

**NOTICE OF PROPOSED VOLUNTARY ANNEXATION PUBLIC HEARING BY
THE CITY OF CLEVELAND, TEXAS**

The City Council of the City of Cleveland, Texas will conduct one (1) public hearing on June 15, 2021 at 6:00 pm in the Council Chambers at City Hall, 907 E Houston, Cleveland, Texas 77327 for the purpose of discussion on proposed **VOLUNTARY** annexation area which is listed below.

VOLUNTARY ANNEXATION: Being all of that tract of land in Liberty County, Texas, out of the John C Denvers Survey, A-168, and being part of that called 265.898 acres described in a deed to Thornberry Family Partnership, LTD as recorded under Clerks File Number 2017019090 of the Official Public Records of Liberty County, Texas, and part of that called 144.712 acres described in a deed to Thornberry Family Partnership, LLP as recorded under Clerks File Number 2015006274 of the Official Public Records of Liberty County, Texas.

Mets and Bounds of property can be found on City's website – www.clevelandtexas.com under Your Government – Annexations.

Angela Smith
City Secretary
VIN 6/3/2021

Piney Woods Surveying
PO Box 5887
Waco, Texas 76708
FIRM No. 100460-00

DESCRIPTION

STATE OF TEXAS
COUNTY OF LIBERTY

365.590 ACRES

BEING all of that tract of land in Liberty County, Texas, out of the John C. Denvers Survey, A-168, and being part of that called 265.898 acres described in a deed to Thornberry Family Partnership, LTD as recorded under Clerks File Number 2017019090 of the Official Public Records of Liberty County, Texas, and part of that called 144.712 acres described in a deed to Thornberry Family Partnership, LLP as recorded under Clerks File Number 2015006274 of the Official Public Records of Liberty County, Texas, and being further described as follows:

BEGINNING at a 1 1/2 inch steel pipe found at the Northwest corner of said 265.898 acres, same being the Southwest corner of that called 106.040 acres described in a deed to David Russo as recorded under Clerks File Number 2018017940 of the Official Public Records of Liberty County, Texas;

THENCE North 87 degrees 45 minutes 07 seconds East, 1419.96 feet to a 1/2 inch steel rod found;

THENCE North 87 degrees 56 minutes 39 seconds East, 1681.84 feet to a railroad rail found in the North line of said 265.898 acres at the Southeast corner of said 106.040 acres, same being the Southwest corner of the Pebble Creek Subdivision as recorded in Volume 8, Page 151 of the Plat Records of Liberty County, Texas;

THENCE North 87 degrees 53 minutes 03 seconds East, 2983.74 feet to a railroad rail found;

THENCE North 71 degrees 28 minutes 08 seconds East, 152.62 feet to a railroad rail found;

THENCE North 87 degrees 53 minutes 32 seconds East, 1717.64 feet to a 1/2 inch steel rod set (orange cap 5969) replacing a pulled up railroad rail found at the most Northerly Northeast corner of said 265.898 acres, in the West line of said 144.712 acres, and at the Southeast corner of said Pebble Creek Subdivision;

THENCE North 02 degrees 34 minutes 33 seconds West, 137.03 feet to a 1/2 inch steel rod found at a Northwest corner of said 144.712 acres, and at the Southwest corner of that Tract Two of called 24.795 acres described in a deed to Joseph Young as recorded under Clerks File Number 2013008299 of the Official Public Records of Liberty County, Texas;

THENCE North 87 degrees 26 minutes 55 seconds East, 643.70 feet to a 1/2 inch steel rod set (orange cap 5969) at a interior corner of said 144.712 acres, and at the Southeast corner of said 24.795 acres;

THENCE North 03 degrees 39 minutes 21 seconds West, 730.83 feet to a 8 inch wood fence corner post found at the South corner of that Tract Three of called 13.371 acres described in a deed to Joseph Young as recorded under Clerks File Number 2013008299 of the Official Public Records of Liberty County, Texas;

THENCE North 39 degrees 28 minutes 51 seconds East, 499.51 feet to a 8 inch wood fence corner post found at a interior corner of said 13.371 acres;

THENCE North 87 degrees 30 minutes 07 seconds East, 266.35 feet to a 1/2 inch steel rod set (orange cap 5969) at a interior corner of said 144.712 acres, same being the Southeast corner of said 13.371 acres;

THENCE North 02 degrees 32 minutes 42 seconds West, 763.24 feet to a 1/2 inch steel rod found in the South line of County Road No. 386 at a Northwest corner of said 144.712 acres;

THENCE South 89 degrees 31 minutes 28 seconds East, 60.13 feet to a 5/8 inch steel rod found (cap Washburn & Co) in the South line of said County Road No. 386 at a Northeast corner of said 144.712

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acres, same being the Northwest corner of that called 2.96 acres described in a deed to Henry Pine as recorded in Volume 1764, Page 117 of the Official Public Records of Liberty County, Texas;

THENCE South 02 degrees 32 minutes 24 seconds East, 765.44 feet to a 1/2 inch steel rod found at an interior corner of said 144.712 acres, same being the Southwest corner of that called 2.00 acres described in a deed to Lloyd Brown as recorded in Volume 1693, Page 680 of the Official Public Records of Liberty County, Texas;

THENCE North 86 degrees 30 minutes 28 seconds East, 247.91 feet to a 1/2 inch steel rod found at the Southeast corner of said 2.00 acres;

THENCE North 02 degrees 28 minutes 36 seconds West, 350.78 feet to a 1/2 inch steel rod found at the Northeast corner of said 2.00 acres, in the South line of said 2.96 acres;

THENCE North 86 degrees 36 minutes 00 seconds East, 59.89 feet to a 1/2 inch steel rod set (orange cap 5969) at the Southeast corner of said 2.96 acres;

THENCE North 02 degrees 33 minutes 49 seconds West, 404.80 feet to a 1/2 inch steel rod set (orange cap 5969) at the Northeast corner of said 2.96 acres, in the South line of that called 209.3 acres described in a deed to WRJJ, LTD as recorded in Volume 1493, Page 509 of the Official Public Records of Liberty County, Texas;

THENCE North 88 degrees 21 minutes 37 seconds East, 158.11 feet to a 5/8 inch steel rod found at a Northeast corner of said 144.712 acres, in the South line of said 209.3 acres, and at the Northwest corner of that called 1.368 acres described in a deed to Darrell Newman, Jr. as recorded under Clerks File Number 2019014154 of the Official Public Records of Liberty County, Texas;

THENCE South 04 degrees 43 minutes 12 seconds East, 347.55 feet to a 5/8 inch steel rod found at the Southwest corner of said 1.368 acres;

THENCE North 87 degrees 46 minutes 49 seconds East, 162.70 feet to a 3/8 inch steel rod found at the Southeast corner of said 1.368 acres, and in the West line of that called 5.286 acres described in a deed to Alice Chen as recorded under Clerks File Number 2017008272 of the Official Public Records of Liberty County, Texas;

THENCE South 01 degrees 23 minutes 38 seconds East, 339.20 feet to a 1/2 inch steel rod set (orange cap 5969) at the Southwest corner of said 5.286 acres, same being the Northwest corner of that called 10.000 acres described in a deed to Morace Investment Properties LLC as recorded under Clerks File Number 2017024720 of the Official Public Records of Liberty County, Texas;

THENCE South 01 degrees 29 minutes 08 seconds East, 582.21 feet to a 1/2 inch steel rod set (orange cap 5969) at the Southwest corner of said 10.000 acres;

THENCE North 87 degrees 17 minutes 29 seconds East, 625.19 feet to a 1/2 inch steel rod set (orange cap 5969) at the Southeast corner of said 10.000 acres;

THENCE North 03 degrees 08 minutes 01 seconds West, 193.96 feet to a 1/2 inch steel rod set (orange cap 5969) in the East line of said 10.000 acres, at the Southwest corner of a 3.087 acre easement described in a deed to Cole Morace as recorded under Clerks File Number 2016014097 of the Official Public Records of Liberty County, Texas;

THENCE North 86 degrees 51 minutes 59 seconds East, 120.01 feet to a 5/8 inch steel rod found at the Southeast corner of said 3.087 acres, and in the West line of that called 8.200 acres described in a deed to Edward Koontz as recorded under Clerks File Number 2015012832 of the Official Public Records of Liberty County, Texas;

THENCE South 03 degrees 08 minutes 01 seconds East, 194.85 feet to a 1/2 inch steel rod set (orange cap 5969) at the Southwest corner of said 8.200 acres;

THENCE North 87 degrees 17 minutes 29 seconds East, 575.84 feet to a 1/2 inch steel rod set (orange cap 5969) at the Southeast corner of said 8.200 acres;

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THENCE South 02 degrees 25 minutes 49 seconds East, 1429.90 feet to a 3/8 inch steel rod found at the Southeast corner of said 144.712 acres;

THENCE South 86 degrees 53 minutes 45 seconds West, 21.45 feet to a 1/2 inch steel rod set (orange cap 5969) at the Northeast corner of said 265.898 acres;

THENCE South 00 degrees 17 minutes 14 seconds East, 459.24 feet to a 1/2 inch steel rod set (orange cap 5969) in the East line of said 265.898 acres, and in the North line of that called 16.10 acres out of said 265.898 acres as described in a deed to RST Williams Interest, LP as recorded under Clerks File Number 2018026778 of the Official Public Records of Liberty County, Texas, same being the North line of that called 820.01 acres described in a deed to BNSF Railroad Company as recorded under Clerks File Number 2018026781 of the Official Public Records of Liberty County, Texas, a 14 inch sweetgum bears North 34 degrees 16 minutes 10 seconds West, 10.24 feet, and a 1/2 inch steel rod set (orange cap 5969) at the Southeast corner of said 265.898 acres bears South 00 degrees 17 minutes 14 seconds East, 4.24 feet, and a 1 1/2 inch steel pipe found at the Northeast corner of said 820.01 acres bears North 87 degrees 19 minutes 03 seconds East, 400.55 feet for reference;

THENCE South 87 degrees 20 minutes 56 seconds West, 11127.50 feet to a 5/8 inch steel rod found (cap 5815) at the Northwest corner of said 16.10 acres, and in the North line of said 820.01 acres, a 1/2 inch steel pipe found at the Northwest corner of said 820.01 acres bears South 87 degrees 20 minutes 56 seconds West, 36.38 feet, and a 1/2 inch steel rod set (orange cap 5969) at the Southwest corner of said 265.898 acres and 16.10 acres bears South 03 degrees 17 minutes 05 seconds East, 121.66 feet for reference;

THENCE North 03 degrees 17 minutes 05 seconds West, 1199.20 feet to the Point of Beginning, containing 365.590 acres of land

Bearings described are related to the Texas Coordinate System of 1983, Central Zone. Distances shown are US Survey Feet in "Field Horizontal" Units and may be converted to "Grid" units by multiplying by a combined scale factor of 0.99994447.

The description shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of August 2019.

September 9, 2019

Landon Smith
R.P.L.S. No. 5969