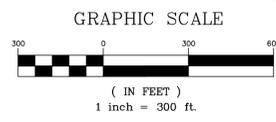
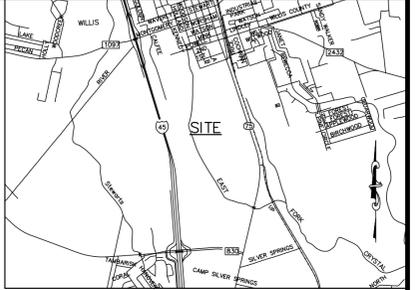
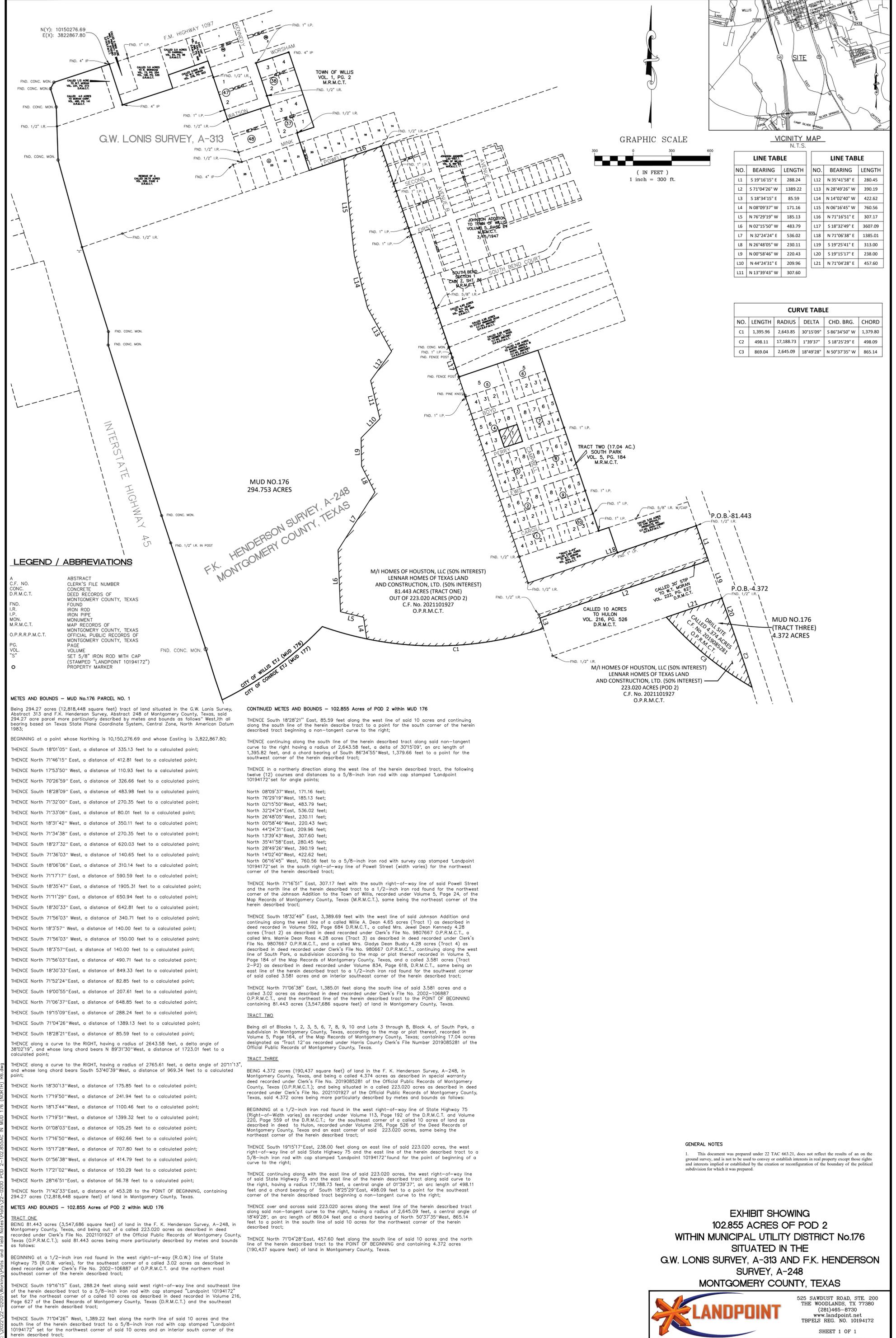


**NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE  
OFFICIAL ZONING MAP OF THE CITY OF WILLIS, TEXAS**

Notice is hereby given that the Planning and Zoning Commission, of Willis, Texas will hold a joint public hearing with the Willis City Council on October 18, 2022, at 5:30 p.m. in the Council Chambers of the City Hall at 200 N. Bell Street, Willis, Texas to receive public comments concerning the proposed amendment to the City of Willis Zoning Regulations, Section 155.146, Which will amend the Official City Zoning Map by classifying the zoning designation of 102.855 acres of land in the F.K. Henderson Survey, A-248 in Willis, Texas to an “R-1” Single Family Residential Zoning

/s/

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Marissa Quintanilla, City Secretary  
City of Willis  
200 N. Bell Street  
Willis, Texas 77378  
936-856-4611



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S 19°16'15" E	288.24	L12	N 35°41'58" E	280.45
L2	S 71°04'26" W	1389.22	L13	N 28°49'26" W	390.19
L3	S 18°34'15" E	85.59	L14	N 14°02'40" W	422.62
L4	N 08°09'37" W	171.16	L15	N 06°16'45" W	760.56
L5	N 76°29'19" W	185.13	L16	N 71°16'51" E	307.17
L6	N 02°15'50" W	483.79	L17	S 18°32'49" E	3607.09
L7	N 32°24'24" E	536.02	L18	N 71°06'38" E	1385.01
L8	N 26°48'05" W	230.11	L19	S 19°25'41" E	313.00
L9	N 00°58'46" W	220.43	L20	S 19°15'17" E	238.00
L10	N 44°24'31" E	209.96	L21	N 71°04'28" E	457.60
L11	N 13°39'43" W	307.60			

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	1,395.96	2,643.85	30°15'09"	S 86°34'50" W	1,379.80
C2	498.11	17,188.73	1°39'37"	S 18°25'29" E	498.09
C3	869.04	2,645.09	18°49'28"	N 50°37'35" W	865.14

**LEGEND / ABBREVIATIONS**

- A ABSTRACT
- C.F. NO. CLERK'S FILE NUMBER
- CONC. CONCRETE
- D.R.M.C.T. DEED RECORDS OF MONTGOMERY COUNTY, TEXAS
- FND. FOUND
- I.R. IRON ROD
- I.P. IRON PIPE
- MON. MONUMENT
- M.R.M.C.T. MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
- O.P.R.P.M.C.T. OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS
- PG. PAGE
- VOL. VOLUME
- "S" SET 5/8" IRON ROD WITH CAP (STAMPED "LANDPOINT 10194172")
- PROPERTY MARKER

**METES AND BOUNDS - MUD No.176 PARCEL NO. 1**

Being 294.27 acres (12,818,448 square feet) tract of land situated in the G.W. Lonis Survey, Abstract 313 and F.K. Henderson Survey, Abstract 248 of Montgomery County, Texas, said 294.27 acre parcel more particularly described by metes and bounds as follows: West 1/4 all bearing based on Texas State Plane Coordinate System, Central Zone, North American Datum 1983;

BEGINNING at a point whose Northing is 10,150,276.69 and whose Easting is 3,822,867.80;

THENCE South 18°01'05" East, a distance of 335.13 feet to a calculated point;

THENCE North 71°46'15" East, a distance of 412.81 feet to a calculated point;

THENCE North 17°53'50" West, a distance of 110.93 feet to a calculated point;

THENCE North 70°26'59" East, a distance of 326.66 feet to a calculated point;

THENCE South 18°28'09" East, a distance of 483.98 feet to a calculated point;

THENCE North 71°32'00" West, a distance of 270.35 feet to a calculated point;

THENCE North 71°33'06" East, a distance of 80.01 feet to a calculated point;

THENCE North 18°31'42" West, a distance of 350.11 feet to a calculated point;

THENCE North 71°34'38" East, a distance of 270.35 feet to a calculated point;

THENCE South 18°27'32" East, a distance of 620.03 feet to a calculated point;

THENCE South 71°36'03" West, a distance of 140.65 feet to a calculated point;

THENCE South 18°06'06" East, a distance of 310.14 feet to a calculated point;

THENCE North 71°17'17" East, a distance of 590.59 feet to a calculated point;

THENCE South 18°35'47" East, a distance of 1905.31 feet to a calculated point;

THENCE North 71°11'29" East, a distance of 650.94 feet to a calculated point;

THENCE South 18°30'33" East, a distance of 642.81 feet to a calculated point;

THENCE South 71°56'03" West, a distance of 340.71 feet to a calculated point;

THENCE North 18°33'57" West, a distance of 140.00 feet to a calculated point;

THENCE South 71°56'03" West, a distance of 150.00 feet to a calculated point;

THENCE South 18°37'57" East, a distance of 140.00 feet to a calculated point;

THENCE North 71°56'03" East, a distance of 490.71 feet to a calculated point;

THENCE South 18°30'33" East, a distance of 849.33 feet to a calculated point;

THENCE North 71°52'24" East, a distance of 82.85 feet to a calculated point;

THENCE South 19°00'55" East, a distance of 207.61 feet to a calculated point;

THENCE North 71°06'37" East, a distance of 648.85 feet to a calculated point;

THENCE South 19°15'09" East, a distance of 288.24 feet to a calculated point;

THENCE South 71°04'26" West, a distance of 1389.13 feet to a calculated point;

THENCE South 18°28'21" East, a distance of 85.59 feet to a calculated point;

THENCE along a curve to the RIGHT, having a radius of 2643.58 feet, a delta angle of 38°02'19", and whose long chord bears N 89°31'30" West, a distance of 1723.01 feet to a calculated point;

THENCE along a curve to the RIGHT, having a radius of 2765.61 feet, a delta angle of 20°11'13", and whose long chord bears South 53°40'39" West, a distance of 969.34 feet to a calculated point;

THENCE North 18°30'13" West, a distance of 175.85 feet to a calculated point;

THENCE North 17°19'50" West, a distance of 241.94 feet to a calculated point;

THENCE North 18°13'44" West, a distance of 1100.46 feet to a calculated point;

THENCE North 17°19'51" West, a distance of 1399.32 feet to a calculated point;

THENCE North 01°08'03" East, a distance of 105.25 feet to a calculated point;

THENCE North 17°16'50" West, a distance of 692.66 feet to a calculated point;

THENCE North 15°17'28" West, a distance of 707.80 feet to a calculated point;

THENCE North 01°56'38" West, a distance of 414.79 feet to a calculated point;

THENCE North 17°21'02" West, a distance of 150.29 feet to a calculated point;

THENCE North 28°16'51" East, a distance of 56.78 feet to a calculated point;

THENCE North 71°42'33" East, a distance of 453.28 to the POINT OF BEGINNING, containing 294.27 acres (12,818,448 square feet) of land in Montgomery County, Texas.

**METES AND BOUNDS - 102.855 Acres of POD 2 within MUD 176**

**TRACT ONE**

BEING 81.443 acres (3,547,686 square feet) of land in the F. K. Henderson Survey, A-248, in Montgomery County, Texas, and being out of a called 223.020 acres as described in deed recorded under Clerk's File No. 2021101927 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.); said 81.443 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the west right-of-way (R.O.W.) line of State Highway 75 (R.O.W. varies), for the southeast corner of a called 3.02 acres as described in deed recorded under Clerk's File No. 2002-106887 of O.P.R.M.C.T. and the northern most southeast corner of the herein described tract;

THENCE South 19°16'15" East, 288.24 feet along said west right-of-way line and southeast line of the herein described tract to a 5/8-inch iron rod with cap stamped "Landpoint 10194172" set for the northeast corner of a called 10 acres as described in deed recorded in Volume 216, Page 526 of the Deed Records of Montgomery County, Texas (D.R.M.C.T.) and the southeast corner of the herein described tract;

THENCE South 71°04'26" West, 1,389.22 feet along the north line of said 10 acres and the south line of the herein described tract to a 5/8-inch iron rod with cap stamped "Landpoint 10194172" set for the northwest corner of said 10 acres and an interior south corner of the herein described tract;

**CONTINUED METES AND BOUNDS - 102.855 Acres of POD 2 within MUD 176**

THENCE South 18°28'21" East, 85.59 feet along the west line of said 10 acres and continuing along the south line of the herein described tract to a point for the south corner of the herein described tract beginning a non-tangent curve to the right;

THENCE continuing along the south line of the herein described tract along said non-tangent curve to the right having a radius of 2,643.58 feet, a delta of 30°15'09", an arc length of 1,395.82 feet, and a chord bearing of South 86°34'55" West, 1,379.66 feet to a point for the southwest corner of the herein described tract;

THENCE in a northerly direction along the west line of the herein described tract, the following twelve (12) courses and distances to a 5/8-inch iron rod with cap stamped "Landpoint 10194172" set for angle points;

North 08°09'37" West, 171.16 feet;

North 76°29'19" West, 185.13 feet;

North 02°15'50" West, 483.79 feet;

North 32°24'24" East, 536.02 feet;

North 26°48'05" West, 230.11 feet;

North 00°58'46" West, 220.43 feet;

North 44°24'31" East, 209.96 feet;

North 13°39'43" West, 307.60 feet;

North 35°41'58" East, 280.45 feet;

North 28°49'26" West, 390.19 feet;

North 14°02'40" West, 422.62 feet;

North 06°16'45" West, 760.56 feet to a 5/8-inch iron rod with survey cap stamped "Landpoint 10194172" set in the south right-of-way line of Powell Street (width varies) for the northwest corner of the herein described tract;

THENCE North 71°16'51" East, 307.17 feet with the south right-of-way line of said Powell Street and the north line of the herein described tract to a 1/2-inch iron rod found for the northwest corner of the Johnson Addition to the Town of Willis, recorded under Volume 5, Page 24, of the Map Records of Montgomery County, Texas (M.R.M.C.T.), same being the northeast corner of the herein described tract;

THENCE South 18°32'49" East, 3,389.69 feet with the west line of said Johnson Addition and continuing along the west line of a called Willie A. Dean 4.65 acres (Tract 1) as described in deed recorded in Volume 592, Page 684 D.R.M.C.T., a called Mrs. Jewel Dean Kennedy 4.28 acres (Tract 2) as described in deed recorded under Clerk's File No. 9807667 O.P.R.M.C.T., a called Mrs. Marlie Dean Ross 4.28 acres (Tract 3) as described in deed recorded under Clerk's File No. 9807667 O.P.R.M.C.T., and a called Mrs. Gladys Dean Busby 4.28 acres (Tract 4) as described in deed recorded under Clerk's File No. 980667 O.P.R.M.C.T., continuing along the west line of South Park, a subdivision according to the map or plot thereof recorded in Volume 5, Page 184 of the Map Records of Montgomery County, Texas, and a called 3.581 acres (Tract 2-P2) as described in deed recorded under Volume 834, Page 618, D.R.M.C.T., same being an east line of the herein described tract to a 1/2-inch iron rod found for the southwest corner of said called 3.581 acres and an interior southeast corner of the herein described tract;

THENCE North 71°06'38" East, 1,385.01 feet along the south line of said 3.581 acres and a called 3.02 acres as described in deed recorded under Clerk's File No. 2002-106887 O.P.R.M.C.T., and the northeast line of the herein described tract to the POINT OF BEGINNING containing 81.443 acres (3,547,686 square feet) of land in Montgomery County, Texas.

**TRACT TWO**

Being all of Blocks 1, 2, 3, 5, 6, 7, 8, 9, 10 and Lots 3 through 8, Block 4, of South Park, a subdivision in Montgomery County, Texas, according to the map or plot thereof, recorded in Volume 5, Page 164, of the Map Records of Montgomery County, Texas; containing 17.04 acres designated as "Tract 12" as recorded under Harris County Clerk's File Number 2019085281 of the Official Public Records of Montgomery County, Texas.

**TRACT THREE**

BEING 4.372 acres (190,437 square feet) of land in the F. K. Henderson Survey, A-248, in Montgomery County, Texas, and being a called 4.374 acres as described in special warranty deed recorded under Clerk's File No. 2019085281 of the Official Public Records of Montgomery County, Texas (O.P.R.M.C.T.); and being situated in a called 223.020 acres as described in deed recorded under Clerk's File No. 2021101927 of the Official Public Records of Montgomery County, Texas, said 4.372 acres being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found in the west right-of-way line of State Highway 75 (Right-of-Way varies) as recorded under Volume 113, Page 192 of the D.R.M.C.T. and Volume 226, Page 559 of the D.R.M.C.T.; for the southeast corner of a called 10 acres of land as described in deed to Hulon, recorded under Volume 216, Page 526 of the Deed Records of Montgomery County, Texas and an east corner of said 223.020 acres, same being the northeast corner of the herein described tract;

THENCE South 19°15'17" East, 238.00 feet along an east line of said 223.020 acres, the west right-of-way line of said State Highway 75 and the east line of the herein described tract to a 5/8-inch iron rod with cap stamped "Landpoint 10194172" found for the point of beginning of a curve to the right;

THENCE continuing along with the east line of said 223.020 acres, the west right-of-way line of said State Highway 75 and the east line of the herein described tract along said curve to the right, having a radius 17,188.73 feet, a central angle of 01°39'37", an arc length of 498.11 feet and a chord bearing of South 18°25'29" East, 498.09 feet to a point for the southeast corner of the herein described tract beginning a non-tangent curve to the right;

THENCE over and across said 223.020 acres along the west line of the herein described tract along said non-tangent curve to the right, having a radius of 2,645.09 feet, a central angle of 18°49'28", an arc length of 869.04 feet and a chord bearing of North 50°37'35" West, 865.14 feet to a point in the south line of said 10 acres for the northwest corner of the herein described tract;

THENCE North 71°04'28" East, 457.60 feet along the south line of said 10 acres and the north line of the herein described tract to the POINT OF BEGINNING and containing 4.372 acres (190,437 square feet) of land in Montgomery County, Texas.

**GENERAL NOTES**

1. This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

**EXHIBIT SHOWING**  
**102.855 ACRES OF POD 2**  
**WITHIN MUNICIPAL UTILITY DISTRICT No.176**  
**SITUATED IN THE**  
**G.W. LONIS SURVEY, A-313 AND F.K. HENDERSON**  
**SURVEY, A-248**  
**MONTGOMERY COUNTY, TEXAS**

525 SAWDUST ROAD, STE. 200  
 THE WOODLANDS, TX 77380  
 (281) 465-8790  
 www.landpoint.net  
 TBPELS REG. NO. 10194172

SHEET 1 OF 1