



PLANNING  
ENGINEERING  
PROGRAM MANAGEMENT

11-25-2022

**TEXAS**

- AUSTIN
- COLLEGE STATION
- CONROE
- CORPUS CHRISTI
- DALLAS
- FORT WORTH
- FRISCO
- HOUSTON
- LAREDO
- SAN ANTONIO
- SAN MARCOS
- WACO

Ms. Susan Isenburg  
Kempner Water Supply Corporation  
P.O. Box 103  
11986 East Hwy. 190  
Kempner, Texas 76539

Dear: Ms. Isenburg

Per your request, LAN has conducted an engineering review for supplying water to a proposed 13 lot residential subdivision to be named as 4847 CR 3300 Addition, in Lampasas County, Texas. The project is to be built on 170 acres that is located is on CR 3300.

**Water System and Site Characteristics:**

Type:	Residential Subdivision (13 lots on +170 acres)
Location:	Lampasas County on CR 3300
Ex. Infrastructure:	4" Waterline @ Site –Fed By Looped 4" Main
Water Elevation in Tower:	Elevation 1230
Elevation at Site:	Elevation 1080
Static Pressure at Site:	78 psi

**CALIFORNIA**

- LOS ANGELES
- ORANGE
- SAN JOSE

**ILLINOIS**

- CHICAGO

**MICHIGAN**

- OKEMOS

**Conclusion:**

Adding the 13 residential meters to the Kempner Water System at the location of 4847 CR 3300 will not have any net negative impacts on the water system as a whole.

Sincerely,  
Lockwood, Andrews & Newnam, Inc.  
Matthew C. Zipperlen, P.E.  
Civil Engineer  
Phone: 254-340-6194  
Mczipperlen@lan-inc.com

Lockwood, Andrews  
& Newnam, Inc.

A LEO A DALY COMPANY

215 Mary Avenue  
Suite 305  
Waco, TX 76701-2253  
254.753.9585

lan-inc.com

**PRELIMINARY APPLICATION**  
**KEMPNER WATER SUPPLY CORP.**  
PO Box 103 KEMPNER, TEXAS 76539  
512-932-3701 or 254-547-9430 fax # 512-932-2546  
Please E-mail to: info@kempnerwsc.com

(Please Print)

DATE 8-25-22

APPLICANT'S NAME: Jason McMillian

CURRENT ADDRESS: MEM Land Co LLC

PHONE#: \_\_\_\_\_

Property Purchased From: Eddie Carner

LOCATION OF PROPERTY (nearest intersection, farm to market or highway.)

911 ADDRESS: 4847 CR 3300 LLC

SUBDIVISION: \_\_\_\_\_ LOT \_\_\_\_\_ BLK \_\_\_\_\_ TRACT \_\_\_\_\_

ACREAGE AND ABSTRACT: 170 + acres  
If applicable, please provide KWSC a copy of a plat, survey, field notes or metes and bounds identifying the exact location of the property.

Intended use of property: Personal \_\_\_\_\_ Commercial \_\_\_\_\_

Flood Plain: YES \_\_\_\_\_ NO \_\_\_\_\_

\*\*\*The Preliminary Application is valid for 30 days from the date it was reviewed by Office Personnel.\*\*

**OFFICE USE ONLY**

NOTES: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Reviewed By: _____ Date: _____ Contacted Developer/Sub divider on: _____
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**KEMPNER WATER SUPPLY**

11986 E. Hwy 190 • P. O. Box 103  
Kempner, Texas 76539  
254-547-9430 or 512-932-3701

**CASH RECEIPT**

Received From

Date 9/2/22  
4847 CR 3360

15494

Address

For Engineering Study CR 3300 (Garvey) Dollars \$ 2000

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT	<u>2000.00</u>	CASH	<input checked="" type="checkbox"/>
AMT. PAID		CHECK	<input type="checkbox"/>
BALANCE DUE		MONEY ORDER	<input type="checkbox"/>
		CREDIT CARD	<input type="checkbox"/>

By

WUSE  
MS

WARNING: THIS DOCUMENT HAS SECURITY FEATURES IN THE PAPER

**4847 CR 3300 LLC**  
2900 W Anderson Lane  
Suite C200-347  
Austin, TX 78757

ABC Bank  
Austin, TX

Printed: VntUse-1-BusState\_082722 11:06:53 am  
DATE: 8/27/2022

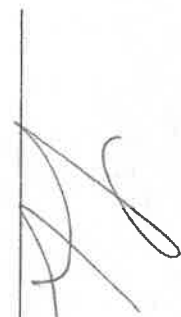
PAY Two Thousand and 00/100 Dollars

PAY **2,000.00**  
ONLY

\$ 2,000.00

TO THE ORDER OF  
Kempner Water Supply Corp  
P O Box 103  
Kempner TX 76539

MEMO: Engineering Study for subdivision on CR 3300



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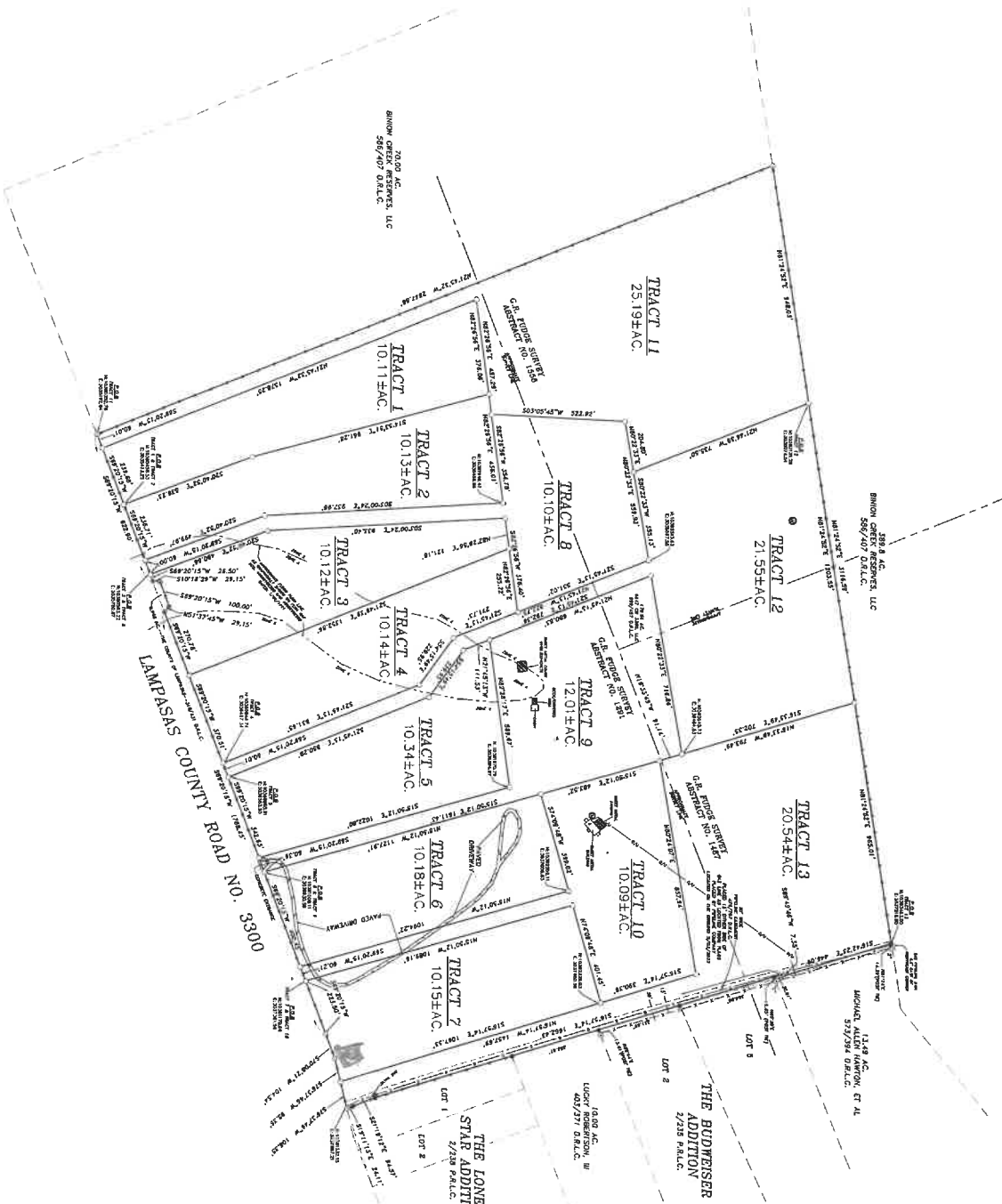
- NOTES:
- 1) LOTS OR BEARINGS ARE TO THE TEXAS COMMONS SYSTEM, CENTRAL ZONE. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. TO OBTAIN SURFACE DISTANCES APPLY A CORRECTION FOR CURVATURE AND REFRACTION. THE TEXAS COMMONS SYSTEM, CENTRAL ZONE, WAS ESTABLISHED IN DECEMBER 2010. GROUND IS F.I.
  - 2) SUBJECT TO ALL CURRENT LAMPASS COUNTY AND CITY OF COPENHAGEN CONC. SUBDIVISION RECORDS. OWNER IS RESPONSIBLE FOR OBTAINING ANY AND ALL APPLICABLE WARRANTIES THAT MAY BE REQUIRED.
  - 3) PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED WITHIN ZONE A (CARRIAGE WITHIN THE 100 FB FLOOD - NO BASE FLOOD EXENTIONS DETERMINED) AS GENERALLY DETERMINED ON FEMA FIRM, 17086 ACE, SUBJECT TO ALL CURRENT LAMPASS COUNTY 1/24/07 SET OF ZONING AND SUBDIVISION REGULATIONS. SURVEYOR MAKES NO GUARANTEE OF FUTURE WATER, SEWER, UTILITIES AND ACCESS TO PROPERTY. ALL APPLICABLE ZONING AND REGULATIONS SHALL APPLY TO ALL TRACTS FROM THE DATE OF ANY TRACT.
  - 4) ALL DISTANCES BEARINGS AND DISTANCES ALONG THE BOUNDARY OF THE 17086 ACE TRACT RECORDED IN DOCUMENT VALUE 991, PAGE 497 O.R.L.C. WERE FOUND TO MATCH RECORD.

### SURVEY EXHIBIT

LOCAL ADDRESS: 4847 COUNTY ROAD NO. 3300, KEMPNER, TEXAS.

BEING A SURVEY EXHIBIT OF 13 TRACTS OUT OF A 170.66 ACRE TRACT OF LAND OUT OF THE G.R. FUDGE SURVEY, ABSTRACT NO. 1291. THE G.R. FUDGE SURVEY BEING DESCRIBED IN INSTRUMENT 189, 1847, OF S.B. RECORDS, TRACT COLL. VOL. 159, PAGE 457 OF THE DEED RECORDS OF LAMPASS COUNTY, TEXAS. SAID 13 TRACTS BEING MORE PARTICULARLY DESCRIBED BY SEPARATE METES AND BOUNDS DESCRIPTIONS OF EVEN DATE TO ACCOMPANY THIS SURVEY.

SUBJECT TO PIPELINE EASEMENT/RIGHT OF WAY AGREEMENT TO CBO ENERGY, INC.; 478/707-D.R.L.C. - SHOWN HEREON AS LOCATED FROM FLAGS PLACED BY PIPELINE COMPANY ON 5-03-2022



1. ACCEPT CERTIFY THAT THIS SURVEY WAS PREPARED BY THE SURVEYOR AND WAS CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION.

**K.P. CASH**  
DATE: 5/25/2022

**K.P. CASH**  
LAMPASS COUNTY, TEXAS

NO.	DESCRIPTION	DATE	BY
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