

7712697

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 (3) certain tracts or parcels of land containing a total of 13.3136 acres, more or less, in the Caddo Allen Survey, A-45, and G. W. and J. A. Wagers Survey, A-765, 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 20<sup>th</sup> day of April, 1977.

ATTEST:

THE WOODLANDS DEVELOPMENT CORPORATION



Sam R. Smith  
Assistant Secretary

By William D. Lee  
Vice President

THE STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared William D. Lee, 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 20<sup>th</sup> day of April, 1977.



Sam Roberts  
Notary Public in and for  
Montgomery County, Texas

TRACT 1

SOUTH PANTHER CREEK DRIVE RIGHT OF WAY  
FROM J.L. McCULLOUGH HIGH SCHOOL TO THE WEST

A 5.8668 acre tract of land located in the Caddo Allen Survey Abstract 45, Montgomery County, Texas and being more particularly described by metes and bounds as follows, with all coordinate positions and bearings referenced to the Texas State Plane Coordinate System, South Central Zone:

BEGINNING AT A POINT, the southwest corner of that certain 7.2326 acre tract described in deed recorded in Vol. 949, Page 364 of the Deed Records of Montgomery County, Texas, said 7.2326 acre tract being right of way for South Panther Creek Drive, said point having coordinate position  $Y = 860,695.451$ ,  $X = 3,106,335.04$ , and said point being located  $N 43^{\circ} 20' 02'' W$ , a distance of 3,440.48 feet from the southeast corner of the said Caddo Allen Survey, whose coordinate position is  $Y = 858,192.95$ ,  $X = 3,108,696.07$ ;

THENCE  $S 88^{\circ} 20' 37'' W$ , a distance of 2.22 feet to a point, the beginning of a curve to the right;

THENCE in a northwesterly direction along the arc of said curve to the right, having a radius of 700.00 feet through a central angle of  $35^{\circ} 43' 50''$ , a distance of 436.53 feet to a point; the end of said curve;

THENCE  $N 55^{\circ} 55' 33'' W$ , a distance of 609.67 feet to a point, the beginning of a curve to the right;

THENCE in a northwesterly direction along the arc of said curve to the right, having a radius of 2,050.00 feet through a central angle of  $17^{\circ} 23' 21''$ , a distance of 622.17 feet to a point, the end of said curve;

THENCE  $N 38^{\circ} 32' 12'' W$ , a distance of 882.85 feet to a point for corner;

THENCE  $N 51^{\circ} 27' 48'' E$ , a distance of 100.00 feet to a point for corner;

THENCE  $S 38^{\circ} 32' 12'' E$ , a distance of 882.85 feet to a point, the beginning of a curve to the left;

THENCE in a southeasterly direction along the arc of said curve to the left, having a radius of 1,950.00 feet through a central angle of  $17^{\circ} 23' 21''$ , a distance of 591.82 feet to a point, the end of said curve;

THENCE  $S 55^{\circ} 55' 33'' E$ , a distance of 559.31 feet to a point, the beginning of a curve to the left;

THENCE in a southeasterly direction along the arc of said curve to the left, having a radius of 650.00 feet through a central angle of  $35^{\circ} 43' 50''$ , a distance of 405.35 feet to a point, the end of said curve;

EXHIBIT "A"

THENCE N 88° 20' 37" E, a distance of 13.90 feet to a point for corner, said point being the most westerly northwest corner of the said 7.2326 acre tract, and also being the southeast corner of that certain 50.00 acre tract described in deed recorded in Vol. 843, Page 105 of the Deed Records of Montgomery County, Texas;

Thence S 1° 39' 23" E, a distance of 120.00 feet along the westerly line of the said 7.2326 acre tract to the POINT OF BEGINNING and containing 5.8668 acres of land more or less.

EXHIBIT "A"

Page 2 of 5

TANGLE BRUSH DRIVE RIGHT OF WAY  
WEST OF GLEN LOCH DRIVE

A 6.4114 acre tract of land located in the Caddo Allen Survey Abstract 45, Montgomery County, Texas and being more particularly described by metes and bounds as follows, with all coordinate positions and bearings being referenced to the Texas State Plane Coordinate System, South Central Zone:

BEGINNING AT A POINT, in the southwesterly line of Glen Loch Drive right of way, said point having coordinate position  $Y = 859,434.76$ ,  $X = 3, 108,126.16$ , and said point being located  $N 24^{\circ} 39' 07'' W$ , a distance of 1,366.34 feet from the southeast corner of the said Caddo Allen Survey, whose coordinate position is  $Y = 858,192.95$ ,  $X = 3, 108,696.07$ ;

THENCE  $S 37^{\circ} 11' 16'' W$ , a distance of 58.28 feet to a point, the beginning of a curve to the right;

THENCE in a westerly direction along the arc of said curve to the right, having a radius of 1,330.00 feet through a central angle of  $84^{\circ} 21' 44''$ , a distance of 1,958.29 feet to a point, the end of said curve;

THENCE  $N 58^{\circ} 27' 00'' W$ , a distance of 608.03 feet to a point, the beginning of a curve to the left;

THENCE in a northwesterly direction along the arc of said curve to the left, having a radius of 1,970.00 feet through a central angle of  $8^{\circ} 34' 23''$ , a distance of 294.76 feet to a point, the end of said curve;

THENCE  $N 67^{\circ} 01' 23'' W$ , a distance of 504.18 feet to a point, the beginning of a curve to the right;

THENCE in a northwesterly direction along the arc of said curve to the right, having a radius of 1,830.00 feet through a central angle of  $40^{\circ} 27' 29''$ , a distance of 1,292.21 feet to a point for corner;

THENCE  $N 63^{\circ} 26' 06'' E$ , a distance of 60.00 feet to a point for corner, in a curve to the left, whose chord bears  $S 46^{\circ} 47' 39'' E$ ;

THENCE in a southeasterly direction along the arc of said curve to the left, having a radius of 1,770.00 feet through a central angle of  $40^{\circ} 27' 29''$ , a distance of 1,249.84 feet to a point the end of said curve;

THENCE  $S 67^{\circ} 01' 23'' E$ , a distance of 504.18 feet to a point, the beginning of a curve to the right;

THENCE in a southeasterly direction along the arc of said curve to the right, having a radius of 2,030.00 feet through a central angle of  $8^{\circ} 34' 23''$ , a distance of 303.74 feet to a point, the end of said curve;

EXHIBIT "A"

THENCE S 58° 27' 00" E, a distance of 608.03 feet to a point, the beginning of a curve to the left;

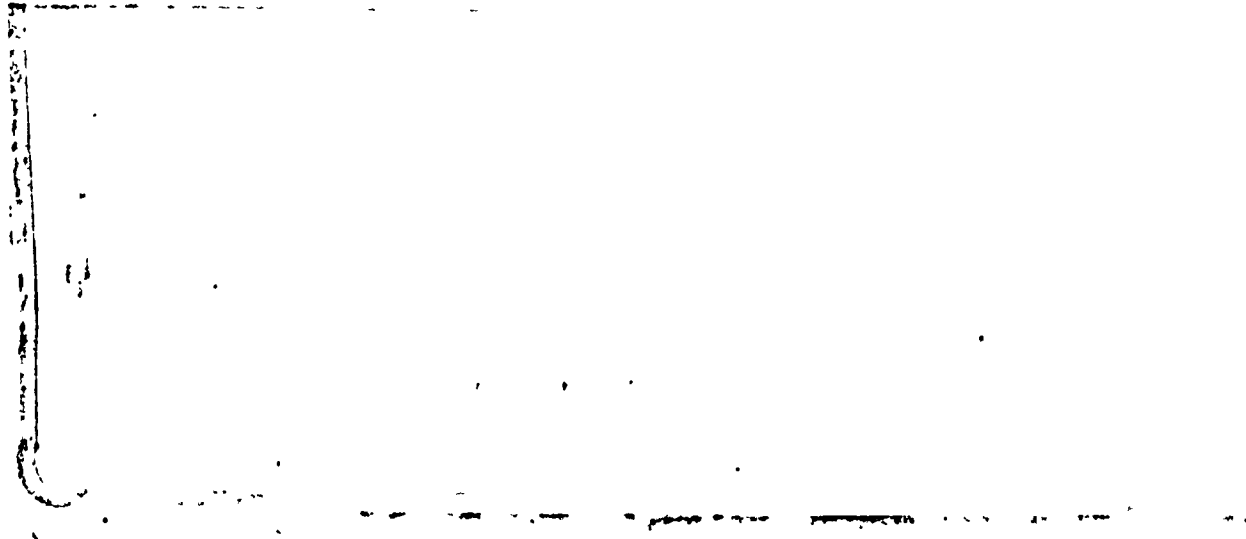
THENCE in an easterly direction along the arc of said curve to the left, having a radius of 1, 270.00 feet through a central angle of 84° 21' 44", a distance of 1, 869.95 feet to a point, the end of said curve;

THENCE N 37° 11' 16" E, a distance of 58.28 feet to a point for corner in the southwesterly line of Glen Loch Drive, said point being in a curve to the left, whose chord bears S 52° 48' 44" E;

THENCE in a southeasterly direction along the southwesterly line of said Glen Loch Drive, and along the arc of said curve to the left, having a radius of 1,530.00 feet through a central angle of 2° 14' 49", a distance of 60.00 feet to the POINT OF BEGINNING and containing 6.4114 acres of land more or less.

EXHIBIT "A"

Page 4 of 5



TRACT 3

TANGLE BRUSH DRIVE RIGHT OF WAY  
EAST OF GLEN LOCH DRIVE

A 1.0354 acre tract of land located in the Caddo Allen Survey, Abstract 45, and the G.W. and J.A. Wagers Survey Abstract 765, Montgomery County, Texas and being more particularly described by metes and bounds as follows, with all coordinate positions and bearings referenced to the Texas State Plane Coordinate System, South Central Zone:

BEGINNING AT A POINT, in the northeasterly right of way line of Glen Loch Drive, said point having coordinate position Y = 859,346.66, X = 3,108,390.03, and being located N 14° 51' 24" W, a distance of 1,193.60 feet from the southeast corner of said Caddo Allen Survey, whose coordinate position is Y = 858,192.95, X = 3,108,696.07;

THENCE in a northeasterly direction along the arc of a curve to the right, whose chord bears N 38° 14' 41" E, having a radius of 730.00 feet, through a central angle of 27° 26' 52", a distance of 349.71 feet to a point, the end of said curve;

THENCE N 51° 58' 07" E, a distance of 416.17 feet to a point for corner;

THENCE S 38° 01' 53" E, a distance of 60.00 feet to a point for corner;

THENCE S 51° 58' 07" W, a distance of 416.17 feet to a point, the beginning of a curve to the left;

THENCE in a southwesterly direction along the arc of said curve to the left, having a radius of 670.00 feet through a central angle of 27° 26' 47", a distance of 320.95 feet to a point for corner, in the northeasterly right of way line of said Glen Loch Drive, and in a curve to the right, whose chord bears N 65° 29' 50" W;

THENCE in a northwesterly direction along the arc of said curve to the right, having a radius of 1,470.00 feet through a central angle of 2° 20' 20", a distance of 60.00 feet to the POINT OF BEGINNING and containing 1.0354 acres more or less.

FILED FOR RECORD

AT 2 O'CLOCK P.M.

APR 22 1977

EXHIBIT "A"

ROY HARRIS, Clerk  
County Court, Montgomery Co., Tex.  
By Barbara W. [Signature] Deputy