

7745899

DEDICATION OF RIGHT-OF-WAY EASEMENT

DEEDS

THE STATE OF TEXAS §
COUNTY OF MONTCOMERY §

KNOW ALL MEN BY THESE PRESENTS:

THAT, THE WOODLANDS DEVELOPMENT CORPORATION (hereinafter called "Grantor"), a Texas corporation with offices and principal place of business in The Woodlands, Montgomery County, Texas, acting herein by and through its duly authorized officers, for and in consideration of the uninterrupted and continued use by the Public of the easement herein granted for the purposes as hereinafter set forth, has GRANTED and by these presents does hereby GRANT unto MONTGOMERY COUNTY TEXAS (hereinafter called "Grantee"), for the use and benefit of the Public, the free and uninterrupted use, liberty, privilege, and easement of passing, on, over, across and through that tract containing 2.8475 acres of land out of the James McCambridge Survey, A-390, and that tract containing 5.5091 acres of land out of the James McCambridge Survey, A-390 and the George Taylor Survey, A-555, both located in the County of Montgomery, State of Texas and being more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes.

Grantee shall have the right to use the right-of-way and easement herein granted at all times for the construction, use and maintenance of a road, together with the right to construct and install drainage ditches and related facilities necessary or desirable in the maintenance of said road.

TO HAVE AND TO HOLD said right-of-way and easement unto Grantee for so long as said right-of-way and easement is used for the purposes herein granted.

GRANTOR hereby binds itself, its successors and assigns to WARRANT AND FOREVER DEFEND title to the easement herein dedicated, against every person whomsoever lawfully claiming the same or any part thereof.

EXECUTED this 30th day of December, 1977.



THE WOODLANDS DEVELOPMENT CORPORATION

By: P. Vernon Rablin
Vice President *BR*

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

BEFORE ME, the undersigned authority, on this day personally appeared Rablin, P. Vernon, known to me to be the person whose name is subscribed to the foregoing instrument, as Vice President of THE WOODLANDS DEVELOPMENT CORPORATION, a corporation, 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 30th day of December, 1977.



Johnnie M. Ward
Notary Public in and for
Montgomery County, Texas

JOHNIE M. WARD
My commission Expires
January 6, 1978

A TRACT OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF MONTGOMERY, CONTAINING 2.8475 ACRES OF LAND OUT OF THE JAMES McCAMBRIDGE SURVEY, A-390, AND BEING ALSO OUT OF THE WOODLANDS DEVELOPMENT CORPORATION PROPERTY. ALL CONTROL IS REFERRED TO THE TEXAS PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, SOUTH CENTRAL ZONE.

BEGINNING AT A POINT FOR CORNER, BEING THE NORTHWEST CORNER OF THIS TRACT, HAVING A TEXAS PLANE COORDINATE VALUE OF X=3,119,251.18; Y=882,675.78, SAID POINT OF BEGINNING BEING AT ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY BOUNDARY OF INTERSTATE HIGHWAY NO. 45, AND BEING S06° 24' 58"E, 275.62 FEET FROM THE SOUTHWEST CORNER OF THE ECKIRD'S GESSNER, INC., 26.00 ACRE TRACT, MARKED BY A CONCRETE MONUMENT WITH BRASS CAP.

THENCE, SEVERING SAID WOODLANDS DEVELOPMENT CORPORATION PROPERTY, AND ALONG THE NORTH BOUNDARY OF THIS TRACT, AS FOLLOWS:

S49° 31' 34"E, 14.60 FEET TO A POINT FOR CORNER
 N87° 21' 47"E, 71.08 FEET TO A POINT OF CURVATURE (P. C.)
 ALONG AN ARC (TO THE RIGHT) HAVING A CENTRAL ANGLE OF 09° 56' 11" (RIGHT), BASED ON A RADIUS OF 500.00 FEET, HAVING AN ARC LENGTH OF 86.71 FEET, AND HAVING A CHORD CALL OF S87° 40' 07"E, 86.60 FEET TO A POINT OF REVERSE CURVE (P. R. C.)
 AND ALONG AN ARC (TO THE LEFT) HAVING A CENTRAL ANGLE OF 09° 56' 11" (LEFT), BASED ON A RADIUS OF 500.00 FEET, HAVING AN ARC LENGTH OF 86.71 FEET, AND HAVING A CHORD CALL OF S87° 40' 07"E, 86.60 FEET TO A POINT OF TANGENCY (P. T.)

THENCE N87° 21' 47"E, 377.55 FEET TO A POINT FOR CORNER.

THENCE N62° 38' 13"W, 300.00 FEET TO A POINT FOR CORNER, BEING THE NORTHERNMOST NORTHWEST CORNER OF THIS TRACT, AND BEING AT ITS INTERSECTION WITH THE SOUTH BOUNDARY OF THE ABOVEMENTIONED ECKIRD'S GESSNER, INC., 26.00 ACRE TRACT.

THENCE N87° 21' 47"E, 80.00 FEET ALONG A NORTHERLY BOUNDARY OF THIS TRACT, COMMON WITH THE SOUTH BOUNDARY OF THE ABOVEMENTIONED ECKIRD'S GESSNER, INC. PROPERTY, TO A POINT FOR CORNER.

THENCE, SEVERING SAID WOODLANDS DEVELOPMENT CORPORATION PROPERTY, AS FOLLOWS:

S02° 38' 13"E, 300.00 FEET TO A POINT FOR CORNER
 N87° 21' 47"E, 488.54 FEET TO A POINT FOR CORNER AND POINT OF CURVATURE, AT ITS INTERSECTION WITH THE WEST RIGHT-OF-WAY OF PROPOSED BROKER BOULEVARD (80 FOOT WIDE RIGHT-OF-WAY).

THENCE ALONG THE EAST BOUNDARY OF THIS TRACT COMMON WITH THE WEST BOUNDARY OF ABOVEMENTIONED BROKER BOULEVARD (80 FOOT WIDE RIGHT-OF-WAY), ALONG AN ARC TO THE LEFT HAVING A CENTRAL ANGLE OF $12^{\circ} 45' 44''$ (LEFT), HAVING A RADIUS OF 365.00 FEET, AND HAVING A CHORD CALL OF $S06^{\circ} 56' 41''W$, 81.13 FEET TO A POINT FOR CORNER BEING THE SOUTHEAST CORNER OF THIS TRACT.

THENCE, ALONG THE SOUTH BOUNDARY OF THIS TRACT, AND SEVERING SAID WOODLANDS DEVELOPMENT CORPORATION PROPERTY, AS FOLLOWS:

$S87^{\circ} 21' 47''W$, 932.59 FEET TO A POINT OF CURVATURE (P. C.)
ALONG AN ARC (TO THE LEFT) HAVING A CENTRAL ANGLE OF $09^{\circ} 56' 11''$ (LEFT) BASED ON A RADIUS OF 500.00 FEET, HAVING AN ARC LENGTH OF 86.71 FEET, AND HAVING A CHORD CALL OF $S82^{\circ} 23' 41''W$, 86.60 FEET TO A POINT OF REVERSE CURVE (P. R. C.)

ALONG AN ARC (TO THE RIGHT) HAVING A CENTRAL ANGLE OF $09^{\circ} 56' 11''$ (RIGHT), BASED ON A RADIUS OF 500.00 FEET, HAVING AN ARC LENGTH OF 86.71 FEET, AND HAVING A CHORD CALL OF $S82^{\circ} 23' 41''W$, 86.60 FEET TO A POINT OF TANGENCY (P. T.)

$S87^{\circ} 21' 47''W$, 63.81 FEET TO A POINT FOR CORNER.

AND $S40^{\circ} 28' 27''W$, 13.66 FEET TO A POINT FOR CORNER, BEING THE SOUTHWEST CORNER OF THIS TRACT AT ITS INTERSECTION WITH THE EAST RIGHT-OF-WAY OF THE ABOVEMENTIONED INTERSTATE HIGHWAY NO. 45.

THENCE $N06^{\circ} 24' 58''W$, 130.24 FEET ALONG THE WEST BOUNDARY OF THIS TRACT, COMMON WITH THE EAST RIGHT-OF-WAY BOUNDARY OF THE ABOVEMENTIONED INTERSTATE HIGHWAY NO. 45, TO THE POINT OF BEGINNING CONTAINING 2.8475 ACRES OF LAND.

TRACT 2:

A TRACT OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF MONTGOMERY, CONTAINING 5.5091 ACRES OF LAND, BEING OUT OF THE WOODLANDS DEVELOPMENT CORPORATION PROPERTY AS RECORDED IN VOLUME 831, PAGE 880, OF THE MONTGOMERY COUNTY DEED RECORDS, AND BEING ALSO OUT OF THE JAMES McCAMBRIDGE SURVEY, A-390, AND THE GEORGE TAYLOR SURVEY, A-555, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL CONTROL IS REFERRED TO THE TEXAS PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, SOUTH CENTRAL ZONE.

BEGINNING AT A POINT FOR CORNER BEING THE NORTHERNMOST SOUTHEAST CORNER OF THIS TRACT, HAVING A TEXAS PLANE COORDINATE VALUE OF $X=3,120,848.98$; $Y=883,047.01$, SAID POINT OF BEGINNING BEING COMMON WITH THE NORTHEAST CORNER OF A PROPOSED WATER PLANT SITE AND BEING AT ITS INTERSECTION WITH THE WEST BOUNDARY OF THE MISSOURI PACIFIC RAILROAD PROPERTY (200 FOOT WIDE RIGHT-OF-WAY), SAID POINT OF BEGINNING BEING REFERENCED FROM A $5/8''$ IRON ROD (FOUND) HAVING A TEXAS PLANE COORDINATE VALUE OF $X=3,121,398.30$; $Y=881,806.75$, AND BEING LOCATED IN THE NORTHEAST CORNER OF THE ABOVEMENTIONED GEORGE TAYLOR SURVEY, A-555, AND BEING COMMON WITH THE SOUTHEAST CORNER OF SAID JAMES McCAMBRIDGE SURVEY, A-390, AND BEING ALSO ON THE WEST BOUNDARY OF THE RICHARD VINCE SURVEY, A-583, AND BEING $N23^{\circ} 53' 19''W$, 1,356.46 FEET TO SAID POINT OF BEGINNING.

THENCE, SEVERING SAID WOODLANDS DEVELOPMENT CORPORATION PROPERTY AND
ALONG THE EASTERLY BOUNDARY OF THIS TRACT, AS FOLLOWS:

ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 31° 46' 19" (LEFT),
BASED ON A RADIUS OF 391.87 FEET, HAVING AN ARC LENGTH OF 217.30 FEET,
AND HAVING A CHORD CALL OF S53° 33' 41"W, 214.53 FEET TO A POINT OF
TANGENCY (P. T.)

S37° 40' 32"W, 156.00 FEET TO A POINT OF CURVATURE (P. C.)

ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 65° 08' 16" (LEFT),
BASED ON A RADIUS OF 285.00 FEET, HAVING AN ARC LENGTH OF 324.01 FEET,
AND HAVING A CHORD CALL OF S05° 06' 24"W, 306.84 FEET TO A POINT OF
TANGENCY (P. T.)

S27° 27' 43"E, 739.78 FEET TO A POINT OF CURVATURE (P. C.)

ALONG AN ARC TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22° 10' 45"
(RIGHT), BASED ON A RADIUS OF 400.00 FEET, HAVING AN ARC LENGTH OF
154.84 FEET, AND HAVING A CHORD CALL OF S16° 22' 22"E, 153.88 FEET
TO A POINT OF TANGENCY (P. T.)

AND S05° 16' 59"E, 1,352.57 FEET TO A POINT FOR CORNER, BEING THE
SOUTHEAST CORNER OF THIS TRACT AT ITS INTERSECTION WITH THE NORTH
RIGHT-OF-WAY BOUNDARY OF NEEDHAM ROAD AS FENCED AND OCCUPIED.

THENCE ALONG THE SOUTH BOUNDARY OF THIS TRACT, COMMON WITH THE NORTH RIGHT-
OF-WAY BOUNDARY OF SAID NEEDHAM ROAD, AS FENCED AND OCCUPIED, AS FOLLOWS:

S88° 48' 10"W, 40.24 FEET

AND S82° 47' 29"W, 39.88 FEET TO A POINT FOR CORNER, BEING THE SOUTH-
WEST CORNER OF THIS TRACT.

THENCE ALONG THE WEST BOUNDARY OF THIS TRACT, SEVERING SAID WOODLANDS
DEVELOPMENT CORPORATION PROPERTY, AS FOLLOWS:

N05° 16' 59"W, 1,351.33 FEET TO A POINT OF CURVATURE (P.C.)
ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 22° 10' 45"
(LEFT), BASED ON A RADIUS OF 320.00 FEET, HAVING AN ARC LENGTH OF
123.87 FEET, AND HAVING A CHORD CALL OF N16° 22' 22"W, 125.10 FEET
TO A POINT OF TANGENCY (P. T.).

N27° 27' 43"W, 739.78 FEET TO A POINT OF CURVATURE (P. C.)

ALONG AN ARC TO THE RIGHT, HAVING A CENTRAL ANGLE OF 65° 08' 16"
(RIGHT), BASED ON A RADIUS OF 365.00 FEET, HAVING AN ARC LENGTH OF
414.96 FEET, AND HAVING A CHORD CALL OF N05° 06' 24"E, 392.97 FEET
TO A POINT OF TANGENCY (P. T.).

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N37° 40' 32"E, 156.00 FEET TO A POINT OF CURVATURE (P. C.)

AND ALONG AN ARC TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32° 53' 37" (RIGHT), BASED ON A RADIUS OF 471.87 FEET, HAVING AN ARC LENGTH OF 270.90 FEET, AND HAVING A CHORD CALL OF N54° 07' 21"E, 267.20 FEET TO A POINT FOR CORNER AT ITS INTERSECTION WITH THE AFOREMENTIONED WEST BOUNDARY OF THE MISSOURI PACIFIC RAILROAD PROPERTY (200 FOOT WIDE RIGHT-OF-WAY).

THENCE S13° 57' 29"E, 80.44 FEET ALONG THE EAST BOUNDARY OF THIS TRACT, COMMON WITH THE WEST BOUNDARY OF THE ABOVEMENTIONED MISSOURI PACIFIC RAILROAD RIGHT-OF-WAY, TO THE POINT OF BEGINNING CONTAINING 5.5091 ACRES OF LAND.

FILED FOR RECORD
AT 3:05 O'CLOCK PM

DEC 21 1977

ROY HARRIS, Clerk
County Court, Montgomery Co. Tx.
By Richard Webb Deputy