRP
REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
***	FUND TOTAL REVENUE ***	763,990.00	1,383,658.90	1,952,832.08	255.61	0.00	(1,188,842.08)

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: SEPTEMBER 30TH, 2022

75 -LAMPASAS ECONOMIC DEV CRP
 LEDC OPERATING FUNDS
 DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>SUPPLIES</u>							
500-5230	UNIFORMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5250	HAND TOOLS & SMALL EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
500-5260	POSTAGE	0.00	0.00	0.00	0.00	0.00	0.00
500-5265	COMPUTER SOFTWARE & EQUIPMEN	250.00	0.00	0.00	0.00	0.00	250.00
500-5270	SUPPLIES	250.00	91.74	240.30	96.12	0.00	9.70
500-5295	BOOKS & PUBLICATIONS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL SUPPLIES	500.00	91.74	240.30	48.06	0.00	259.70
<u>CONTRACTUAL SERVICES</u>							
500-5300	CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00
500-5316	BOND AGENT FEES	0.00	0.00	0.00	0.00	0.00	0.00
500-5320	TELEPHONE SERVICES	1,176.00	37.99	455.88	38.77	0.00	720.12
500-5325	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
500-5346	ENGINEERING/SURVEYING SERVIC	0.00	0.00	4,000.00	0.00	0.00	(4,000.00)
500-5355	INSURANCE-PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5361	LEGAL SERVICES	2,500.00	0.00	2,660.00	106.40	0.00	(160.00)
500-5373	PROMOTION AND ADVERTISING	7,500.00	0.00	9,210.13	125.24	183.20	(1,893.33)
500-5388	TAXES ON PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5395	PROFESSIONAL SERVICES	6,000.00	0.00	6,900.00	115.00	0.00	(900.00)
500-5397	ADMIN & OVERHEAD	12,000.00	1,000.00	12,000.00	100.00	0.00	0.00
500-5398	VISION LAMPASAS	0.00	0.00	0.00	0.00	0.00	0.00
500-5399	OTHER SERVICES	0.00	0.00	95.00	0.00	0.00	(95.00)
	TOTAL CONTRACTUAL SERVICES	29,176.00	1,037.99	35,321.01	121.69	183.20	(6,328.21)
<u>MAINTENANCE</u>							
500-5405	BUILDING & GROUNDS MAINTENAN	500.00	0.00	0.00	0.00	0.00	500.00
500-5425	OFFICE EQUIPMENT MAINTENANCE	2,500.00	0.00	2,284.29	91.37	0.00	215.71
	TOTAL MAINTENANCE	3,000.00	0.00	2,284.29	76.14	0.00	715.71
<u>OTHER EXPENSES</u>							
500-5451	BUSINESS EXPENSES	2,500.00	65.13	833.07	33.32	0.00	1,666.93
500-5452	TRAVEL & TRAINING	6,000.00	0.00	1,579.93	26.33	0.00	4,420.07
500-5453	DUES & MEMBERSHIPS	725.00	0.00	725.00	100.00	0.00	0.00
500-5499	ECONOMIC DEVELOPMENT PROGRAM	50,000.00	0.00	0.00	0.00	0.00	50,000.00
500-5499.01	ECON DVLPMNT PROGRAM	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER EXPENSES	59,225.00	65.13	3,138.00	5.30	0.00	56,087.00
<u>CAPITAL EXPENDITURES</u>							
500-5505	BUILDING & GROUNDS	0.00	0.00	0.00	0.00	0.00	0.00
500-5530	WATER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5535	ELECTRIC SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5540	SEWER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5545	STREETS & DRAINAGE	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: SEPTEMBER 30TH, 2022

75 -LAMPASAS ECONOMIC DEV CRP
 LEDC OPERATING FUNDS
 DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>CONTINGENCY AND RESERVES</u>							
500-5600	CONTINGENCY/RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
500-5601	DONATION RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
500-5610	DEPRECIATION	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
<u>TRANSFERS</u>							
500-5710	TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
500-5722	TRANSFER TO FUND 22	52,130.00	0.00	0.00	0.00	0.00	52,130.00
500-5751	TRANSFER TO FUND 51 (EDUCATI	0.00	0.00	0.00	0.00	0.00	0.00
500-5759	TRANSFER TO FUND 59	0.00	0.00	0.00	0.00	0.00	0.00
500-5776	TRANSFER TO LEDC DESIGNATED	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	52,130.00	0.00	0.00	0.00	0.00	52,130.00
<u>DEBT SERVICE</u>							
500-5800	PRINCIPAL PAYMENT	114,013.00	16,731.38	60,150.62	52.76	0.00	53,862.38
500-5801	INTEREST PAYMENT	40,795.00	14,910.09	42,693.64	104.65	0.00	(1,898.64)
	TOTAL DEBT SERVICE	154,808.00	31,641.47	102,844.26	66.43	0.00	51,963.74
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	TOTAL LEDC OPERATING FUNDS	298,839.00	32,836.33	143,827.86	48.19	183.20	154,827.94

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: SEPTEMBER 30TH, 2022

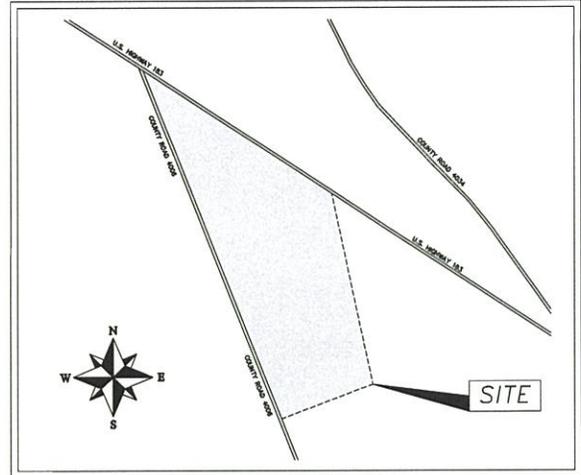
75 -LAMPASAS ECONOMIC DEV CRP
 LAMPASAS EDC BOND FUNDS
 DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>CONTRACTUAL SERVICES</u>							
510-5316	BANK CHARGES	0.00	0.00	180.00	0.00	0.00	{ 180.00)
510-5346	ENGINEERING/SERVEYING SERVIC	0.00	8,040.00	58,010.00	0.00	0.00	{ 58,010.00)
510-5361	LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5395	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5399	OTHER SERVICES	0.00	0.00	486.00	0.00	0.00	{ 486.00)
	TOTAL CONTRACTUAL SERVICES	0.00	8,040.00	58,676.00	0.00	0.00	{ 58,676.00)
<u>CAPITAL EXPENDITURES</u>							
510-5505	BUILDING AND GROUNDS	0.00	0.00	861,208.16	0.00	0.00	{ 861,208.16)
	TOTAL CAPITAL EXPENDITURES	0.00	0.00	861,208.16	0.00	0.00	{ 861,208.16)
<u>CONTINGENCY AND RESERVES</u>							
510-5600	CONTINGENCY/RESERVES	432,740.00	0.00	0.00	0.00	0.00	432,740.00
	TOTAL CONTINGENCY AND RESERVES	432,740.00	0.00	0.00	0.00	0.00	432,740.00
<hr/>							
	TOTAL LAMPASAS EDC BOND FUNDS	432,740.00	8,040.00	919,884.16	212.57	0.00	{ 487,144.16)
<hr/>							
***	TOTAL EXPENSES	731,579.00	40,876.33	1,063,712.02	145.42	183.20	{ 332,316.22)
<hr/>							
	TOTAL PROFIT / (LOSS)	32,411.00	1,342,782.57	889,120.06	0.57-	{ 183.20)	{ 856,525.86)

*** END OF REPORT ***

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 RELIED UPON AS A FINAL SURVEY DOCUMENT"



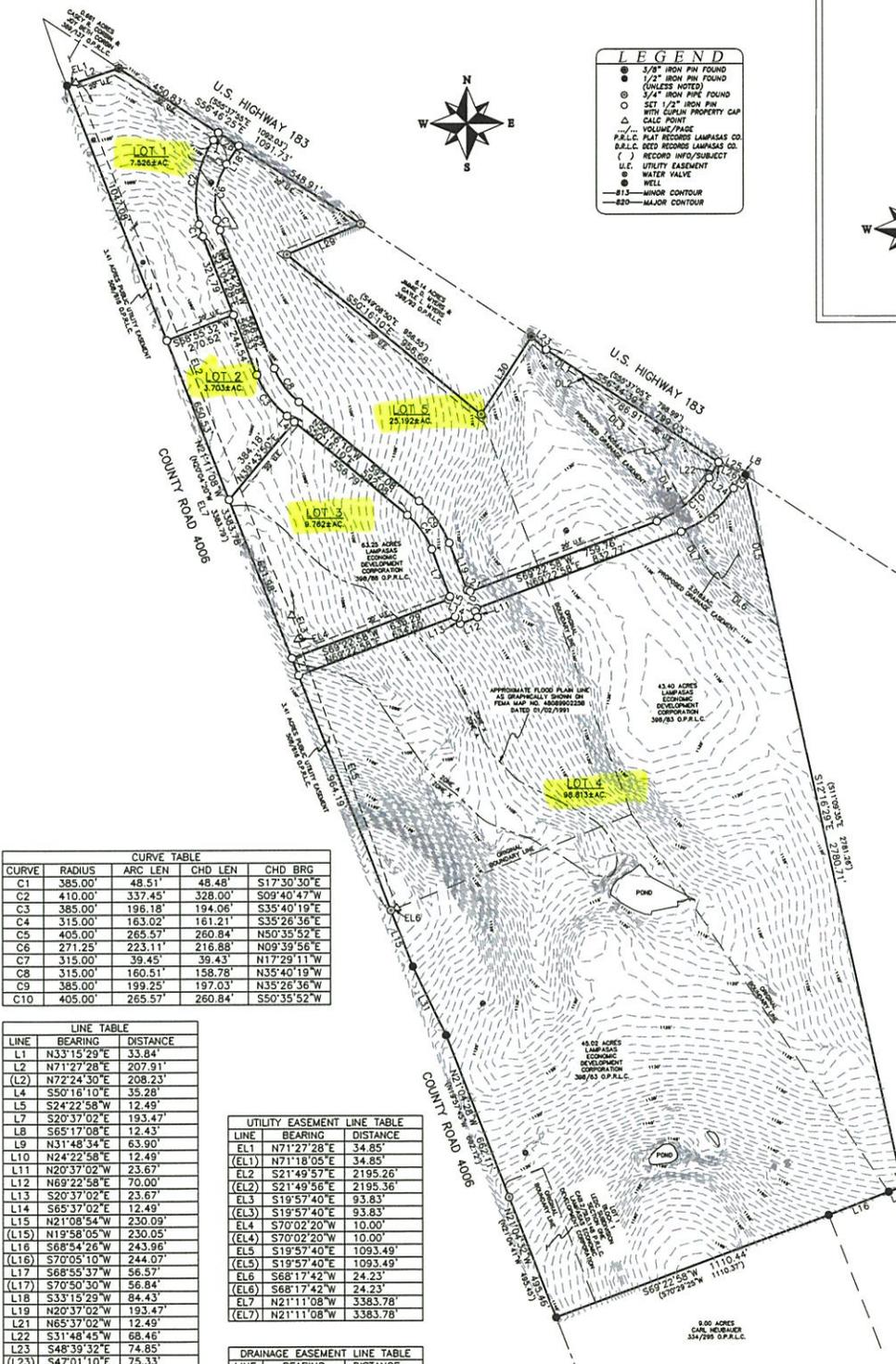
LOCATION MAP
NOT TO SCALE

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.G. UTILITY EASEMENT
- ⊕ WATER VALVE
- ⊙ WELL
- 81' - MINOR CONTOUR
- 820' - MAJOR CONTOUR

- 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 1985, 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 ACRES: 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 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

Lot 1 - 7.526
Lot 2 - 3.703
Lot 3 - 9.762
Lot 4 - 98.813
Lot 5 - 25.192



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	N33°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	23.63'
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°59'37"W	56.53'
(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°49'56"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 151.638 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: PLANDGON
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	16	DESCRIPTION	REVISIONS

