



The City of Liberty Planning & Zoning Commission

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

Meeting

~ Agenda ~

April Gilliland
City Secretary
936-336-3684

Wednesday, October 12, 2022

12:00 PM

City Council Chambers

The Planning and Zoning Commission 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 Tyler Jackson				
Commission Member Ryan Daniel				
Commission Member Rick Jenner				
Commission Member Emily Cook				
Commission Member Lindsay Lawrence				
Commission Member Cody Abshier				
Commission Member Janet Pavlock				

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

The 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 citizens' comments about 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. August 24, 2022

IV. REGULAR AGENDA

A. Regular Session

1. Consider approving a variance request for the lot located at 716 Lamar.

V. ADJOURNMENT

A. Motion To: 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 7th day of October, 2022 at 5:00 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.

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 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 _____, _____.



The City of Liberty Planning & Zoning Commission

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

Meeting

~ Minutes ~

April Gilliland
City Secretary
936-336-3684

Wednesday, August 24, 2022

12:15 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on August 24, 2022 in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 12:20 p.m. by Commission Member Emily Cook.

A.

Attendee Name	Present	Absent	Late	Arrived
President Tyler Jackson			X	12.:25 PM
Commission Member Ryan Daniel	X			
Commission Member Rick Jenner	X			
Commission Member Emily Cook	X			
Commission Member Lindsay Lawrence	X			
Commission Member Cody Abshier	X			
Commission Member Janet Pavlock	X			

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / CITIZENS FORUM

The 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 citizens' comments about 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.

Commission Member Cook welcomed guests and visitors in attendance, opening the floor for public comment to those individuals wishing to address the board. There were no comments.

III. CONSENT AGENDA

All consent items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council 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 motion was made by Commission Member Daniel to approve all items on the consent agenda. The motion was seconded by Commission Member Jenner . The motion passed 5 to 0 with Commission Members Daniel, Jenner, Cook, Lawrence and Abshier voting Yes, Commission Member Pavlock not able to vote before the Oath, and President Jackson had not

arrived.

A. Minutes Approval

1. June 01, 2022 Planning and Zoning Minutes

IV. REGULAR AGENDA

A. Regular Session

1. Oath of Office to be administered to appointed Board Members

The oath of office was given to newly appointed Commission Member Janet Pavlock and Reappointed Commission Member Tyler Jackson.

2. Consider approving a minor plat of the Collins Estates

Wells Land Survey, on behalf Dwayne Collins, has applied for a minor plat to subdivide two 0.5-acre lots out of an existing 72.9797-acre tract (property ID 112502). The two 0.5-acre lots will have access to McGuire Road via an access easement on a private road.

A motion was made by Commission Member Cook to approve the Collins Estates Minor Plat on McGuire Road. The motion was seconded by Commission Member Daniel. The motion passed 7 to 0 with all present voting yes.

V. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, President Jackson adjourned the meeting at 12:31 p.m.

Tyler Jackson, President

ATTEST:

April Gilliland, City Secretary

CITY OF LIBERTY

Planning & Zoning Commission Agenda Item Form

Council Meeting Date: October 12, 2022

Agenda Wording: Consider approving a variance request for the lot located at 716 Lamar.

Department: Community Development

Subject: Variance

Background: Miguel Cardenas and Norma Delgado own the lot located at 716 Lamar. The lot is 6,250 square feet in size (50 x 125). The owners plan to build a 1,976 square foot duplex on the lot. However, section 10.02.122 of the Code of Ordinances requires a duplex to be built on a lot no smaller than 11,500 square feet (105 x 110).

The owners are requesting a variance to build a duplex on a lot that is smaller and narrower than code requires:

	REQUIRED	PROPOSED
LOT SIZE	11,500 sq ft	6,250 sq ft
LOT WIDTH	105 feet	50 feet

Funding Source: n/a

Staff Recommendation: Approval of the variance request

VARIANCE APPLICATION

Instructions:

1. Please type or print with ink.
2. Applications must be completed, and accompanied by all required materials at the time of submittal.
Incomplete submittals will be returned to the applicant. The City of Liberty cannot guarantee a deadline extension to allow for the submittal of omitted information or materials.
3. Application must be signed by all legal owners of the subject property or by the legally authorized agent for the property owner(s). If the request will be processed by an agent, the application must be accompanied by a notarized "Designation of Agent Form" signed by all legal owners of the property.
4. The Following items shall accompany the application:
 - a. A copy of the deed(s) to the subject property verifying legal ownership.
 - b. A Legible site plan or plot plan of the subject property.
 - c. A letter describing in detail the reason(s) for the request and the hardship on which the request is based
 - d. Other materials, as appropriate (i.e. photos, slides, drawings, plats, petitions, etc.)

Owner/Agent Information:

Name of Owner(s): MIGUEL CARDENAS AND NORMA DELGADO

Name of Agent, if applicable: _____

Phone Number: 2817369002

Fax Number: _____

Mailing Address: 480 COUNTY ROAD 6022A DAYTON TX 77535

Property Data:

Street address: 716 LAMAR, LIBERTY TX 77575

Legal Description: BEING A 0.1435 ACRE TRACT OF LAND SITUATED IN THE LIBERTY TOWN EAST LEAGUE, ABSTRACT 359, LIBERTY COUNTY, TEXAS AND BEING OUT OF LOT 2, BLOCK 114 OF THE TOWN OF LIBERTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, SAID 0.1435 ACRE TRACT OF LAND

Variance Request:

I / We, being the legal owner(s) or the agent for the legal owner(s) of the property described above, hereby request that the Planning and Zoning commission and City Council of the City of Liberty consider the following variance request to the City of Liberty Code of Ordinances: List brief description and ordinance(s)

We, Miguel Cardenas and Norma Delgado would like to be taken into consideration for a variance approval regarding the construction of a Duplex on a 6,250 sqft lot. When we initially purchased the property we were not aware of the minimum lot size requirements. We bought the property in 2021 and we obtained a copy of the building permit application, but that application did not specify the dimensions of the lot necessary for the construction of a Duplex and the construction of a Duplex was our main idea since the beginning of this purchase. Again this year, 2022, when we are ready to start building we obtained another copy of building permit application and we noticed that the lot dimension were specified, so now we are outside the range of lot dimensions. We have always had the dream of having a Duplex and it was our opportunity to fulfill our goal, this is the reason why we ask for a special consideration. We hope you accept our special request and allow us to begin the construction of our goal. Thank you in advance.

Reason/Hardship for the Variance:

In order to recommend approval of a variance, the Planning and Zoning Commission must make a finding of hardship. As noted in the instructions, *you must attach a letter* describing the reason for the request and the hardship on which the request is based, stating the grounds for the variance and all of the facts relied upon for the case.

Variance Review Criteria:

In order to make a finding of hardship, the Planning and Zoning Commission must determine that *all* of the following criteria are met. ***State how your variance request meets these four criteria. Please note that the hardship cannot be based solely on financial or self-imposed conditions.*** (Attach additional pages for multiple variance requests or if additional space is needed.)

1. The granting of the variance will not be detrimental to the public safety health, or welfare, be injurious to surrounding property, or violate the intent and purpose of the regulation: _____

See attached letter

2. The granting of the variance is not based on a hardship which is self-imposed: _____

See attached letter

3. The hardship is not based solely on the cost of complying with the regulation: _____

See attached letter

4. The hardship is based on circumstances which are unique to the property for which the variance is sought, and not circumstances common to other properties: _____

See attached letter

Notice:

The City of Liberty does not enforce deed restrictions and cannot grant variances to deed restrictions. Any variance granted pursuant to this application and any building permit issued pursuant to such variance does not constitute or represent approval or authority to violate deed restrictions. A plat vacation and replat pursuant to Chapter 212, Texas Local Government Code may be required for such authority.

Signature(s) of Owner(s)/ Agent:

This is to certify that the information provided above is true and correct and that I am the owner of record of the property or the owner(s)' legally authorized agent.

Signature: Miguel Cardenas Date: 8-31-22

Signature: Norma Delgado Date: 08/31/2022

For Office Use Only

Submittal Date: _____

Planning and Zoning Meeting Date: _____

City Council Meeting Date: _____

Received By: _____

For Office Use Only

Planning & Zoning Approval/Denial: _____

City Council Approval/Denial: _____

08/31/2022

To whom it may concern,

We, Miguel Cardenas and Norma Delgado would like to be taken into consideration for a variance approval regarding the construction of a Duplex on a 6,250 sqft lot. When we initially purchased the property we were not aware of the minimum lot size requirements. I will be discussing my variance review criteria below:

1. The granting of this variance will not be detrimental to the public safety health, or welfare, be injurious to surrounding property, or violate the intent and purpose of the regulation:

The duplex will not be detrimental to the public safety health, or welfare or be injurious to surrounding property. We plan on building a duplex with exterior build comprised of siding and lower part of stone. The only violation to code is the fact that the lot size is 6250 sqft as opposed to the required amount of 11,500. We have honored all other residential building requirements including the setback from property line requirements.

2. The granting of the variance is not based on a hardship which is self-imposed.

Exterior view of the proposed duplex looks like a single-family home. We believe a duplex is considered as a modern lifestyle. A duplex has more space and it is ideal for two families. The duplex we are proposing is only a total of 1,920 sq ft (960sqft each unit) which leaves ample space of the lot and would not interfere with neighbors.

3. The hardship is not based on solely on the cost of complying with the regulation:

This hardship request is not based solely on the cost of complying with regulation, we just think it is a good opportunity to improve the area by adding a nice duplex which would provide a living space for two families versus one family. We are looking to build something that will increase the value of our property and possibly the surrounding area.

4. The hardship is based on circumstances which only affect this property located at 716 Lamar St Liberty, TX 77575. We are now aware of the lot size requirements and in the future will make sure to review construction requirements prior to making a decision to build.

Thank you in advance for taking the time to read this letter. If you have any additional questions, we may be contacted at 281-736-9002.

Respectfully,

Miguel Cardenas

Norma Delgado

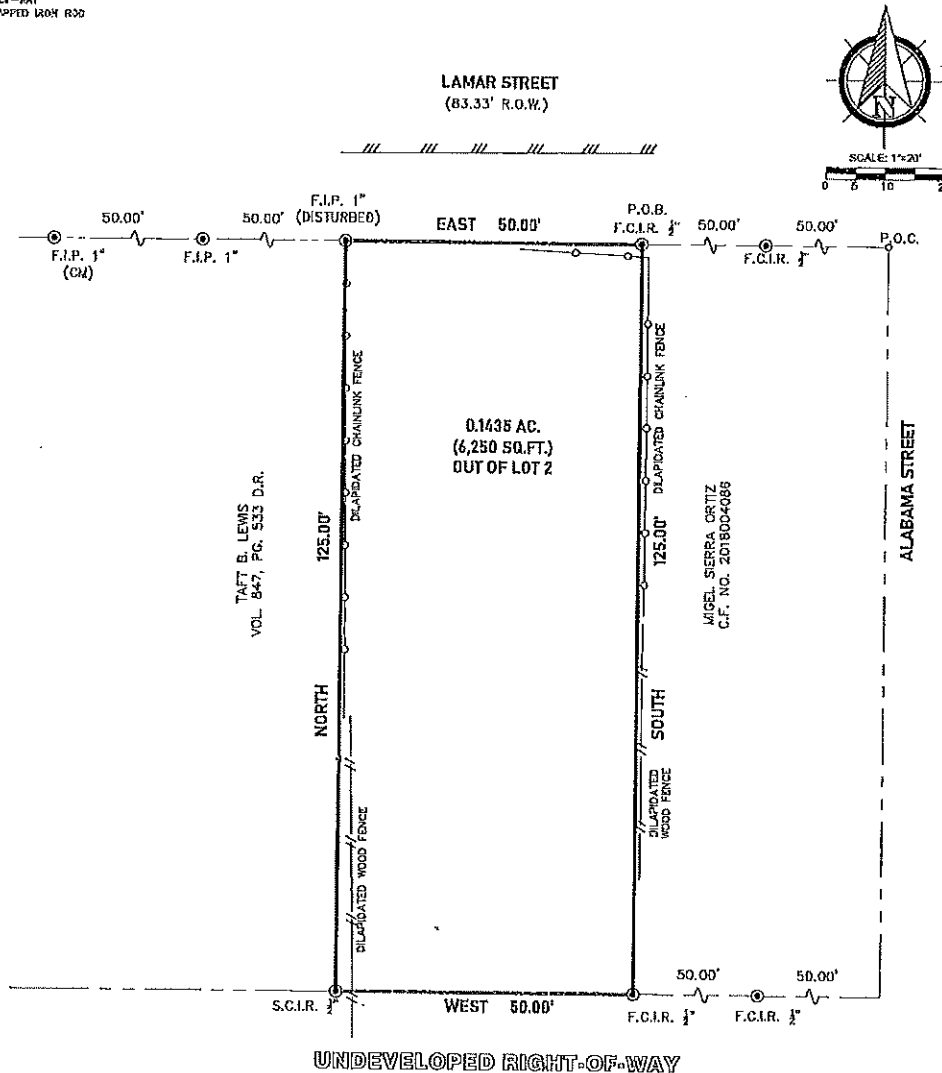
LEGEND:

A.E.=AERIAL EASEMENT
B.L.=BUILDING LINE
B.C.=BENCH
C.F. NO.=COUNTY CLERK'S FILE NUMBER
C.I.R.=CAPPED IRON ROD
C.M.=CONTROL MONUMENT
D.R.=COUNTY DEED RECORDS
E.S.M.=EASEMENT
F.C.I.R.=FOUNDED IRON ROD
F.P.=FOUNDED IRON PIPE
R.O.W.=RIGHT-OF-WAY
S.C.I.R.=SET CAPPED IRON ROD

--- WOOD FENCE
--- CHAIN LINK FENCE
--- SUBJECT TRACT
--- EDGE OF ASPHALT

NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO RECORDED SUBDIVISION PLAT OF SUBJECT TRACT AND ARE BASED ON CONTROL MONUMENTS DEPICTED ON THIS SURVEY.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF CONVEYMENT FOR TITLE INSURANCE ISSUED BY TEXAS TITLE INSURANCE COMPANY, C.F. NO. 01-2020-80, EFFECTIVE DATE OF POLICY 12-31-2020, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SUBJECT PROPERTY, NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
3. ALL ABSTRACTING PERFORMED BY TITLE COMPANY.
4. LOT SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM NO. 1.
5. SCHEDULE "B" OF TITLE COVENANT AFFIRMED IN ITEM NO. 2.
6. SURVEY BASED ON THE BEST OF FIELD EVIDENCE FOUND.



LEGAL DESCRIPTION:

BEING A 0.1435 ACRE TRACT OF LAND SITUATED IN THE LIBERTY TOWN EAST LEAGUE, ABSTRACT 350, LIBERTY COUNTY, TEXAS AND BEING OUT OF LOT 2, BLOCK 114 OF THE TOWN OF LIBERTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, SAID 0.1435 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 2, BEING AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF LAMAR STREET WITH THE WEST RIGHT-OF-WAY LINE OF ALABAMA STREET;

THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED MIGUEL SIERRA ORTIZ RECORDED UNDER LIBERTY COUNTY CLERK'S FILE NUMBER (L.C.F. NO.) 20180004066, THE NORTHEAST AND POINT OF BEGINNING OF THE HEREBY DESCRIBED TRACT;

THENCE SOUTH, ALONG THE WEST LINE OF SAID ORTIZ TRACT, A DISTANCE OF 125.00 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND AT SOUTHWEST CORNER OF SAID ORTIZ TRACT AND THE SOUTHEAST CORNER OF THE HEREBY DESCRIBED TRACT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF AN UNDEVELOPED STREET RIGHT-OF-WAY;

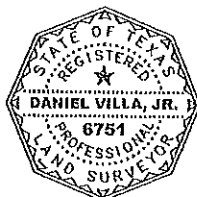
THENCE WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET AT THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO TAFT B. LEWIS RECORDED UNDER VOLUME 847, PAGE 533 OF THE DEED RECORDS OF LIBERTY COUNTY AND THE SOUTHWEST CORNER OF THE HEREBY DESCRIBED TRACT;

THENCE NORTH, ALONG THE EAST LINE OF SAID LEWIS TRACT, A DISTANCE OF 125.00 FEET TO A 1 INCH IRON PIPE (DISTURBED) FOUND AT THE SOUTH RIGHT-OF-WAY LINE OF SAID LAMAR STREET, AT THE NORTHEAST CORNER OF LEWIS TRACT AND THE NORTHWEST CORNER OF THE HEREBY DESCRIBED TRACT;

THENCE EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND THUS CONTAINING 0.1435 ACRES (OR 8,250 SQUARE FEET) OF LAND, MORE OR LESS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THERE ARE NO ENCUMBRANCES EXCEPT AS SHOWN.

[Signature]
DANIEL VILLA, JR.
REGISTRATION NO. 6751



FLOOD PLAIN INFO:

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL NO. 48291C045D.
WMP REVISION: 1/19/18
ZONE X AND X(SHADED)
(BASED ONLY ON VISUAL EXAMINATION OF MAPS)

REVISIONS:

NO.	DATE	DESCRIPTION
1		



**CIVIL ENGINEERING
&
LAND SURVEYING**

TX REG. CERT. NO. 17064 AND F-31222
LS SURVEYING FIRM NO. 1514209
4525 KOLLIERIA BLVD., SUITE 100
HOUSTON, TX 77041
832.518.9946

AGS NO.: 02101-025
DATE: 1/21/2021
FOR: OFFICIAL TITLE
OFF: 01-2020-80
PURCHASER: NORMA CECILIA OCELAGO RAMIREZ
PROPERTY ADDRESS: MIGUEL SIERRA ORTIZ
716 LAMAR STREET
LIBERTY, TEXAS 77575

GENERAL WARRANTY DEED

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.

THE STATE OF TEXAS

§

COUNTY OF LIBERTY

§

KNOWN ALL MEN BY THESE PRESENTS:

§

THAT MAURICIO VALDEZ, address for mailing at _____ hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor paid by NORMA CECILIA DELGADO RAMIREZ and MIGUEL ANGEL CARDENAS ARVIZU, address for mailing at 480 County Road 6022A, Dayton, TX 77535, hereinafter called "Grantee" (whether one or more) the receipt of which is hereby acknowledged and confessed.

Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto said Grantee, the following described property, to-wit:

Please see attached Exhibit A.

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereunto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

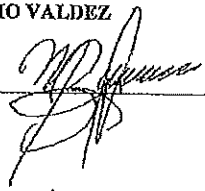
This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns."

EXECUTED THIS 26 DAY OF January, 2021

GRANTOR:

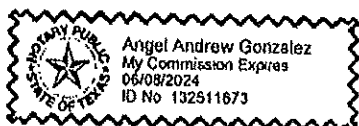
MAURICIO VALDEZ

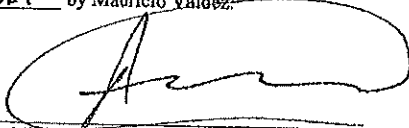


THE STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on January 26, 2021 by Mauricio Valdez.




Notary Public in and
For the State of Texas

My commission expires: 06/08/2024

After Recording Return to:

Norma Cecilia Dolgado Ramirez
480 County Road 6022A
Dayton, TX 77535

EXHIBIT "A"
Property Description

PROPERTY DESCRIPTION:

BEING A 0.1435 ACRE TRACT OF LAND SITUATED IN THE LIBERTY TOWN EAST LEAGUE, ABSTRACT 359, LIBERTY COUNTY, TEXAS AND BEING OUT OF LOT 2, BLOCK 114 OF THE TOWN OF LIBERTY, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, SAID 0.1435 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

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THENCE WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED MIGUEL SIERRA ORTIZ RECORDED UNDER LIBERTY COUNTY CLERK'S FILE NUMBER (L.C.C.F. NO.) 2018004086, THE NORTHEAST AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH, ALONG THE WEST LINE OF SAID ORTIZ TRACT, A DISTANCE OF 125.00 FEET TO A 1/2 INCH CAPPED IRON ROD FOUND AT SOUTHWEST CORNER OF SAID ORTIZ TRACT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF AN UNDEVELOPED STREET RIGHT-OF-WAY;

THENCE WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO A 1/2 INCH CAPPED IRON ROD SET AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO TAFT B. LEWIS RECORDED UNDER VOLUME 847, PAGE 533 OF THE DEED RECORDS OF LIBERTY COUNTY AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH, ALONG THE EAST LINE OF SAID LEWIS TRACT, A DISTANCE OF 125.00 FEET TO A 1 INCH IRON PIPE (DISTURBED) FOUND AT THE SOUTH RIGHT-OF-WAY LINE OF SAID LAMAR STREET, AT THE NORTHEAST CORNER OF LEWIS TRACT AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING AND THUS CONTAINING 0.1435 ACRES (OR 6,250 SQUARE FEET) OF LAND, MORE OR LESS. NOTE:

The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override item 2 of Schedule B hereof.

**THE STATE OF TEXAS
COUNTY OF LIBERTY**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Liberty County, Texas.

2021006273 DEED

02/12/2021 02:09:55 PM Total Fees: \$38.00



Lee Haidusek Chambers, County Clerk
Liberty County, Texas