



45 Acres

New Entrance to  
The Woodlands Hills  
Master Planned Community

Old Montgomery Rd.

Old Montgomery Rd.

Old Montgomery Rd.



# 45 Acres (Will Subdivide) 11931 Old Montgomery Rd, Willis, TX 77318



### Property Information

Size	45 Acres
Appraisal District	<a href="http://www.mcad-tx.org">www.mcad-tx.org</a>
Tax Parcel #	R53293
Legal	A0532 - Springer Uriah, TRACT 1 (31.668 AC), S946000 - Watson M E, Lot 8, 9 (15.800 AC), ACRES 47.468
Jurisdiction	City of Willis
Water / Sewer	City of Willis
Electric	Entergy
Fiber	Consolidated
Schools	Willis ISD
Google Earth File	<a href="http://www.treatyoakdev.com/willis45">www.treatyoakdev.com/willis45</a>

### 2020 Tax Rates

CWI - City of Willis	0.6295
FO1 - Emergency Ser Dist #1	0.1000
GMO - Montgomery County	0.4312
HM1 - Mont Co Hospital	0.0588
JNH - Lone Star College	0.1078
SWI - Willis ISD	1.2171
<b>Total</b>	<b>2.5444</b>

### Description

NEW 45-acre mixed use development across the street from The Woodlands Hills master planned community. Located less than a mile from I-45 and a block south of FM 1097 with frontage on Old Montgomery Rd. This tract will be a mixed use development with commercial, retail and residential. All pads are zoned for commercial use and have a net acreage with offsite detention. No MUD taxes. All water and sewer is provided by the City and located onsite. Will subdivide.

### Property Highlights

- Across from The Woodland Hills master planned community
- Property has special use permit for a RV Park
- Quick access to I-45
- 4.5 miles to Lake Conroe





Lake  
Conroe

Willis

Subject 45 Acres

Old Montgomery Rd.

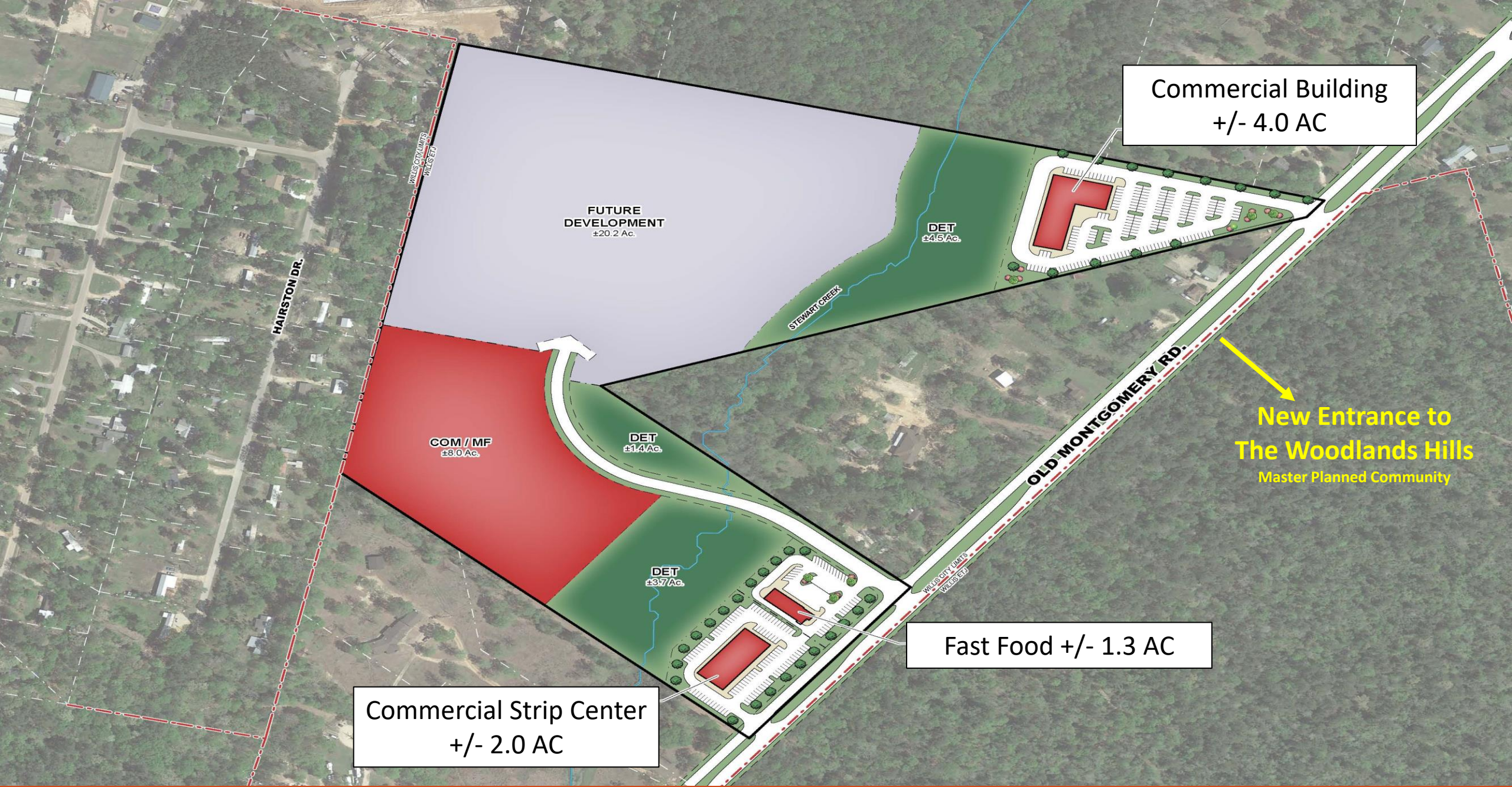
The Woodlands  
Hills MPC











Commercial Building  
+/- 4.0 AC

FUTURE DEVELOPMENT  
±20.2 Ac.

DET  
±4.5 Ac.

HAIRSTON DR.

COM / MF  
±8.0 Ac.

DET  
±1.4 Ac.

STEWART CREEK

New Entrance to  
The Woodlands Hills  
Master Planned Community

OLD MONTGOMERY RD.

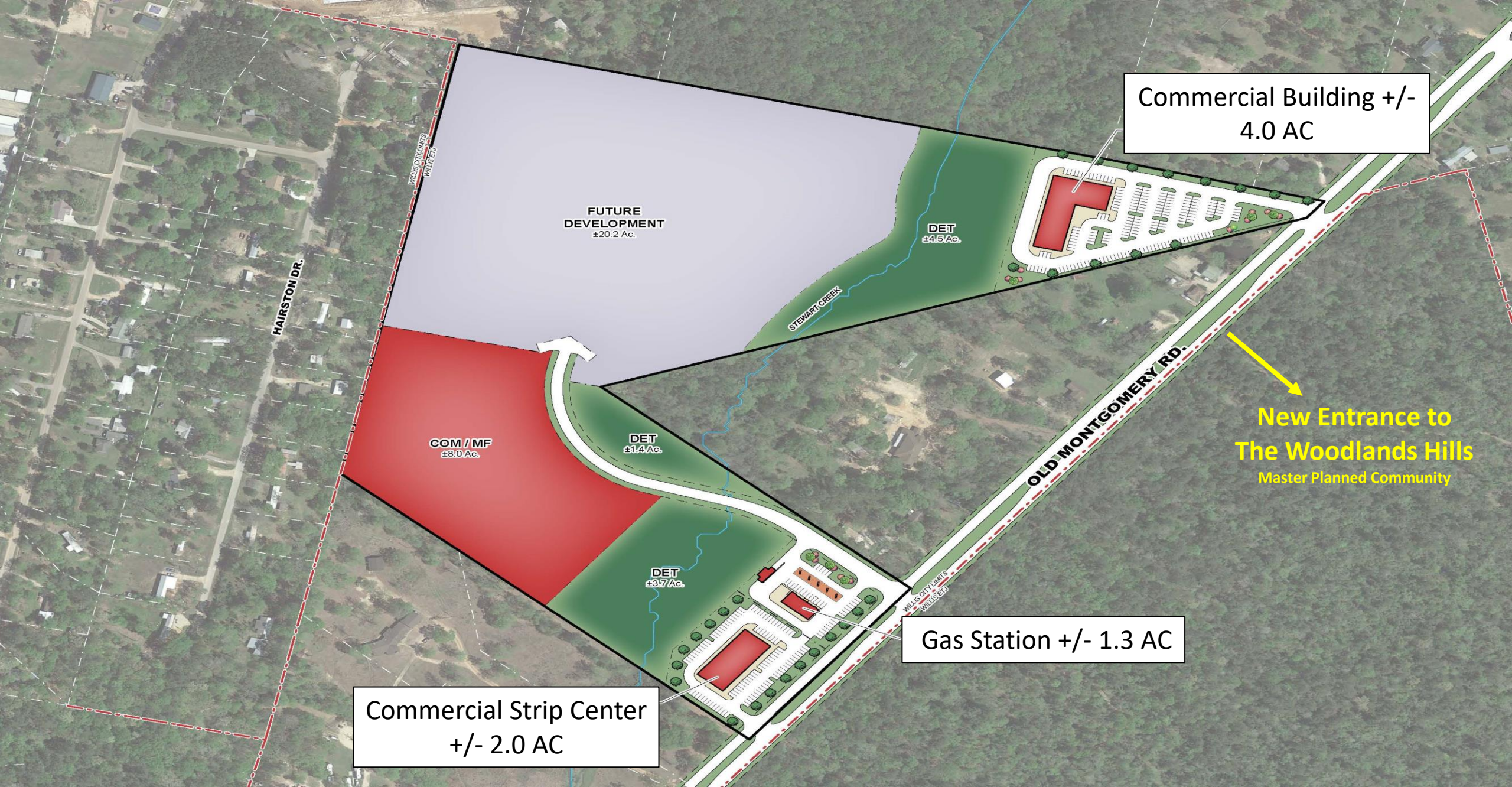
WILSON BLVD  
WILSON BLVD

DET  
±3.7 Ac.

Fast Food +/- 1.3 AC

Commercial Strip Center  
+/- 2.0 AC





Commercial Building +/-  
4.0 AC

FUTURE  
DEVELOPMENT  
±20.2 Ac.

DET  
±4.5 Ac.

HAIRSTON DR.

STEWART CREEK

COM / MF  
±8.0 Ac.

DET  
±1.4 Ac.

New Entrance to  
The Woodlands Hills  
Master Planned Community

OLD MONTGOMERY RD.

DET  
±3.7 Ac.

Gas Station +/- 1.3 AC

Commercial Strip Center  
+/- 2.0 AC

WILSON CITY LIMITS  
WILSON TX





**RV STALL SUMMARY**

	BACK-IN	105 SPOTS
	PULL THROUGH	82 SPOTS

**TOTAL 187 SPOTS**

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a conceptual development plan for  
**WILLIS RV PARK**

**±45.0 ACRES OF LAND**

prepared for

**JESSE VALERIANO**



24275 Katy Freeway, Ste. 200  
 Katy, Texas 77494  
 Tel: 281-810-1422



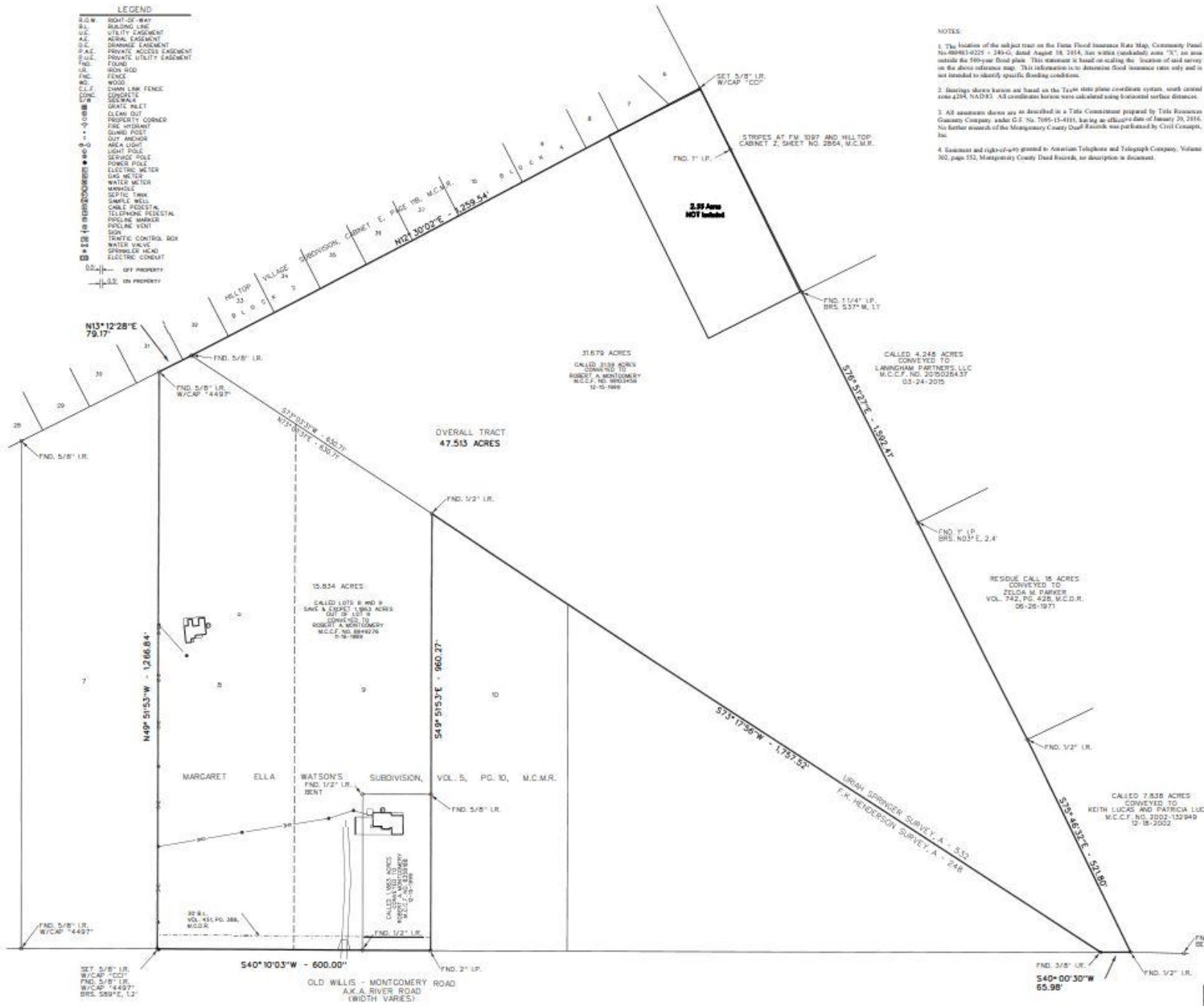
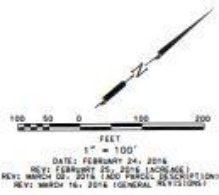
MTA-1-468  
 NOVEMBER 05, 2021



- LEGEND**
- S.O.W. RIGHT-OF-WAY
  - R.L. RAILROAD LINE
  - U.L. UTILITY CASSEMENT
  - A.E. AERIAL CASSEMENT
  - S.W. SEWER CASSEMENT
  - P.A.E. PRIVATE ACCESS EASEMENT
  - P.U.L. PRIVATE UTILITY EASEMENT
  - FND. FOUND.
  - I.R. IRON ROD
  - F.N.C. FENCE
  - W.D. WOOD
  - C.L.F. CHAIN LINK FENCE
  - C.C. CONCRETE
  - C.S. CONCRETE SURFACE
  - G.R. GRATE INLET
  - C.O. CEMENT OUT
  - P.C. PROPERTY CORNER
  - E.S. EASEMENT
  - Q.P. QUAND POST
  - O.P. OIL PIPE
  - A.L. AREA LIGHT
  - L.P. LIGHT POLE
  - S.P. SERVICE POLE
  - P.P. POWER POLE
  - E.M. ELECTRIC METER
  - D.M. GAS METER
  - W.M. WATER METER
  - M.W. MANHOLE
  - S.T. SEPTIC TANK
  - S.W. SIMPLE WELL
  - C.P. CABLE POST
  - T.P. TELEPHONE PEDESTAL
  - P.M. PNEUMATIC METER
  - S.P. SIGNAL POST
  - S.C. SIGN
  - T.C. TRAFFIC CONTROL BOX
  - W.V. WATER VALVE
  - S.H. SPRINKLER HEAD
  - E.C. ELECTRIC CONDUIT
  - O.P. OFF PROPERTY
  - O.P. ON PROPERTY

**NOTES**

1. The location of the subject tract on the FEMA Flood Insurance Rate Map, Community Panel No. 48043-10225 - 240-C, dated August 18, 2014, has within (approximately) zone "X" an area outside the 500-year Flood plain. This statement is based on reading the location of said survey on the above referenced map. This information is to determine Flood Insurance rates only and is not intended to identify specific flooding conditions.
2. Bearings shown herein are based on the Texas 4414 plane coordinate system, each control zone 4284, NAD83. All coordinate bearings were calculated using horizontal surface distances.
3. All easements shown are as described in a Title Commitment prepared by Title Resources Guaranty Company and/or G.S. No. 7095-13-4161, having an effective date of January 20, 2016. No further research of the Montgomery County Deed Records was performed by Civil Concepts, Inc.
4. Easements and rights-of-way granted to American Telephone and Telegraph Company, Volume 302, page 552, Montgomery County Deed Records, no description in document.



**PARCEL DESCRIPTION**

A tract of land containing 47.513 acres, being a called 15.834 acre tract consisting of all of Lots 8 and 9, Margaret Ella Watson Subdivision, as recorded in Volume 5, Page 10, Montgomery County Map Records, located in the F.K. Henderson Survey, Abstract No. 248, and a called 31.679 acre tract, being the same as a called 31.59 acre tract, as recorded in Montgomery County Deed Records and located in the Uriah Springer Survey, Abstract No. 532, Montgomery County, Texas, and being more particularly described by items and bounds as follows:

**BEGINNING**, at a found one half inch rod marking the most easterly corner of said called 31.59 acre tract, being the southeast corner of a called 7.828 acre tract as recorded in Montgomery County Clerk's File No. 2002-132849, and being in the westerly line of Old Wells - Montgomery Road (A.K.A. River Road) (width varies);

1. **THENCE**, South 48 degrees 06 minutes 39 seconds West, along the easterly line of said called 31.59 acre tract and the westerly line of said Old Wells - Montgomery Road, for a distance of 65.96 feet to a found three eighth inch iron rod, in the westerly line of said Uriah Springer Survey;
2. **THENCE**, South 73 degrees 17 minutes 56 seconds West, along the westerly line of said Uriah Springer Survey, for a distance of 1,757.52 feet to a found one half inch iron rod marking the southeast corner of said Lot 9;
3. **THENCE**, South 49 degrees 53 minutes 55 seconds East, along the northeasterly line of said Lot 9, for a distance of 960.27 feet, to a found two inch iron pipe in the westerly line of said Old Wells - Montgomery Road;
4. **THENCE**, South 40 degrees 03 minutes 03 seconds West, along the westerly line of said Old Wells - Montgomery Road, for a distance of 600.00 feet to a set five eighth inch iron rod with cap stamped "C.C.", marking the most southerly corner of said Lot 8, from which a found five eighth inch iron rod with cap stamped "4497" bears South 80 degrees East, 1.2 feet;
5. **THENCE**, North 49 degrees 53 minutes 55 seconds West, along the westerly line of said Lot 8, for a distance of 1,265.84 feet, to a found the eighth inch iron rod with cap stamped "4497", in the easterly line of Old Wells - Montgomery Road, as recorded in Cabinet 1, Page 118, of the Map Records of Montgomery County, Texas;
6. **THENCE**, North 13 degrees 12 minutes 28 seconds East, along the easterly line of said Old Wells - Montgomery Road, for a distance of 79.17 feet to a found five eighth inch iron rod, marking the most southerly corner of said called 31.59 acre tract;
7. **THENCE**, North 12 degrees 30 minutes 02 seconds East, continuing along the easterly line of said Old Wells - Montgomery Road and the westerly line of said called 31.59 acre tract for a distance of 1,235.54 feet to a set five eighth inch iron rod with cap stamped "C.C.", marking the northerly corner of said called 31.59 acre tract;
8. **THENCE**, South 76 degrees 51 minutes 27 seconds East, along the north line of said called 31.59 acre tract, for a distance of 1,592.41 feet to a found one half inch iron rod, marking the southerly corner of said called 7.828 acre tract;
9. **THENCE**, South 75 degrees 46 minutes 32 seconds East, continuing along the north line of said called 31.59 acre tract, for a distance of 521.80 feet to the **POINT OF BEGINNING**.

I, DAVID C. NEWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



DAVID C. NEWELL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4088

**SURVEY**  
OF  
47.513 ACRE TRACT  
BEING LOTS 8 AND 9,  
MARGARET ELLA WATSON SUBDIVISION  
VOLUME 5, PAGE 10, MONTGOMERY  
COUNTY MAP RECORDS,  
AND OUT OF THE  
URIAH SPRINGER SURVEY,  
ABSTRACT NO. 532,  
MONTGOMERY COUNTY, TEXAS



**Civil Concepts, Inc.**  
SURVEY & MAPPING  
CIVIL ENGINEERING  
3425 FEDERAL STREET, PASADENA, TEXAS 77504  
OFFICE 713.947.6606 FAX 713.947.6609  
T.B.P.L.S. FIRM REG. NO. 00334000

PROJECT 18-18





Lake  
Conroe

Willis

Subject 45 Acres →

Old Montgomery Rd.

The Woodlands  
Hills MPC

FARM  
ROAD  
830

INTERSTATE  
45

INTERSTATE  
45

FARM  
ROAD  
1097

FARM  
ROAD  
1097

FARM  
ROAD  
1097

INTERSTATE  
45

