

BEING A 0.089 ACRE TRACT OF LAND SITUATED IN THE G.W. LONIS SURVEY, A-313, MONTGOMERY COUNTY, TEXAS, BEING OUT OF LOT-4, OF BLOCK-26, OF THE TOWN OF WILLIS SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 1B, OF THE OFFICIAL RECORDS OF MONTGOMERY COUNTY, TEXAS (O.R.M.C.T.), SAID 0.089 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF W. WATSON STREET (80-FOOT WIDE) FOR THE SOUTHEAST CORNER OF LOT-5, BLOCK-26, OF SAID TOWN OF WILLIS SUBDIVISION AND THE SOUTHWEST CORNER OF SAID LOT-4 AND THE HEREIN DESCRIBED TRACT;

**THENCE** N 18° 14' 42" W ALONG THE COMMON BOUNDARY LINE OF SAID LOTS 4 & 5, A DISTANCE OF 71.90 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

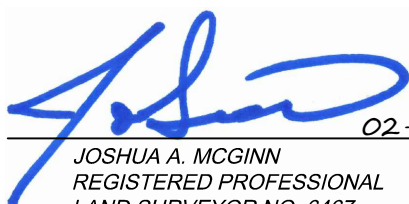
**THENCE** N 72° 07' 30" E SEVERING SAID LOT-4, A DISTANCE OF 54.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET ON THE WEST BOUNDARY LINE OF LOT-3, BLOCK-26, OF SAID TOWN OF WILLIS SUBDIVISION FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

**THENCE** S 18° 14' 42" E ALONG THE COMMON BOUNDARY LINE OF SAID LOTS 3 & 4, A DISTANCE OF 71.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "RPLS 6467" SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF W. WATSON STREET FOR THE SOUTHWEST CORNER OF SAID LOT-3 AND THE SOUTHEAST CORNER OF SAID LOT-4 AND THE HEREIN DESCRIBED TRACT;

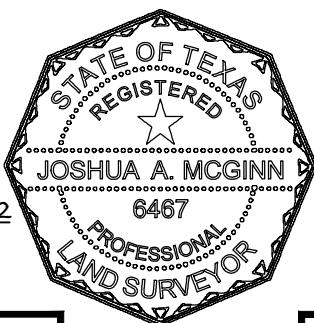
**THENCE** S 71° 45' 18" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF W. WATSON STREET, A DISTANCE OF 54.00 FEET TO THE POINT OF **BEGINNING** OF THE HEREIN DESCRIBED TRACT CONTAINING 0.089 ACRES (OR 3,873.08 SQUARE FEET) OF LAND.

NOTE: THIS DESCRIPTION IS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND THE SUBSEQUENT MAPPING IS THE RESULT OF THAT SURVEY. ALL BEARINGS, DISTANCES & AREAS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, U.S. SURVEY FEET.

REFERENCE IS HEREIN MADE TO THE SKETCH ACCOMPANYING THIS METES AND BOUNDS DESCRIPTION.

  
JOSHUA A. MCGINN  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6467

02-10-2022  
DATE



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**FIELD NOTES DESCRIPTION**

OF A  
0.089 ACRE TRACT OF LAND

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