

County: Montgomery
Job No.: 2305039469

Being a 0.2752 acre tract of land located in the Jose Maria De La Garza Survey, A-15, Montgomery County, Texas; said 0.2752 acre tract being all of Lot 547, Block 43, Royal Forest, Section Two (unrecorded) and being conveyed in Clerk's File Number 2006138053 and described as an 11,987 sq. ft. tract in Clerk's File Number 8258625, both of the Official Public Records of Real Property, Montgomery County (O.P.R.R.P.M.C.); said 0.2752 acre tract being more particularly described by metes and bounds as follows (bearings are based on Texas Coordinate System, NAD 83, Central Zone);

BEGINNING at 5/8-inch iron rod found for the north corner of said Lot 547, and the east corner of Lot 546, Block 43, conveyed in a deed to OE 1126 Oakridge Trust, in Clerk's File Number 2021083408 and described in Clerk's File Number 8042538, and being on the west line of Lot 557, Block 43, described in a deed to Daniel J. Tocher, as recorded under File No. 9853415, both of the O.P.R.R.P.M.C.,

THENCE, South 24 degrees 31 minutes 15 seconds East, a distance of 100.00 feet, with the east line of said Lot 547, the west line said Lot 557, and the west line of Lot 556, Block 43, described in a deed to Willis Independent School District in Trust, in Clerk's File Number 8610858 of the O.P.R.R.P.M.C., to a 3/4-inch iron rod found for the common east corner of said Lot 547, and Lot 548, Block 43, described in a deed to Bowers Family Trust, as recorded under File No. 2006138053;

THENCE, South 66 degrees 52 minutes 55 seconds West, a distance of 111.96 feet, with the common line of said Lot 547 and 548, to a 1/2-inch iron rod with cap stamped "OSC" set on the northeast right-of-way line of Royal Springs Rd. (called 60 feet wide) for the common west corner of said Lots 547 and 548;

THENCE, North 35 degrees 51 minutes 10 seconds West, a distance of 99.19 feet, with the common line of Lot 547 and said Royal Springs Rd., to a 1/2-inch iron rod with cap stamped "OSC" set for the common west corner of said Lot 547 and 546;

THENCE, North 65 degrees 28 minutes 45 seconds East, a distance of 131.42 feet, with the common line of said Lot 547 and 546, to the **POINT OF BEGINNING** and containing 0.2752 acres of land.



Luther J. Daly
Registered Professional Land Surveyor
Texas Registration No. 6150

06/01/2023

