



The City of Liberty
Liberty Community Development Corporation

1829 Sam Houston Street
Liberty, TX 77575
www.cityofliberty.org

Meeting
~ Agenda ~

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, March 19, 2019

6:00 PM

City Council Chambers

The Liberty Community Development Corporation of Liberty, Texas reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

I. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
President Dennis Beasley	☐	☐	☐	
Vice-President Barbara Norwood	☐	☐	☐	
Board Member Leslie Herndon	☐	☐	☐	
Board Member Mark Campbell	☐	☐	☐	
Board Member David Arnold	☐	☐	☐	
Board Member Mike Page	☐	☐	☐	
Board Member Courtney Daniel	☐	☐	☐	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 4395)

General Manager's Report - G.M. Tom Warner

B. LCDC Information Item (ID # 4398)

Finance Report - Gen. Manager Tom Warner

IV. CONSENT AGENDA

All consent items listed are considered to be routine by the LCDC and will be enacted by one motion. There will be no separate discussion of these items unless a Board Member so requests, and if such a request is made, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

A. Minutes Approval

1. Tuesday, January 08, 2019

2. Tuesday, January 22, 2019

V. REGULAR AGENDA

A. Regular Session

1. LCDC Corporation Action (ID # 4396)

Consider execution of a Deed transferring ownership of the Liberty Municipal Golf Course, from the Liberty Community Development Corporation, to the City of Liberty.

- Warranty Deed-LCDC to City-Golf Course (PDF)

2. LCDC Work Session (ID # 4397)

Discussion of an advertising budget to promote economic development opportunities in the City of Liberty.

VI. ADJOURNMENT

I certify that the attached Notice of Meeting was posted on the bulletin board and in the Message Centers located on the east and west sides of the City Hall Administration Building, located at 1829 Sam Houston on the 15th day of March, 2019 at 4:00 p.m. This notice will remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.


Dianne Tidwell, City Secretary

NOTICE

In compliance with the Americans with Disabilities Act, the City of Liberty will provide reasonable accommodation for persons attending and/or participating in this Council Meeting. To better serve you, requests must be made at least 24 hours prior to the meeting. Contact the City at (936) 336-3684 or by Fax at (936) 336-9846. The building is wheelchair accessible, with parking available, on the west side of the building.

I certify that the attached Notice and Agenda of items to be considered by the City Council was removed by me from the bulletin board at the City Hall on the _____ day of _____, 2019.



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

3.A

Meeting: 03/19/19 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 4395)

DOC ID: 4395

Subject: General Manager's Report

Background: This agenda item affords the General Manager the opportunity to update the Board Members and public on current and future projects, activities and other items.



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

3.B

Meeting: 03/19/19 06:00 PM

Department: Administration
Category: LCDC Reports

LCDC INFORMATION ITEM (ID # 4398)

DOC ID: 4398

Subject: Finance Report

Background: This agenda item affords the General Manager an opportunity to report on the financial activities and position of the Corporation, to include revenues, liabilities, assets, and other financial information.



The City of Liberty

Liberty Community Development Corporation

1829 Sam Houston Street
Liberty, TX 77575
www.cityofliberty.org

Meeting

~ Minutes ~

Dianne Tidwell
City Secretary
(936) 336-3684

Tuesday, January 8, 2019

12:00 PM

City Council Chambers

The Liberty Community Development Corporation of Liberty, Texas reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Dennis Beasley	President	Present	
Barbara Norwood	Vice-President	Present	
Leslie Herndon	Board Member	Present	
Mark Campbell	Board Member	Absent	
David Arnold	Board Member	Present	
Mike Page	Board Member	Absent	
Courtney Daniel	Board Member	Absent	
Tom Warner	General Manager	Present	
Dianne Tidwell	Corp Secretary	Present	
Brandon Davis	City Attorney	Present	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

There were no guests / visitors.

III. PRESENTATIONS / REPORTS

A. LCDC Information Item (ID # 4322)

Project Updates - Gen. Mgr. Tom Warner

COMMENTS - Current Meeting:

General Manager Tom Warner reported that not much has changed since the previous meeting. The inclement weather and holidays have kept the contractors shut down.

B. LCDC Information Item (ID # 4323)

Finance Report - Gen. Mgr. Tom Warner

COMMENTS - Current Meeting:

City Manager Tom Warner reported that there is no changes from the previous month, just normal revenues and expenditures.

Minutes Acceptance: Minutes of Jan 8, 2019 12:00 PM (Minutes Approval)

IV. CONSENT AGENDA

All consent items listed are considered to be routine by the LCDC and will be enacted by one motion. There will be no separate discussion of these items unless a Board Member so requests, and if such a request is made, the item will be removed from the Consent Agenda and considered in a normal sequence on the agenda.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Norwood, Vice-President
SECONDER:	David Arnold, Board Member
AYES:	Dennis Beasley, Barbara Norwood, Leslie Herndon, David Arnold
ABSENT:	Mark Campbell, Mike Page, Courtney Daniel

A. Minutes Approval

1. Tuesday, December 18, 2018

V. REGULAR AGENDA

A. Regular Session

1. LCDC Public Hearing (ID # 4324)

Public Hearing on a grant to PLC Construction for a utility line extension.

COMMENTS - Current Meeting:

At 12:05 p.m., President Beasley opened the Public Hearing on a grant to PLC Construction for a utility line extension. The following items were discussed in regard to the proposed grant to PLC:

- Location and length of the proposed sewer line running from south of Feather Stone to the north side of the PLC property
- Total estimated cost provided by City's engineer, HR Green, to be \$464,200
- Cost to LCDC of approximately \$300,000
- PLC to participate in cost to extend line to north side of their property, in the amount of \$84,200
- Possible additional business willing to participate and pay their pro rata share of approximately \$80,000
- Proposed line extension ordinance for future use.
- Other related issues.

12:12 p.m., President Beasley closed the Public Hearing.

2. LCDC Corporation Action 2019-2

Consider and take action on a grant with PLC Construction for a utility line extension.

COMMENTS - Current Meeting:

A motion was made to approve the grant with PLC Construction for a utility line extension, as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dennis Beasley, President
SECONDER:	David Arnold, Board Member
AYES:	Dennis Beasley, Barbara Norwood, Leslie Herndon, David Arnold
ABSENT:	Mark Campbell, Mike Page, Courtney Daniel

3. LCDC Public Hearing (ID # 4326)

Public Hearing on the Levee Repair Project.

COMMENTS - Current Meeting:

At 12:13 p.m., President Beasley opened the Public Hearing on the Levee Repair Project. Discussed was the slope failure that occurred as a result of Hurricane Harvey, from Bowie Street to the west approximately 400 feet. Discussed were estimated costs of \$221,000 and a contingency of \$28,830,, FEMA payment of \$119,377, estimated completion costs of \$193,362, remaining cost to be paid by FEMA at completion of project, interim funding necessary, and 10% match required by FEMA guidelines.

At 12:16 p.m., President Beasley closed the Public Hearing.

4. LCDC Corporation Action 2019-3

Consider and take action on the Levee Repair Project.

COMMENTS - Current Meeting:

A motion was made that LCDC will provide interim funding in the amount of \$193,362.68 and be responsible for the 10% match or \$31,274, for the Levee Repair Project.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Norwood, Vice-President
SECONDER:	Leslie Herndon, Board Member
AYES:	Dennis Beasley, Barbara Norwood, Leslie Herndon, David Arnold
ABSENT:	Mark Campbell, Mike Page, Courtney Daniel

5. LCDC Public Hearing (ID # 4328)

Public Hearing on the purchasing of a tractor and slope mower for the park.

COMMENTS - Current Meeting:

At 12:17 p.m., President Beasley opened the Public Hearing on the purchase of a tractor and slope mower for the park. Issues discussed regarding the proposed purchase include that the City does not have equipment capable of removing vegetation along the slope of the ditches. A quote for the tractor and mower is \$155,447, with the Street Department

budget including \$31,000 for a tractor and mower. Further discussion was the proposal that the Street Department and LCDC fund \$31,717 and \$123,730, respectively fund this purchase.

At 12:22 p.m., President Beasley closed the Public Hearing.

6. LCDC Corporation Action 2019-4

Consider and take action on purchasing a tractor and slope mower for the park.

COMMENTS - Current Meeting:

A motion was made to approve LCDC funding \$123,730.40 towards the purchase of a tractor and slope mower for the parks and levee maintenance.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Norwood, Vice-President
SECONDER:	David Arnold, Board Member
AYES:	Dennis Beasley, Barbara Norwood, Leslie Herndon, David Arnold
ABSENT:	Mark Campbell, Mike Page, Courtney Daniel

VI. ADJOURNMENT

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary

Minutes Acceptance: Minutes of Jan 8, 2019 12:00 PM (Minutes Approval)



The City of Liberty
Liberty Community Development Corporation
Special Mtng. & Joint Meeting-Liberty City Council

1829 Sam Houston Street
 Liberty, TX 77575
www.cityofliberty.org

~ Minutes ~

Dianne Tidwell
 City Secretary
 (936) 336-3684

Tuesday, January 22, 2019

6:01 PM

City Council Chambers

The Liberty Community Development Corporation of Liberty, Texas reserves the right to meet in closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Dennis Beasley	President	Present	
Barbara Norwood	Vice-President	Present	
Leslie Herndon	Board Member	Present	
Mark Campbell	Board Member	Present	
David Arnold	Board Member	Present	
Mike Page	Board Member	Present	
Courtney Daniel	Board Member	Present	6:18 PM
Tom Warner	General Manager	Present	
Dianne Tidwell	Corp Secretary	Present	
Brandon Davis	City Attorney	Present	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS

President Beasley welcomed guests and visitors, opening the floor for public comment to those individuals wishing to address the Board. There were no comments from the audience.

III. REGULAR AGENDA

A. Regular Session

1. LCDC Information Item (ID # 4346)

Discussion regarding the club house and golf fees at the Liberty Municipal Golf Course.

COMMENTS - Current Meeting:

This discussion was held in conjunction with the members of the Liberty City Council, posted as a Joint Meeting. Lengthy discussion ensued regarding various aspects of the Liberty Municipal Golf Course. Discussed were:

- Golf Course revenues and expenditures for the current and two previous budget years,
- Capital Items purchased in the previous budget year (2017-2018) - Total \$79,820,

- Estimated Cost of numerous proposed repairs to the Club House - \$39,915,
- Options for Food Service and upgrade of kitchen in the Club House,
- Golf Course Fees to include annual fees, cart shed fee, trail fee, rider fee, senior designation, and
- Other related issues.

ATTACHMENTS:

- Golf Course Detail - January 2019 (XLSX)
- Golf Course Club House Repairs (XLSX)
- Golf Course Fee Comparison January 22 2019 (XLSX)
- Golf Course Detail- Page 2 -January 2019 (XLSX)

2. LCDC Corporation Action 2019-1

Consider approval of an expenditure for repairs of the club house at the Liberty Municipal Golf Course.

COMMENTS - Current Meeting:

A motion was made to approve the expenditure of \$39,915 for various repairs to the Club House, at the Liberty Municipal Golf Course, as discussed.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Barbara Norwood, Vice-President
SECONDER:	Mike Page, Board Member
AYES:	Beasley, Norwood, Herndon, Campbell, Arnold, Page, Daniel

IV. ADJOURNMENT

Dennis Beasley, President

ATTEST:

Dianne Tidwell, City Secretary

Minutes Acceptance: Minutes of Jan 22, 2019 6:01 PM (Minutes Approval)



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

5.A.1

Meeting: 03/19/19 06:00 PM

Department: Administration
Category: Golf Course

LCDC CORPORATION ACTION (ID # 4396)

DOC ID: 4396 A

Subject: Transfer of Ownership / Golf Course

Background: On June 19, 2018, the Council ratified the Liberty Community Development Corporation's action to move forward with the closing of the sale of the Magnolia Ridge Golf Course, with payment to the Country Club in the amount of \$288,575.36, not to exceed \$300,000.00.

During the city's Annual Audit, it was discovered that the Golf Course property was never transferred from the Corporation to the City. State Law prevents a corporation from owning property. The transfer of the Golf Course property, to the City, will ensure the Corporation is in compliance with State law.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GENERAL WARRANTY DEED

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF LIBERTY	§	

That the LIBERTY COMMUNITY DEVELOPMENT CORPORATION, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration cash to me in hand paid by the CITY OF LIBERTY, TEXAS, the receipt of which is hereby acknowledged, have (subject to the exceptions, reservations and covenants hereinafter set forth) GRANTED, SOLD AND CONVEYED, and by these presents do (subject to the exceptions, reservations and covenants hereinafter set forth) GRANT, SELL and CONVEY unto the said CITY OF LIBERTY, TEXAS, all of that certain lot, tract or parcel of land described in Exhibit A, including all improvements and personal property located thereon, and all of the easements described in Exhibit B, attached hereto.

It is understood and agreed by and between the parties hereto that this conveyance is made subject to any and all zoning laws, regulations and ordinances of municipal or other governmental authority, and any and all exceptions, reservations, restrictions and easements, if any, affecting the above-described property and shown of record among the Public Records of Liberty County, Texas.

TO HAVE AND TO HOLD the above described premises (subject to the exceptions, reservations and covenants hereinabove set forth), together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said CITY OF LIBERTY, TEXAS, its successors and assigns, forever; and undersigned hereby binds itself, its heirs, executors and

administrators to WARRANT and FOREVER DEFEND all and singular the said premises (subject to the exceptions, reservations and covenants hereinabove set forth), unto the said CITY OF LIBERTY, TEXAS, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN TESTIMONY WHEREOF, Witness my hand this the _____ day of _____, 2019.

LIBERTY COMMUNITY DEVELOPMENT CORPORATION

Dennis Beasley, President

Mailing Address of grantee:

Name: City of Liberty, Texas
Address: 1829 Sam Houston St.
Liberty, TX 77575

THE STATE OF TEXAS §

COUNTY OF LIBERTY §

This instrument was acknowledged before me on the _____ day of _____ 2019, by Dennis Beasley on behalf of the Liberty Community Development Corporation.

Notary Public, State of Texas

EXHIBIT A

STATE OF TEXAS)
COUNTY OF LIBERTY)

FIELD NOTES of a 120.5 acre tract of land situated in the James Martin Survey, Abstract No. 73, Liberty County, Texas, being all of a 100.222 acre tract of land conveyed to Magnolia Ridge Country Club by Wendell Smith in deed dated August 22, 1952, and recorded in Volume 374 at Page 531 of the Deed Records of Liberty County, Texas, a 20 acre tract of land conveyed to Magnolia Ridge Country Club by Richard W. Smith in deed dated October 1, 1962, and recorded in Volume 544 at Page 518 of the Deed Records of Liberty County, Texas, and a boundary line agreement between Magnolia Ridge Country Club and Richard W. Smith recorded in Volume 544 at Page 520 of the Deed Records of Liberty County, Texas. This 100.222 acre tract of land is more particularly described by metes and bounds as follows, to-wit:

NOTE: BEARINGS ARE BASED ON MONUMENTS FOUND AND PLAT BEARINGS IN THE WEST LINE OF SECTION "A" BLOCK 2 OF COUNTRY CLUB ESTATES AS RECORDED IN VOLUME 6 AT PAGE 36 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS. REFERENCE IS MADE TO PLAT OF EVEN DATE ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION. ALL ½ INCH IRON RODS SET HEREON ARE CAPPED AND STAMPED "MCHANDLER 5292".

BEGINNING at a ¾ inch iron pipe found for the Southwest corner of this tract of land, the Southwest corner of said 100.222 acres, and the Northwest corner of Section "A" Block 1 of said subdivision in the East right of way line of County Road 150, 70 foot wide right of way.

THENCE in a Northerly direction with the West lines of this tract of land, the West lines of said 100.222 acres, and the East right of way line of County Road 150 the following courses:

North 03°33'40" East, 385.55 feet to a ½ inch iron rod set;

North 04°04'50" East, 511.42 feet to a ½ inch iron rod set;

North 00°18'50" West, 220.76 feet to a 5/8 inch iron rod found for an angle corner of this tract of land, an angle corner of said 100.222 acres, the Northeast corner of County Road 150, and an angle corner of 37.741 acres called Tract Fifth-A conveyed to Michael L. Riley, et ux, by Horace A. Calvert, et ux, in deed dated December 11, 2007, and recorded in Clerk's File No. 2007016909 of the Official Public Records of Liberty County, Texas.

THENCE in a Northerly direction with the West lines of this tract of land, the West lines of said 100.222 acres, and the East lines of said 37.741 acres the following courses:

North 03°39'35" East, 643.54 feet to a 1 inch iron pipe found;

North 66°02'29" West, 43.13 feet to a ¾ inch iron pipe found;

North 02°10'00" East, 439.00 feet to a ½ inch iron rod set;

North 27°37'50" West, 290.19 feet to a ½ inch iron rod set;

PAGE NO. 2 – 120.5 ACRES

North 27°27'00" West, 159.41 feet to a 2 inch iron pipe found;
 North 03°33'40" East, 372.16 feet to a ¾ inch iron pipe found for the Northwest corner of this tract of land, the Northwest corner of said 100.222 acres, the Northeast corner of said 37.741 acres, and an angle corner in the South line of 108.993 acres called Tract Fifth-B conveyed to Michael L. Riley, et ux, by Horace A. Calvert, et ux, in deed dated December 11, 2007, and recorded in Clerk's File No. 2007016909 of the Official Public Records of Liberty County, Texas.

THENCE in an Easterly direction with the North lines of this tract of land, the North lines of said 100.222 acres, and the South lines of said 108.993 acres the following courses:

North 60°30'50" East, 528.47 feet to a ¾ inch iron pipe found;
 North 76°06'20" East, 590.44 feet to a ¾ inch iron pipe found;
 North 75°42'57" East, 254.72 feet to a ¾ inch iron pipe found;
 South 86°47'44" East, 389.90 feet to a ¾ inch iron pipe found for a Northeast corner of this tract of land, the Northeast corner of said 100.222 acres, the North corner of said boundary line agreement, the Southeast corner of said 108.993 acres, and the Northwest corner of Bobolink Drive, 56 foot wide unimproved right of way.

THENCE South 03°23'15" West with an East line of this tract of land, an East line of said 100.222 acres, the line of said boundary line agreement, the West line of said Bobolink Drive, and the West line of Section "F" Block 1 of said subdivision a distance of 236.46 feet to a ¾ inch galvanized iron pipe found bent for an interior corner of this tract of land, the Northwest corner of said 20 acres, and the Southwest corner of said Section "F" Block 1.

THENCE South 88°10'24" East with a North line of this tract of land, a North line of said 20 acres, and the South line of said Section "F" Block 1 a distance of 935.35 feet to a 3/8 inch iron rod found at a ¾ inch galvanized iron pipe for the most Easterly Northeast corner of this tract of land, the Northeast corner of said 20 acres, the Southeast corner of said Section "F" Block 1, and in the West right of way line of Hummingbird Lane, 56 foot wide unimproved right of way.

THENCE South 01°58'16" West with an East line of this tract of land, the East line of said 20 acres, and the West right of way line of Hummingbird Lane, 56 foot wide right of way, a distance of 918.00 feet to a 3/8 inch iron rod found at a ¾ inch galvanized iron pipe for the most Easterly Southeast corner of this tract of land, the Southeast corner of said 20 acres, and the Northeast corner of Section "A" Block 3 of said subdivision.

THENCE North 88°10'24" West with a South line of this tract of land, the South line of said 20 acres, and the North line of said Section "A" Block 3 a distance of 959.36 feet to a ¾ inch galvanized iron pipe found for an interior corner of this tract of land, the Southwest corner of said 20 acres, in the East line of said 100.222 acres, in the line of said boundary line agreement, and the Northwest corner of said Section "A" Block 3.

PAGE NO. 3 – 120.5 ACRES

THENCE in a Southerly direction with the East and South lines of this tract of land, the East and South lines of said 100.222 acres, the line of said boundary line agreement, and the West and North lines of Section "A" Block 3 through 1 of said subdivision the following courses:

South 03°31'14" West, 143.69 feet to a ¾ inch iron pipe found;
 South 02°47'44" West, 387.73 feet to a ¾ inch iron pipe found;
 South 08°49'37" West, 94.42 feet to a ¾ inch iron pipe found;
 South 07°52'40" West, 1061.15 feet to a ¾ inch iron pipe found;
 South 59°44'10" West, 635.38 feet to a ¾ inch iron pipe found;
 South 65°07'30" West, 219.02 feet to a ½ inch iron rod set;
 South 49°53'10" West, 329.93 feet to a capped iron rod found;
 North 85°10'23" West, 305.83 feet to the PLACE OF BEGINNING, containing

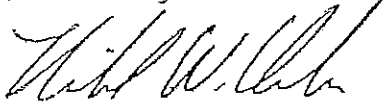
within said boundaries 120.5 acres of land, more or less.

SURVEYED: March and April, 2018

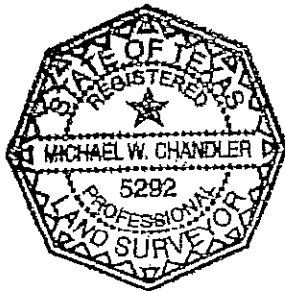
SURVEYOR'S CERTIFICATE

I, Michael W. Chandler, Reg. Professional Land Surveyor Number 5292 do hereby certify that the foregoing field notes were prepared from an actual survey made on the ground under my supervision on the date shown and that all lines, boundaries and landmarks are accurately described therein.

WITNESS my hand and seal at Mont Belvieu, Texas, this the 10th., day of April, A.D., 2018.



REG. PROFESSIONAL LAND SURVEYOR
 NO. 5292
 18-4099.FDN



NOTES:

1) BEARINGS ARE BASED ON DEED BEARINGS AND FOUND MONUMENTS IN THE WEST LINE OF COUNTRY CLUB ESTATES AS RECORDED IN VOL. 6 AT PG. 36 OF THE D.R.L.C.T.X. REFERENCE IS MADE TO METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANYING THIS PLAT.

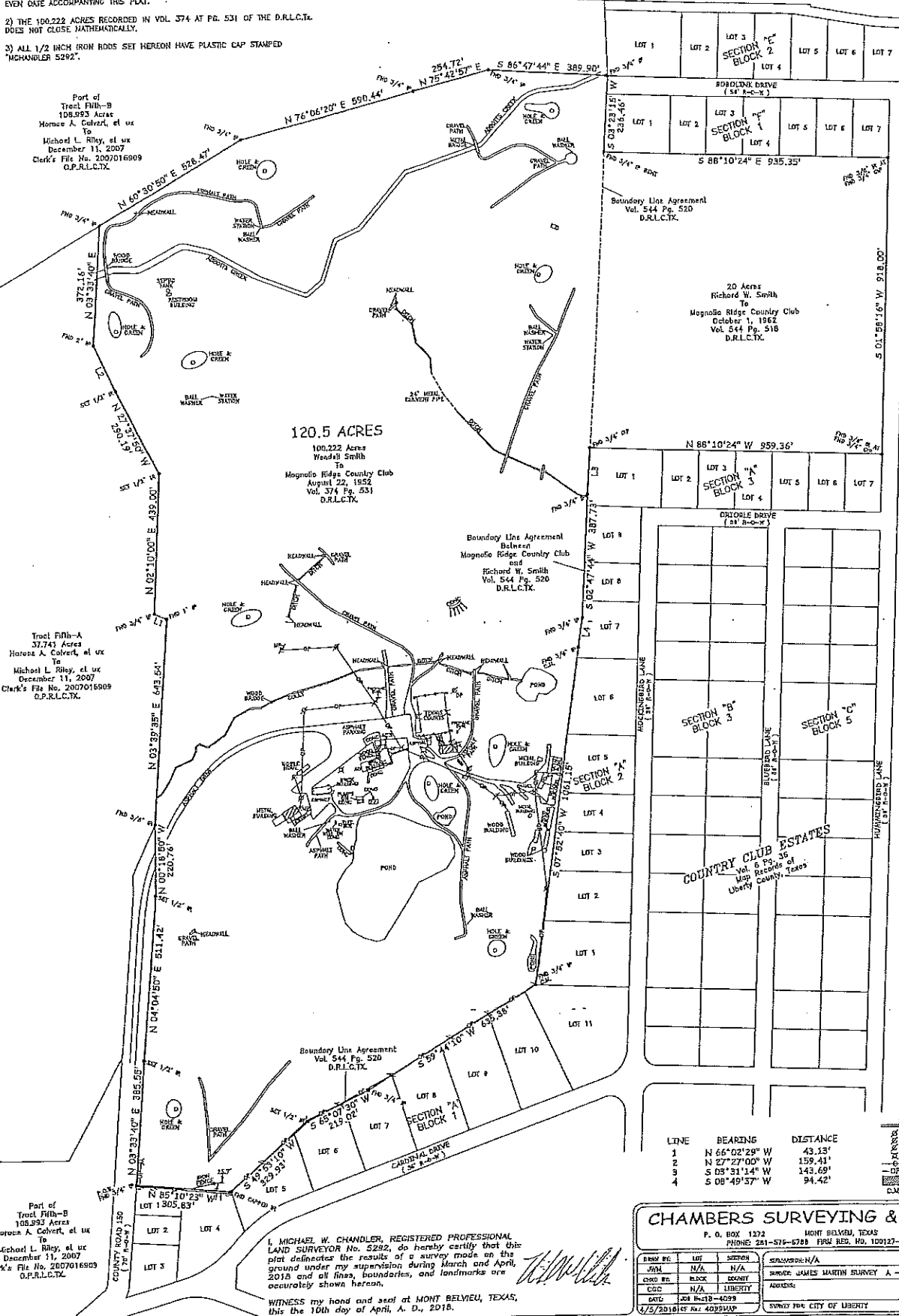
2) THE 100.222 ACRES RECORDED IN VOL. 374 AT PG. 531 OF THE D.R.L.C.T.X. DOES NOT CLOSE MATHEMATICALLY.

3) ALL 1/2 INCH IRON RODS SET HEREON HAVE PLASTIC CAP STAMPED "CHANDLER 5292".

Port of
Tract Fifth-B
108.993 Acres
Horne A. Colvert, et ux
To
Michael L. Riley, et ux
December 11, 2007
Clark's File No. 2007016909
O.P.R.L.C.T.X.

Tract Fifth-A
37.741 Acres
Horne A. Colvert, et ux
To
Michael L. Riley, et ux
December 11, 2007
Clark's File No. 2007016909
O.P.R.L.C.T.X.

Port of
Tract Fifth-B
108.993 Acres
Horne A. Colvert, et ux
To
Michael L. Riley, et ux
December 11, 2007
Clark's File No. 2007016909
O.P.R.L.C.T.X.



SCALE: 1 INCH = 200 FEET
JAMES MARTIN SURVEY
A - 73

20 Acres
Richard W. Smith
To
Magnolia Ridge Country Club
October 1, 1962
Vol. 544 Pg. 518
D.R.L.C.T.X.

Boundary Line Agreement
Between
Magnolia Ridge Country Club
and
Richard W. Smith
Vol. 544 Pg. 520
D.R.L.C.T.X.

120.5 ACRES
100.222 Acres
Wendell Smith
To
Magnolia Ridge Country Club
August 22, 1952
Vol. 374 Pg. 531
D.R.L.C.T.X.

LINE	BEARINGS	DISTANCE
1	N 66°02'29" W	43.15'
2	N 27°27'00" W	159.41'
3	S 03°31'14" W	143.69'
4	S 08°49'37" W	94.42'

LEGEND
 ○ = POWER POLE
 ○ = DROP POLE
 ○ = WATER POLE
 ○ = LIGHT POLE
 --- = CHAINLINK FENCE
 --- = OVERHEAD POWER
 --- = COVERED AREA
 ○ = CONTROL MONUMENT

CHAMBERS SURVEYING & MAPPING
 P. O. BOX 1322 MONT BELVIEU, TEXAS 77580
 PHONE 281-576-5788 FAX 281-576-5788

TRAC	LOT	SECTION	SUBDIVISION
JRM	N/A	N/A	N/A
CDR	BLK	SECT	TRACT
CCG	N/A	LIBERTY	N/A
DATE	JUL 18-2018		
FILE NO.	2018-0099		

WITNESS MY hand and seal at MONT BELVIEU, TEXAS, this 10th day of April, A. D., 2018.

Attachment: Warranty Deed-LCDC to City-Golf Course (4396 : Golf Course Transfer of Ownership)

EXHIBIT B

Being an interest in any expressed, created, or implied easements running from Beaumont Avenue to the 120.5-acre tract of land described in Exhibit A, with said easements being described in the following:

Easement No. 1: Being a 70-feet wide easement across two tracts of land in the James Martin League, Liberty County, Texas, dated August 22, 1952 granted from Wendell Smith to the Magnolia Ridge Country Club with said instrument being recorded in Volume 374, Page 535 of the Deed Records of Liberty County, Texas; and

Easement No. 2: Being a 70-feet wide easement across two tracts of land in the James Martin League, Liberty County, Texas, dated December 20, 1961 granted from Mary Patricia Dismukes, Carolyn Kuhn, and Richard W. Smith to the Magnolia Ridge Country Club with said instrument being recorded in Volume 534, Page 493 of the Deed Records of Liberty County, Texas.



The City of Liberty
Liberty Community Development Corporation
1829 Sam Houston Street
Liberty, TX 77575

5.A.2

Meeting: 03/19/19 06:00 PM

Department: Administration
Category: LCDC Misc.

LCDC WORK SESSION (ID # 4397)

DOC ID: 4397

Subject: Economic Development/Advertising

Background: In order to provide a diverse and vibrant economy, economic development advertising can reach individuals, perspective businesses and entrepreneurs seeking locations for their current and future endeavors. The Work Session will provide an opportunity to discuss the various media types available to market our community.