

AKW/Misc/ROW Conveyance Montgomery County/3-17-11

RIGHT-OF-WAY CONVEYANCE

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF MONTGOMERY §

THAT, THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., a Texas limited partnership ("Grantor"), for and in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby DEDICATE TO PUBLIC USE and GRANT and CONVEY unto MONTGOMERY COUNTY, TEXAS, a political subdivision of the State of Texas ("Grantee"), for the use and benefit of the Public, easements and rights-of-way located in Montgomery County, Texas, to-wit:

The free and uninterrupted use, liberty and privilege of passage at all time for ingress and egress, both pedestrian and vehicular, together with the right to install and maintain water, power, telephone and other utilities, in, along, upon and across those certain tracts or parcels of land in the Dickinson Garrett Survey, A-224, in Montgomery County, Texas, and being more particularly described by metes and bounds in **Exhibit "A"** attached hereto and made a part hereof, reference to which is made for all purposes ("Property").

This Right-of-Way Conveyance is granted subject to any and all matters of record in the Office of the County Clerk of Montgomery County, Texas, and now in effect.

Grantor, subject to the matters specifically set forth herein, does hereby bind itself, and its successors and assigns, to warrant and forever defend, subject to the matters set forth in this instrument, the easements and rights of way against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

GF # Courtesy
06/Kojak
Stewart Title of Montgomery County

EXECUTED THIS 22nd day of March, 2011

THE WOODLANDS LAND DEVELOPMENT
COMPANY, L.P.

a Texas Limited Partnership

By: The Woodlands Operating Company, L.P.,
a Texas Limited Partnership
its Authorized Agent

By: 

Name: _____

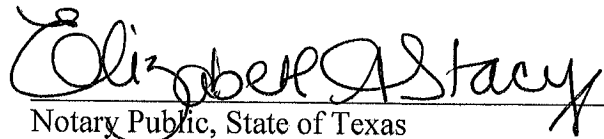
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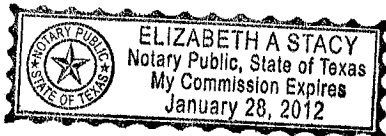
Alex G. Sutton
President

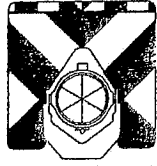
akw

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on March 22, 2011, by
Alex G. Sutton, President of The Woodlands
Operating Company, L.P., a Texas limited partnership, authorized agent of THE WOODLANDS
LAND DEVELOPMENT COMPANY, L.P., a Texas limited partnership, on behalf of said
limited partnership.


Notary Public, State of Texas





JOHNSTON SURVEYING

133 LAQUINTA DRIVE - CONROE, TEXAS 77304
PH: (936) 856 - 8265 FAX: (936) 890 - 6119

FEBRUARY 28, 2011

JOB No. 24-10 RFD

RESEARCH FOREST DRIVE EXTENSION METES AND BOUNDS

Being a 16.214 acre tract of land situated in the Dickinson Garrett Survey, A-224, Montgomery County, Texas and being out of and a part of that certain called 1972.22 acre tract described by a Memorandum of Merger and Ownership recorded in Clerk's File No. 9747722 and subsequently by Special Warranty Deed recorded in Clerk's File No. 9832782, Real Property Records, Montgomery County, Texas and being more particularly described as follows:

BEGINNING at a capped 5/8" iron rod set marked "Johnston RPLS 4497" for the southeast corner of the herein described tract on a curve to the left. Same being the most westerly southwest corner of Woodlands Research Forest Drive Street Dedication from Crownridge Drive to Branch Crossing Drive as recorded in Cabinet "L", Sheet 99, Map Records, Montgomery County, Texas. Said rod also marking a point of compound curvature and the most northerly northeast corner of Restricted Reserve "A" of the Amending Plat of The Woodlands Village of Alden Bridge Section 57 as recorded in Cabinet "M", Sheet 129, Map Records, Montgomery County, Texas. From which a 5/8" iron rod with aluminum cap found bears S 23°53'40"E, a distance of 0.24 feet and the radius point of said curve bears S 08°11'09"W, 2935.00 feet;

THENCE along the north line of said Restricted Reserve "A", following a curve to the left having a radius of 2935.00 feet, a central angle of 00°28'24", an arc length of 24.25 feet, and a chord bearing N 82°03'03"W, a distance of 24.25 feet to a capped 5/8" iron rod marked "Johnston RPLS 4497" set for corner and the end of said curve. From which a 5/8" iron rod with aluminum cap found bears S 36°27'30"E, a distance of 0.25 feet;

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EXHIBIT "A"

THENCE N 82°17'15"W, continuing along the north line of said Restricted Reserve "A", a distance of 118.81 feet to a 5/8" iron rod with aluminum cap found for corner and the beginning of a curve to the left. From which the radius point of said curve bears S 07°42'45"W, 2250.00 feet;

THENCE continuing along the north line of said Restricted Reserve "A" and curve to the left having a radius of 2250.00 feet, a central angle of 10°44'49", an arc length of 422.03 feet, and a chord bearing N 87°39'39"W, a distance of 421.41 feet to a 5/8" iron rod found for corner and the end of said curve. From which a bent 5/8" iron rod found bears N 86°57'56"E, a distance of 0.15 feet;

THENCE S 86°57'56"W, passing at 1212.25 feet, a capped 5/8" iron rod set marked "Johnston RPLS 4497" for the northwest corner of said Restricted Reserve "A" of Amending Plat The Woodlands Village of Alden Bridge Section 57 (from which a 5/8" iron rod found bears N 53°30'45"E a distance of 0.30 feet), passing at 1392.27 feet a 5/8" iron rod found for the northeast corner of Restricted Reserve "G", Amending Plat The Woodlands Village of Alden Bridge Section 59 (recorded in Cabinet "M", Sheet 118, Map Records, Montgomery County, Texas), passing at 1839.97 feet a 5/8" iron rod with aluminum cap found for the northwest corner of said Restricted Reserve "G", Section 59 and an east cut-back corner of Thorneapple Drive (60 FT. R.O.W.), passing at 1949.97 feet a 5/8" iron rod with aluminum cap found at a west cut-back corner of Thorneapple Drive and the northeast corner of Restricted Reserve "F", Section 59, passing at 3639.33 feet a 5/8" iron rod with aluminum cap found for the northwest corner of Restricted Reserve "F", Section 59, passing at 3778.64 feet, a capped 5/8" iron rod marked "Johnston RPLS 4497" set in place of a bent 5/8" iron rod found for the northeast corner of Restricted Reserve "A", The Woodlands Village of Alden Bridge Section 67 (recorded in Cabinet "L", Sheet 163, Map Records, Montgomery County, Texas), passing at 4441.26 feet, a 5/8" iron rod with aluminum cap found for the most northerly northwest corner of Restricted Reserve "A", Section 67 at an east cut-back corner of Lauravale Drive (a 60 FT. R.O.W. recorded by street dedication in Cabinet "M", Sheet 172, Map Records, Montgomery County, Texas), passing at 4581.26 feet, a capped 5/8" iron rod marked "Johnston RPLS 4497" set at the west cut-back corner of Lauravale Drive and the most northerly northeast corner of Restricted Reserve "G", The Woodlands Village of Alden Bridge Section 73 (recorded in Cabinet "M", Sheet 173, Map Records, Montgomery County, Texas), in all a total distance of 4918.54 feet to a capped 5/8" iron rod marked "Johnston RPLS 4497" set for corner on the east prescriptive R.O.W. line of Egypt Lane (formerly known as Conroc-Huffsmith Road). Said rod also marking the northwest corner of Restricted Reserve "G", Section 73;

THENCE N 41°32'23"E, along the easterly prescriptive R.O.W. line of Egypt Lane, a distance of 142.56 feet to a capped 5/8" iron rod marked "Johnston RPLS 4497" set for corner'

THENCE N 36°11'36"E, along the easterly prescriptive R.O.W. line of Egypt Lane, a distance of 36.72 feet to a capped 5/8" iron rod marked "Johnston RPLS 4497" set for corner. From which a 1/2" iron rod found bears N 26°27'27"E, a distance of 35.79 feet, a fence corner post bears N 36°11'36"E, a distance of 36.60 feet and a 1/2" iron rod found for the called southwest corner of an 11.00 acre tract conveyed Tripple "B" Storage, L.P. recorded in Clerk's File No. 2004-134931, Real Property Records, Montgomery County, Texas bears N 48°12'26"E, a distance of 41.49 feet;

THENCE N 86°57'56"E, leaving said easterly prescriptive R.O.W. line of Egypt Lane, a distance of 4795.27 feet to a capped 5/8" iron rod marked "Johnston RPLS 4497" set for corner and the beginning of a curve to the right. From which the radius point of said curve bears S 03°02'04"E, a distance of 2380.00 feet;

THENCE along said curve to the right having a radius of 2380.00 feet, a central angle of 10°44'49", an arc length of 446.41 feet and a chord bearing S 87°39'39"E, a distance of 445.76 feet to a capped 5/8" iron rod marked "Johnston RPLS 4497" set for corner and the end of said curve;

THENCE S 82°17'15"E, a distance of 118.81 feet to a capped 5/8" iron rod marked "Johnston RPLS 4497" set for corner and the beginning of a curve to the right. From which the radius point of said curve bears S 07°42'45"W, a distance of 3065.00 feet;

THENCE along said curve to the right having a radius of 3065.00 feet, a central angle of 00°28'24", an arc length of 25.33 feet and a chord bearing S 82°03'03"E, a distance of 25.33 feet to a capped 5/8" iron rod marked "Johnston RPLS 4497" set for corner. Same being the northwest corner of the previously mentioned Woodlands Research Forest Drive Street Dedication from Crownridge Drive to Branch Crossing Drive;

THENCE S 08°11'09"W, along the west line of said Woodlands Research Forest Drive Street Dedication, a distance of 130.00 feet to the POINT OF BEGINNING and containing 16.214 acres of land.

This description is based on a Land Survey and plat prepared by Johnston Surveying dated February 15, 2011. Bearings are based on record bearings (S 86°57'56"W) as per the north line of Amending Plat The Woodlands Village of Alden Bridge Section 57, Amending Plat The Woodlands Village of Alden Bridge Sections 59, and The Woodlands Village of Alden Bridge Sections 67 and 73 as recorded in Cabinet "M", Sheet 129, Cabinet "M", Sheet 118, Cabinet "L", Sheet 163 and Cabinet "M", Sheet 173, respectively, Map Records, Montgomery County, Texas.

W. David Johnston 02-28-11

**W. DAVID JOHNSTON
R.P.L.S. 4497**



E-FILED FOR RECORD

03/22/2011 4:53PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF MONTGOMERY

I hereby certify this instrument was e-FILED in
file number sequence on the date and at the time
stamped herein by me and was duly e-RECORDED in
the Official Public Records of Montgomery County, Texas.

03/22/2011



County Clerk
Montgomery County, Texas