



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, January 28, 2026

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 City Council regarding agenda and non-agenda items. Please be aware that, under Texas Law, the Council 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 comment with a factual statement or clarification. The City Council 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 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. Minutes Approval

- December 17, 2025

IV. REGULAR AGENDA

A. Regular Session

- Consider approving a variance request for Store Master Funding XXXIII, LLC at 3109 N Main St.

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 20th day of January 2026. This notice will remain posted continuously for at least three (3) business days preceding the scheduled day 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, December 17, 2025

12:00 PM

City Council Chambers

I. CALL TO ORDER

This meeting was called to order on December 17, 2025, in the City Council Chambers, 1829 Sam Houston Street, Liberty, Texas at 12:00 p.m. by President Tyler Jackson.

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

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 on 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.

President Jackson 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 Spacek to approve all items on the consent agenda. The motion was seconded by Commission Member Cook. The motion passed 4 to 0.

A. Minutes Approval

1. October 8, 2025

IV. REGULAR AGENDA

A. Regular Session

- 1. Discussion and possible action on approving the final plat for Phase I of the Liberty Ranch Subdivision.

Baker & Lawson, on behalf of the Von Schmidt Land and Cattle, LLC, has submitted a final plat for the proposed 216 lot residential subdivision to be located on Highway 146 North. The subdivision will be divided into two phases, with phase I consisting of 108 lots and phase II consisting of 108 lots.

The subdivision will include a 50' right-of-way, on-site detention, 28' wide concrete curb and gutter streets, sidewalks, underground utilities and a 0.636-acre park that will be privately maintained.

The layout of the subdivision is as follows:

- 1. Lot Size - 5,000 sf
- 2. Lot Width - 50 feet
- 3. Corner Lot Width - Proposed: 55 feet
- 4. Setbacks - Proposed: 5.0 feet

The approval of the final plat also denotes the City's acceptance of the subdivision's infrastructure.

A motion was made by Commission Member Cook to approve the Liberty Ranch Subdivision Phase I Final Plat. The motion was seconded by Commission Member Jones. The motion passed 4 to 0.

V. ADJOURNMENT

A. Motion To: Adjourn

With no further business to discuss, President Jackson adjourned the meeting at 12:08 p.m.

Tyler Jackson, President

ATTEST:

April Gilliland, City Secretary

CITY OF LIBERTY

Planning & Zoning Commission Agenda Item Form

Meeting Date: January 28, 2026

Agenda Wording: Consider approving a variance request for Store Master Funding XXXIII, LLC at 3109 N Main St.

Department: Community Development

Subject: Variance Request

Background: Store Master Funding XXXIII, LLC is requesting a variance to Section 10.02.123 of the City of Liberty Subdivision Ordinance, which requires all lots to have frontage from a public street.

Funding Source: n/a

Staff Recommendation: Approval of the variance



100 NE Loop 410, Suite 1105

San Antonio, Texas 78216

o | 770.368.1399

f | 770.368.1944

w | www.foresitegroup.net

D/B/A Foresite Consulting Group of Texas, LLC

December 18, 2025

Variance Request Review
Planning & Zoning Commission
City of Liberty
1829 Sam Houston St.
Liberty, TX 77575

Re: Tidal Wave – Liberty Plat

Dear Members of the Planning & Zoning Commission,

We respectfully request a variance from Section 10.02.123 of the City of Liberty Subdivision Ordinance, which requires all lots to have frontage on and direct access to a public street.

The proposed plat subdivides an existing 4.489-acre tract into two lots: Lot 1 (2.487 acres, currently undeveloped rear lot) and Lot 2 (2.003 acres, existing Tidal Wave car wash on the front). Lot 2 has direct access via a shared TxDOT-approved driveway aligned with the adjacent church's access point. Due to TxDOT access restrictions and the need to maintain proper intersection alignment, creating a separate public street access point for the rear lot is not feasible without compromising safety or violating state highway standards.

To ensure safe and legal access to the rear lot, the plat includes a recorded shared access easement over the existing driveway on Lot 2.

There are several factors we believe support approval of the variance, which include the following:

1. The geometrical layout of the property causes the inability to create multiple access points for the two properties. The site's configuration and shared TxDOT access point (required for alignment with the neighboring intersection) physically prevent the creation of separate direct public street access for both lots without multiple driveways, which could create traffic hazards.

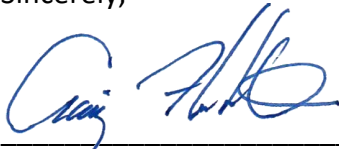
2. A permanent shared access easement is being recorded with the plat to provide access to the rear lot. This will allow access to the rear lot while maintaining safe ingress and egress for both properties.
3. The proposed configuration maintains existing access patterns, avoids additional curb cuts on the highway, and enhances safety by limiting access points.

Granting this variance meets all required criteria under the Subdivision Ordinance:

- It will not be detrimental to public health, safety, or welfare, nor injurious to surrounding properties.
- It is consistent with the intent and purpose of the ordinance (safe and orderly access).
- The hardship is not self-imposed or based solely on financial considerations.
- The circumstances are unique to this property (due to existing development, site layout, and TxDOT requirements) and not common to other properties in the area.

It is my professional opinion that the proposed variance remains in harmony with the spirit and intent of the City of Liberty's Subdivision Ordinance as it will not adversely affect the health, safety, or welfare of the public. The shared access easement provides equivalent (if not superior) access and safety compared to strict compliance, without negatively impacting the public or neighboring properties.

Sincerely,



Craig Fletcher, P.E.

STORE Master Funding XXXIII, LLC

DocuSigned by:
Angela Donahoe
33E9C661E8B54FB...

Signature of Owner (if applicable)

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): STORE MASTER FUNDING XXXIII, LLC

Name of Agent, if applicable: Craig Fletcher, P.E.

Phone Number: (770) 368-1399

Fax Number: _____

Mailing Address: 100 NE Loop 410, Suite 1105, San Antonio, TX 78216

Property Data:

Street address: 3109 N Main St, Liberty, TX 77575

Legal Description: _____

Being a 2.487 acre tract of land located in the George Orr Survey, Abstract Number (No.) 91 in Liberty County, Texas; said 2.487 acre tract being a portion of a called 4.490 acre tract recorded in the name of Store Master Funding XXXIII, LLC, Liberty County Clerk's File No. 2024012389 (L.C.C.F. No.)

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)

Section 10.02.123 of the City of Liberty Subdivision Ordinance, which requires all lots to have frontage from a public street.

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.)

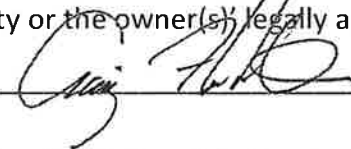
1. The granting of the variance will not be detrimental to the public safety health, or welfare, be injurious to surrounding property, or violate the intent and purpose of the regulation:
No, the nature of this variance request comes from geometrical conflicts from sharing access with the neighboring church, aligning with the TxDOT intersection, and not having enough space to provide separate access to the rear lot which resulted in the use of a shared access easement.
2. The granting of the variance is not based on a hardship which is self-imposed:
No, the detention and access requirements for the existing site left limited space to provide access to the rear lot, and the only feasible option is to provide an access easement.
3. The hardship is not based solely on the cost of complying with the regulation:
No, this variance has nothing to do with cost, only spacing limitations.

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:
Yes, due to the spacing limitations unique to this property shape and location, complying with Section 10.02.123 is not possible.
-

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)'s legally authorized agent.

Signature:  Date: 12/18/2025
Signature: _____ Date: _____

<p><u>For Office Use Only</u></p> <p>Submittal Date: _____</p> <p>Planning and Zoning Meeting Date: _____</p> <p>City Council Meeting Date: _____</p> <p>Received By: _____</p>
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<p><u>For Office Use Only</u></p> <p>Planning & Zoning Approval/Denial: _____</p> <p>City Council Approval/Denial: _____</p>

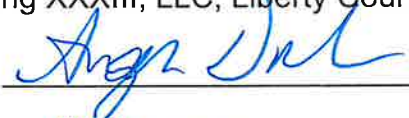
DESIGNATION OF AGENT FORM

This form designates Craig Fletcher, P.E. as my/our duly authorized agent, to act on my/our behalf in request in a variance involving the property described below. I am also submitting a copy of the deed(s) to the subject property as evidence of my ownership.

Property Address: 3109 N. Main St, Liberty, TX 77575

Legal Description: _____

Being a 2.487 acre tract of land located in the George Orr Survey, Abstract Number (No.) 91 in Liberty County, Texas; said 2.487 acre tract being a portion of a called 4.490 acre tract recorded in the name of Store Master Funding XXXIII, LLC, Liberty County Clerk's File No. 2024012389 (L.C.C.F. No.)

Signature of Owner:  Date: 12-22-25

Printed Name: Angela Donahoe
Senior Vice President

Signature of Agent:  Date: 12/18/2025

Printed Name: Craig Fletcher, P.E.

Notary Statement:

SWORN TO AND SUBSCRIBED before me this the 22nd day of December, 2025.



Cindy M. Bennie
Notary Public in and for Maricopa County, ^{Arizona} ~~Texas~~
My Commission Expires: July 29, 2028

Repeat page for multiple owners or agents

PLAT NO.
A REPLAT OF
GEORGE ORR SURVEY, ABSTRACT 91
ESTABLISHING
TIDAL WAVE - LIBERTY

MillerSurvey
DCCM
Miller Survey | Firm Reg. No. 10047100
1760 W. Sam Houston Pkwy N.
Houston, TX 77043
713.413.1900 | millersurvey.com

METES AND BOUNDS LEGAL DESCRIPTIONS:
FIELD NOTES FOR A 2.487 ACRE TRACT (LOT 1)

Being a 2.487 acre (108,294 square feet) tract of land located in the George Orr Survey, Abstract Number (No.) 91 in Liberty County, Texas; said 2.487 acre tract being a portion of a called 4.490 acre tract recorded in the name of Stone Master Funding, XXXIII, L.L.C., Liberty County Clerk's File No. 2024012199 (L.C.C.F. No. 3); said 2.487 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (NAD83), as per GPS observations):

COMMENCING at a 3/4-inch iron pipe found on the northerly Right-of-Way (R.O.W.) line of North Main Street (State Highway 146) (width varies as per Vol. 173, Pg. 128, L.C.D.R.), being the southeast corner of a called 2,003 acre tract recorded in the name of Samuel R. Jones in Liberty County Clerk's File (L.C.C.F.) No. 2009009837 and marking the southwest corner of said called 4.490 acre tract;

THENCE, along the line common to said called 4.490 acre tract and said 2,003 acre tract, North 14 degrees 45 minutes 33 seconds East, a distance of 366.00 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set at the southwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, along the line common to said called 4.490 acre tract, said 2,003 acre tract and a called 0.0314 acre tract (Tract No. 3) recorded in the name of the Liberty Church of Christ in Vol. 1461, Pg. 798, L.C.D.R., North 14 degrees 45 minutes 33 seconds West, a distance of 337.12 feet to a 3/4-inch iron pipe found at the southeast corner of said 1,601 acre tract, being on the northerly line of called 5.482 acre tract (Tract No. 1) recorded in the name of the Liberty Church of Christ in Vol. 1461, Pg. 798, L.C.D.R. and marking the northeast corner of said called 4.490 acre tract and the herein described tract;

THENCE, along the line common to said called 4.490 acre tract and said 5.822 acre tract, North 75 degrees 20 minutes 29 seconds East, a distance of 341.23 feet to a 3/8-inch iron rod found at the northeast corner of a called east 1-1/2 acres out of a 6 acre tract (Tract 1) recorded in the name of Liberty Church of Christ in Vol. 1461, Pg. 798, L.C.D.R. and marking the northeast corner of said called 4.490 acre tract and the herein described tract;

THENCE, along the line common to said called 4.490 acre tract and said 1-1/2 acres out of a 6 acre tract, South 14 degrees 19 minutes 34 seconds West, a distance of 162.28 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set at the southwest corner of said east 1-1/2 acres out of a 6 acre tract and marking a westerly corner of the herein described tract;

THENCE, North 22 degrees 19 minutes 10 seconds East, a distance of 162.28 feet to a 3/4-inch iron pipe found on the northerly R.O.W. line of said North Main Street (State Highway 146), being on the westerly line of said called 1-1/2 acres out of a 6 acre tract marking the most easterly corner of the herein described tract;

THENCE, along the northerly R.O.W. line of said North Main Street (State Highway 146), South 22 degrees 48 minutes 40 seconds West, a distance of 93.42 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set at the southwest corner of the herein described tract in the northerly R.O.W. line of said North Main Street (State Highway 146).

THENCE, through and across said 4.490 acre tract the following three (3) courses:

1. North 31 degrees 25 minutes 13 seconds West, a distance of 96.37 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set for an angle point;
2. North 22 degrees 20 minutes 57 seconds West, a distance of 162.28 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set for an angle point;
3. South 55 degrees 57 minutes 52 seconds West, a distance of 287.96 feet to the **POINT OF BEGINNING** and containing 2.487 acres of land.

FIELD NOTES FOR A 2.003 ACRE TRACT (LOT 2)

Being a 2.003 acre (87,267 square feet) tract of land located in the George Orr Survey, Abstract Number (No.) 91 in Liberty County, Texas; said 2.003 acre tract being a portion of a called 4.490 acre tract recorded in the name of Stone Master Funding, XXXIII, L.L.C., Liberty County Clerk's File No. 2024012199 (L.C.C.F. No. 3); said 2.003 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (NAD83), as per GPS observations):

BEGINNING at a 3/4-inch iron pipe found on the northerly Right-of-Way (R.O.W.) line of North Main Street (State Highway 146) (width varies as per Vol. 173, Pg. 128, L.C.D.R.), being the southeast corner of a called 2,003 acre tract recorded in the name of Samuel R. Jones in Liberty County Clerk's File (L.C.C.F.) No. 2009009837 and marking the southwest corner of said called 4.490 acre tract and the herein described tract;

THENCE, along the line common to said called 4.490 acre tract and said 2,003 acre tract, North 14 degrees 45 minutes 33 seconds East, a distance of 366.00 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set at the southeast corner of the herein described tract for an angle point;

THENCE, through and across said 4.490 tract, North 55 degrees 57 minutes 52 seconds East, a distance of 287.96 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set at the northeast corner of the herein described tract for an angle point;

THENCE, continuing through and across said 4.490 acre tract the following two (2) courses:

1. South 22 degrees 20 minutes 57 seconds East, a distance of 162.28 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set for an angle point;
2. South 31 degrees 25 minutes 13 seconds East, a distance of 96.37 feet to a 5/8-inch iron rod with cap stamped "Miller Survey" set for an angle point on the northerly R.O.W. line of said North Main Street (State Highway 146) marking the southeastern corner of the herein described tract;

THENCE, along the northerly R.O.W. line of said North Main Street (State Highway 146), South 22 degrees 48 minutes 40 seconds West, a distance of 32.46 feet to a concrete monument found at an angle point in the northerly R.O.W. line of said North Main Street (State Highway 146).

THENCE, along the northerly R.O.W. line of said North Main Street (State Highway 146), South 53 degrees 19 minutes 26 seconds West, a distance of 324.93 feet to the **POINT OF BEGINNING** and containing 2.003 acres of land.

FIELD NOTES FOR A 0.162 ACRE TRACT (VARIABLE WIDTH ACCESS EASEMENT)

Being a 0.162 acre (7,068 square feet) tract of land located in the George Orr Survey, Abstract Number (No.) 91 in Liberty County, Texas; said 0.162 acre tract being a portion of a called 4.490 acre tract recorded in the name of Stone Master Funding, XXXIII, L.L.C., Liberty County Clerk's File No. 2024012199 (L.C.C.F. No. 3); said 0.162 acre tract being a portion of proposed Lot 1 and Lot 2, Block 1, said 0.162 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System, Central Zone, North American Datum of 1983 (NAD83), as per GPS observations):

COMMENCING at a 3/4-inch iron pipe found on the northerly Right-of-Way (R.O.W.) line of North Main Street (State Highway 146) (width varies as per Vol. 173, Pg. 128, L.C.D.R.), being the southeast corner of a called 2,003 acre tract recorded in the name of Samuel R. Jones in Liberty County Clerk's File (L.C.C.F.) No. 2009009837 and marking the southwest corner of said called 4.490 acre tract and the herein described tract;

THENCE, along the northerly R.O.W. line of said North Main Street (State Highway 146), North 53 degrees 19 minutes 26 seconds East, a distance of 25.52 feet to a concrete monument found at an angle point;

THENCE, along the northerly R.O.W. line of said North Main Street (State Highway 146), North 22 degrees 48 minutes 40 seconds East, a distance of 17.00 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE, through and across said 4.490 acre tract, proposed Lot 1 and Lot 2, Block 1, the following seven (7) courses:

1. North 31 degrees 25 minutes 13 seconds West, a distance of 106.36 feet to an angle point;
2. North 22 degrees 20 minutes 57 seconds West, a distance of 160.69 feet to an angle point;
3. North 55 degrees 57 minutes 52 seconds East, a distance of 25.52 feet to an angle point;
4. South 22 degrees 20 minutes 57 seconds East, a distance of 163.87 feet to an angle point;
5. South 31 degrees 25 minutes 13 seconds East, a distance of 45.99 feet to the beginning of a curve to the left;
6. 26.89 feet along the arc of said curve to the left, having a radius of 14.50 feet, a central angle of 106 degrees 15 minutes 39 seconds, a chord that bears South 84 degrees 33 minutes 03 seconds East, a distance of 23.20 feet to an angle point;
7. North 22 degrees 19 minutes 08 seconds East, a distance of 31.81 feet to an angle point on the northerly R.O.W. line of said North Main Street (State Highway 146);

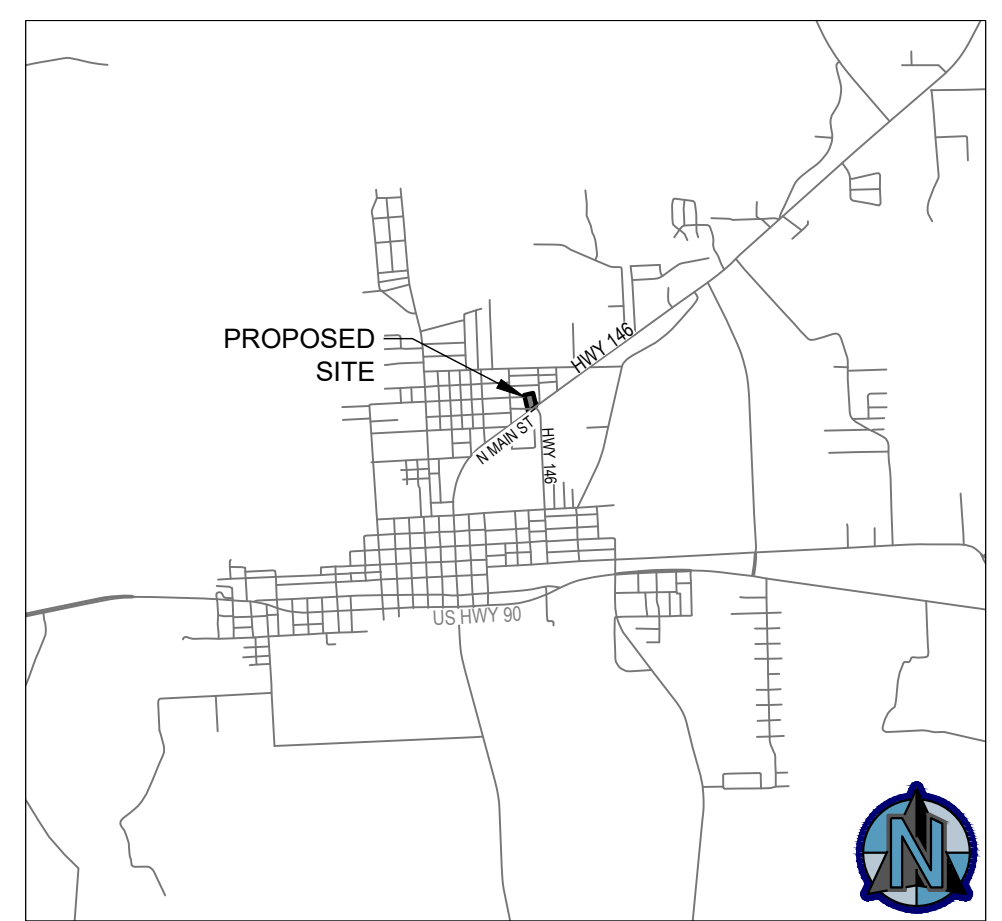
THENCE, along the northerly R.O.W. line of said North Main Street (State Highway 146), South 22 degrees 48 minutes 40 seconds West, a distance of 93.33 feet to the **POINT OF BEGINNING** and containing 0.162 acres of land.

LEGEND

- = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- = SET 5/8-INCH IRON ROD WILLIAMS SURVEY CAP (UNLESS OTHERWISE NOTED)
- AC. = ACRE
- A.E. = AERIAL EASEMENT
- BL. = BUILDING LINE
- CHB. = CHORD BEARING
- CHD. = CHORD LENGTH
- D.E. = DRAINAGE EASEMENT
- EASEMENT
- L.C.C.F. = LIBERTY COUNTY CLERK'S FILE
- L.C.D.R. = LIBERTY COUNTY DEED RECORDS
- L.C.M.R. = LIBERTY COUNTY MAP RECORDS
- L. = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- NO. = NUMBER
- NR. = NON-RADIAL
- P.U.E. = PUBLIC UTILITY EASEMENT
- PVT. = PRIVATE
- S.F. = SQUARE FEET
- SAN.S.E. = SANITARY SEWER EASEMENT
- STM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- P.O.B. = POINT OF BEGINNING
- IR. = IRON ROD
- IR.P. = IRON PIPE
- H.L.A.P. = HOUSTON LIGHTING AND POWER
- P.O.C. = POINT OF COMMENCING

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	106.36	N31° 25' 13"W
L2	160.69	N22° 20' 57"W
L3	12.76	N55° 57' 52"E
L4	12.76	N55° 57' 52"E
L5	163.87	S22° 20' 57"E
L6	45.99	S31° 25' 13"E
L7	31.81	N42° 19' 08"E
L8	91.33	S22° 48' 40"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	26.89'	14.50'	106°15'39"	S84° 33' 03"E	23.20'



LOCATION MAP
1" = 5,280'

STATE OF TEXAS
COUNTY OF LIBERTY

KNOW ALL MEN BY THESE PRESENTS, THAT STORE MASTER FUNDING XXXIII, L.L.C., A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, WITH ITS HOME ADDRESS AT 877 E. HARTFORD DRIVE, SUITE 100, SCOTTSDALE, ARIZONA 85258, OWNER OF 4.490 ACRES OF LAND OUT OF THE ORIGINAL SURVEY KNOWN AS GEORGE ORR SURVEY, ABSTRACT 91, LIBERTY COUNTY, TEXAS AS CONVEYED BY DEED DATED MARCH 29, 2024 AND RECORDED AS INSTRUMENT NUMBER 2024021399, LIBERTY COUNTY DEED RECORDS, DOES HEREBY SUBDIVIDE 4.490 ACRES OF LAND OUT OF THE ORIGINAL SURVEY, TO BE KNOWN AS A REPLAT OF THE GEORGE ORR SURVEY, ABSTRACT 91, ESTABLISHING TIDAL WAVE - LIBERTY, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND DO HEREBY DEDICATE TO THE PUBLIC.

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS STORE MASTER FUNDING XXXIII, L.L.C., AND ACKNOWLEDGED TO ME THAT HE EXECUTES THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC _____ COUNTY, STATE OF _____

STATE OF _____
COUNTY OF _____

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: STORE MASTER FUNDING XXXIII, L.L.C.

AGENT: _____

THIS PLAT OF TIDAL WAVE - LIBERTY HAS BEEN SUBMITTED TO THE CITY OF LIBERTY, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____
CITY OF LIBERTY BUILDING OFFICIAL

STATE OF TEXAS
COUNTY OF LIBERTY

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SUBDIVISION ORDINANCE OF THE CITY OF LIBERTY.

LICENSED PROFESSIONAL ENGINEER _____

I, ANTHONY R. PEACOCK, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON RODS HAVING AN OUTSIDE DIAMETER OF FIVE EIGHTH OF ONE INCH (5/8) AND A LENGTH OF THREE (3) FEET UNLESS OTHERWISE NOTED.

ANTHONY R. PEACOCK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5047
MILLER SURVEY
1760 W. SAM HOUSTON PKWY N.
HOUSTON, TEXAS 77063
PHONE: 713-413-1900

UTILITY NOTE:
ELECTRIC UTILITY SERVICE WILL BE PROVIDED BY: ENTERGY TEXAS
TELEPHONE UTILITY SERVICE WILL BE PROVIDED BY: SPECTRUM
GAS UTILITY SERVICE WILL BE PROVIDED BY: CENTERPOINT ENERGY

SEWAGE DISPOSAL NOTE:
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PERMITTED PUBLIC OR PRIVATE SANITARY SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY LIBERTY COUNTY. SANITARY SEWER SERVICE PROVIDED BY THE CITY OF LIBERTY.

INDIVIDUAL WATER SUPPLY NOTE:
NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. POTABLE WATER SERVICE SHALL BE PROVIDED TO EACH LOT BY THE CITY OF LIBERTY.

WATER SUPPLY NOTE:
THE CITY OF LIBERTY, THE ENTITY TO PROVIDE FOR THE POTABLE WATER SUPPLY, IS AN APPROVED PUBLIC WATER SUPPLY SYSTEM HAS ADEQUATE QUANTITY TO SUPPLY THE SUBDIVISION AND PROVISIONS HAVE BEEN MADE TO PROVIDE SERVICE TO EACH LOT IN ACCORDANCE WITH THE POLICIES OF THE WATER SUPPLY SYSTEM.

WATER SUPPLY REPRESENTATIVE _____

DEVELOPMENT REGULATION NOTE:
NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL LIBERTY COUNTY DEVELOPMENT REQUIREMENTS HAVE BEEN MET
MUNICIPAL / ET NOTE:
THE ENTITY OF THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF LIBERTY CITY, TX.

SCHOOL DISTRICT PLAT NOTE:
THE SUBDIVISION IS WITHIN THE BOUNDARIES OF THE LIBERTY INDEPENDENT SCHOOL DISTRICT.

FLOODPLAIN NOTE:
NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48252C0501, EFFECTIVE JANUARY 19, 2018. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

DRIVEWAY CONSTRUCTION NOTE:
NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLIC ROADWAY UNLESS:
(1) A CULVERT/DRIVEWAY PERMIT FOR USE OF THE COUNTY ROADWAY RIGHT-OF-WAY HAS BEEN ISSUED; AND
(2) THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENT FOR DRIVEWAYS SET FORTH IN TABLE 40.0.7.09B OF THE LIBERTY COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS.

DRAINAGE EASEMENT ENCROACHMENTS NOTE:
NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPIDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCO OR DIRECTOR OF PUBLIC WORKS. THE CITY OF LIBERTY AND LIBERTY COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

TODOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL" THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE (1) ACCESS POINT ALONG HWY 146, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 324.93 LINEAR FEET.
3. SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE. A SIDEWALK PERMIT MUST BE APPROVED BY TODOT PRIOR TO CONSTRUCTION. WITHIN STATE RIGHT-OF-WAY, LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TODOT.

PIPELINE EASEMENT NOTE:
ALL EXISTING PIPELINE EASEMENT WITHIN THE LIMITS OF THE SUBDIVISION HAVE BEEN SHOWN.

NOTES:
1. PROJECT BENCHMARK: NGS MONUMENT BLOSS9
BEING A BENCH MARK DISK SET IN A RETAINING WALL OR CONCRETE LEDGE OF A CULVERT HEADWALL, STAMPING "A 1000 1977" BEING LOCATED 0.3 MILE EAST ALONG U.S. HIGHWAY 40 FROM THE JUNCTION OF STATE HIGHWAY 146, ABOUT 0.5 MILE WEST OF THE JUNCTION OF FARM ROAD 343, 3 FEET NORTH OF THE NORTH CURB FOR THE WESTBOUND LANE OF THE HIGHWAY, SET IN THE TOP OF THE WEST END OF THE NORTH HEADWALL FOR A 30-FOOT CONCRETE BOX CULVERT WITH TWO DIVIDING PIERS, 1 FOOT EAST OF THE WEST END OF THE HEADWALL AND ABOUT LEVEL WITH THE ELEVATION + 23.54 NAVD83
2. TEMPORARY BENCHMARK (TBM "A"):
BEING A BOX CUT WITH SCRIBED "A" IN CONCRETE ON TOP OF SAFETY END TREATMENT HEADWALL LOCATED +/- 50' NORTHWEST OF THE CENTERLINE INTERSECTION OF THE NORTH MAIN STREET (ON 146) AND HIGHWAY 146 BYPASS BEING ON THE NORTH SIDE OF NORTH MAIN STREET.
ELEVATION = 43.52' NAVD 83
3. TEMPORARY BENCHMARK (TBM "B"):
BEING A BOX CUT WITH SCRIBED "B" IN CONCRETE ON THE SOUTHWEST CORNER OF A STORM GRATE INLET, LOCATED +/- 500' NORTH OF THE CENTERLINE INTERSECTION OF NORTH MAIN STREET AND THE MOST NORTH-EASTERN ENTRANCE TO LIBERTY CHURCH OF CHRIST, BEING APPROXIMATELY 12' WEST OF THE CORNER OF A PRIVATE DRIVE ELEVATION = 43.26' NAVD 88
4. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE NO. 4203, NORTH AMERICAN DATUM OF 1983 (NAD83), AS PER GPS OBSERVATIONS.
5. THE ELEVATIONS PLOTTED HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)

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