

RIGHT-OF-WAY EASEMENT
DEDICATION

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

THAT, the COUNTY OF MONTGOMERY, a body politic and corporate (“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 are hereby acknowledged, does hereby DEDICATE TO PUBLIC USE and GRANT and CONVEY unto itself (in such capacity, “Grantee”), for the use and benefit of the Public, an easement and right-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 that certain 0.4035 acre tract or parcel of land in the John Taylor Survey, A-547, in Montgomery County, Texas, and being more particularly described by metes and bounds in Exhibit “A-1” attached hereto and made a part hereof, reference to which is made for all purposes; and

THAT, THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., a Texas limited partnership, successor to The Woodlands Corporation (“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 are hereby acknowledged, does hereby DEDICATE TO PUBLIC USE and GRANT and CONVEY unto the COUNTY OF MONTGOMERY, a body politic and corporate (“Grantee”), for the use and benefit of the Public, an easement and right-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 (i) that certain 0.2115 acre tract or parcel of land in the John Taylor Survey, A-547, in Montgomery County, Texas, and being more particularly described by metes and bounds in Exhibit “A-2” attached hereto and made a part hereof, reference to which is made for all purposes, and (ii) that certain 0.1416 acre tract or parcel of land in the John Taylor Survey, A-547, in Montgomery County, Texas, and being more particularly described by metes and bounds in Exhibit “A-3” attached hereto and made a part hereof, reference to which is made for all purposes.

GF # 124800
06/Kojak
Stewart Title of Montgomery County

The tracts of land described on Exhibit "A-1", Exhibit "A-2" and Exhibit "A-3" are hereinafter referred to as the "Property." The easements are granted subject to any and all matters of record in the Office of the County Clerk of Montgomery County, Texas, and now in effect.

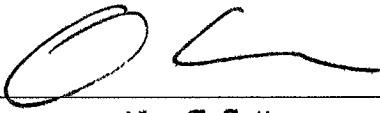
The granting of these easements is for a limited term only, and this Right of Way Easement and Dedication, together with all rights and obligations of Grantor and Grantee hereunder, shall automatically terminate and be of no further force or effect upon the recordation of a plat encompassing the Property together with a dedication of the Property to the public for the purposes of a public road right-of-way. If less than all of the Property is dedicated for public road right-of-way purposes, this Right of Way Easement and Dedication shall terminate as to the portion of the Property within the dedicated road right-of-way, and shall continue in full force and effect as to the remainder of the Property not so dedicated.

[Signature pages follow]

EXECUTED THIS 25th day of May, 2012.

THE WOODLANDS LAND DEVELOPMENT
COMPANY, L.P., a Texas limited partnership

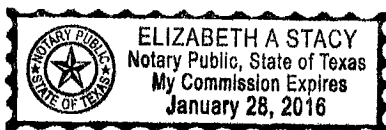
By: The Woodlands Operating Company, L.P.,
a Texas limited partnership,
Its Authorized Agent

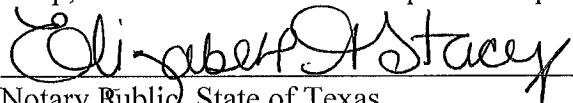
By: 
Name: Alex G. Sutton
Title: President

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on May 25, 2012, 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

MONTGOMERY COUNTY, TEXAS,
a Political Subdivision of the State of Texas

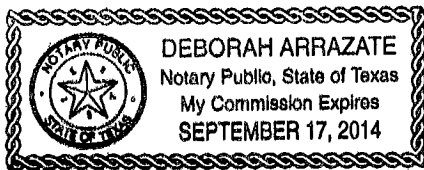
By: *Ed Chance*
Name: Ed Chance
Title: Commissioner Pct. 3

STATE OF TEXAS §

COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on May 30th, 2012, by
Ed Chance, _____ of MONTGOMERY COUNTY,
TEXAS, a political subdivision of the State of Texas.

Deborah Arrazate
Notary Public, State of Texas



AFTER RECORDING RETURN TO:

The Woodlands Land Development Company, L.P.
P.O. Box 5050
The Woodlands, TX 77387
Attn: Polly Weaver

EXHIBIT "A-1"

METES AND BOUNDS DESCRIPTION 0.4035 OF AN ACRE (17,578 SQ. FT.) OUT OF THE JOHN TAYLOR SURVEY, A-547 MONTGOMERY COUNTY, TEXAS

Being a 0.4035 of an acre tract of land, out of the John Taylor Survey, Abstract Number 547, situated in Montgomery County, Texas, being a part of a called 2.9940 acre tract (net) described in deed into Montgomery County recorded under Clerk's File Number (CF No.) 8030584 of the Official Public Records of Real Property of Montgomery County, Texas (OPRRPMCT); said 0.4035 of an acre tract being more particularly described by metes and bounds as follows (Bearing basis is Texas State Plane Coordinate System, NAD 27, South Central Zone, based on the field survey of The Woodlands Development Company control monuments TC-12 and TC-38):

COMMENCING at the northwest corner of said called 2.9940 acre tract, same being the northeast corner of High Timbers subdivision, according to the plat thereof recorded in Cabinet Q, Sheet 166 of the Montgomery County Map Records (MCMR) in the south line of a road easement known as High Timbers Drive, described in instrument recorded under CF No. 8037247, OPRRPMCT;

THENCE NORTH 89 degrees 53 minutes 07 seconds EAST, 4.97 feet along the south line of High Timbers Drive to the northwest corner and POINT OF BEGINNING of the herein described tract;

THENCE NORTH 89 degrees 53 minutes 07 seconds EAST, 87.34 feet along the south line of High Timbers Drive to a nontangent curve and northerly corner of the herein described tract;

THENCE, SOUTHEASTERLY along a curve to the right, through a central angle of 22 degrees 33 minutes 50 seconds, to a point of tangency and northerly corner of the herein described tract, said curve having a radius of 280.00 feet, an arc length of 110.27 feet, and a long chord bearing and distance of SOUTH 28 degrees 32 minutes 21 seconds EAST, 109.56 feet;

THENCE, SOUTH 17 degrees 15 minutes 26 seconds EAST, 91.62 feet to the northeast corner of the herein described tract in the easterly line of said called 2.9940 acre tract, same being the westerly line of a called 0.2101 acre tract described in Quitclaim Deed into The Woodlands Community Facilities Development Corporation recorded under CF No. 9350509, OPRRPMCT;

THENCE, SOUTH 01 degrees 59 minutes 40 seconds EAST, 136.75 feet along the westerly line of said called 0.2101 acre tract to a nontangent curve and the southeast corner of the herein described tract;

THENCE, NORTHWESTERLY along a curve to the right, through a central angle of 21 degrees 59 minutes 13 seconds, to a point of tangency and southerly corner of the herein described tract, said curve having a radius of 330.00 feet, an arc length of 126.64 feet, and a long chord bearing and distance of NORTH 28 degrees 15 minutes 02 seconds WEST, 125.86 feet;

THENCE, NORTH 17 degrees 15 minutes 26 seconds WEST, 100.00 feet to a point of curvature and southerly corner of the herein described tract;

THENCE, NORTHWESTERLY along a curve to the left, through a central angle of 37 degrees 15 minutes 22 seconds, to the POINT OF BEGINNING, said curve having a radius of 220.00 feet, an arc length of 143.05 feet, and a long chord bearing and distance of NORTH 35 degrees 53 minutes 07 seconds WEST, 140.55 feet, the herein described parcel containing a computed 0.4035 of an acre of land. This document was prepared from record information only and does not reflect an on the ground survey, and was prepared under the authority of Lou Ann Montana, RPLS 4269, on March 7, 2012. This document is not to be relied upon as a complete survey and has not been monumented.

EXHIBIT "A-2"

**METES AND BOUNDS DESCRIPTION
0.2115 OF AN ACRE (9,214 SQ. FT.)
OUT OF THE JOHN TAYLOR SURVEY, A-547
MONTGOMERY COUNTY, TEXAS**

Being a 0.2115 of an acre tract of land, out of the John Taylor Survey, Abstract Number 547, situated in Montgomery County, Texas, being a part of Restricted Reserve B of The Woodlands Business Park Section 3, according to the plat thereof recorded in Cabinet C, Sheet 84A of the Montgomery County Map Records (MCMR), and being part of a called 0.2101 acre tract described in Quitclaim Deed into The Woodlands Community Facilities Development Corporation recorded under Clerk's File Number (CF No.) 9350509 of the Official Public Records of Real Property of Montgomery County, Texas (OPRRPMCT); said 0.2115 of an acre tract being more particularly described by metes and bounds as follows (Bearing basis is Texas State Plane Coordinate System, NAD 27, South Central Zone, based on the field survey of The Woodlands Development Company control monuments TC-12 and TC-38):

COMMENCING at a point in the west right-of-way line of Grogans Mill Road (130 feet wide) for the southeast corner of a called 2.9940 acre tract (net) described in deed into Montgomery County recorded under CF No. 8030584, OPRRPMCT, also being the northeast corner of Restricted Reserve A of said The Woodlands Business Park Section Three;

THENCE, NORTH 27 degrees 32 minutes 47 seconds EAST, 133.08 feet along the west right-of-way line of Grogans Mill Road to the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, NORTH 12 degrees 31 minutes 57 seconds WEST, 22.66 feet to a nontangent curve and southerly corner of the herein described tract;

THENCE, NORTHWESTERLY along a curve to the right, through a central angle of 17 degrees 29 minutes 10 seconds, to a point of nontangency in the westerly line of said called 0.2101 acre tract and the southwest corner of the herein described tract, said curve having a radius of 330.00 feet, an arc length of 100.71 feet, and a long chord bearing and distance of NORTH 47 degrees 59 minutes 13 seconds WEST, 100.32 feet;

THENCE, NORTH 01 degrees 59 minutes 40 seconds WEST, 136.75 feet along the westerly line of said 0.2101 acre tract to the northwest corner of the herein described tract;

THENCE, SOUTH 17 degrees 15 minutes 26 seconds EAST, 8.38 feet to a point of curvature and northerly corner of the herein described tract;

THENCE, SOUTHEASTERLY along a curve to the left, through a central angle of 38 degrees 44 minutes 48 seconds, to a northerly corner of the herein described tract, said curve having a radius of 270.00 feet, an arc length of 182.59 feet, and a long chord bearing and distance of SOUTH 36 degrees 37 minutes 49 seconds EAST, 179.13 feet;

THENCE, NORTH 80 degrees 13 minutes 14 seconds EAST, 15.10 feet to the northeast corner of the herein described tract in the west right-of-way line of Grogans Mill Road;

THENCE, SOUTH 27 degrees 32 minutes 47 seconds WEST, 86.56 feet along the west right-of-way line of Grogans Mill Road to the POINT OF BEGINNING and containing a computed 0.2115 of an acre of land. This document was prepared from record information only and does not reflect an on the ground survey, and was prepared under the authority of Lou Ann Montana, RPLS 4269, on March 7, 2012. This document is not to be relied upon as a complete survey and has not been monumented.

EXHIBIT "A-3"

METES AND BOUNDS DESCRIPTION 0.1416 OF AN ACRE (6,169 SQ. FT.) OUT OF THE JOHN TAYLOR SURVEY, A-547 MONTGOMERY COUNTY, TEXAS

Being a 0.1416 of an acre tract of land, out of the John Taylor Survey, Abstract Number 547, situated in Montgomery County, Texas, being a part of an acreage tract referenced in Memorandum recorded under Clerk's File Number (CF No.) 9747722, of the Official Public Records of Real Property of Montgomery County, Texas (OPRRPMCT); said 0.1416 of an acre tract being more particularly described by metes and bounds as follows (Bearing basis is Texas State Plane Coordinate System, NAD 27, South Central Zone, based on the field survey of The Woodlands Development Company control monuments TC-12 and TC-38):

COMMENCING at a point of compound curvature in the northerly line of High Timbers Drive as shown on the plat of The Woodlands Village of Grogans Mill Lake Woodlands East Shore Mid Lake Reserve A, recorded in Cabinet Z, Sheet 1084 of the Montgomery County Map Records (MCMR), said point being at the east end of a 25-foot radius curve connecting the easterly line of Lake Front Circle (60 feet wide) with the northerly line of High Timbers Drive;

THENCE, SOUTHEASTERLY along a curve to the left in the northerly right-of-way line of High Timbers Drive, through a central angle of 07 degrees 38 minutes 50 seconds, to a point of compound curvature and the POINT OF BEGINNING of the herein described tract, said curve having a radius of 570.00 feet, an arc length of 76.08 feet, and a long chord bearing and distance of SOUTH 54 degrees 32 minutes 07 seconds EAST, 76.02 feet;

THENCE, SOUTHEASTERLY along a curve to the left, through a central angle of 20 degrees 00 minutes 15 seconds, to a point of tangency, said curve having a radius of 200.00 feet, an arc length of 69.83 feet, and a long chord bearing and distance of SOUTH 68 degrees 21 minutes 40 seconds EAST, 69.47 feet;

THENCE, SOUTH 78 degrees 21 minutes 47 seconds EAST, 151.40 feet to a point of curvature and northerly corner of the herein described tract;

THENCE, SOUTHEASTERLY along a curve to the right, through a central angle of 19 degrees 41 minutes 37 seconds, to the east corner of the herein described tract in the northerly line of a road easement known as High Timbers Drive, described in instrument recorded under CF No. 8037247, OPRRPMCT, said curve having a radius of 280.00 feet, an arc length of 96.24 feet, and a long chord bearing and distance of SOUTH 68 degrees 30 minutes 59 seconds EAST, 95.77 feet;

THENCE, SOUTH 89 degrees 53 minutes 07 seconds WEST, 63.25 feet along the northerly line of said High Timbers Drive road easement to a point of curvature and southerly corner of the herein described tract;

THENCE, NORTHWESTERLY along a curve to the right, through a central angle of 27 degrees 39 minutes 40 seconds, to a point of tangency and southerly corner of the herein described tract, said curve having a radius of 270.00 feet, an arc length of 130.35 feet, and a long chord bearing and distance of NORTH 76 degrees 17 minutes 03 seconds WEST, 129.09 feet;

THENCE NORTH 62 degrees 27 minutes 13 seconds WEST, 87.87 feet to a point of curvature and southerly corner of the herein described tract;

THENCE, NORTHWESTERLY along a curve to the right, through a central angle of 04 degrees 05 minutes 41 seconds, to the POINT OF BEGINNING, said curve having a radius of 570.00 feet, an arc length of 40.73 feet, and a long chord bearing and distance of NORTH 60 degrees 24 minutes 23 seconds WEST, 40.73 feet, the herein described parcel containing a computed 0.1416 of an acre of land. This document was prepared from record information only and does not reflect an on the ground survey, and was prepared under the authority of Lou Ann Montana, RPLS 4269, on March 7, 2012. This document is not to be relied upon as a complete survey and has not been monumented.

E-FILED FOR RECORD

05/31/2012 2:04PM



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.**

05/31/2012



County Clerk
Montgomery County, Texas