

**NOTICE OF PUBLIC HEARING ON ANNEXATION**

NOTICE IS HEREBY GIVEN TO ALL INTERESTED PERSONS THAT:

The City of Willis, Texas proposes to institute annexation proceedings pursuant to Section 43.0671 of the Texas Local Government Code and Section 2.03 of the City's Home Rule Charter, to enlarge and extend the boundary limits of the City to include the following described territory located within the City's extraterritorial jurisdiction and composed of approximately 8.20 acres of land in the J. Elkins Survey, Abstract 198, being further described as:

**TRACT ONE** BEING 5.252 acres of land in the James Elkins Survey, A-198, in Montgomery County, Texas, and being out of a portion of 12.2929 acres as described in deed recorded under Clerk's File No. 8112729 of the Official Public Records of Montgomery County, Texas, and a 5.00 acre tract described in deed recorded under Clerk's File No. 8112731, and all of 671 square foot tract described in deed recorded under Clerk's File No. 830881;and

**TRACT TWO** BEING 2.947 acres of land in the James Elkins Survey, A-198, in Montgomery County, Texas, and being out of a portion of 12.2929 acres as described in deed recorded under Clerk's File No. 8112729 of the Official Public Records of Montgomery County, Texas, and a 5.00 acre tract described in deed recorded under Clerk's File No. 8112731; SAVE AND EXCEPT 1 acre tract of land as described in Warranty Deed dated January 16, 2009, filed February 13, 2009, recorded in/under Instrument No. 2009011428, Real Property Records Montgomery County, Texas

**TRACT THREE** BEING 1.000 acre tract of land situated in the James Elkins Survey, A-198 Montgomery County, Texas, and being a portion out of 12.2929 acre of tract described in deed recorded under Clerk's File No. 8112729 of the Official Public Records of Montgomery County, Texas, and a 5.00 acre tract described in deed recorded under Clerk's File No. 8112731

Pursuant to Section 43.0672 of the Texas Local Government Code, the City Council for the City of Willis will discuss the proposed annexation of the 8.20-acre tract owned by Majestic Land Holdings, LLC, a Texas limited liability company.

A public hearing will be held by and before the City Council of the City of Willis, Texas on the 16<sup>th</sup> day of August 2022 at 5:30 p.m. in the City Council Chamber of the City Hall of the City of Willis, at 200 North Bell Street, Willis, Texas, for all persons interested in the above proposed annexation and the Annexation Service Agreement to attend and comment.

The legal description and map of the proposed territory to be annexed may be reviewed at the office of the City Secretary at the City Hall, 200 North Bell Street, Willis, Texas and may be seen at the City Internet website at [www.ci.willis.tx.us](http://www.ci.willis.tx.us).

By resolution of the City Council of the City of Willis, Texas, this 19<sup>th</sup> day of July 2022.

\_\_\_\_\_  
/s/  
Leonard Reed, Mayor

ATTEST:

\_\_\_\_\_  
/s/  
Marissa Quintanilla, City Secretary

## SCHEDULE A

Issued Date: January 4, 2022

Kandi Vogt///

Effective Date: December 28, 2021, 7:00 A.M.

G.F. No. or File No. 2103648

1. The policy or policies to be issued are:
  - (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)  
(Not applicable for improved one-to-four family residential real estate)  
Policy Amount: **\$955,000.00**  
PROPOSED INSURED: **Lifestyle Asset Management, LLC**
  - (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE -  
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)  
Policy Amount:  
PROPOSED INSURED:
  - (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)  
Policy Amount:  
PROPOSED INSURED:  
Proposed Borrower:
  - (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)  
Policy Amount:  
PROPOSED INSURED:  
Proposed Borrower:
  - (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)  
Binder Amount:  
PROPOSED INSURED:  
Proposed Borrower:
  - (f) OTHER  
Policy Amount:  
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is: **Fee Simple**

3. Record title to the land on the Effective Date appears to be vested in:

**Frankie W. Sebastian, a married man and Virginia S. Sebastian, a married woman, as to Tract 1**

**Frankie Sebastian and wife, Virginia Sebastian, as to Tract 2**

**Desiree K. Rouse, as to Tract 3**

4. Legal description of the land:

Tract 1:

BEING a 5.252 acre tract of land situated in the JAMES ELKINS SURVEY. Abstract No. 198, Montgomery County, Texas, and being portions of a 12.2929 acre tract described in deed recorded under Clerk's File No. 8112729 of the Real Property Records of Montgomery County, Texas, and a 5.00 acre tract described in deed recorded under Clerk's File No. 8112731, and all of a 671 square foot tract described in deed recorded under Clerk's File No. 8308813, said 5.252 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the easterly right-of-way line of U.S. Highway 75 for the southwesterly corner of said 5.00 acre tract and southerly corner of said 671 square foot tract;

THENCE with the easterly line of U.S. Highway 75 North 30° 27' 16" west a distance of 40.00 feet to a point in fence for the northwesterly corner of said 671 square foot tract;

**Old Republic National Title Insurance Company**

THENCE departing U.S. Highway 75 North 71° 30' 48" East a distance of 34.33 feet to a point in fence for the easterly corner of 671 square foot tract, and being in the westerly line of said 5.00 acre tract and easterly line of a 5.7692 acre tract described in deed to Bill and Fay Harrison recorded under Clerk's File No. 9037301 of said Deed Records;

THENCE North 15° 09' 00" East (line is basis for bearings herein) a distance of 436.17 feet to a 1/2 inch iron rod found for the northwesterly corner of said 5.00 acre tract and a westerly corner of said 12.2929 acre tract;

THENCE North 15° 17' 36" East a distance of 224.92 feet to a fence corner post for the northwesterly corner of said 12.2929 acre tract;

THENCE with the northerly line of said 12.2929 acre tract South 75° 02' 32" East a distance of 234.33 feet to a 1/2 inch iron rod with Survey Cap set for corner;

THENCE South 19° 34' 21" East a distance of 504.26 feet to a 1/2 inch iron rod with Survey Cap set at fence corner post;

THENCE South 75° 36' 39" West a distance of 208.36 feet to a 3/8 inch iron rod set at fence corner post;

THENCE South 88° 31' 24" West a distance of 24.48 feet to a 3/8 inch iron rod set at fence corner post;

THENCE North 59° 10' 31" West a distance of 34.59 feet to a 3/8 inch iron rod set at fence corner post;

THENCE South 70° 48' 58" West a distance of 344.02 feet to the POINT OF BEGINNING.

CONTAINING a computed area of 5.252 acres of land within this Field Note Description.

Bearing recited hereon are based on controlling monuments found fixing the westerly line of said 5.00 acre parent tract-called North 15° 09' 00" East 483.05'- found 483.15'- as described in deed recorded under Clerk's File No. 8112731.

Tract 2:

BEING a 2.947 acre tract of land situated in the JAMES ELKINS SURVEY, Abstract No. 198, Montgomery County, Texas, and being a portion of a 12.2929 acre tract described in deed recorded under Clerk's File No. 8112729 of the Real Property Records of Montgomery County, Texas, and a 5.00 acre tract described in deed recorded under Clerk's File No. 8112731, said 2.947 acre tract being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the westerly right-of-way line of African Hill Road for the northeasterly corner of said 12.2929 acre tract and being the southeasterly corner of a called 1.0 acre tract as described in deed to Willie D. Harrison and Kechina V. Harrison recorded under Clerk's File No. 2000-048621 of the Official Public Records of Montgomery County, Texas;

THENCE with the westerly line of African Hill Road South 16° 00' 00" West a distance of 310.84 feet to a 1/2 inch iron rod set for corner;

THENCE departing African Hill Road and severing said 12.2929 acre tract South 75° 37' 59" West a distance of 193.06 feet to a fence post found for corner;

THENCE South 76° 11' 31" West a distance of 21.59 feet to a fence post found for corner,

THENCE North 19° 39' 48" West a distance of 504.26 feet to a 1/2 inch iron rod found in the northerly line of 12.2929 acre tract, from which a fence corner post found for the northwesterly corner of said 12.2929 acre tract bears North 75° 08' 00" West a distance of 234.33 feet, and from which a 1/2 inch iron rod found for the southwesterly corner of a called 1.0 acre tract described in deed to James Henry Reece recorded under Clerk's File No. 9315930 bears North 25° 52' 21" West a distance of 6.96 feet;

THENCE with the northerly line of said 12.2929 acre tract South 75° 08' 00" East passing a 5/8 inch iron rod found with Glezman Cap at 1+85.33 - N 4.2 feet, and passing a 1/2 inch iron rod found at 1+93.33 - N 4.9 feet, a total distance of 479.40

feet to the POINT OF BEGINNING.

CONTAINING a computed area of 2.947 acre of land within this Field Note Description.

SAVE AND EXCEPT that certain tract of land as described in Warranty Deed from Frankie W. Sebastian and wife, Virginia Sebastian, to Jared Sebastian, dated January 16, 2009, filed February 13, 2009, recorded in/under Instrument No. 2009011428, Real Property Records Montgomery County, Texas.

Tract 3:

Being a 1.000 acre tract of land situated in the JAMES ELKINS SURVEY, Abstract No. 198, Montgomery County, Texas, and being a portion of a 12.2929 acre tract described in deed recorded under Clerk's File No. 8112729 of the Real Property Records of Montgomery County, Texas, and a 5.00 acre tract described in deed recorded under Clerk's File No. 8112731, said 1.000 acre tract being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found in the westerly right-of-way line of African Hill Road for the northeasterly corner of said 12.2929 acre tract and being the southeasterly corner of a called 1.0 acre tract as described in deed to Willie D. Harrison and Kechina V. Harrison recorded under Clerk's File No. 2000-04821 of the Official Public Records of Montgomery County, Texas;

THENCE with the westerly line of African Hill Road South 16° 00' 00" West a distance of 160.30 feet to a 1/2 inch iron rod set for the northeasterly corner and POINT OF BEGINNING of the herein described tract;

THENCE continuing with westerly line of African Hill Road South 16° 00' 00" West a distance of 123.26 feet to a 1/2 inch iron rod set for corner;

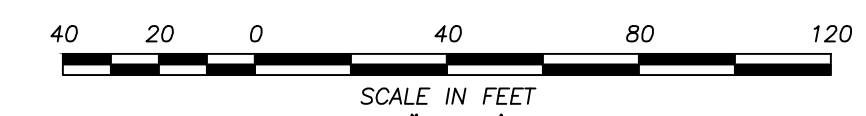
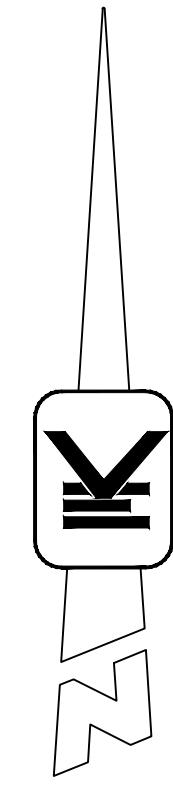
THENCE departing African Hill Road and severing said 12.2929 acre and 5.00 acre tracts South 83° 23' 45" West a distance of 235.72 feet to a 1/2 inch iron rod set for corner;

THENCE North 19° 39' 45" West a distance of 200.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 82° 44' 14" East a distance of 338.14 feet to the POINT OF BEGINNING.

Containing a computed area of 1.000 acre of land within this field note description.

*Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.*



**CLEARING LEGEND:**

AREA TO BE CLEARED

**SURVEYOR LEGEND:**

- ROAD SIGN
- ◇ IRRIGATION CONTROL
- GRATE INLET
- ⊗ GAS VALVE
- ⊗ WATER VALVE
- ⊗ LIGHT POLE
- ⊗ POWER POLE
- ⊗ ELECTRIC TRANS. BOX
- ⊗ FIRE HYDRANT
- ⊗ SANITARY SEWER
- ⊗ STORM SEWER
- ⊗ TELEPHONE PED
- ⊗ CABLE BOX/PED
- ⊗ FLAG POLE
- ⊗ FIBER OPTIC MARKER
- TRAFFIC SIGNAL
- PIPELINE MARKER
- WATER METER
- ⊗ MANHOLE
- ⊗ METER POLE
- SEPTIC

**SURVEYOR NOTES:**

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NAD 83, TEXASCENTRAL ZONE.
- 2) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
- 3) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE CO.#2103648.
- 4) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 5) ALL BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINE.
- 6) ALL ADDONEE DEED INFORMATION MAY NOT REPRESENT CURRENT OWNER OR OWNERS.
- 7) THE FENCE LINES SHOWN ARE GRAPHICAL DEPICTION AT THE LOCATIONS WHERE THEY WERE MEASURED. FENCELINE MAY MEANDER PROPERTY LINE.
- 8) OTHER MINOR IMPROVEMENTS (SUCH AS LANDSCAPING, SIGNS, ETC) MAY BE PRESENT, BUT NOT SHOWN.
- 9) NO WETLAND MARKERS WERE OBSERVED AT TIME OF THE SURVEY.
- 10) NO EVIDENCE OF RECENT EARTHWORK OR CONSTRUCTION OBSERVED AT TIME OF SURVEY.

THE SOURCE OF ALL TOPOGRAPHIC AND EXISTING UTILITY INFORMATION ON THIS SHEET IS FROM:

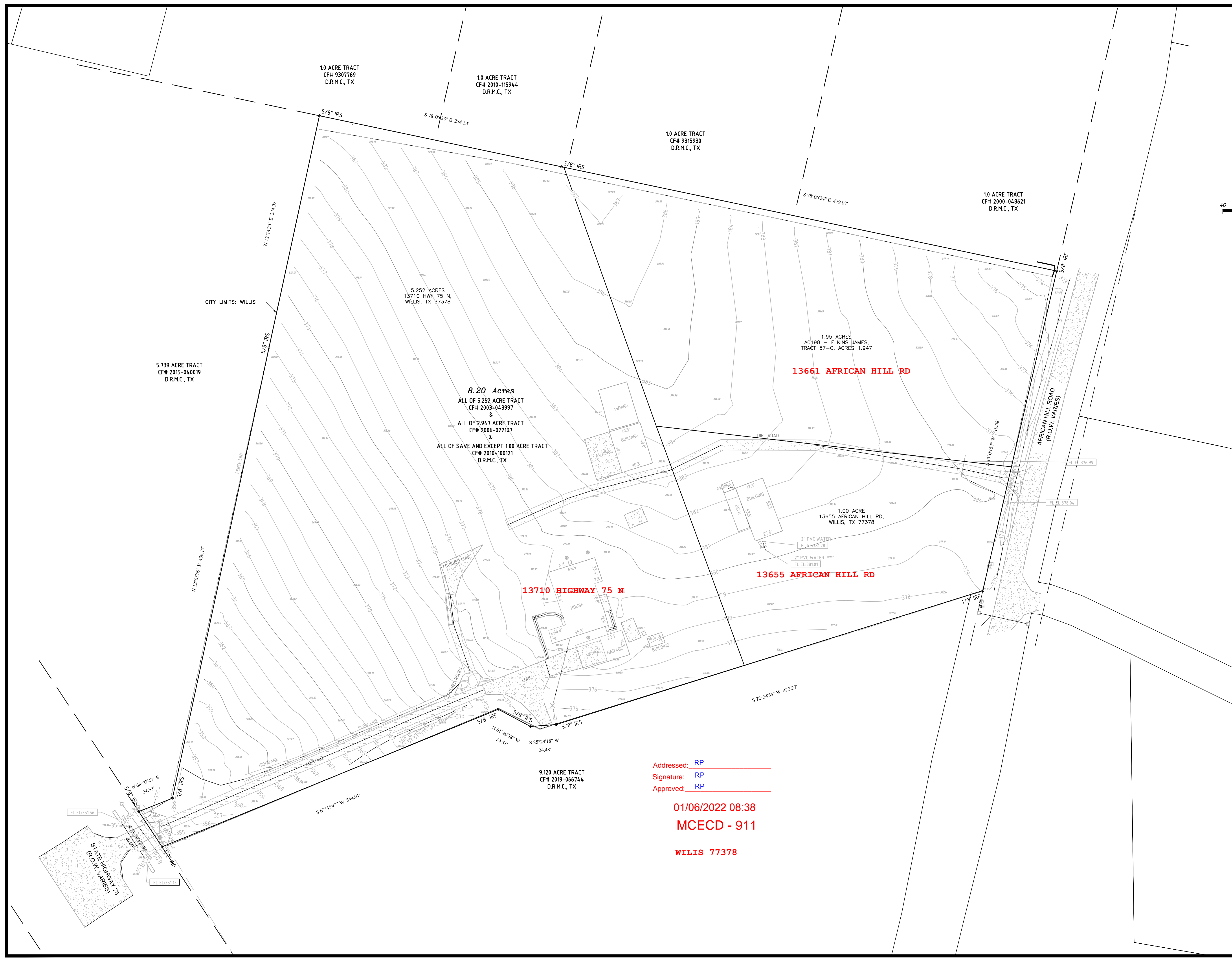
**SURVTECH**  
SURVEYORS  
PLANNERS  
"A Land Surveying Company"  
P.O. BOX 1080 CONROE, TEXAS 77305-1080  
936-539-5444 FAX 936-539-5442  
EMAIL: survtech@survcorp.com

**SEBASTIAN PROPERTY TINY HOMES**

**EXHIBIT B**

**VOGT ENGINEERING**  
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION F-395

JANUARY 2022	DRAWN BY JEO
FOR REVIEW PURPOSES ONLY	CHECKED BY TR
	JOB NO. 632-006
	SCALE 1"=40'
SHEET 1 OF 1	



Addressed: RP  
Signature: RP  
Approved: RP

01/06/2022 08:38  
MCECD - 911  
WILIS 77378

N:\632\_SBR\_Management\632.006 Sebastian Property\03 Drafting\Revisions\3. Desinee 1 Acre\Exhibit B - Huerto Desinee 1 Acre.dwg Jan. 5, 22 by