

County: Montgomery  
Job No.: 2305039470

Being a 0.2427 acre tract of land located in the Jose Maria De La Garza Survey, A-15, Montgomery County, Texas; said 0.2427 acre tract being all of Lot 548, Block 43, Royal Forest, Section Two (unrecorded) and being conveyed in Clerk's File Number 2006138053 and described as a 10,573 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 0.2427 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 on the northeast right-of-way line of Royal Springs Rd. (called 60 feet wide) for the south corner of said Lot 548 and the west corner of Lot 549, Block 43, of said unrecorded subdivision being described in Clerk's File Number 2018037965 of the O.P.R.R.P.M.C. and the beginning of a non-tangent curve to the left;

**THENCE**, 103.58 feet along the arc of said curve to the left, said curve having a radius of 660.00 feet, a central angle of 08°59'31" and a chord bearing North 31 degrees 21 minutes 30 seconds West, a distance of 103.47 feet, along the common line of said Lot 548 and said northeast right-of-way line, to a 1/2-inch iron rod with cap stamped "OSC" set for the common west corner of said Lot 548 and said 547 of said subdivision;

**THENCE**, North 66 degrees 52 minutes 55 seconds East, a distance of 111.96 feet, with the common line of said Lot 547 and 548, to a 3/4-inch iron rod found for the common east corner of said Lot 548 and 547, on the southwest 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.;

**THENCE**, South 24 degrees 31 minutes 15 seconds East, a distance of 100.00 feet, with the northeast line of said Lot 548, and the southeast line of said Lot 556 and Lot 555 described in Clerk's File Number 9843642 of the O.P.R.R.P.M.C., to a 5/8-inch iron rod found for the common east corner of said Lot 548 and 549;

**THENCE**, South 65 degrees 28 minutes 45 seconds West, a distance of 99.61 feet, with the common line of said Lot 548 and 549, to the **POINT OF BEGINNING** and containing 0.2427 acres of land.

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

06/01/2023

