

RIGHT-OF-WAY EASEMENT
DEDICATION

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

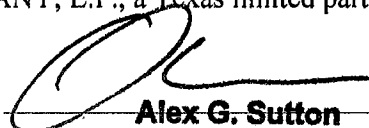
THAT, THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., a Texas limited partnership ("Grantor"), for and in consideration of One and No/100 Dollars (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby DEDICATE TO PUBLIC USE and GRANT and CONVEY unto 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 that certain tract or parcel of land in the John N. Thomas Survey, A-549 and the William H. Harrison Survey, A-257, 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.

This Easement 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.

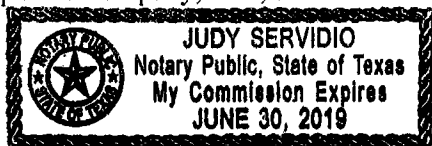
EXECUTED THIS 24th day of July, 2015.

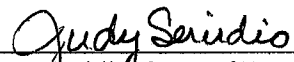
THE WOODLANDS LAND DEVELOPMENT COMPANY, L.P., a Texas limited partnership

By: 
Name: Alex G. Sutton
Title: Authorized Representative

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on July 24, 2015, by Alex G. Sutton, Authorized Representative of The Woodlands Land Development Company, L.P., a Texas limited partnership, on behalf of said limited partnership.




Notary Public, State of Texas

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

EXHIBIT "A"

**METES AND BOUNDS DESCRIPTION
OF 9.217 ACRES OUT OF THE
JOHN N. THOMAS SURVEY, A-549
AND THE WILLIAM H. HARRISON SURVEY, A-257
MONTGOMERY COUNTY, TEXAS**

A tract or parcel of land containing 9.217 acres located in the John N. Thomas Survey, Abstract No. 549 and in the William H. Harrison Survey, Abstract No. 257, Montgomery County, Texas, out of land owned by The Woodlands Land Development Company, L.P., a Texas limited partnership by virtue of Memorandum of Merger and Ownership dated July 31, 1997 as recorded under County Clerks File No. 9747722 of the Official Public Records of Real Property of Montgomery County, Texas (O.P.R.R.P.M.C.), said 9.217 acres being more particularly described by metes and bounds as follows with all bearing being based on a call of NORTH 26 degrees 13 minutes 31 seconds EAST along a northwest line of The Woodlands Village of Alden Bridge, Section 14 as shown on a plat filed for record in Cabinet H, Sheet 103 of the Montgomery County Map Records (M.C.M.R.):

BEGINNING at a 3/4-inch iron rod (with cap stamped "Cotton Surveying") for the northeast corner of the herein described tract, lying in a southerly right-of-way line of Alden Bridge Drive (R.O.W. varies) as shown on a plat filed for record in Cabinet "H", Sheet 182-B of the M.C.M.R., point also lying in a westerly line of The Woodlands Village of Alden Bridge, Section 10, as shown on a plat filed for record in Cabinet "H", Sheet 23-B of the M.C.M.R., having a Texas State Plane Coordinate Value of X = 3,099,048.4635 (E), Y = 883,438.3878 (N), and bearing NORTH 64 degrees 25 minutes 49 seconds WEST, 1,377.02 feet from the southeast corner of the John Thomas Survey, Abstract No. 549, also being the northeast corner of the William H. Harrison Survey, Abstract No. 257 Montgomery County, Texas;

THENCE SOUTHERLY along a curve to the right and said westerly line of The Woodlands Village of Alden Bridge, Section 10 at an arc length of 1,271.88 feet passing the southwest corner of said The Woodlands Village of Alden Bridge, Section 10 and the northwest corner of The Village of Alden Bridge, Section 11 as shown on a plat filed for record in Cabinet H, Sheet 25-B of the M.C.M.R. and continuing along said curve to the right along the westerly line of said The Woodlands Village of Alden Bridge, Section 11, through a central angle of 23 degrees 07 minutes 36 seconds, to a 3/4-inch iron rod (with cap stamped "Cotton Surveying"), said curve having a radius of 3,580.00 feet, and a total arc length of 1,445.02 feet, and a long chord bearing and distance of SOUTH 14 degrees 39 minutes 43 seconds WEST, 1,435.23 feet;

THENCE SOUTH 26 degrees 13 minutes 31 seconds WEST, a total distance of 1,112.09 feet along a westerly line of said The Woodlands Village of Alden Bridge, Section 11 passing at a distance of 168.45 feet the southwest corner of said The Woodlands Village of Alden Bridge, Section 11, and passing at a distance of 541.95 feet the north corner of The Woodlands Village of Alden Bridge, Section 14 as shown on a plat filed for record in Cabinet H, Sheet 103-A of the M.C.M.R., to a 3/4-inch iron rod (with cap stamped "Cotton Surveying") set for the southeast corner of the herein described tract, lying a northerly right-of-way line of Crownridge Drive (R.O.W. varies) as shown on a plat filed for record in Cabinet "J", Sheet 3 of the M.C.M.R.;

THENCE NORTH 63 degrees 46 minutes 29 seconds WEST, 160.00 feet along a northerly right-of-way line of said Crownridge Drive, to a 5/8-inch iron rod with aluminum cap found for the southwest corner of the herein described tract, lying in the easterly line of The Woodlands Village of Alden Bridge, Section 35 as shown on a plat filed for record in Cabinet J, Sheet 3 of the M.C.M.R.;

THENCE NORTH 26 degrees 13 minutes 31 seconds EAST, 1112.09 feet along an easterly line of said The Woodlands Village of Alden Bridge Section 35 and an easterly line of The Woodlands Village of Alden Bridge, Section 26 as shown on a plat filed for record in Cabinet "H", Sheet 184-B of the M.C.M.R. to a point of curvature and 3/4-inch iron rod (with cap stamped "Cotton Surveying");

THENCE NORTHERLY along a curve to the left and said easterly line of The Woodlands Village of Alden Bridge Section 26, through a central angle of 22 degrees 36 minutes 28 seconds, to a 5/8-inch iron rod with aluminum cap found for the northwest corner of the herein described tract, lying in said southerly line of Alden Bridge Drive, said curve having a radius of 3,420.00 feet, an arc length of 1,349.47 feet, and a long chord bearing and distance of NORTH 14 degrees 55 minutes 17 seconds EAST, 1,340.73 feet;

THENCE NORTH 82 degrees 09 minutes 09 seconds EAST, 163.11 feet along said southerly line of Alden Bridge Drive, to the POINT OF BEGINNING, containing 9.217 acres 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 Stephen P. Matovich, RPLS 5347, on October 7, 2010. This document is not to be relied upon as a complete survey and has not been monumented.

Kuykendahl
R.O.W. No. 3
March 3, 2010

E-FILED FOR RECORD
07/24/2015 4:13PM



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.

07/24/2015



County Clerk
Montgomery County, Texas