

L. W. "Nubbin" Cooper Jr.
County Commissioner, Precinct 1

Chris Kirkendall
County Commissioner, Precinct 2



Amanda Young
County Commissioner, Precinct 3

Ernie Koch
County Commissioner, Precinct 4

Wayne McDaniel
County Judge

COMMISSIONERS COURT OF HARDIN COUNTY, TEXAS
HARDIN COUNTY COURTHOUSE ■ COMMISSIONERS COURTROOM (A-131)

NOTICE OF SPECIAL MEETING AND AGENDA
MONDAY | DECEMBER 23, 2024 | 9:45 A.M.

Any attendee of this Open Meeting may be permitted to comment on an Agenda Item for a period of three (3) minutes by raising their hand and being recognized by the Presiding Member prior to the Court acting on any item. Anyone who addresses Commissioners Court must do so from the podium.

AGENDA AND MINUTES

BE IT REMEMBERED THAT ON DECEMBER 23, 2024, THERE WAS BEGUN AND HOLDEN A SPECIAL MEETING OF THE COMMISSIONERS' COURT OF HARDIN COUNTY, TEXAS, WITH THE FOLLOWING MEMBERS OF THE COURT PRESENT:

HONORABLE WAYNE MCDANIEL
HONORABLE L.W. COOPER, JR.
HONORABLE CHRIS KIRKENDALL
HONORABLE AMANDA YOUNG
HONORABLE ERNIE KOCH
HONORABLE CONNIE BECTON

HARDIN COUNTY JUDGE
COMMISSIONER PCT. 1
COMMISSIONER PCT. 2
COMMISSIONER PCT. 3
COMMISSIONER PCT. 4
HARDIN COUNTY CLERK

WHEN THE FOLLOWING PROCEEDINGS WERE HAD AND ORDERS MADE TO-WIT; IN ADDITION TO THE ROUTINE BUSINESS OF THE COUNTY, THE SUBJECT OF SAID MEETING WILL BE THE FOLLOWING:

- 1) Establish Quorum and Call Meeting to Order | *Hon. Wayne McDaniel*
- 2) Invocation and Pledge of Allegiance | *Hon. Shirley Cook*

COMMISSIONERS COURT AGENDA AND MINUTES

DECEMBER 23, 2024

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3) **Public Hearing:** Conduct Public hearing to receive comments from Hardin County citizens on the consideration of a request by Mr. Adam Kruttlin and by Access Surveyors, LLC for a setback variance for Tracts 1 – 4 of the Wilson and Ariola Addition, Francisco Ariola Survey, Abstract No. 2, located in Precinct 1, Lumberton, Texas. (SEE ATTACHED)
NO PUBLIC COMMENTS

4) **Public Hearing:** Conduct Public hearing to receive comments from Hardin County citizens on the consideration of a request by J.D. Knight Construction, LLC for a setback variance for Utility Easement from 10 ft. to 5 ft. on Lot 20 of Madison Park, Phase II, called 3.513 acres, Andover Properties, LLC, Series Keith West Instrument No. 2018-82790, located in Precinct 3, Lumberton, Texas. (SEE ATTACHED)
NO PUBLIC COMMENTS

5) Adjourn.

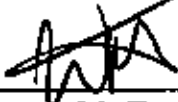
MOTION BY: COMMISSIONER COOPER

SECOND BY: COMMISSIONER KIRKENDALL

**IN FAVOR: JUDGE MCDANIEL, COMMISSIONER KIRKENDALL, COMMISSIONER COOPER,
COMMISSIONER YOUNG AND COMMISSIONER KOCH.**

ACTION: APPROVED

RESPECTFULLY SUBMITTED,



**Wayne McDaniel
HARDIN COUNTY JUDGE**



**Connie Becton
HARDIN COUNTY CLERK**

South Lumland LLC
January 19, 2024

Hardin County
255 Crocker St
Kountze, TX 77625

To Whom It May Concern,

I am writing on behalf of South Lumland LLC to officially convey our decision regarding the west side utility easement at Lot 20 Madison Park Phase 2 (7170 Keith Road in Lumberton).

At a meeting of the company officers, it was unanimously voted to abandon the said west side utility easement. This decision has been reached after careful consideration of all relevant factors and in accordance with our company's strategic objectives.

We kindly request that the necessary steps be taken to update any relevant records and documentation to reflect this change in status. We will also ensure that all appropriate parties are duly notified of this decision.

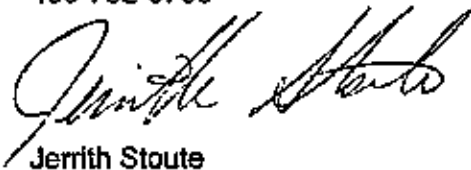
If there are any additional administrative procedures required from our end to formalize this action, please do not hesitate to contact us.

Thank you for your attention to this matter.

Sincerely,



Ryan Canizaro
Manager
South Lumland LLC
409-782-6766



Jerrith Stoute
Manager
South Lumland LLC
409-893-4576

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
FND C1	1067.51'	88.44'	88.42'	FND N84°23'49"E	4°44'49"
CALL C1	1065.25'	88.35'	88.33'	FND N84°29'02"E	04°38'52"
FND C2	1067.51'	145.90'	145.79'	FND N70°41'10"E	7°49'51"
CALL C2	1065.25'	145.93'	145.82'	FND N70°40'07"E	07°42'17"

LEGEND

- POWER POLE
- GAS MARKER

SCALE 1"=30'

CALLED 3.513 ACRES
ANDOVER PROPERTIES, LLC
SERIES KEITH WEST
INST NO. 2018-82790
OPRMC

(CALL S89°21'44"W 80.00')
FND S89°20'38"W 79.91'

(CALL S89°21'44"W 80.00')

FND S89°20'38"W 79.91'

FND 5/8" I. ROD SET 5/8"
W/CAP STAMPED I. ROD
"M.W. WHITELEY
& ASSOCIATES"

FND 5/8" I. ROD
W/CAP STAMPED
"M.W. WHITELEY
& ASSOCIATES"

- NOTE:**
- NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
 - THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, FORMED IN THE COURSE OF HIS PERFORMING THE SURVEY IN COMPLIANCE WITH THE STANDARDS OF PRACTICE REQUIRED AND PROMULGATED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS. AS SUCH, IT CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 - ALL SET 5/8" IRON RODS SET WITH A CAP STAMPED "WHITELEY".
 - PROPERTY SUBJECT TO ORDINANCES BY THE LUMBERTON MUNICIPAL UTILITY DISTRICT RECORDED IN VOL. 773, PG. 445; VOL. 788, PG. 353 & VOL. 848, PG. 45, OF THE DEED RECORDS, & VOL. 1123, PG. 868, AND UNDER COUNTY CLERK'S FILE NOS. 2013-35728, NO. 2016-89154, NO. 2017-79145, NO. 2018-86888, NO. 2019-86929, NO. 2020-108091, AND 2021-119211, OF THE OFFICIAL PUBLIC RECORDS, HARRIS COUNTY, TEXAS.

(CALL S00°28'15"E 208.57')
FND S00°24'21"E 208.71'

LOT 20

10' UTILITY EASEMENT PER PLAT
5' SIDE SETBACK PER PLAT

10' UTILITY EASEMENT PER PLAT
5' SIDE SETBACK PER PLAT

FND N00°26'15"W 171.41'
(CALL N00°26'15"W 171.41')
REFERENCE BEARING PER PLAT

Eliminate
10' Utility
LOT 19

FND 5/8" I. ROD
W/CAP STAMPED
"M.W. WHITELEY
& ASSOCIATES"

KEITH ROAD
(60' ROW)

LOT 21

FND 5/8" I. ROD
W/CAP STAMPED
"M.W. WHITELEY
& ASSOCIATES"

25' BLDG. SETBACK PER PLAT
15' DRAINAGE & UTILITY EASEMENT PER PLAT

FND 5/8" I. ROD
W/CAP STAMPED
"M.W. WHITELEY
& ASSOCIATES"

C1
KEITH ROAD
(60' ROW)

AND LEAVE
5' SET DURING
LINE

TO THE OWNERS OF THE PREMISES SURVEYED
AS OF THE DATE OF THE SURVEY:

I, THOMAS S. ROWE DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY
MADE ON THE SURFACE OF THE GROUND OF THE PROPERTY LEGALLY DESCRIBED
HEREON AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE
SURVEY.

7170 KEITH ROAD
LUMBERTON, TEXAS 77657

