

7623384

DEEDS

DEDICATION OF ROAD EASEMENTS

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

KNOW ALL MEN BY THESE PRESENTS:

THAT THE WOODLANDS DEVELOPMENT CORPORATION, a Texas corporation ("GRANTOR"), owner of the property hereinafter described, does hereby dedicate to public use the following road easements located in Montgomery County, Texas, and more particularly described as follows:

The free and uninterrupted use, liberty and privilege of passage in, along, upon and across three certain tracts or parcels of land containing a total of 14.5894 acres, more or less, in the Walker County School Land Survey, A-599, and in the John Taylor Survey, A-547, Montgomery County, Texas, and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

GRANTOR does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND the title to the easements herein dedicated unto the uses aforesaid, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under GRANTOR.

EXECUTED this 30 day of July, 1976.

ATTEST:

THE WOODLANDS DEVELOPMENT CORPORATION

Paul W. Wommalk
Assistant Secretary

By Robinson G. Lapp
Vice President

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Robinson G. Lapp, Vice President of THE WOODLANDS DEVELOPMENT CORPORATION, a corporation 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 consideration therein expressed, in the capacity stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 30 day of July, 1976.

Marion R. Smith
Notary Public in and for
Montgomery County, Texas

Being a tract or parcel of land containing 4.5895 acres located in the Walker County School Land Survey, A-599, Montgomery County, Texas and being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone):

COMMENCING at the northeast corner of a 1.8282 acre tract (South Millbend Drive) as recorded in File Number 346605, Deed Records, Montgomery County, Texas, said point being the beginning of a curve;

THENCE 353.31 feet along the arc of a curve to the right, said curve having a chord which bears S 86°53'00" E, a chord distance of 346.80 feet, a radius of 530.00 feet and a central angle of 38°11'39" to a point, point of reverse curve;

THENCE 210.98 feet along the arc of a curve to the left, said curve having a chord which bears S 80°38'47" E, a chord distance of 209.22 feet, a radius of 470.00 feet and a central angle of 25°43'13" to a point, the end of said curve;

THENCE N 86°29'37" E, a distance of 1071.26 feet to the POINT OF BEGINNING;

THENCE N 03°30'23" W, a distance of 485.88 feet to a point for corner, the beginning of a curve;

THENCE 527.66 feet along the arc of a curve to the left, said curve having a chord which bears N 17°00'12" W, a chord distance of 522.80 feet, a radius of 1120.00 feet and a central angle of 26°59'37" to a point for corner, the end of said curve;

THENCE N 30°30'00" W, a distance of 300.00 feet to a point for corner, the beginning of a curve;

THENCE 1148.67 feet along the arc of a curve to the right, said curve having a chord which bears N 04°47'30" W, a chord distance of 1110.51 feet, a radius of 1280.00 feet and a central angle of 51°25'01" to a point for corner, the end of said curve;

THENCE N 20°55'01" E, a distance of 360.55 feet to a point for corner, the beginning of a curve;

THENCE 440.65 feet along the arc of a curve to the left, said curve having a chord which bears N 06°24'25" E, a chord distance of 435.96 feet, a radius of 870.00 feet and a central angle of 29°01'12" to a point for corner, the end of said curve;

THENCE N 08°06'11" W, a distance of 66.04 feet to a point for corner on the arc of a curve;

THENCE 60.00 feet along the arc of a curve to the right, said curve having a chord which bears N 81°53'49" E, a chord distance of 60.00 feet, a radius of 2800.00 feet and a central angle of 01°13'40" to a point for corner on said arc;

THENCE S 08°06'11" E, a distance of 66.04 feet to a point for corner, the beginning of a curve;

THENCE 471.04 feet along the arc of a curve to the right, said curve having a chord which bears S 06°24'25" W, a chord distance of 466.02 feet, a radius of 930.00 feet and a central angle of 29°01'12" to a point for corner, the end of said curve;

THENCE S 20°55'01" W, a distance of 360.55 feet to a point for corner, the beginning of a curve;

THENCE 1094.82 feet along the arc of a curve to the left, said curve having a chord which bears S 04°47'30" E, a chord distance of 1058.45 feet, a radius of 1220.00 feet and a central angle of 51°25'01" to a point for corner, the end of said curve;

THENCE S 30°30'00" E, a distance of 300.00 feet to a point for corner, the beginning of a curve;

THENCE 555.93 feet along the arc of a curve to the right, said curve having a chord which bears S 17°00'12" E, a chord distance of 550.80 feet, a radius of 1180.00 feet and a central angle of 26°59'37" to a point for corner, the end of said curve;

THENCE S 03°30'23" E, a distance of 485.88 feet to a point for corner;

THENCE S 86°29'37" W, a distance of 60.00 feet to the POINT OF BEGINNING and containing 4.5895 acres of land.

Being a tract or parcel of land containing 5.8339 acres located in the Walker County School Land Survey, A-599, Montgomery County, Texas and being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone):

BEGINNING at the northeast corner of a 1.8282 acre tract (South Millbend Drive) as recorded in File Number 346605, Deed Records, Montgomery County, Texas, said point being the beginning of a curve;

THENCE 353.31 feet along the arc of a curve to the right, said curve having a chord which bears S 86°53'00" E, a chord distance of 346.80 feet, a radius of 530.00 feet and a central angle of 38°11'39" to a point for corner, point of reverse curve;

THENCE 210.98 feet along the arc of a curve to the left, said curve having a chord which bears S 80°38'47" E, a chord distance of 209.22 feet, a radius of 470.00 feet and a central angle of 25°43'13" to a point for corner, the end of said curve;

THENCE N 86°29'37" E, a distance of 1720.32 feet to a point for corner, the beginning of a curve;

THENCE 549.78 feet along the arc of a curve to the left, said curve having a chord which bears N 74°11'20" E, a chord distance of 545.56 feet, a radius of 1280.00 feet and a central angle of 24°36'34" to a point for corner, the end of said curve;

THENCE N 61°53'03" E, a distance of 141.08 feet to a point for corner, the beginning of a curve;

THENCE 460.89 feet along the arc of a curve to the left, said curve having a chord which bears N 46°42'29" E, a chord distance of 455.52 feet, a radius of 870.00 feet and a central angle of 30°21'10" to a point for corner, the end of said curve;

THENCE N 31°31'54" E, a distance of 81.49 feet to a point for corner, the beginning of a curve;

THENCE 683.03 feet along the arc of a curve to the left, said curve having a chord which bears N 19°48'53" E, a chord distance of 678.28 feet, a radius of 1670.00 feet and a central angle of 23°26'02" to a point for corner, the end of said curve;

THENCE S 81°54'09" E, a distance of 60.00 feet to a point for corner, the beginning of a curve;

THENCE 707.57 feet along the arc of a curve to the right, said curve having a chord which bears S 19°48'53" W, a chord distance of 702.65 feet, a radius of 1730.00 feet and a central angle of 23°26'02" to a point for corner, the end of said curve;

THENCE S 31°31'54" W, a distance of 81.49 feet to a point for corner, the beginning of a curve;

THENCE 492.67 feet along the arc of a curve to the right, said curve having a chord which bears S 46°42'29" W, a chord distance of 486.93 feet, a radius of 930.00 feet and a central angle of 30°21'10" to a point for corner, the end of said curve;

THENCE S 61°53'03" W, a distance of 141.08 feet to a point for corner, the beginning of a curve;

THENCE 575.55 feet along the arc of a curve to the right, said curve having a chord which bears S 74°11'20" W, a chord distance of 571.13 feet, a radius of 1340.00 feet and a central angle of 24°36'34" to a point for corner, the end of said curve;

THENCE S 86°29'37" W, a distance of 1720.32 feet to a point for corner, the beginning of a curve;

THENCE 237.92 feet along the arc of a curve to the right, said curve having a chord which bears N 80°38'47" W, a chord distance of 235.93 feet, a radius of 530.00 feet and a central angle of 25°43'13" to a point for corner, point of reverse curve;

THENCE 313.31 feet along the arc of a curve to the left, said curve having a chord which bears N 86°53'00" W, a chord distance of 307.54 feet, a radius of 470.00 feet and a central angle of 38°11'39" to a point for corner, the end of said curve, said point being a northeasterly corner of the aforementioned 1.8282 acre tract (South Millbend Drive);

THENCE along the easterly line of said 1.8282 acre tract, N 15°58'49" W, a distance of 50.00 feet to the POINT OF BEGINNING and containing 5.8339 acres of land.

Being a tract or parcel of land containing 4.166 acres located in the John Taylor Survey, A-547 and the Walker County School Land Survey, A-599, Montgomery County, Texas, and being more particularly described by metes and bounds as follows (all bearings referenced to the Texas Coordinate System, South Central Zone);

COMMENCING at a point for reference, said point being the Northwesterly corner of the aforementioned Walker County School Land Survey, A-599 and in the Easterly line of the John Taylor Survey, A-547, Montgomery County, Texas;

THENCE, with the common line of said Walker County School Land Survey, A-599 and John Taylor Survey, A-547, South $02^{\circ} 24' 36''$ East, 7760.64 feet to a point for corner;

THENCE, leaving said common line South $87^{\circ} 35' 24''$ West, 411.26 feet to the POINT OF BEGINNING of the herein described tract, said point also being the most Northeasterly corner of that certain 2.5444 acre tract of record in Volume 841, Page 853, Deed Records, Montgomery County, Texas;

THENCE, along the Arc of a non-tangent curve to the Right whose Radius bears South $06^{\circ} 09' 21''$ East, said curve being subtended by a Central Angle of $07^{\circ} 04' 21''$, having a Radius of 2560.00 feet, and an Arc Length of 316.00 feet to a point of tangency;

THENCE, South $89^{\circ} 05' 00''$ East, 239.34 feet to the beginning of a curve;

THENCE, along the Arc of a tangent curve to the Left, said curve being subtended by a Central Angle of $26^{\circ} 17' 12''$, having a Radius of 2320.00 feet, and an Arc Length of 1064.39 feet to a point of tangency;

THENCE, North $64^{\circ} 37' 48''$ East, 519.02 feet to the beginning of a curve;

THENCE, along the Arc of a tangent curve to the Right, said curve being subtended by a Central Angle of $17^{\circ} 52' 04''$, having a Radius of 2360.00 feet, and an Arc Length of 891.90 feet to a point for corner;

THENCE, South $08^{\circ} 06' 11''$ East, 60.00 feet to a point for corner on the Arc of a curve;

THENCE, along the Arc of a non-tangent curve to the Left whose Radius bears South $07^{\circ} 29' 21''$ East, said curve being subtended by a Central Angle of $17^{\circ} 52' 50''$, having a Radius of 2800.00 feet, and an Arc Length of 873.82 feet to a point of tangency;

THENCE, South $64^{\circ} 37' 43''$ West, 519.02 feet to the beginning of a curve;

THENCE, along the Arc of a tangent curve to the Right, said curve being subtended by a Central Angle of $26^{\circ} 17' 12''$, having a Radius of 2380.00 feet, and an Arc Length of 1091.91 feet to a point of tangency;

THENCE, North $89^{\circ} 05' 00''$ West, 239.34 feet to the beginning of a curve;

THENCE, along the Arc of a tangent curve to the Left, said curve being subtended by a Central Angle of $06^{\circ} 45' 39''$, having a Radius of 2500.00 feet, and an Arc Length of 295.00 feet to a point for corner, said point being the most Southeasterly corner of the aforementioned 2.5444 acre tract;

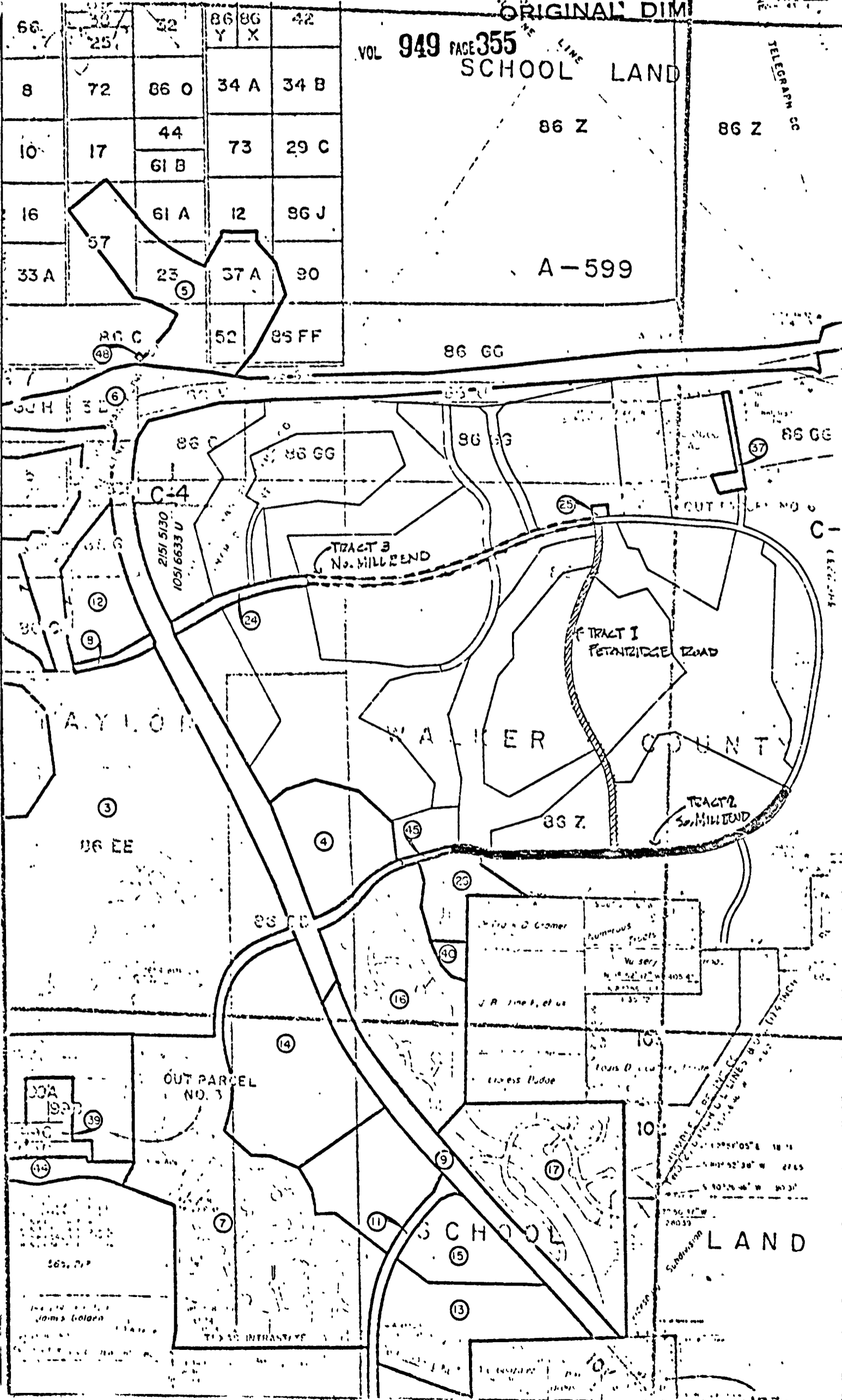
THENCE, with the Easterly line of said 2.5444 acre tract, North $18^{\circ} 54' 49''$ West, 51.56 feet to the POINT OF BEGINNING and containing 4.166 acres of land.

ORIGINAL DIM

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SCHOOL LAND

TELEGRAPH



86 Z

86 Z

A-599

86 GG

86 GG

C-4
2151510
03151510
10516633 U

TRACT 3
N. MILLBEND

TRACT 1
PETANZIDGE ROAD

TRACT 2
S. MILLBEND

86 EE

86 Z

OUT PARCEL
NO. 3

W. D. Croner

NUMEROUS
FRONTS

W. D. Croner

J. R. Line 1, et al

Express Pledge

LOUIS D. Croner, Trustee

SCHOOL

LAND

$101^{\circ}05'05'' E$ 18 1/4
 $101^{\circ}52'30'' W$ 27 65
 $101^{\circ}26'46'' W$ 30 31
 $77^{\circ}56'47'' W$ 240 39
 Subdivision

56% 7/7

James Golden

TEXAS INFRASTRUCTURE

ORDER

August 16, 1976

WHEREAS, The Woodlands Development Corporation has dedicated to public use certain road easements across lands in Montgomery County, Texas, by instruments filed for record in the Office of the County Clerk of Montgomery County, Texas, copies of such instruments are attached hereto as Schedules I and II; and,

WHEREAS, The Woodlands Development Corporation has requested the Commissioners Court of Montgomery County to accept such dedications on behalf of the public; and,

WHEREAS, the proper and orderly development of such roads would best be promoted, and the interest of the public would best be served, if such dedications are accepted by the Commissioners Court of Montgomery County on behalf of the public;

It is therefore ORDERED, ADJUDGED and DECREED that those dedications of road easements, as evidenced by the instruments attached hereto as Schedules I and II, be, and the same are hereby, accepted by the Commissioners Court of Montgomery County on behalf of the public; and,

It is further ORDERED by the Court that the foregoing Order be, and is hereby, adopted and made the Order of the Court, and the Clerk will spread the same upon the Minutes of this Court.

[Signature]
Commissioner, Precinct No. 1

[Signature]
Commissioner, Precinct No. 2

[Signature]
Commissioner, Precinct No. 3

[Signature]
Commissioner, Precinct No. 4

[Signature]
County Judge

THE STATE OF TEXAS }
COUNTY OF MONTGOMERY }

I, ROY HARRIS, Clerk County Court, in and for said County and State, hereby certify that the above and foregoing is a true and correct excerpt of the Commissioners' Court Minutes of Montgomery County, Texas, sitting in Special Session on 16 day of August, 1976.

WITNESS MY HAND AND THE SEAL OF SAID COURT at office in Conroe, Texas, this the 16 day of August, 1976.



ROY HARRIS, County Clerk and
Ex-Officio Clerk, Commissioners'
Court, Montgomery County, Texas
By [Signature] Deputy

FILED FOR RECORD
AT 4 O'CLOCK A M

AUG 17 1976

ROY HARRIS, Clerk
County Court, Montgomery Co. Tx.
By [Signature] Deputy