



The City of Liberty

Planning and Zoning Commission

Meeting

~ Agenda ~

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

April Gilliland
City Secretary
936-336-3684

Wednesday, March 17, 2021

12:00 PM

City Hall - Liberty Center

I. CALL TO ORDER

Attendee Name	Present	Absent	Late	Arrived
President Tyler Jackson	☐	☐	☐	
Commission Member Kim Anderson	☐	☐	☐	
Commission Member Ryan Daniel	☐	☐	☐	
Commission Member Emily Cook	☐	☐	☐	
Commission Member Rick Jenner	☐	☐	☐	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZEN'S FORUM

Citizen's Forum is reserved for members of the public who would like to address the Planning and Zoning Commission Members regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Commissioners may not deliberate or take any action during citizen's comments for items not on the agenda. In some situations, City Staff may be able to respond to the public's comments with a factual statement or clarification. The Commissioners may have the item placed on a future agenda for action or refer the item to Management and Staff for study or conclusion.

III. CONSENT AGENDA

All consent items listed are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commission 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. Planning and Zoning Commission - Meeting - Jan 21, 2021 12:00 PM
2. Planning and Zoning Commission - Special/Joint Meeting - City Council - LCDC - Feb 23, 2021 6:00 PM

IV. REGULAR AGENDA

A. Regular Session

1. Consider approving a Minor Replat of Lots 1 and 3 of Block 26 and a variance to Section 10.02.122 of the Code of Ordinances regarding Minimum Lot Sizes.
2. Consider a Minor Replat of Block 1, Lot 8 Pt 7 of the Stuesoff Subdivision.

V. ADJOURN

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 12th day of March, 2021 at 5:00 PM. 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.

April Gilliland
April Gilliland, 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 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 Planning and Zoning Commission was removed by me from the bulletin board at the City Hall on the _____ day of _____, 2020.



The City of Liberty

Planning and Zoning Commission

Meeting ~ Minutes ~

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

April Gilliland
City Secretary
936-336-3684

Thursday, January 21, 2021

12:00 PM

City Hall - Liberty Center

I. CALL TO ORDER

The meeting was called to order on January 21, 2021 at the City Hall - Liberty Center, 1829 Sam Houston Liberty, TX at 12:17 PM by President Tyler Jackson.

Attendee Name	Title	Status	Arrived
Tyler Jackson	President	Present	
Kim Anderson	Commission Member	Absent	
Ryan Daniel	Commission Member	Present	
Emily Cook	Commission Member	Absent	
Rick Jenner	Commission Member	Present	
Chris Jarmon	Assistant City Manager	Present	
April Gilliland	City Secretary	Present	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZEN'S FORUM

Citizen's Forum is reserved for members of the public who would like to address the Planning and Zoning Commission Members regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Commissioners may not deliberate or take any action during citizen's comments for items not on the agenda. In some situations, City Staff may be able to respond to the public's comments with a factual statement or clarification. The Commissioners may have the item placed on a future agenda for action or refer the item to Management and Staff for study or conclusion.

President Tyler Jackson welcomed guests and visitors, opening the floor for public comment to those wishing to address the board. There were no comments.

III. CONSENT AGENDA

All consent items listed are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commission 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:	Ryan Daniel, Commission Member
SECONDER:	Rick Jenner, Commission Member
AYES:	Tyler Jackson, Ryan Daniel, Rick Jenner
ABSENT:	Kim Anderson, Emily Cook

A. Minutes Approval

1. Planning and Zoning Commission - Meeting - Oct 1, 2020 12:00 PM

Minutes Acceptance: Minutes of Jan 21, 2021 12:00 PM (Minutes Approval)

IV. REGULAR AGENDA

A. Regular Session

1. Consider a request by Leslie Shivers to re-zone a 5.7-acre tract into the manufactured home zone.

Robert Worthy addressed the board regarding Leslie Shivers' application to rezone a 5.7-acre tract into the manufactured home zone. This rezoning is necessary to facilitate the expansion of the existing Shivers manufactured home park. The expansion will include 14 additional manufactured home lots.

Motion was made to rezone the 5.7-acre tract into the manufactured home zone.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ryan Daniel, Commission Member
SECONDER:	Tyler Jackson, President
AYES:	Tyler Jackson, Ryan Daniel, Rick Jenner
ABSENT:	Kim Anderson, Emily Cook

V. ADJOURNMENT

1. **Motion to:** Adjourn

There being no further business before the Board, a motion was made by commission member Daniel, second by President Jackson to adjourn the meeting at 12:25 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ryan Daniel, Commission Member
SECONDER:	Tyler Jackson, President
AYES:	Tyler Jackson, Ryan Daniel, Rick Jenner
ABSENT:	Kim Anderson, Emily Cook

Tyler Jackson, President

Attest:

April Gilliland, City Secretary

Minutes Acceptance: Minutes of Jan 21, 2021 12:00 PM (Minutes Approval)



The City of Liberty
Planning and Zoning Commission
Special/Joint Meeting - City Council - LCDC

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

~ Minutes ~

April Gilliland
 City Secretary
 936-336-3684

Tuesday, February 23, 2021

6:00 PM

City Hall - Liberty Center

I. CALL TO ORDER

The meeting was called to order on February 23, 2021 at the City Hall - Liberty Center, 1829 Sam Houston Liberty, TX at 6:03 PM by President Tyler Jackson.

Attendee Name	Title	Status	Arrived
Tyler Jackson	President	Present	
Kim Anderson	Commission Member	Absent	
Ryan Daniel	Commission Member	Present	
Emily Cook	Commission Member	Present	
Rick Jenner	Commission Member	Absent	

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

Citizen's Forum is reserved for members of the public who would like to address the Planning and Zoning Commission Members regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Commissioners may not deliberate or take any action during citizen's comments for items not on the agenda. In some situations, City Staff may be able to respond to the public's comments with a factual statement or clarification. The Commissioners may have the item placed on a future agenda for action or refer the item to Management and Staff for study or conclusion.

III. REGULAR AGENDA

A. Work Session

1. Conduct a joint meeting with the Liberty City Council and the Liberty Community Development Corporation (LCDC) to receive an update on the progress and status of the City's Unified Development Ordinance.

This meeting was a Joint Meeting of the Liberty City Council, Liberty Community Development Corporation and the City's Planning and Zoning Commission. Mr. David Baird from Kendig Keast addressed the boards regarding the project status of the Unified Development Ordinance. Mr. Baird presented Module 1 of the project which consisted of primary project goals, consolidation of existing ordinances, project process, stakeholder sessions, key observations, zoning districts and land uses, and airport zoning. Mr. Baird then presented Module 2 of the project which will include facilitate infill and redevelopment, accessory structure standards, floodplain regulation, subdivision standards, sign standards, nonconformities, processes and procedures, and an overview of the complete project schedule.

After a discussion with the boards and answering several questions, Mr. Baird concluded his Unified Development Ordinance presentation.

There being no further business before the Liberty City Council, Mayor Pickett adjourned the meeting at 7:30 p.m.

There being no further business before the Liberty Community Development Corporation, President Beasley adjourned the meeting at 7:30 p.m.

IV. ADJOURNMENT

A. **Motion to:** Motion to: Adjourn

There being no further business before the Planning and Zoning Commission President Jackson adjourned the meeting at 7:30 p.m.

Tyler Jackson, President

ATTEST:

April Gilliland, City Secretary

Minutes Acceptance: Minutes of Feb 23, 2021 6:00 PM (Minutes Approval)



The City of Liberty
Planning and Zoning Commission
1829 Sam Houston
Liberty, TX 77575

4.A.1

Meeting: 03/17/21 12:00 PM

Department: Administration
Category: Property

P&Z ACTION (ID # 5041)

DOC ID: 5041

Department: Community Development

Subject: Minor Replat and Variance Inner Block 26

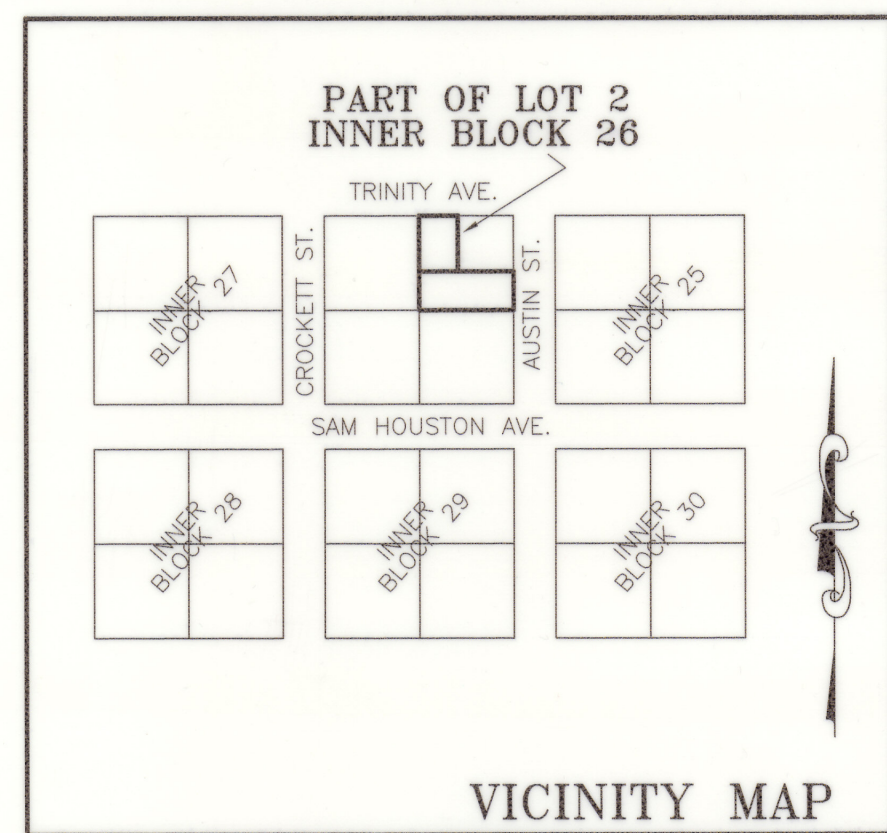
Background: In May 2018, Mr. Matt Harris requested and received approval from the Planning and Zoning Commission of a Minor Replat of Lot 2 Inner Block 26. This Minor Replat divided Lot 2 into three lots with each lot meeting the minimum lot size requirements. The proposed minor replat will increase of the size of Lot 1 and decrease the size of Lot 3. The new size of Lot 3 will be 66.66ft x 91.66 where it is currently 66.66ft x 125ft. The minimum lot size required by the Code is 60ft x 100ft. A copy of the existing and proposed replat are attached.

Funding Source: n/a

Staff Recommendation: Staff recommends approval of the Minor Replat and the minimum lot size variance.

RE-PLAT OF LOTS 1 AND 3 OF LOT 2, INNER BLOCK 26, MINOR PLAT

MINOR PLAT SHOWING 0.4272 ACRES SITUATED IN THE CITY OF LIBERTY, A SUBDIVISION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS. CONSISTING OF TWO (2) LOTS.



VICINITY MAP

LEGEND

L.C.C.F. NO.(S) = LIBERTY COUNTY CLERK'S
FILE NUMBER(S)
O.P.R.L.C. = OFFICIAL PUBLIC RECORDS
LIBERTY COUNTY
R.O.W. = RIGHT OF WAY

STATE OF TEXAS
COUNTY OF LIBERTY

THAT WE, THE JOE D. AND FRANCES HARRIS FAMILY PARTNERSHIP LTD, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH MATTHEW G. HARRIS, MANAGER, OWNERS OF THE 0.4272 ACRES OF LAND SHOWN HEREON, CERTIFY TO THE FOLLOWING:

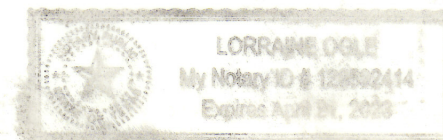
THE RE-PLAT OF LOTS 1 AND 3 OF LOT 2, INNER BLOCK 26 MINOR PLAT ACCURATELY REPRESENTS THE PROPOSED PLAN AND TYPE OF DEVELOPMENT OF THAT CERTAIN 0.4272 ACRES SHOWN HEREON. WE HEREBY COVENANT AND RESTRICT THE LAND SHOWN HEREON THIS PLAT TO THE USES AS SHOWN ON THE PLAT, AND NO USE OF SUCH LAND, DIFFERENT FROM THAT SHOWN ON THE RECORDED PLAT SHALL BE MADE UNLESS AND UNTIL ALL ORDINANCE REQUIREMENTS OF THE CITY OF LIBERTY AND THE LAWS OF THE STATE OF TEXAS APPLICABLE TO SUCH PROPOSED USES HAVE FIRST BEEN COMPLIED WITH.

WITNESS MY HAND IN LIBERTY COUNTY, TEXAS THIS 10 DAY OF February 2021.

Matthew G. Harris
MATTHEW G. HARRIS, MANAGER

STATE OF TEXAS
COUNTY OF LIBERTY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MATTHEW G. HARRIS, MANAGER OF SAID PROPERTY, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF February, 2021.



NOTARY PUBLIC AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF LIBERTY

I, GLEN BARNHILL, BUILDING OFFICIAL OF THE CITY OF LIBERTY, CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

GLEN BARNHILL, BUILDING OFFICIAL

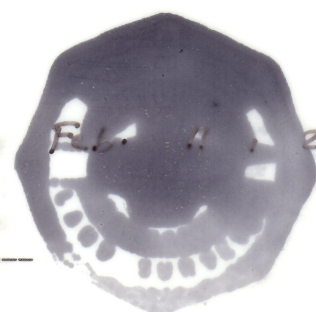
I, LEE HADUSEK CHAMBERS, COUNTY CLERK OF LIBERTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2021, AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____, 2021, AT _____ O'CLOCK _____ M., AND AT FILM CODE NUMBER _____ OF THE MAP RECORDS OF LIBERTY COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT LIBERTY, THE DAY AND DATE LAST ABOVE WRITTEN.

LEE HADUSEK CHAMBERS
CLERK OF THE COUNTY COURT
LIBERTY COUNTY, TEXAS

THIS IS TO DECLARE THAT, I, MIKE H. RUBAYI, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2907 OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY OF THE GROUND AND THAT ALL CORNERS OF BLOCK LINES, POINT OF INTERSECTIONS OF CURVES, AND TANGENTS OF THE SUBDIVISION ARE PROPERLY MARKED WITH 1/2" CAPPED IRON RODS MARKED H&H LAND FLUSH WITH FINISH GRADE AND THAT ALL LOT CORNERS ARE PROPERLY MARKED WITH CAPPED IRON RODS MARKED H&H LAND FLUSH WITH THE AVERAGE GROUND ELEVATION OR COUNTERSUNK IF NECESSARY, (UNLESS OTHERWISE NOTED), AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME. SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN SHADED ZONE "X" ACCORDING TO THE FIRM PANEL NO. 480441 04450, DATED 01-19-18.

Mike H. Rubayi
MIKE H. RUBAYI, R.L.S. NO. 2907, STATE OF TEXAS



TRINITY AVENUE
(55.5' R.O.W.)

EAST 166.66'

EAST 66.66'

EAST 100.00'

0.1403 AC.
LOT 3

LOT 2
LOT 2, INNER BLOCK 26 MINOR PLAT
L.C.C.F. NO.(S) 2018014218,
M.R.L.C., TX

WEST 66.66'

WEST 100.00'

EAST 166.66'

0.2869 AC.
LOT 1

WEST 166.66'

NIXON WHEAT
L.C.C.F. NO.(S) 2017016320,
O.P.R.L.C., TX

LESLIE LAWRENCE
L.C.C.F. NO.(S) 2008014644,
O.P.R.L.C., TX

JOHN C. MOORMAN, III
L.C.C.F. NO.(S) 2006003343,
O.P.R.L.C., TX

CROCKETT STREET

"P.O.B."

WEST - 166.66'

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

LOT 18

LOT 19

LOT 20

LOT 21

METES AND BOUNDS

FIELD NOTES OF A 0.4272 ACRE TRACT OF LAND OUT OF LOT 2, INNER BLOCK 26, OF THE CITY OF LIBERTY ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CERTAIN TRACT CONVEYED TO THE JOE D. AND FRANCES HARRIS FAMILY PARTNERSHIP, LTD RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2018014527 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, ALSO KNOWN AS LOT 2, INNER BLOCK 26 MINOR PLAT AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2018014218 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, SAID 0.4272 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND IN THE SOUTH LINE OF LOT 1 OF SAID INNER BLOCK 26 AND THE BEARINGS AND DISTANCES PER SAID VOLUME 1, PAGE 137, WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE OF THIS TRACT.

BEGINNING at a capped iron rod marked "Chandler", found, at the common corner of Lots 1, 2, 3 and 4 of said Inner Block 26, the southwest corner of said Joe D. Harris tract, the southwest corner of Lot 1 of said Minor Plat, the northwest corner of a tract of land conveyed to Leslie Lawrence recorded by deed in Liberty County Clerk's File No.(s) 2008014644 of the Official Public Records of Liberty County, Texas, the northeast corner of a tract of land conveyed to Nixon Wheat recorded by deed in Liberty County Clerk's File No.(s) 2017016320 of the Official Public Records of Liberty County, Texas, the southeast corner of a tract of land conveyed to Joseph D. Harris, III recorded by deed in Volume 1185, Page 697 of the Official Public Records of said County, for the southwest corner and "Point of Beginning" of the herein described tract, from which capped iron rod marked "Chandler", found, bears West - 166.66';

Thence, North, along the common line of said Lots 1 and 2, Block 26 the west line of said Joe D. Harris tract, the west line of said Lot 1, Minor Plat and the east line of said Joseph D. Harris tract, at a distance of 41.66 feet pass a 1/2" capped iron rod marked H&H Land, found, being the northwest corner of said Lot 1 and the southwest corner of Lot 3, Minor Plat, in all a total distance of 166.66 feet to a 1/2" capped iron rod marked H&H Land, found, in the south right-of-way line of Trinity Avenue, being the common north corner of said Lots 1 and 2, Block 26 the northwest corner of said Joe D. Harris tract, the northwest corner of Lot 3, Minor Plat and the northeast corner of said Joseph D. Harris tract for the northwest corner of the herein described tract;

Thence, East, along the south right-of-way line of said Trinity Avenue, the north line of said Lot 2, Block 26, the north line of said Joe D. Harris tract and the north line of said Lot 3, Minor Plat, a distance of 66.66 feet to a 1/2" capped iron rod marked H&H Land, found, being the northeast corner of said Lot 3, Minor Plat, the northeast corner of Lot 2, Minor Plat conveyed to Sharon Roeder Brown recorded by deed in Liberty County Clerk's File No.(s) 2018016402 of the Official Public Records of said county and for the northeast corner of the herein described tract;

Thence, South, over and across said Lot 2, Block 26 and the Joe D. Harris tract, along the east line of said Lot 3, Minor Plat and the west line of said Lot 2, Minor Plat, a distance of 91.66 feet to a 1/2" capped iron rod marked H&H Land, found, being the southwest corner of said Lot 2, Minor Plat, an angle corner in the north line of said Lot 1, Minor Plat and for an angle corner in the east line of the herein described tract;

Thence, East, over and across said Lot 2, Block 26 and the Joe D. Harris tract, along the south line of said Lot 2, Block 26, the north line of said Lot 1, Minor Plat, a distance of 100.00 feet to a 1/2" capped iron rod marked H&H Land, found, in the west right-of-way line of Austin Street and the east line of said Lot 2, Block 26, being the southeast corner of Lot 2, Minor Plat, the northeast corner of said Lot 1, Minor Plat and an angle corner in the east line of the herein described tract;

Thence, South along the west right-of-way line of said Austin Street, the east line of said Lot 2, Block 26 and the east line of said Lot 1, Minor Plat, a distance of 75.00 feet to 1/2" capped iron rod marked H&H Land, found, being the southeast corner of said Lot 2, Block 26, the northeast corner of said Lot 3, Block 26, the southeast corner of said Joe D. Harris tract, the southeast corner of said Lot 1, Minor Plat, the northeast corner of a tract of land conveyed to John C. Moorman, III recorded by deed in Liberty County Clerk's File No.(s) 2006003343 of the Official Public Records of said County and for the southeast corner of the herein described tract;

Thence, West, along the south line of said Lot 2, Block 26, the north line of said Lot 3, Block 26, the south line of said Joe D. Harris tract, the south line of said Lot 1, Minor Plat, the north line of said Moorman tract and continuing along the north line of said Lawrence tract, a distance of 166.66 feet to the "Point of Beginning" and containing 0.4272 acres of land.

JOB NO.: AUS-TRIN RE-PLAT
DATE: 02-02-2021

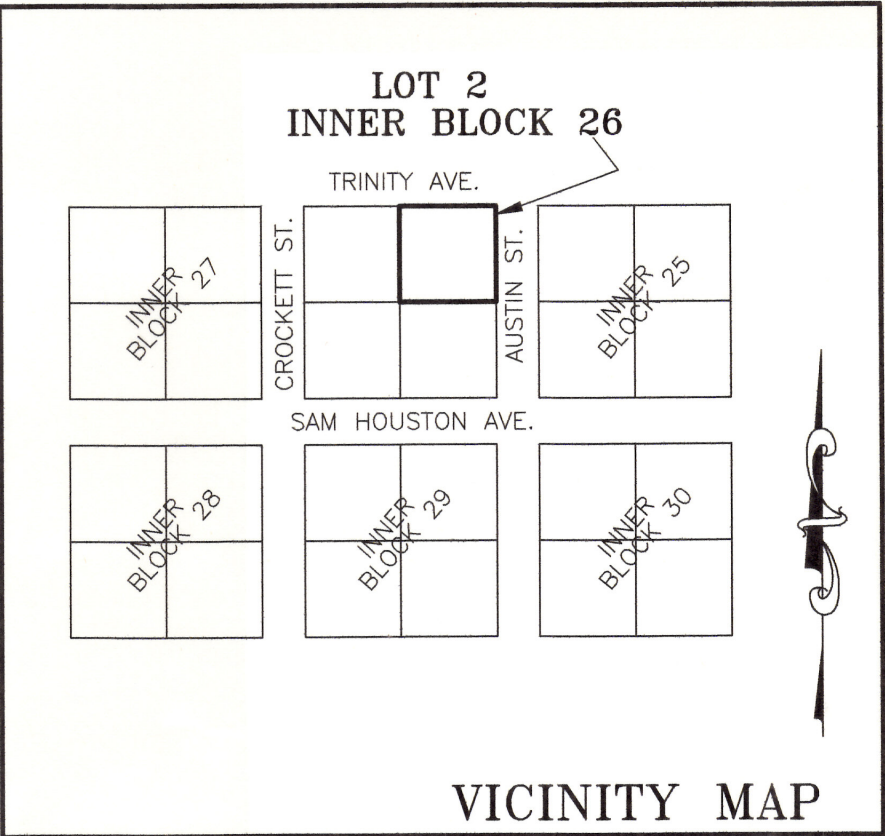
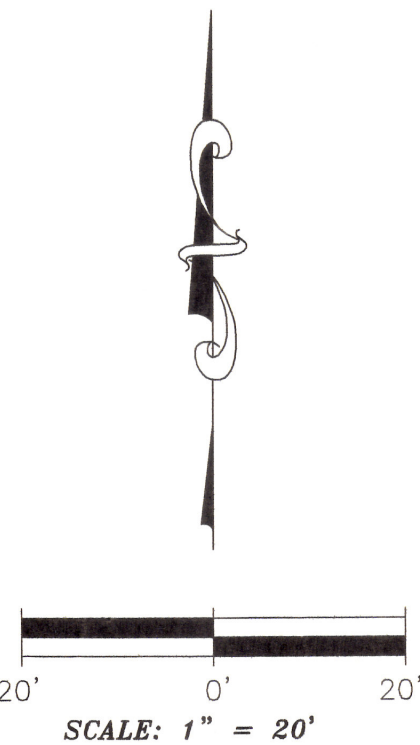
H & H PROFESSIONAL
LAND SERVICES
P.O. BOX 1974
Mossburn, TX 77850
Phone: (281) 389-9200
Fax: (281) 389-9796

FIRM NO. 10092400

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LOT 2, INNER BLOCK 26, MINOR PLAT

MINOR PLAT SHOWING 0.6377 ACRES SITUATED IN THE CITY OF LIBERTY, A SUBDIVISION IN LIBERTY COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS. CONSISTING OF THREE (3) LOTS.



STATE OF TEXAS
COUNTY OF LIBERTY

THAT WE, THE JOE D. AND FRANCES HARRIS FAMILY PARTNERSHIP LTD, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH MATTHEW G. HARRIS, MANAGER, OWNERS OF THE 0.6377 ACRES OF LAND SHOWN HEREON, CERTIFY TO THE FOLLOWING:

THE LOT 2, INNER BLOCK 26 MINOR PLAT ACCURATELY REPRESENTS THE PROPOSED PLAN AND TYPE OF DEVELOPMENT OF THAT CERTAIN 0.6377 ACRES SHOWN HEREON. WE HEREBY COVENANT AND RESTRICT THE LAND SHOWN HEREON THIS PLAT TO THE USES AS SHOWN ON THE PLAT, AND NO USE OF SUCH LAND, DIFFERENT FROM THAT SHOWN ON THE RECORDED PLAT SHALL BE MADE UNLESS AND UNTIL ALL ORDINANCE REQUIREMENTS OF THE CITY OF LIBERTY AND THE LAWS OF THE STATE OF TEXAS APPLICABLE TO SUCH PROPOSED USES HAVE FIRST BEEN COMPLIED WITH.

WITNESS MY HAND IN LIBERTY COUNTY, TEXAS THIS 27th DAY OF June, 2018.

Matthew G. Harris
MATTHEW G. HARRIS, MANAGER

STATE OF TEXAS
COUNTY OF LIBERTY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MATTHEW G. HARRIS, MANAGER OF SAID PROPERTY, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF June, 2018.



STATE OF TEXAS
COUNTY OF LIBERTY

I, TOM WARNER, BUILDING OFFICIAL OF THE CITY OF LIBERTY, CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

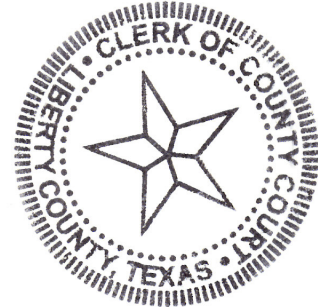
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 27th DAY OF June, 2018.

Tom Warner
TOM WARNER, BUILDING OFFICIAL
CITY ENGINEER

I, PAULETTE SHIVERS WILLIAMS, COUNTY CLERK OF LIBERTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON June 27, 2018, AT 9:41 O'CLOCK A.M., AND DULY RECORDED ON June 28, 2018 AT 9:41 O'CLOCK A.M., AND AT FILM CODE NUMBER 201801446 THE MAP RECORDS OF LIBERTY COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT LIBERTY, THE DAY AND DATE LAST ABOVE WRITTEN.

Paulette Shivers Williams
PAULETTE SHIVERS WILLIAMS
CLERK OF THE COUNTY COURT
LIBERTY COUNTY, TEXAS



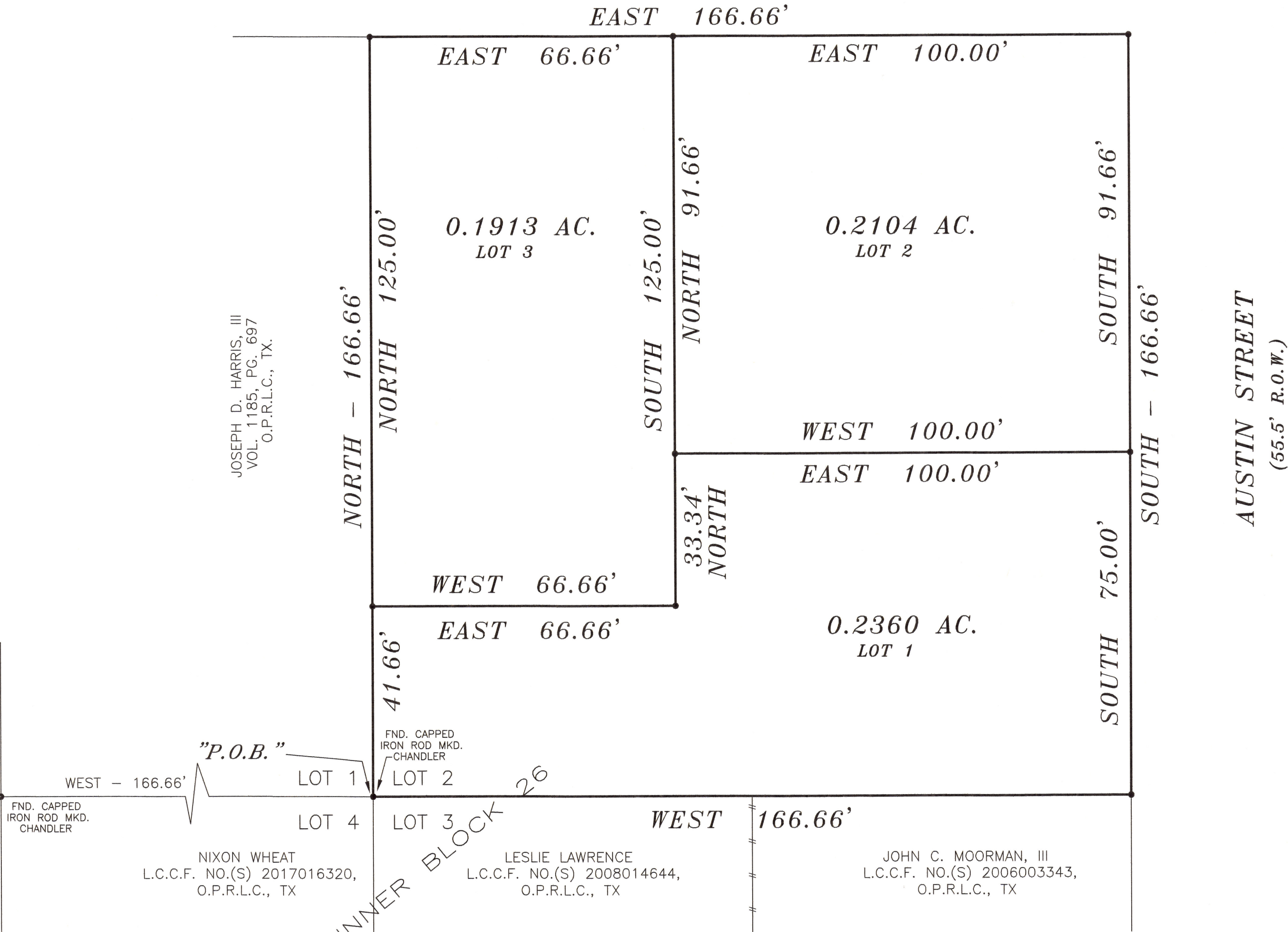
THIS IS TO DECLARE THAT, I, MIKE H. RUBAIY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2907 OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY OF THE GROUND AND THAT ALL CORNERS OF BLOCK LINES, POINT OF INTERSECTIONS OF CURVES, AND TANGENTS OF THE SUBDIVISION ARE PROPERLY MARKED WITH 1/2" CAPPED IRON RODS MARKED H&H LAND FLUSH WITH FINISH GRADE AND THAT ALL LOT CORNERS ARE PROPERLY MARKED WITH CAPPED IRON RODS MARKED H&H LAND FLUSH WITH THE AVERAGE GROUND ELEVATION OR COUNTERSUNK IF NECESSARY, (UNLESS OTHERWISE NOTED), AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME. SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS IN SHADED ZONE "X" ACCORDING TO THE FIRM PANEL NO. 480441 04450, DATED 01-19-18.



Mike H. Rubaiy
MIKE H. RUBAIY, R.P.L.S. NO. 2907, STATE OF TEXAS

JOSEPH D. HARRIS, III
VOL. 1185, PG. 697
O.P.R.L.C., TX.

CROCKETT STREET



METES AND BOUNDS

FIELD NOTES OF A 0.6377 ACRE TRACT OF LAND OUT OF LOT 2, INNER BLOCK 26, OF THE CITY OF LIBERTY ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF THAT CERTAIN TRACT CONVEYED TO TERRY R. RYLAND AND GEORGIA LEE RYLAND RECORDED BY DEED IN VOLUME 1375, PAGE 160 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, SAID 0.6377 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND IN THE SOUTH LINE OF LOT 1 OF SAID INNER BLOCK 26 AND THE BEARINGS AND DISTANCES PER SAID VOLUME "N", PAGE 421, WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE OF THIS TRACT.

BEGINNING at a capped iron rod marked "Chandler", found, at the common corner of Lots 1, 2, 3 and 4 of said Inner Block 26, the southwest corner of said Ryland tract, the northwest corner of a tract of land conveyed to Leslie Lawrence recorded by deed in Liberty County Clerk's File No.(s) 2008014644 of the Official Public Records of Liberty County, Texas, the northeast corner of a tract of land conveyed to Nixon Wheat recorded by deed in Liberty County Clerk's File No.(s) 2017016320 of the Official Public Records of Liberty County, Texas, the southeast corner of a tract of land conveyed to Joseph D. Harris, III recorded by deed in Volume 1185, Page 697 of the Official Public Records of said County, for the southwest corner and "Point of Beginning" of the herein described tract, from which capped iron rod marked "Chandler", found, bears West - 166.66';

Thence, North, along the common line of said Lots 1 and 2, the west line of said Ryland tract and the east line of said Harris tract, a distance of 166.66 feet to a 1/2" capped iron rod marked H&H Land, set, in the south right-of-way line of Trinity Avenue, being the common north corner of said Lots 1 and 2, the northwest corner of said Ryland tract and the northeast corner of said Harris tract for the northwest corner of the herein described tract;

Thence, East, along the south right-of-way line of said Trinity Avenue, the north line of said Lot 2 and the north line of said Ryland tract, a distance of 166.66 feet to a 1/2" capped iron rod marked H&H Land, set, in the west right-of-way line of said Austin Street, being the northeast corner of said Lot 2, the northeast corner of said Ryland tract and for the northeast corner of the herein described tract;

Thence, South, along the west right-of-way line of said Austin Street, the east line of said Lot 2 and the east line of said Ryland tract, a distance of 166.66 feet to a 1/2" capped iron rod marked H&H Land, set, being the southeast corner of said Lot 2, the southeast corner of said Ryland tract, the northeast corner of said Lot 3, the northeast corner of a tract of land conveyed to John C. Moorman, III recorded by deed in Liberty County Clerk's File No.(s) 2006003343 of the Official Public Records of said County and for the southeast corner of the herein described tract;

Thence, West, along the south line of said Lot 2, the north line of said Lot 3, the south line of said Ryland tract, the north line of said Moorman tract and continuing along the north line of said Lawrence tract, a distance of 166.66 feet to the "Point of Beginning" and containing 0.6377 acres of land.

JOB NO.: AUS-TRIN
DATE: 06-22-2018

H & H PROFESSIONAL LAND SERVICES
P.O. BOX 1974
Mont Belvieu, TX 77580
Phone (281) 385-5792
Fax: (281) 385-5792
FIRM NO. 10052400

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The City of Liberty
Planning and Zoning Commission
1829 Sam Houston
Liberty, TX 77575

4.A.2

Meeting: 03/17/21 12:00 PM

Department: Administration
Category: Property

P&Z ACTION (ID # 5042)

DOC ID: 5042

Department: Community Development

Subject: Minor Replat Stuesoff Subdivision

Background: William Schulze has applied for a Minor Replat portion of a lot that he owns in the Stuesoff Subdivision. Section 10.02.066 of the Code of Ordinances states that "the building official may, for any reason, elect to forward the minor plat to the commission for review and approval."

The Building Official would like to discuss his concerns regarding this replat with the Planning & Zoning Commission.

Funding Source: NA

Staff Recommendation: Staff does not have a recommendation at this time.



PLAT APPLICATION

4.A.2.a

City of Liberty Community Development Department
1829 Sam Houston, Liberty, Texas 77575
Phone: 936-336-3684 | Fax: 936-334-0949

APPLICATION FOR

☒ Minor Plat (2 or fewer lots) - \$100.00

☐ Preliminary Plat - \$25.00

☐ Short Form Final Plat (4 or fewer lots) - \$100.00

☐ Final Plat - \$100.00

PROPERTY INFORMATION

Subdivision Name: _____

Address/Location: 2301 Webster St.

Lot(s): _____

Block(s): _____

of Acres: 6600 Sq. ft.

of Lots: 1

of Units: 1

APPLICANT INFORMATION

Name: William C. Scholze

Company: SPIW, LLC

Mailing Address: 5614 Rushing River Drive

City: Kingwood

State: TX

Zip: 77345

Email Address: WCS91460@y4hoo.com

Phone: 713-560-8228

OWNER INFORMATION (IF DIFFERENT FROM APPLICANT)

Name: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Email Address: _____ Phone: _____

SIGNATURE

[Signature]

Owner's Signature

2-24-21

Date

[Signature]

Applicant Signature

2-24-21

Date

Attachment: EXHIBIT A - William Schulze Application (5042 : Minor Replat Stuesoff Subdivision)

STATE OF TEXAS §
COUNTY OF LIBERTY §

THIS IS TO CERTIFY THAT I, SCHULZE PROPERTY INVESTMENTS WINNIE LLC, ACTING BY AND THROUGH AM THE LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS THE SCHULZE MINOR PLAT IN THE CITY OF LIBERTY, TEXAS.

FURTHER, WE, THE UNDERSIGNED DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SCHULZE PROPERTY INVESTMENTS WINNIE LLC, OWNER
BY: _____ DATE _____

STATE OF TEXAS §
COUNTY OF LIBERTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC FOR THE STATE OF TEXAS

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF LIBERTY, TEXAS, HEREBY CERTIFY THAT THIS MINOR PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREIN MY APPROVAL IS REQUIRED.

CITY ENGINEER _____ DATE _____

STATE OF TEXAS §
COUNTY OF LIBERTY §

I, LEX MADHUSEK CHAMBERS, COUNTY CLERK OF LIBERTY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR REGISTRATION IN MY OFFICE ON _____ AT _____ O'CLOCK _____ M., AND DULY RECORDED ON _____ AT _____ O'CLOCK _____ M. IN THE IN FILM CODE # _____ OF THE LIBERTY COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL AT LIBERTY, TEXAS, THIS THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK
LIBERTY COUNTY, TEXAS

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MIKE H. RUBAY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2907, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY SUPERVISION ON THE GROUND, IN ACCORDANCE WITH ALL THE SUBDIVISION AND LAND DEVELOPMENT ORDINANCES FOR THE CITY OF DAYTON, TEXAS; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINT OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH CAPPED IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN HALF (1/2) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

NOT VALID WITHOUT
ORIGINAL SEAL SIGNATURE

MIKE H. RUBAY, R.P.L.S. NO. 2907, STATE OF TEXAS

FIELD NOTES OF A TRACT OF LAND CONTAINING 0.594 ACRES, BEING ALL OF LOT 8 AND THE WEST 25 1/3 FEET OF LOT 7, BLOCK 1, STEUSOFF SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 5 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS, SITUATED IN LOTS 1 AND 2, OUTER BLOCK 18 OF THE CITY OF LIBERTY, RECORDED IN VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS AND BEING THAT SAME TRACT OF LAND CONVEYED TO SCHULZE PROPERTY INVESTMENTS WINNIE LLC RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2019018550 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS, SAID 0.594 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND IN THE SOUTH LINE AND THE BEARINGS AND DISTANCES PER SAID LIBERTY COUNTY CLERK'S FILE NO.(S) 2009011177 WERE USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE OF THIS TRACT.

BEGINNING at a 3/4" pipe, found, in the north right-of-way of Webster Street and the south line of said Lot 7, Block 1 of said Steusoff Subdivision, being the southwest corner of a 0.306 acre tract conveyed to Trilene Jones recorded by deed to Liberty County Clerk's File No.(s) 2016006766 of the Official Public Records of Liberty County, Texas and for the southeast corner of the herein described tract;

THENCE, West, along the north right-of-way of said Webster Street, the south line of said Lot 7, at a distance of 23.33 feet pass a point for the southwest corner of said Lot 7 and the southeast corner of said Lot 8, Block 1 of said Steusoff Subdivision, in all a total distance of 123.33 feet to a 1/2" capped iron rod, set, being the southwest corner of Lot 9, Block 1 of said Steusoff Subdivision, the southwest corner of said Lot 8 and for the southeast corner of the herein described tract;

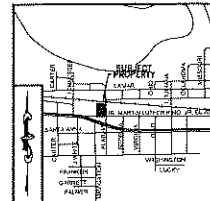
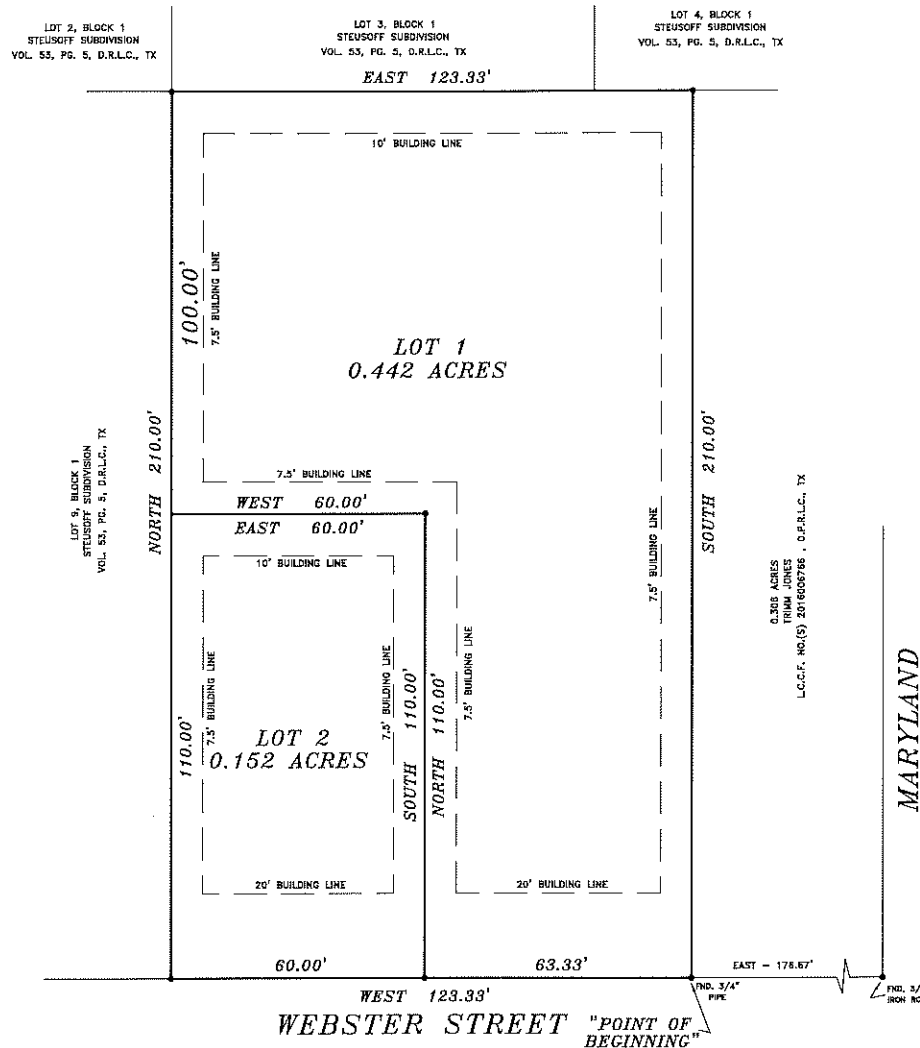
THENCE, North, along the common line between said Lot 8 and Lot 9, a distance of 210.00 feet to a 1/2" capped iron rod, set, being the common north corners of said Lot 8 and Lot 9, the southeast corner of Lot 2, Block 1 of said Steusoff Subdivision, the Southwest corner of Lot 3, Block 1 of said Steusoff Subdivision and for the northwest corner of the herein described tract;

THENCE, East, along the north line of said Lot 8 and the south line of said Lot 3, at a distance of 100.00 feet pass a point being the northeast corner of said Lot 8, the northwest corner of said Lot 7, the southeast corner of said Lot 3 and the southwest corner of Lot 4, Block 1 of said Steusoff Subdivision, in all a total distance of 123.33 feet to a 1/2" capped iron rod, set, being the northwest corner of said 0.306 acre tract and for the northeast corner of the herein described tract;

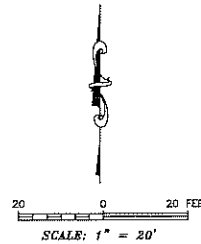
THENCE, South, over and across said Lot 7, along the west line of said 0.306 acre tract, a distance of 210.00 feet to the "Point of Beginning" and containing 0.594 acres of land.

SCHULZE MINOR PLAT

A MINOR PLAT, CONSISTING OF 2 LOTS, 1 BLOCK, SHOWING 0.594 ACRES SITUATED IN THE LIBERTY TOWN EAST LEAGUE, ABSTRACT 359, LIBERTY COUNTY, TEXAS AND BEING ALL OF LOT 8 AND THE WEST 25 1/3 FEET OF LOT 7, BLOCK 1 OF THE STEUSOFF SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 5, DEED RECORDS, LIBERTY COUNTY, TEXAS AND SITUATED IN LOTS 1 AND 2, OUTER BLOCK 18 OF THE CITY OF LIBERTY, RECORDED IN VOLUME 1, PAGE 137, MAP RECORDS, LIBERTY COUNTY, TEXAS, ALSO BEING THE SAME TRACT OF LAND CONVEYED TO SCHULZE PROPERTY INVESTMENTS WINNIE LLC RECORDED BY DEED IN LIBERTY COUNTY CLERK'S FILE NO.(S) 2019018550 OF THE OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY, TEXAS.



VICINITY MAP



NOTES:

1. BEARINGS AND COORDINATES ARE REFERENCED TO THE TEXAS STATE PLAIN COORDINATE SYSTEM, CENTRAL ZONE, NAD83.
2. BUILDING LINES ARE FOR COMMERCIAL TYPE PER THE CITY OF LIBERTY ORDINANCES CHAPTER SECTION 10.02.122.

OWNER:
SCHULZE PROPERTY INVESTMENTS WINNIE LLC
5814 RUSHING RIVER DR
KINGWOOD, TX 77345

JOB NO. 211324
DATE: 03-26-2021

H & H PROFESSIONAL LAND SERVICES
P.O. Box 1914
Llano, Texas 77750
Phone: (254) 360-2477
Fax: (254) 360-2470
Firm No.: 10052400

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