

## **NOTICE OF PUBLIC HEARING**

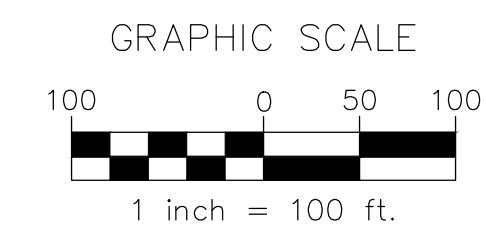
This notice is to make public the request for a re-plat of Market at Willis, a subdivision of 39.133 acres of land in the G. W. Lonis Survey, Town of Willis, Montgomery County, Texas Lots 1 and 2, Block 48, a portion of Lots 22 through 25 Block A; A 20-foot alley, Block 48, a portion of Mink Street between Block A and Block 48, and a portion of Watson street between Block 47 and Block 48 as shown by Plat recorded in Volume 1, Page 2 of the Montgomery County Map Records.

The plat revision is proposed by Market at Willis Associates, LLC (owner). The public hearing to receive public comments for consideration of the re-plat will be held on August 16, 2022, at 5:30 p.m., at a regular meeting of the Willis City Council, located at 200 N. Bell Street, Willis, TX 77378. For further information, please contact the City Secretary at the phone number below.

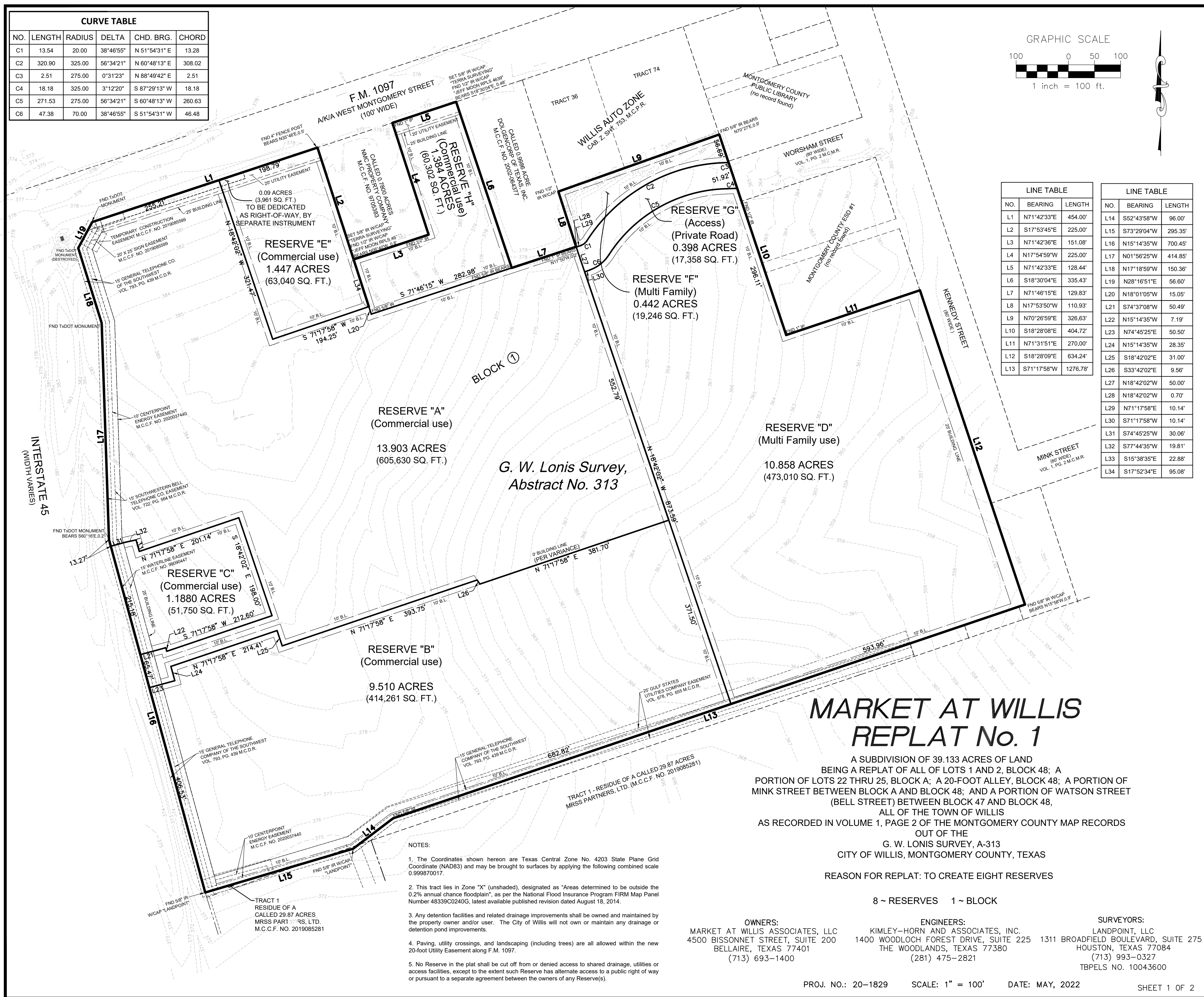
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Marissa Quintanilla, City Secretary  
CITY OF WILLIS  
200 N. Bell Street  
Willis, Texas 77378  
936-856-4611

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	13.54	20.00	38°46'55"	N 51°54'31" E	13.28
C2	320.90	325.00	56°34'21"	N 60°48'13" E	308.02
C3	2.51	275.00	0°31'23"	N 88°49'42" E	2.51
C4	18.18	325.00	3°12'20"	S 87°29'13" W	18.18
C5	271.53	275.00	56°34'21"	S 60°48'13" W	260.63
C6	47.38	70.00	38°46'55"	S 51°54'31" W	46.48



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N71°42'33"E	454.00'	L14	S52°43'58"W	96.00'
L2	S17°53'45"E	225.00'	L15	S73°29'04"W	295.35'
L3	N71°42'38"E	151.08'	L16	N15°14'35"W	700.45'
L4	N17°54'59"W	225.00'	L17	N01°56'25"W	414.85'
L5	N71°42'33"E	128.44'	L18	N17°16'59"W	150.36'
L6	S18°30'04"E	335.43'	L19	N28°16'51"E	56.60'
L7	N71°46'15"E	129.83'	L20	N18°01'05"W	15.05'
L8	N17°53'50"W	110.93'	L21	S74°37'08"W	50.49'
L9	N70°26'59"E	326.63'	L22	N15°14'35"W	7.19'
L10	S18°28'08"E	404.72'	L23	N74°45'25"E	50.50'
L11	N71°31'51"E	270.00'	L24	N15°14'35"W	28.35'
L12	S18°28'09"E	634.24'	L25	S18°42'02"E	31.00'
L13	S71°17'58"W	1276.78'	L26	S33°42'02"E	9.56'
			L27	N18°42'02"W	50.00'
			L28	N18°42'02"W	0.70'
			L29	N71°17'58"E	10.14'
			L30	S71°17'58"W	10.14'
			L31	S74°45'25"W	30.06'
			L32	S77°44'35"W	19.81'
			L33	S15°38'35"E	22.88'
			L34	S17°52'34"E	95.08'



**RESERVE "A"**  
(Commercial use)  
13.903 ACRES  
(605,630 SQ. FT.)

**RESERVE "F"**  
(Multi Family)  
0.442 ACRES  
(19,246 SQ. FT.)

**RESERVE "G"**  
(Access)  
(Private Road)  
0.398 ACRES  
(17,358 SQ. FT.)

**RESERVE "D"**  
(Multi Family use)  
10.858 ACRES  
(473,010 SQ. FT.)

**RESERVE "E"**  
(Commercial use)  
1.447 ACRES  
(63,040 SQ. FT.)

**RESERVE "C"**  
(Commercial use)  
1.1880 ACRES  
(51,750 SQ. FT.)

**RESERVE "B"**  
(Commercial use)  
9.510 ACRES  
(414,261 SQ. FT.)

## MARKET AT WILLIS REPLAT No. 1

A SUBDIVISION OF 39.133 ACRES OF LAND  
BEING A REPLAT OF ALL OF LOTS 1 AND 2, BLOCK 48; A  
PORTION OF LOTS 22 THRU 25, BLOCK A; A 20-FOOT ALLEY, BLOCK 48; A PORTION OF  
MINK STREET BETWEEN BLOCK A AND BLOCK 48; AND A PORTION OF WATSON STREET  
(BELL STREET) BETWEEN BLOCK 47 AND BLOCK 48,  
ALL OF THE TOWN OF WILLIS  
AS RECORDED IN VOLUME 1, PAGE 2 OF THE MONTGOMERY COUNTY MAP RECORDS  
OUT OF THE  
G. W. LONIS SURVEY, A-313  
CITY OF WILLIS, MONTGOMERY COUNTY, TEXAS  
REASON FOR REPLAT: TO CREATE EIGHT RESERVES

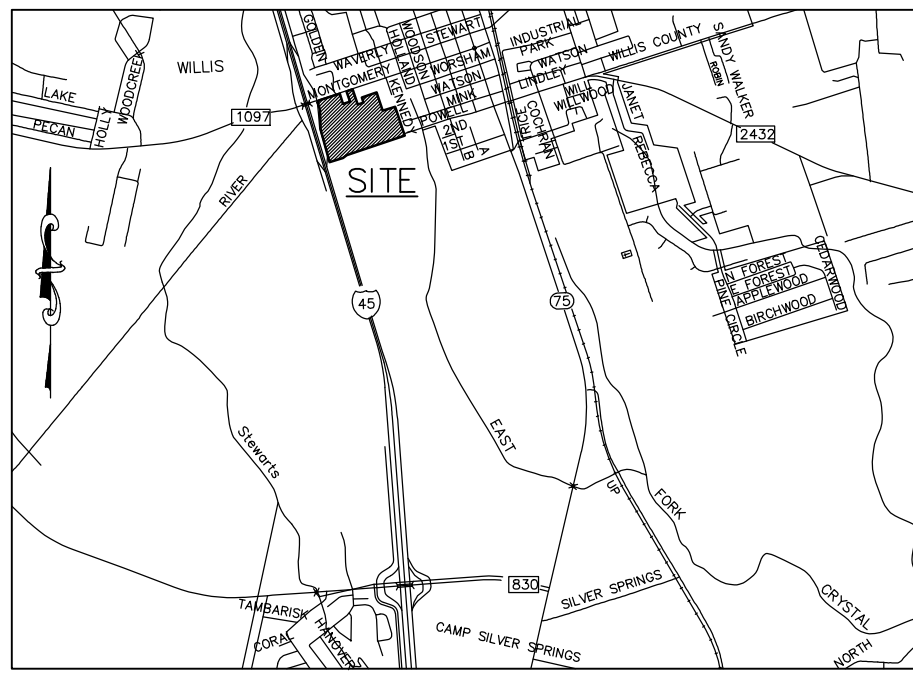
8 - RESERVES 1 - BLOCK

**OWNERS:**  
MARKET AT WILLIS ASSOCIATES, LLC  
4500 BISSONNET STREET, SUITE 200  
BELLAIRE, TEXAS 77401  
(713) 693-1400

**ENGINEERS:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
1400 WOODLOCH FOREST DRIVE, SUITE 225  
THE WOODLANDS, TEXAS 77380  
(281) 475-2821

**SURVEYORS:**  
LANDPOINT, LLC  
1311 BROADFIELD BOULEVARD, SUITE 275  
HOUSTON, TEXAS 77084  
(713) 993-0327  
TBPELS NO. 10043600

- NOTES:**
- The Coordinates shown hereon are Texas Central Zone No. 4203 State Plane Grid Coordinate (NAD83) and may be brought to surfaces by applying the following combined scale 0.999870017.
  - This tract lies in Zone "X" (unshaded), designated as "Areas determined to be outside the 0.2% annual chance floodplain", as per the National Flood Insurance Program FIRN Map Panel Number 4833902040, latest available published revision dated August 18, 2014.
  - Any detention facilities and related drainage improvements shall be owned and maintained by the property owner and/or user. The City of Willis will not own or maintain any drainage or detention pond improvements.
  - Paving, utility crossings, and landscaping (including trees) are all allowed within the new 20-foot Utility Easement along F.M. 1097.
  - No Reserve in the plat shall be cut off from or denied access to shared drainage, utilities or access facilities, except to the extent such Reserve has alternate access to a public right of way or pursuant to a separate agreement between the owners of any Reserves(s).



VICINITY MAP  
N.T.S.

**METES AND BOUNDS DESCRIPTION**  
**39.133 ACRES (1,704,598 SQUARE FEET)**  
**G.W. LONIS SURVEY, ABSTRACT NUMBER 313**  
**MONTGOMERY COUNTY, TEXAS**

Being a tract or parcel containing 39.133 acres (1,704,598 square feet) of land situated in the G.W. Lonis Survey, Abstract Number 313, Montgomery County, Texas, being all of Lots 1 and 2 of Block 48, a portion of Lots 22 through 25 of Block A, a 20-foot alley of Block 48, a portion of Mink Street between Block A and Block 48, and a portion of Watson Street (Bell Street) between Block 47 and Block 48 all of the Town of Willis, a subdivision of record at Volume 1, Page 2 of the Map Records of Montgomery County, Texas, being all of a called 36.63 acre tract conveyed to Market at Willis Associates, LLC, as recorded under Montgomery County Clerk's File Number 2019085226; being all of a called 1.384 acre tract conveyed to said Market at Willis Associates, LLC, as recorded under Montgomery County Clerk's File Number 2020110294; and being all of a called 0.124 acre tract (Tract 1), a called 0.496 acre tract (Tract 2), and a called 0.493 acre tract (Tract 3) conveyed to said Market at Willis Associates, LLC, as recorded under Montgomery County Clerk's File Number 2021075200; said 39.133 acre tract being more particularly described by metes and bounds as follows (bearings referenced herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83):

**BEGINNING** at a found Texas Department of Transportation monument for the northerly end of a cutback line at the intersection of the south right-of-way line of F.M. 1097 (also known as Montgomery Street) (100 feet wide) with the east right-of-way line of Interstate Highway 45 (width varies) and marking the most northerly northwest corner of said called 36.63 acre tract and of the herein described tract;

**THENCE** North 71°42'33" East, 454.00 feet along the south right-of-way line of said F.M. 1097 and the north line of said called 36.63 acre tract to a point marking the northwest corner of a called 0.7800 acre tract conveyed to NMC Property Company, as recorded under Montgomery County Clerk's File Number 9705383 and marking an angle point of said called 36.63 acre tract and of the herein described tract, from which a found 4-inch iron pipe bears North 35°23' East, 0.6 feet;

**THENCE** South 17°53'45" East, 225.00 feet along the west line of said called 0.7800 acre tract to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the southwest corner of said called 0.7800 acre tract, the most westerly northwest corner of said called 1.384 acre tract and marking an angle point of the herein described tract, from which a found 1/2-inch iron rod with cap stamped "Jeff Moon RPLS 4639, bears North 96°40' West, 0.6';

**THENCE** North 71°42'36" East, 151.08 feet (called North 71°58'04" East, 150.90 feet) along the south line of said called 0.7800 acre tract and the north line of said called 1.384 acre tract to a 1/2-inch iron rod found marking the southeast corner of said called 0.7800 acre tract and an angle point of said called 1.384 acre tract and of the herein described tract;

**THENCE** North 17°54'59" West, 225.00 feet (called North 19°08'08" West, 225.13 feet) along the east line of said called 0.7800 acre tract and the west line of said called 1.384 acre tract to a 1-inch iron pipe found in the southerly right-of-way line of said F.M. 1097 and marking the northeast corner of said called 0.7800 acre tract, the northwest corner of said called 1.384 acre tract and being an angle point of the herein described tract;

**THENCE** North 71°42'33" East, 128.44 feet (called North 71°46'23" East, 128.42 feet) along the south right-of-way line of said F.M. 1097 and the north line of said called 1.384 acre tract to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the northeast corner of said called 1.384 acre tract, the northwest corner of a called 0.9986 acre tract conveyed to Dalgemont of Texas, Inc., as recorded under Montgomery County Clerk's File Number 2002-064377 and the north corner of the herein described tract;

**THENCE** South 19°30'04" East, 335.43 feet (called South 19°44'21" East, 334.84 feet) along the east line of said called 1.384 acre tract and the west line of said called 0.9986 acre tract to a 5/8-inch iron rod found in the north line of said called 36.63 acre tract and marking the southeast corner of said called 1.384 acre tract and an angle point of the herein described tract;

**THENCE** North 71°46'15" East, 129.83 feet along the north line of said called 36.63 acre tract and the south line of said called 0.9986 acre tract to a point marking the southeast corner of said called 0.9986 acre tract and an angle point of said called 36.63 acre tract and of the herein described tract, from which a found 1-inch iron pipe bears North 17°50' West, 0.2 feet;

**THENCE** North 17°53'50" West, 110.93 feet along the east line of said called 0.9986 acre tract to a 1/2-inch iron rod found marking the southwest corner of Tract 36 of Willis Auto Zone, a subdivision of record at Cabinet Z, Sheet 753 of the Map Records of Montgomery County, Texas and an angle point of said called 36.63 acre tract and of the herein described tract;

**THENCE** North 70°26'59" East, 326.63 feet along the south lines of Tracts 36 and 74 of said Willis Auto Zone and the north line of said called 36.63 acre tract to a point in the west line of Lot 2, Block 46 of said Town of Willis, marking the southeast corner of said Tract 74 and the northeast corner of said called 36.63 acre tract and of the herein described tract;

**THENCE** South 18°28'08" East, at 134.85 feet along the west line of said Town of Willis and the east line of said 36.63 acre tract passing a found 1/2-inch iron rod, continuing in all a total distance of 404.72 feet to a found 1-inch iron pipe in the northerly right-of-way line of Watson (Bell) Street (80 feet wide) and an angle point of the herein described tract;

**THENCE** North 71°31'51" East, 270.00 feet along said northerly right-of-way line, to a 5/8-inch iron rod with cap stamped "Terra Surveying" set in the westerly right-of-way line of Kennedy Street (80 feet wide) and marking an angle point of the herein described tract;

**THENCE** South 18°28'09" East, at 429.76 feet along said westerly right-of-way line, passing the southerly right-of-way line of Mink Street, continuing a total distance of 634.24 feet to a point marking the southeast corner of the aforesaid called 36.63 acre tract and of the herein described tract, from which a found 5/8-inch iron rod with cap bears North 15°58' West, 0.9 feet;

**THENCE** South 71°17'58" East, 1,276.78 feet over and across said Lots 22 through 25 and along the north lines of said TRACT 7 and the residue of a called 29.87 acre tract (TRACT 1) and conveyed to MRSS Partners, Ltd., as recorded under Montgomery County Clerk's File Number 2019085281 to a 5/8-inch iron rod found marking an angle point of said TRACT 1, said called 36.63 acre tract and of the herein described tract;

**THENCE** South 52°43'58" West, 96.00 feet along the southerly line of said called 36.63 acre tract and the northerly lines of said TRACT 1 and a called 22.72 acre tract (TRACT 3) conveyed to MRSS Partners, Ltd., as recorded under Montgomery County Clerk's File Number 2019085281 to a 5/8-inch iron rod with cap stamped "Landpoint" found marking an angle point of said called 36.63 acre tract and of the herein described tract;

**THENCE** South 73°29'04" West, 295.35 feet along south line of said called 36.63 acre tract and the north lines of said TRACT 3 and TRACT 1 to a 5/8-inch iron rod with cap stamped "Landpoint" found in the east right-of-way line of said Interstate Highway 45 and marking the southwest corner of said called 36.63 acre tract and of the herein described tract;

**THENCE** along the east line of said Interstate Highway 45 and the west line of said called 36.63 acre tract the following three (3) courses:

North 15°14'35" West, 700.45 feet to a point marking an angle point of the herein described tract, from which a found Texas Department of Transportation monument bears South 60°16' East, 0.2 feet;

North 01°56'25" West, 414.85 feet to a Texas Department of Transportation monument found marking an angle point of the herein described tract;

North 17°18'59" West, 150.36 feet to a Texas Department of Transportation monument (destroyed) found marking the southerly end of said cutback line and the southerly northwest corner of the herein described tract;

**THENCE** North 28°16'51" East, 56.60 feet along said cutback line to the **POINT OF BEGINNING** and containing 39.133 acres (1,704,598 square feet) of land.

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

We, MARKET AT WILLIS ASSOCIATES, LLC, a Texas limited liability company, Owners, acting by and through FidCal, LLC, a Delaware limited liability company, its sole Member; by FRP FidCal, LLC, a Texas limited liability company, its Manager, Glenn Airola, Executive Vice President, hereinafter referred to as Owners of the 39.133 acre tract described in the above and foregoing map of MARKET AT WILLIS, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat do hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon and designate said subdivision as MARKET AT WILLIS, located in the G. W. Lonis Survey, A-313, Montgomery County, Texas, and on behalf of said Market at Willis Associates, LLC, and dedicate to public use, as such, all streets, alleys, parks, water courses, drains, easements, and public places shown thereon forever and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets or alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

Any easements shown on this plat created by separate instrument continue to be governed by the terms of such instrument and are not dedicated to the public. For the avoidance of doubt, any drives designated as private on this plat are not dedicated to the public.

IN TESTIMONY WHEREOF, the MARKET AT WILLIS ASSOCIATES, LLC, a Texas limited liability company, has caused these presents to be signed by FidCal, LLC, a Delaware limited liability company, its sole Member; by FRP FidCal, LLC, a Texas limited liability company, its Manager, Glenn Airola, Executive Vice President, thereunto authorized, this

\_\_\_\_\_ day of \_\_\_\_\_, 2022.

MARKET AT WILLIS ASSOCIATES, LLC, a Texas limited liability company

By: FidCal, LLC,  
a Delaware limited liability company,  
its sole Member

By: FRP FidCal, LLC,  
a Texas limited liability company,  
its Manager

By: \_\_\_\_\_  
Glenn Airola, Executive Vice President

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Glenn Airola, Executive Vice President of FRP FidCal, LLC, a Texas limited liability company, Manager of FidCal, LLC, a Delaware limited liability company, sole Member of MARKET AT WILLIS ASSOCIATES, LLC, a Texas limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas  
Print name  
My Commission expires: \_\_\_\_\_

I, J. Todd Odham, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron (or other suitable permanent metal) pipe or rods have a diameter of not less than three-fourth (3/4") and a length of not less than three feet (3'); and that the plat boundary corners have been tied to the nearest survey street intersection.

J. Todd Odham  
Registered Professional Land Surveyor  
Texas Registration No. 6062

CITY OF WILLIS:

This is to certify that the Planning and Zoning Commission and City Council of the City of Willis, Texas, has approved this plat and subdivision of MARKET AT WILLIS, as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Mayor and Secretary of the City Planning Commission of the City of Willis, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Leonard Reed, Mayor  
Marissa Quintanilla, Secretary

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

I, Mark Turnbull, Clerk of the County Court of Montgomery County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded on \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., in Cabinet \_\_\_\_\_, Sheet \_\_\_\_\_, of record of maps for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

Mark Turnbull, Clerk, County Court  
Montgomery County, Texas

By: \_\_\_\_\_  
Deputy

# MARKET AT WILLIS REPLAT No. 1

A SUBDIVISION OF 39.133 ACRES OF LAND  
BEING A REPLAT OF ALL OF LOTS 1 AND 2, BLOCK 48; A  
PORTION OF LOTS 22 THRU 25, BLOCK A; A 20-FOOT ALLEY, BLOCK 48; A PORTION OF  
MINK STREET BETWEEN BLOCK A AND BLOCK 48; AND A PORTION OF WATSON STREET  
(BELL STREET) BETWEEN BLOCK 47 AND BLOCK 48,  
ALL OF THE TOWN OF WILLIS  
AS RECORDED IN VOLUME 1, PAGE 2 OF THE MONTGOMERY COUNTY MAP RECORDS  
OUT OF THE  
G. W. LONIS SURVEY, A-313  
CITY OF WILLIS, MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE EIGHT RESERVES

8 ~ RESERVES 1 ~ BLOCK

<b>OWNERS:</b>	<b>ENGINEERS:</b>	<b>SURVEYORS:</b>
MARKET AT WILLIS ASSOCIATES, LLC	KIMLEY-HORN AND ASSOCIATES, INC.	LANDPOINT, LLC
4500 BISSONNET STREET, SUITE 200	1400 WOODLOCH FOREST DRIVE, SUITE 225	1311 BROADFIELD BOULEVARD, SUITE 275
BELLAIRE, TEXAS 77401	THE WOODLANDS, TEXAS 77380	HOUSTON, TEXAS 77084
(713) 693-1400	(281) 475-2821	(713) 993-0327
		TBPELS NO. 10043600

PROJ. NO.: 20-1829 SCALE: 1" = 100' DATE: MAY, 2022 SHEET 2 OF 2