



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, May 7, 2025

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 Barry Jones				
Commission Member David Reidland				
Commission Member Carson Leonard				
Commission Member Linda Spacek				
Commission Member Lauryn Lozano				
Commission Member Emily Cook				

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

Public Comment is reserved for members of the public who would like to address the Planning and Zoning Commission regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Commission may not deliberate or take any action during public comments for items not on the agenda. In some situations, City Staff may be able to respond to the public comment with a factual statement or clarification. The Planning and Zoning Commissions 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. April 30, 2025

IV. REGULAR AGENDA

A. Regular Session

1. Consider approving a variance to the setback requirements for the property located at 425 Texas.
2. Consider approving a request to increase the number of units at the N Main Manufactured Home Park from 28 to 32.
3. Consider approving a variance and a request to increase the number of units at the Sandune Manufactured Home Park from 19 to 26.

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 2nd day of May 2025 at 5:00 p.m. This notice will remain 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, April 30, 2025

12:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on April 30, 2025, in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 12:08 p.m. by Commission Member Carson Leonard.

A.

Attendee Name	Present	Absent	Late	Arrived
President Tyler Jackson		X		
Commission Member Barry Jones		X		
Commission Member David Reidland		X		
Commission Member Carson Leonard	X			
Commission Member Linda Spacek	X			
Commission Member Lauryn Lozano		X		
Commission Member Emily Cook	X			

II. ACKNOWLEDGEMENT OF GUESTS AND VISITORS / PUBLIC COMMENT

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Commission Member Leonard 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 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 motion was made by Commission Member Cook to approve all items on the consent agenda. The motion was seconded by Commission Member Spacek. The motion passed 3 to 0.

A. Minutes Approval

1. April 16, 2025

IV. REGULAR AGENDA

A. Work Session

1. Review and discuss manufactured homes and manufactured home parks.

City Attorney Brandon Davis delivered a PowerPoint presentation on manufactured home laws and regulations to the Planning and Zoning Commission. The presentation covered several key topics, including:

- Mobile Homes
- HUD-Code Manufactured Homes
- Modular Homes
- Mobile Home Regulations
- Manufactured Home Regulations
- Manufactured Home Communities

V. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, Commission Member Leonard adjourned the meeting at 12:48 p.m.

Commission Member Carson Leonard

ATTEST:

April Gilliland, City Secretary

CITY OF LIBERTY

Planning & Zoning Commission Agenda Item Form

Meeting Date: May 7, 2025

Agenda Wording: Consider approving a variance to the setback requirements for the property located at 425 Texas.

Department: Community Development

Subject: 425 Texas

Background: Carl Pickett, on behalf of Gary Nance, has applied for a variance to the city's setback requirements in order to build a 1,750 square foot warehouse on his commercial property.

Mr. Nance is proposing to build a 35 x 50 (1,750 sf) warehouse on his property to accommodate additional storage capacity for his business. The city's setback requirements for accessory buildings require a minimum of 3 feet from the property line. Mr. Nance is proposing to build his warehouse on the property line on the Cos side of the street.

Funding Source: n/a

Staff Recommendation: Approval of the variance.

PICKETT & PICKETT, P.C.

E.B. Pickett, Jr., J.D. (1877-1951)
Nolan D. Pickett, J.D. (1916-1945)
Bradford Pickett, J.D. (1913-2005)

ATTORNEYS AT LAW
Post Office Box 10225
524 Travis Street
Liberty, Texas 77575-7725

Voice No.
(936) 336-5604

Edward B. Pickett, J.D. (Retired)

Fax No.
(936) 336-7752

Carl Pickett, J.D., C.P.A.

May 1, 2025

RE: Application to the Planning & Zoning Commission for the City of Liberty, Texas regarding a request for a variance of the City of Liberty set back building requirements

City of Liberty
Planning & Zoning Commission
1829 Sam Houston
Liberty, Texas 77575

Gentlemen or Ladies:

With respect to above described matter, I represent Gary Nance, a local businessman, whose business is operated under the name of Kathgar, LLC. Gary wishes to build a 1750 square foot metallic building that would lie partially on a .026 acre of land that he recently purchased from the City of Liberty and partially on a .900 acre of land that he has owned for several years.

In furtherance thereof, I am presenting documents that relate to a variance request regarding Gary's desire to build the building closer to the north line of the .026 acre of land than the set back rules of the city allow. Enclosed herewith are the following documents for your review:

1. The completed "Variance Application" document consisting of three pages;
2. The completed "Designation of Agent Form" consisting of one page (this form to follow);
3. Exhibits #1 consisting of two pages and #2 consisting of one page;
4. Pictures #1, #2, & #3 with each of these pictures consisting of one page;
5. Copy of recorded Quitclaim Deed from the City of Liberty consisting of six pages; and
6. Copy of recorded Warranty Deed from Peggy Wiggins to Kathgar LLC consisting of five pages.

For your information Gary's business involves providing packing and pipe protection materials that relate to the shipping of products to and from petrochemical sites, such as pipeline construction projects and refineries.

In answer to the directive found on page 2 of the Variance Application, a change in Gary's supply chain has necessitated the need to construct additional warehousing capacity in order to have more items on site that are readily usable. Ordering from one of Gary's major wholesale providers now involves a much longer delivery period instead of the overnight deliveries that Gary had been accustomed to in the past. It would be very detrimental to Gary's business if he had to build a building anywhere other than the site described in Exhibits #1 and #2 listed above.

We appreciate your consideration of Gary's request.

Yours truly,



CARL PICKETT

CP:gld/encls.

Cc: Mr. Gary Nance
P. O Box 444
Liberty, Texas 77575

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): GARY NANCE/KATHGAR, LLC (PO)

Name of Agent, if applicable: CARL PICKETT

Phone Number: 936-336-5604

Fax Number: 936-336-7752

Mailing Address: P. O. BOX 10225, LIBERTY, TEXAS 77575

Property Data:

Street address: COS STREET

Legal Description: SEE TWO DEEDS DESCRIBED UNDER 5. AND 6. IN MY COVER LETTER

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):

PROPERTY OWNER (PO) ASKS TO BE GIVEN A VARIANCE IN ORDER TO BUILD A METALLIC BUILDING (WITH APPROXIMATE DIMENSIONS OF 35' BY 50') PART OF WHICH WOULD BE LOCATED ON THE .026 ACRES DESCRIBED IN THE TWO EXHIBITS ATTACHED - PO IS ASKING THAT THE 3 FOOT SET BACK REQUIREMENT BE WAIVED WITH RESPECT TO THE NORTH BOUNDARY LINE OF THE .026 ACRE TRACT.

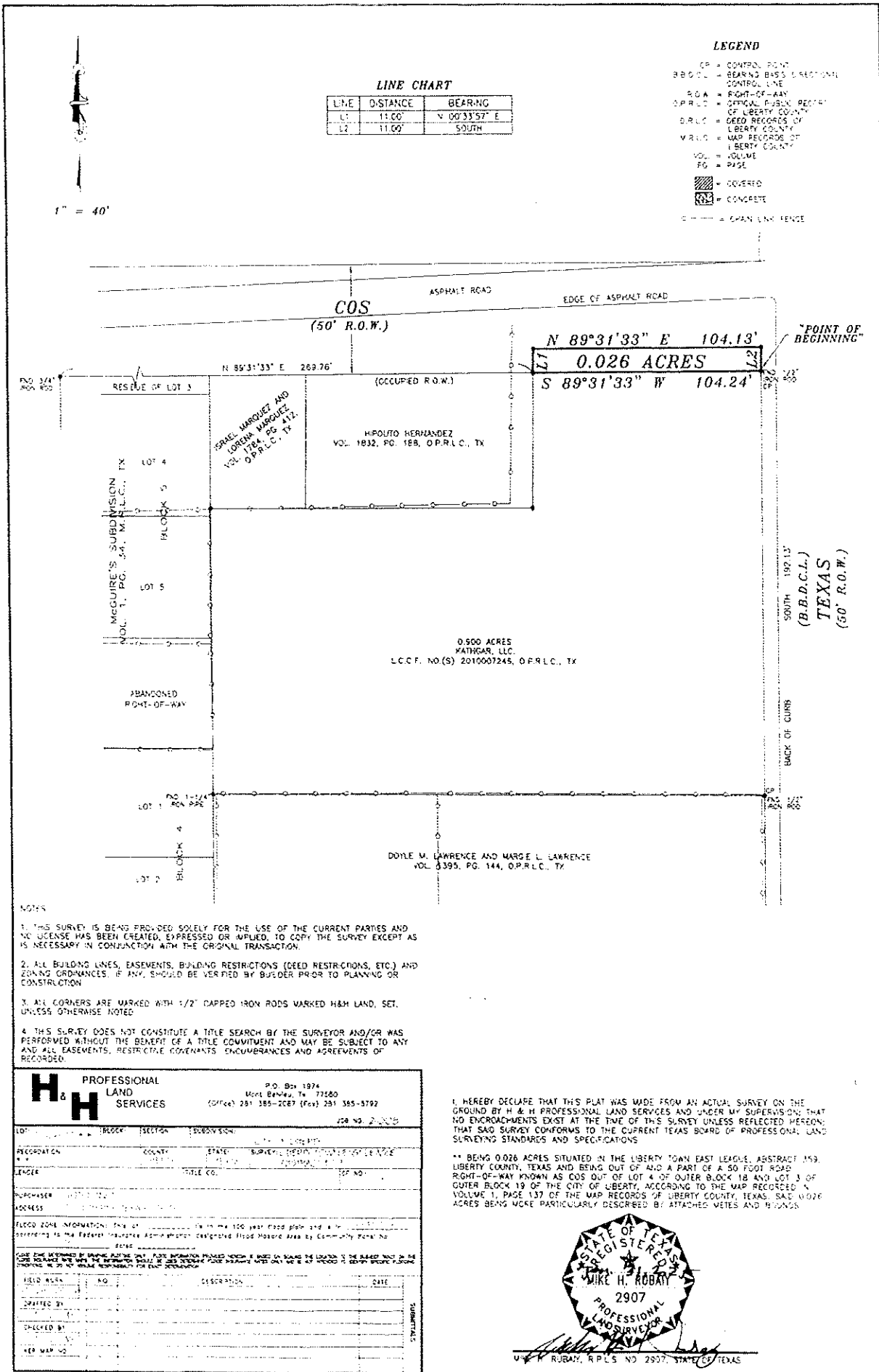
Reason/Hardship for the Variance:

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:
BECAUSE THE BUILDING THAT IS PROPOSED TO BE BUILT PARTIALLY ON THE .026 ACRES WOULD NOT IMPAIR COS STREET NOR BE INJURIOUS TO SURROUNDING PROPERTY (THE CITY STREET).
2. The granting of the variance is not based on a hardship which is self-imposed:
THE PO DID NOT CREATE, BY HIS OWN ACTIONS, THE FACT SITUATION THAT NOW CAUSES US TO APPEAR, BEFORE THE P&Z COMMISSION REQUESTING A VARIANCE.
3. The hardship is not based solely on the cost of complying with the regulation:
BECAUSE THE PO WOULD NOT INCUR ADDITIONAL COSTS BY COMPLYING WITH THE SET BACK REQUIREMENT.



- NOTES
1. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONNECTION WITH THE ORIGINAL TRANSACTION.
 2. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUYER PRIOR TO PLANNING OR CONSTRUCTION.
 3. ALL CORNERS ARE MARKED WITH 1/2" CAPPED IRON RODS MARKED H&H LAND, SET, UNLESS OTHERWISE NOTED.
 4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND/OR WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, ENCUMBRANCES AND AGREEMENTS OF RECORD.

H & H		PROFESSIONAL LAND SERVICES		P.O. Box 1974 Mont Belvieu, TX 77580 (Office) 281-385-2087 (Fax) 281-385-5792
LOT NO.	BLOCK	SECTION	SUBDIVISION	
RECORDATION NO.	COUNTY	STATE	SURVEYOR'S CERTIFICATE NO. & DATE	
OWNER	TITLE CO.		TRF. NO.	
PURCHASER				
ADDRESS				
FLOOD ZONE INFORMATION: This plat is not to be used for flood insurance purposes unless it is shown to be in the 100-year flood plain and a flood certificate is obtained from the Federal Insurance Administration designated flood hazard area by community name No. _____				
CASES ARE RECORDED BY PLACING ALONG THE PLAT INFORMATION PRINTED HEREIN IN ORDER TO AVOID THE LIABILITY TO BE HELD "NOT IN THE FLOOD HAZARD AREA" WHEN THE INFORMATION SHOULD BE USED TO DETERMINE FLOOD HAZARD AREAS ONLY AND NOT USED AS A BASIS FOR PLACING FLOOD INSURANCE. WE DO NOT ASSUME RESPONSIBILITY FOR FLOOD DETERMINATIONS.				
FIELD BOOK	NO.	DESCRIPTION	DATE	SIGNATURE
DRAFTED BY				
CHECKED BY				
MAP NO.				

I, HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCROACHMENTS EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT SAID SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.

** BEING 0.026 ACRES SITUATED IN THE LIBERTY 10AN EAST LEAGUE, ABSTRACT 159, LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF A 50 FOOT ROAD RIGHT-OF-WAY KNOWN AS COS OUT OF LOT 4 OF OUTER BLOCK 18 AND LOT 3 OF OUTER BLOCK 19 OF THE CITY OF LIBERTY, ACCORDING TO THE MAP RECORDED VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, SAID 0.026 ACRES BEING MORE PARTICULARLY DESCRIBED BY ATTACHED VETES AND MEASURES.



"EXHIBIT 1"

FIELD NOTES OF A TRACT OF LAND CONTAINING 0.026 ACRES SITUATED IN THE LIBERTY TOWN EAST LEAGUE, ABSTRACT 359, LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF A 50 FOOT ROAD RIGHT-OF-WAY KNOWN AS COS STREET OUT OF LOT 4 OF OUTER BLOCK 18 AND LOT 3 OF OUTER BLOCK 19 OF THE CITY OF LIBERTY, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, SAID 0.026 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND IN THE WEST RIGHT-OF-WAY LINE OF TEXAS (50 FOOT RIGHT-OF-WAY) WAS USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

BEGINNING at a 1/2" iron rod, found, in the south right-of-way line of said Cos Street, the west right-of-way line of said Texas, the northeast corner of a 0.900 acre tract of land conveyed to Kathgar, L.L.C. recorded by deed in Liberty County Clerk's File No.(s) 2010007246 of the Official Public Records of said county and for the **southeast corner** of the herein described tract, from which a 1/2" iron rod, found, being the southeast corner of said 0.900 acres bears South, a distance of 192.13 feet;

THENCE, S 89°31'33" W, along the south right-of-way line of said Cos Street and the north line of said 0.900 acres, a distance of 104.24 feet to a 1/2" capped iron rod, found, being the northeast corner of tract of land conveyed to Hipolito Hernandez recorded by deed in Volume 1832, Page 188 of the Official Public Records of said county, an exterior corner in the north line of said 0.900 acres and for the **southwest corner** of the herein described tract;

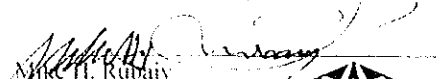
THENCE, N 00°33'57" E, over and across said Cos Street, a distance of 11.00 feet to a 1/2" capped iron rod, set, for the **northwest corner** of the herein described tract;

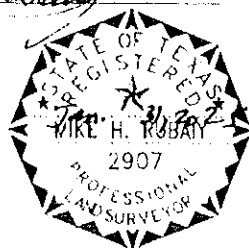
THENCE, N 89°31'33" E, over and across said Cos Street, a distance of 104.13 feet to a 1/2" capped iron rod, set, for the **northeast corner** of the herein described tract;

THENCE, South, over and across said Cos Street, a distance of 11.00 feet to the "**Point of Beginning**" and containing 0.026 acres of land, more or less.

Surveyed: July 24, 2024

I, Mike H. Rubaiy, Registered Professional Land Surveyor Number 2907 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.

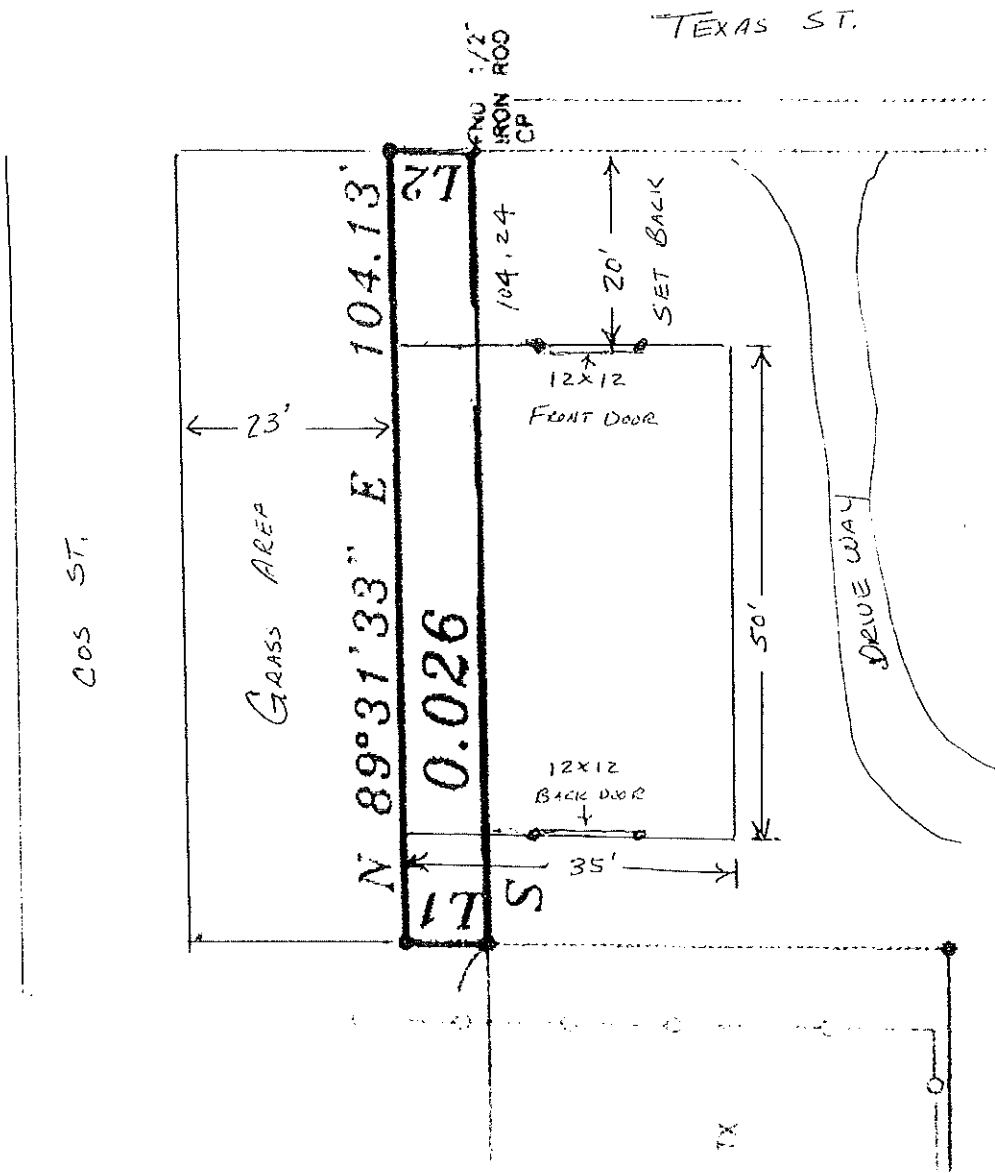

Mike H. Rubaiy
R.P.L.S. No. 2907



Job No. 210081 0.026 AC
Revised: 01-31-2025
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PICTURE No. 1



PICTURE No. 2



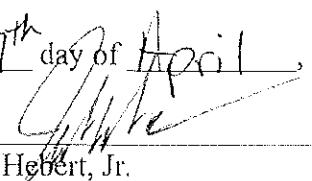
PICTURE No. 3



INCLUDING WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO ANY SUCH IMPROVEMENTS, (iii) THE MANNER OF REPAIR, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENT, (iv) COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING SOLID WASTE, AS DEFINED BY THE U. S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OF THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS SUBSTANCE, AS DEFINED BY THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT OF 1980, AS AMENDED, AND REGULATIONS PROMULGATED THEREUNDER, (v) VALID TITLE TO THE PROPERTY AND (vi) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY.

TO HAVE AND TO HOLD all of its right, title and interest in and to the above described property and premises unto the said grantee, his heirs and assigns forever, so that neither it nor its successors or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

EXECUTED this 17th day of April, 2025.



John Hebert, Jr.
Mayor of Liberty, Texas

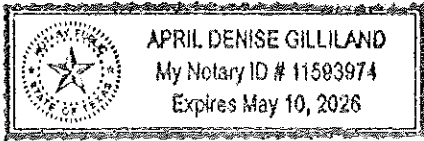
EXHIBIT

A

THE STATE OF TEXAS §

COUNTY OF LIBERTY §

This instrument was acknowledged before me on the 17th day of April, 2025, by John Hebert, Jr., in his capacity as the Mayor of Liberty, Texas.



April Denise Gilliland
Notary Public, State of Texas

" EXHIBIT A "

FIELD NOTES OF A TRACT OF LAND CONTAINING 0.026 ACRES SITUATED IN THE LIBERTY TOWN EAST LEAGUE, ABSTRACT 359, LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF A 50 FOOT ROAD RIGHT-OF-WAY KNOWN AS COS STREET OUT OF LOT 4 OF OUTER BLOCK 18 AND LOT 3 OF OUTER BLOCK 19 OF THE CITY OF LIBERTY, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS. SAID 0.026 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND IN THE WEST RIGHT-OF-WAY LINE OF TEXAS (50 FOOT RIGHT-OF-WAY) WAS USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

BEGINNING at a 1/2" iron rod, found, in the south right-of-way line of said Cos Street, the west right-of-way line of said Texas, the northeast corner of a 0.900 acre tract of land conveyed to Kathgar, LLC recorded by deed in Liberty County Clerk's File No.(s) 2010007246 of the Official Public Records of said county and for the southeast corner of the herein described tract, from which a 1/2" iron rod, found, being the southeast corner of said 0.900 acres bears South, a distance of 192.13 feet;

THENCE, S 89°31'33" W, along the south right-of-way line of said Cos Street and the north line of said 0.900 acres, a distance of 104.24 feet to a 1/2" capped iron rod, found, being the northeast corner of tract of land conveyed to Hipolito Hernandez recorded by deed in Volume 1832, Page 188 of the Official Public Records of said county, an exterior corner in the north line of said 0.900 acres and for the southwest corner of the herein described tract;

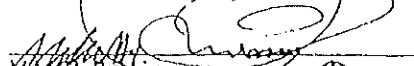
THENCE, N 00°33'57" E, over and across said Cos Street, a distance of 11.00 feet to a 1/2" capped iron rod, set, for the northwest corner of the herein described tract;

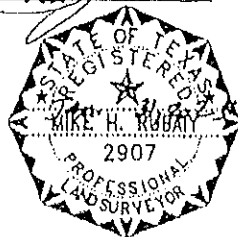
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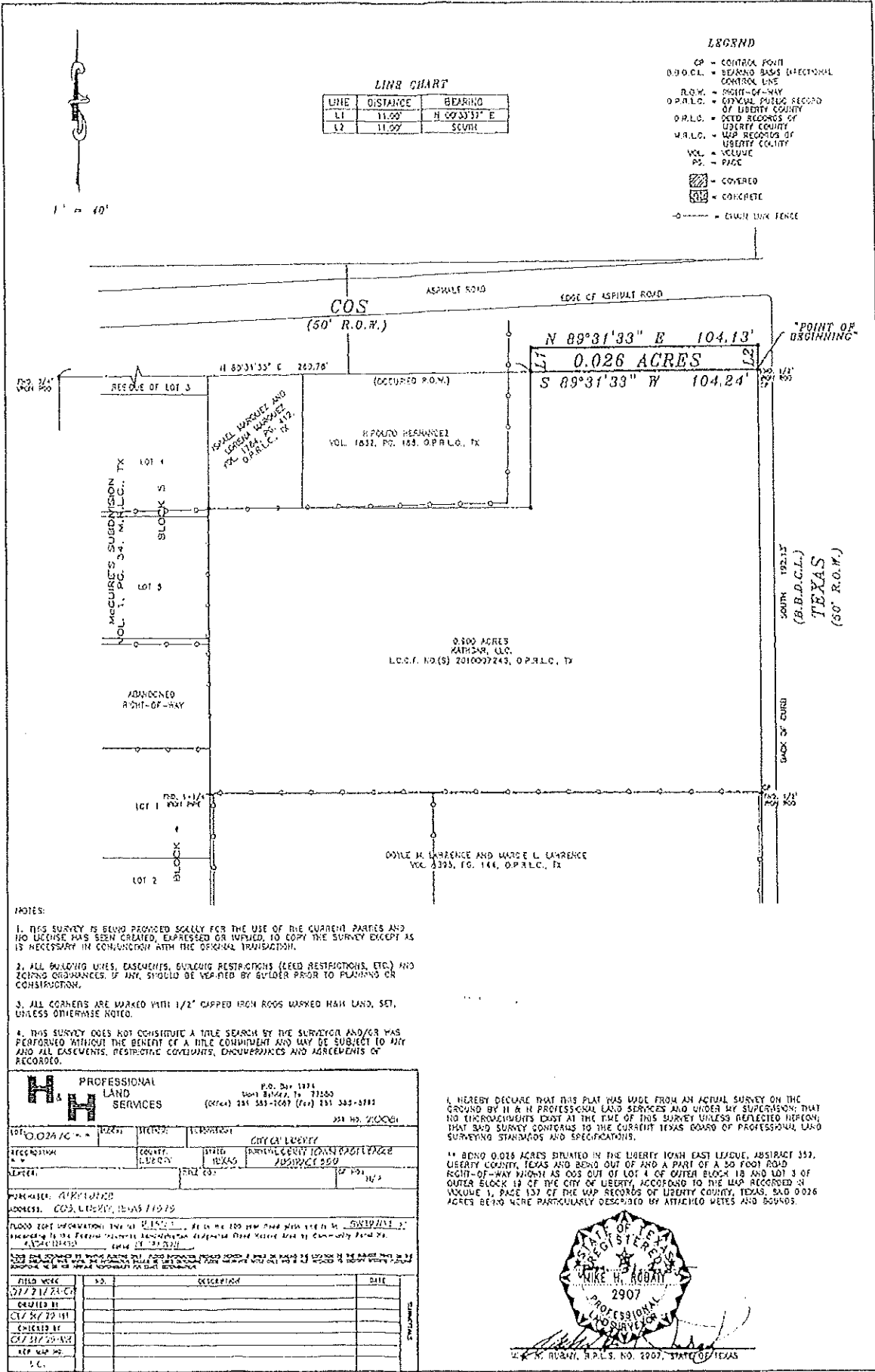
Surveyed: July 24, 2024

I, Mike H. Rubaiy, -Registered Professional Land Surveyor Number 2907 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.


Mike H. Rubaiy
R.P.L.S. No. 2907



Job No. 210081 0.026 AC
Revised: 01-31-2025
hh



LINE CHART

LINE	DISTANCE	BEARING
L1	11.00'	N 09°33'31" E
L2	11.00'	SCURVE

LEGEND

- CP - CONTROL POINT
- B.D.C.L. - BEARING BASE (FUNCTIONAL CONTROL LINE)
- R.O.W. - RIGHT-OF-WAY
- O.P.R.L.C. - OFFICIAL PUBLIC RECORDS OF LIBERTY COUNTY
- D.P.R.L.C. - DEED RECORDS OF LIBERTY COUNTY
- M.R.L.C. - MAP RECORDS OF LIBERTY COUNTY
- VOL. - VOLUME
- PS. - PAGE
- [Symbol] - COVERED
- [Symbol] - CONCRETE
- [Symbol] - EXHIBIT LINK FENCE

- NOTES:**
1. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PAPERS AND NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
 2. ALL BUILDING LINES, EASEMENTS, EULOGIC RESTRICTIONS (EED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, SHOULD BE VERIFIED BY BUILDER PRIOR TO PLANNING OR CONSTRUCTION.
 3. ALL CORNERS ARE MARKED WITH 1/2" CHIPPED IRON RODS MARKED HIGH AND, SET, UNLESS OTHERWISE NOTED.
 4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND/OR WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY BE SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS, ENCUMBRANCES AND AGREEMENTS OF RECORD.

HH PROFESSIONAL LAND SERVICES		P.O. Box 1374 South Bay, TX 77580 (Office) 281-383-1067 (Fax) 281-383-8783	
DATE: 07/27/2007	COUNTY: LIBERTY	TITLE: PARTIAL SURVEY	CLIENT: CITY OF LIBERTY
PROJECT: COS, LIBERTY, TEXAS	FILE NO: 07-001	DATE: 07/27/07	BY: [Signature]
FIELD NO: 0172123-01	NO.:	DESCRIPTION:	DATE:
CHECKED BY: [Signature]			
APP. NO. 10:			

I HEREBY DECLARE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY ON THE GROUND BY H & H PROFESSIONAL LAND SERVICES AND UNDER MY SUPERVISION; THAT NO ENCUMBRANCES EXIST AT THE TIME OF THIS SURVEY UNLESS REFLECTED HEREON; THAT THIS SURVEY CONFORMS TO THE CURRENT TEXAS BOARD OF PROFESSIONAL LAND SURVEYING STANDARDS AND SPECIFICATIONS.

** BEING 0.026 ACRES SITUATED IN THE LIBERTY 10TH EAST LEAVE, ABSTRACT 352, LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF A 50 FOOT ROAD RIGHT-OF-WAY KNOWN AS COS OUT OF LOT 4 OF OUTER BLOCK 13 AND LOT 3 OF OUTER BLOCK 13 OF THE CITY OF LIBERTY, ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, SAID 0.026 ACRES BEING PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS.



M. H. ABBOTT, P.L.S. NO. 2907, STATE OF TEXAS

27

10022583



2010007246 6 PGS

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

WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF LIBERTY §

That PEGGY GERALDINE WIGGINS, a single person, of Liberty County, Texas, (hereafter referred to as Grantor), for and in consideration of the following

1. The sum of TEN AND NO/100 (\$10 00) DOLLARS and other good and valuable consideration cash to her in hand paid by KATHGAR, LLC, a Texas Limited Liability Company, the receipt and sufficiency of which is hereby acknowledged, and
2. The further sum of ONE HUNDRED THIRTEEN THOUSAND ONE HUNDRED TWENTY AND NO/100 (\$113,120 00) DOLLARS, which sum represents the purchase price for the property herein conveyed, the receipt of which is hereby acknowledged by Grantor herein, and which sum has been advanced to Grantor by THE FIRST LIBERTY NATIONAL BANK, LIBERTY, TEXAS, at the special instance and request and in behalf of said Grantees herein, and which sum represents a portion of the principal of one certain Promissory Note of even date herewith in the principal sum of ONE HUNDRED THIRTEEN THOUSAND ONE HUNDRED TWENTY AND NO/100 (\$113,120 00) DOLLARS payable to the order of THE FIRST LIBERTY NATIONAL BANK, LIBERTY, TEXAS, said Note bearing interest from date at the rate therein specified, on the principal balance from time to time remaining unpaid, said interest being payable as it accrues, said Note, both principal and interest, being due and payable as therein specified, said Note to contain the usual acceleration, attorney's fee and collection clauses, and to be secured by a Vendor's Lien hereinafter reserved and additionally secured by a Deed of Trust of even date herewith from Grantee to EDWARD B PICKETT, TRUSTEE,

have (subject to the exceptions, reservations and covenants hereinafter set forth) GRANTED, SOLD and CONVEYED, and by these presents does (subject to the exceptions, reservations and covenants hereinafter set forth) GRANT, SELL and CONVEY, unto the said KATHGAR, LLC, ("Grantee") whose mailing address is P O. Box 444, Liberty, Texas 77575, that certain lot, tract or parcel of land described as follows, to-wit

BEING 0 900 acres of land out of Lot 3, Outer Block 19 and Outer Block 18 and the Street between said Outer Blocks in the City of Liberty, Liberty County, Texas, said lands being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property"), together with improvements located thereon.

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, restrictions, covenants, mineral or royalty reservations or conveyances, other reservations, maintenance or similar charges and easements, if any, relating to or affecting the above described property and/or of record in the Official 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 KATHGAR, LLC, its successors and assigns, forever, and the undersigned hereby binds herself, her heirs, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said premises (subject to the exceptions, reservations and covenants hereinabove set forth), unto the said KATHGAR, LLC, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

But it is expressly agreed and understood that the Vendor's Lien is retained and reserved unto Grantor herein, her heirs, successors and assigns, against the above described property, premises and improvements, until the above described Note, together with all interest due thereon, is fully paid, according to its face and tenor, effect and reading, when this Deed shall become absolute, and for the consideration of the advance of the said sum of ONE HUNDRED THIRTEEN THOUSAND ONE HUNDRED TWENTY AND NO/100 (\$113,120 00) DOLLARS to Grantor herein by THE FIRST LIBERTY NATIONAL BANK, LIBERTY, TEXAS, Grantor does hereby GRANT, SELL, TRANSFER and ASSIGN unto the said THE FIRST LIBERTY

NATIONAL BANK, LIBERTY, TEXAS, its successors and assigns, the Vendor's Lien and Superior Title hereinabove retained and reserved, and to HAVE AND TO HOLD the same unto the said Bank, its successors and assigns, subject only to the right of Grantee herein to pay in full said indebtedness and receive appropriate release of said lien

Grantor herein reserves unto herself a life estate in and to the personal residence located on the real estate to be conveyed hereby, however, said life estate is limited to Seller alone and no other person shall occupy the personal residence unless such person is a caregiver or caretaker for Seller while she also occupies the residence Further, Grantor hereby subordinates, and makes inferior and secondary, the said life estate reservation to the Promissory Note referenced herein payable to The First Liberty National Bank, Liberty, Texas, and all liens securing same

Grantee hereby accepts the Property described above "AS-IS" and with "ALL FAULTS" Grantor has not made and does not make any representations, warranties or covenants of any kind or character whatsoever, whether expressed or implied, the quality or condition of the Property conveyed to Grantee, compliance by Grantor and/or the Property with any laws, rules, ordinances, or regulations of any applicable governmental authorities, the habitability, merchantability, or fitness of the Property for a particular purpose, or any warranties that could be construed to cover the presence or non-presence of environmental pollutants Grantee accepts the Property in its present "AS-IS" "WHERE-IS" condition, with all faults All statements of fact, if any, made in this contract are for informational purposes only and such statements do not constitute warranties or representations of any nature

Property taxes for 2009 and prior thereto shall be the responsibility of Grantor, property taxes due and owing after January 1, 2010, shall be the responsibility of Grantee

IN TESTIMONY WHEREOF, Witness my hand this the 23 day of

June, A D, 2010


Peggy Geraldine Wiggins

THE STATE OF TEXAS §

COUNTY OF LIBERTY §

This instrument was acknowledged before me on the 23 day of June, A D , 2010, by PEGGY GERALDINE WIGGINS



Sonya Baldrige
Notary Public, State of Texas
Printed Name _____
Commission Expires: _____

EXHIBIT "A"

FIELD NOTES OF A TRACT OF LAND CONTAINING 0.900 ACRES SITUATED IN THE EAST LIBERTY TOWN LEAGUE, ABSTRACT 359, LIBERTY COUNTY, TEXAS AND BEING OUT OF AND A PART OF LOT 3 OF OUTER BLOCK 19, LOT 4 OF OUTER BLOCK 18 AND OUT OF AN ABANDONED 27.77' ROAD R.O.W. OF THE CITY OF LIBERTY, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 137 OF THE MAP RECORDS OF LIBERTY COUNTY, TEXAS, ALSO BEING THE SAME TRACTS OF LAND CONVEYED TO ALBERT F. WIGGINS RECORDED BY DEED IN VOLUME 591, PAGE 96 AND VOLUME 800, PAGE 400 & 403 OF THE DEED RECORDS OF LIBERTY COUNTY, TEXAS. SAID 0.90 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: THE MONUMENTS FOUND IN THE WEST RIGHT-OF-WAY LINE OF TEXAS (50 FOOT RIGHT-OF-WAY) WAS USED FOR THE BEARING BASIS DIRECTIONAL CONTROL LINE.

BEGINNING at a ½" iron rod, found, in the south right-of-way line of Cos (50 foot right-of-way), the west right-of-way line of said Texas, the northeast corner of said Wiggins' Tact per Volume 800, Page 400 & 403 and for the northeast corner of the herein described tract;

THENCE, South, along the west right-of-way line of said Texas and the east line of said Wiggins' Tact per Volume 800, Page 400 & 403 together with the east line of said Wiggins' Tact per Volume 591, Page 96, a distance of 192.13 feet to a ½" iron rod, found, being the northeast corner of said a tract of land conveyed to Doyle M. Lawrence and Margie L. Lawrence recorded by deed in Volume 1395, Page 144 of the Official Public Records of said county, the southeast corner of said Wiggins' Tact per Volume 591, Page 96 and for the southeast corner of the herein described tract;

THENCE, West, along the north line of said Lawrence Tract and the south line of said Wiggins' Tact per Volume 591, Page 96, a distance of 252.50 feet to a 1-¼" iron pipe, found, in the east line of McGuire's Subdivision, a subdivision in said county according to the map or plat thereof recorded in Volume 1, Page 34 of the Map Records of said county, the northwest corner of said Lawrence Tract, the southwest corner of said Wiggins' Tact per Volume 591, Page 96 and for the southwest corner of the herein described tract;

THENCE, North, along the east line of said McGuire's Subdivision and the west line of said Wiggins' Tact per Volume 591, Page 96, a distance of 129.80 feet to a ½" capped iron rod marked H&H Land, set, being the southwest corner of a tract of land conveyed to Israel Marquez and Lorena Marquez recorded by deed in Volume 1784, Page 412 of the Official Public Records of said county, the northwest corner of said Wiggins' Tact per Volume 591, Page 96 and for the northwest corner of the herein described tract;

THENCE, East, along the north line of said Wiggins' Tact per Volume 591, Page 96 and the south line of said Marquez Tract together with the south line of a tract of land conveyed to Hipolito Hernandez recorded by deed in Volume 1832, Page 188 of the Official Public Records of said county, a distance of 147.65 feet to a ½" capped iron rod marked H&H Land, set, being the southeast corner of said Hernandez, the southwest corner of said Wiggins' Tact per Volume 800, Page 400 & 403 and for an interior corner in the north line of the herein described tract;

THENCE, N 00°33'57" E, along the east line of said Hernandez Tract and the west line of said Wiggins' Tact per Volume 800, Page 400 & 403, a distance of 61.47 feet to a ½" capped iron rod marked H&H Land, set, in the south right-of-way line of said Cos, the northeast corner of said Hernandez Tract, the northwest corner of said Wiggins' Tact per Volume 800, Page 400 & 403 and for an exterior corner in the north line of the herein described tract;

THENCE, N 89°31'33" E, along the south right-of-way line of said Cos and the north line of said Wiggins' Tact per Volume 800, Page 400 & 403, a distance of 104.24 feet to the "Point of Beginning" and containing 0.900 acres of land, more or less.

CITY OF LIBERTY

Planning & Zoning Commission Agenda Item Form

Meeting Date: May 7, 2025

Agenda Wording: Consider approving a request to increase the number of units at the N Main Manufactured Home Park from 28 to 32.

Department: Community Development

Subject: 1904 N Main

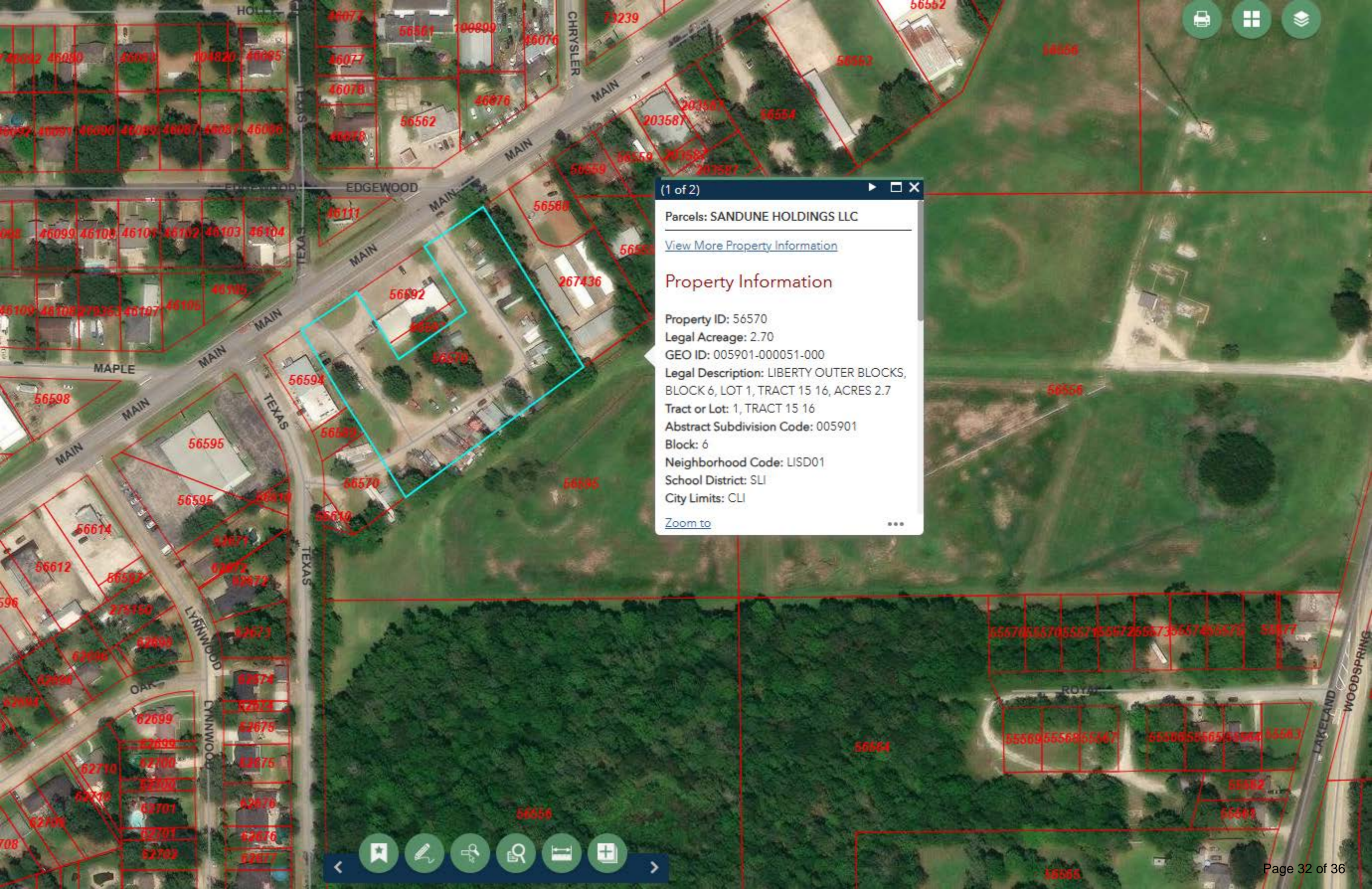
Background: Mr. Zolfaghari recently purchased the manufactured home park located at 1904 N Main. The park currently has 28 units and Mr. Zolfaghari would like to add 4 additional units to the park, bringing the total number of units to 32. The size of the park, in terms of acreage, would not be increasing.

This is an existing manufactured home park which Mr. Zolfaghari is allowed to operate under section 211.018 of the Local Government Code.

A similar request was made and approved by the Planning Commission on 12-11-24 for 4505 Sandune.

Funding Source: n/a

Staff Recommendation: Approval of the request subject to the following two conditions: (1) the owner will install a fire hydrant on N Main at a location dictated by the city and (2) owner will install privacy fencing along Texas Avenue and Main Street.



(1 of 2) ▶ □ ✕

Parcels: SANDUNE HOLDINGS LLC

[View More Property Information](#)

Property Information

Property ID: 56570
 Legal Acreage: 2.70
 GEO ID: 005901-000051-000
 Legal Description: LIBERTY OUTER BLOCKS, BLOCK 6, LOT 1, TRACT 15 16, ACRES 2.7
 Tract or Lot: 1, TRACT 15 16
 Abstract Subdivision Code: 005901
 Block: 6
 Neighborhood Code: LISD01
 School District: SLI
 City Limits: CLI

[Zoom to](#) ⋮



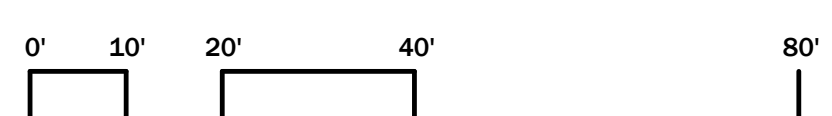
N MAIN ST



1 SITE PLAN
SCALE: 1" = 20'-0"

JURISDICTION CITY OF LIBERTY
 PARCEL NUMBER 56570.56594.56592.56593.56589
 ZONING R
 OWNER SANDUNE HOLDINGS LLC

LOT AREA 164,913 SF
 BUILDING FOOTPRINT 34,515 SF
 LOT COVERAGE 20.93%



N

RIGHT ARCHITECTURE

REVISION DATE

SCAN CODE FOR MORE SERVICES

PROJECT:
 1904 N MAIN ST
 LIBERTY TX 77575

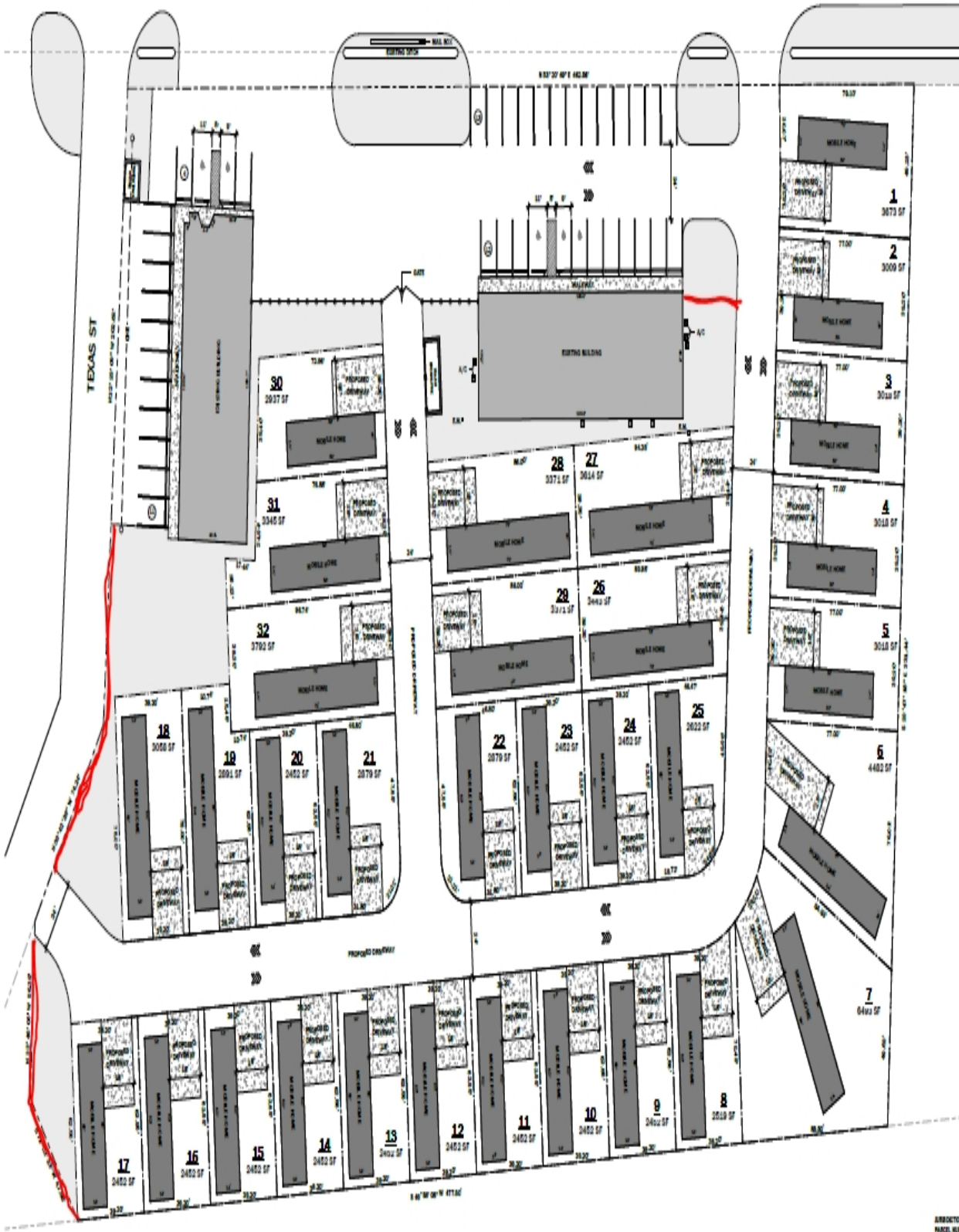
SITE PLAN

SCALE: 1" = 20'-0"

C-1

Page 33 of 36
SHEET SIZE: 36" x 24"

N MAIN ST



1 SITE PLAN
SCALE: 1" = 20'

APPLICANT: CITY OF LIBERTY
 PROJECT: 1804 N MAIN ST
 LIBERTY TX 77670

DATE: 11/11/2014
 SCALE: 1" = 20'

RIGHT
 INDEX

1804 N MAIN ST
 LIBERTY TX 77670

SITE PLAN

SCALE: 1" = 20'

C-1

CITY OF LIBERTY

Planning & Zoning Commission Agenda Item Form

Meeting Date: May 7, 2025

Agenda Wording: Consider approving a variance and a request to increase the number of units at the Sandune Manufactured Home Park from 19 to 26.

Department: Community Development

Subject: 4505 Sandune

Background: Mr. Zolfaghari recently purchased the manufactured home park located at 4505 Sandune. The park currently has 19 units and Mr. Zolfaghari would like to add 7 additional units to the park, bringing the total number of units to 26. The backside of the property is roughly 1 acre and is currently undeveloped. Mr. Zolfaghari would like to put the additional 7 units on the back acre. As part of the expansion, Mr. Zolfaghari would add a 4,400 square foot recreational area to the park, which he would maintain.

This is an existing manufactured home park which Mr. Zolfaghari is allowed to operate under section 211.018 of the Local Government Code.

To comply with the city's existing code, Mr. Zolfaghari would need two variances:

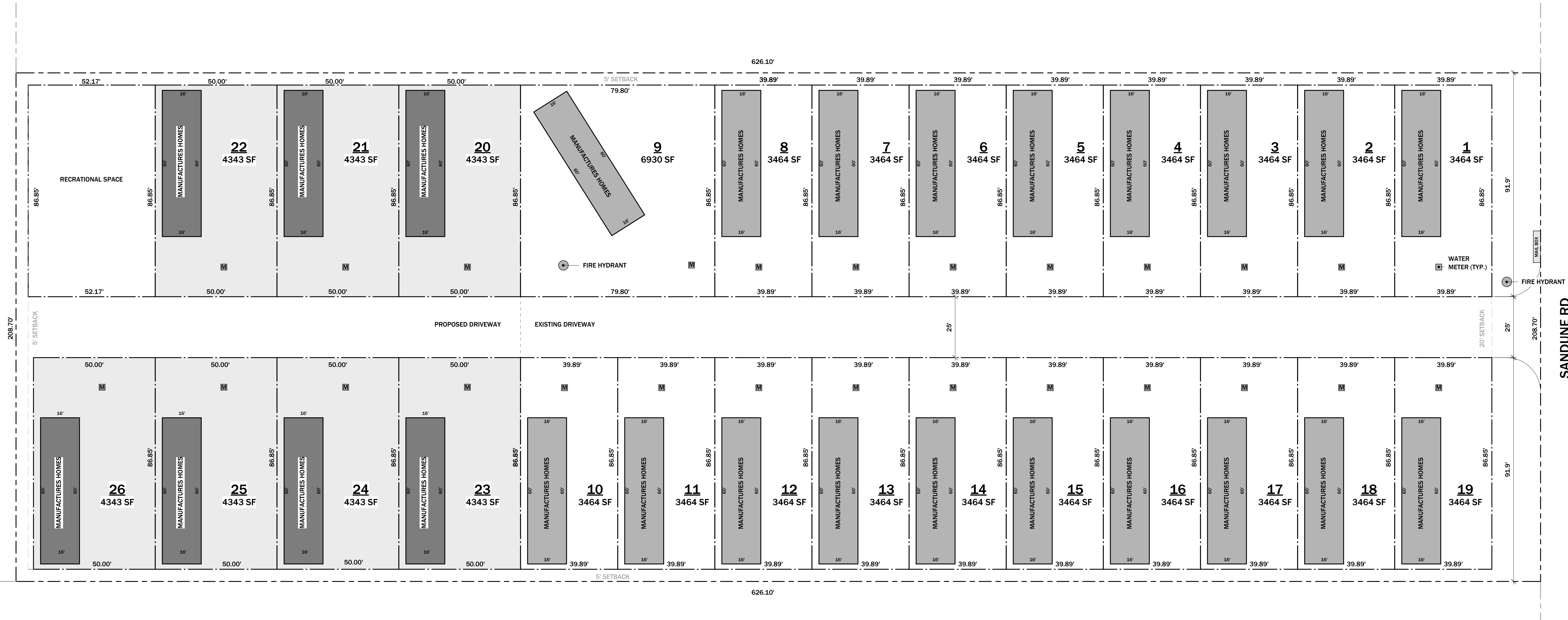
1. 3.08.040(a) – Requires 5,000 square foot lots; Proposed lots would be 4,343 square feet.
2. 3.08.047 – Requires natural gas to be installed; Park does not currently have natural gas.

If approved, Mr. Zolfaghari would be required to extend water, sewer, electric and the road at his cost. All units in this park are individually metered.

On December 11, 2024, the Planning Commission approved a request from Mr. Zolfaghari to increase the number of units from 16 to 19.

Funding Source: n/a

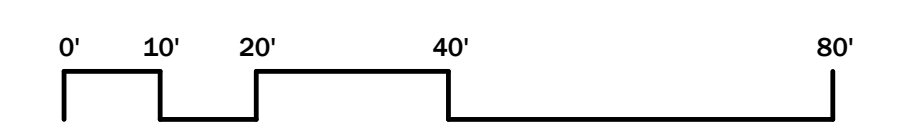
Staff Recommendation: Approve the request and variances on the condition that the entry road be paved.



1 SITE PLAN
SCALE: 1" = 20'-0"

JURISDICTION CITY OF LIBERTY
 PARCEL NUMBER 000091000313000
 ZONING R
 OWNER SANDUNE HOLDINGS LLC

LOT AREA 130,680 SF (3.05 AC)
 BUILDING FOOTPRINT 25,920 SF
 LOT COVERAGE 19.83%



N

RIGHT
ARCHITECTURE

REVISION _____ DATE _____

SCAN CODE FOR MORE SERVICES

PROJECT:
4505 SANDUNE RD, LIBERTY, TX 77575

SITE PLAN

SCALE: 1" = 20'-0"

C-1

Page 36 of 36
SHEET SIZE: 36" x 24"