

8531592

DEDICATION OF ROAD EASEMENT

#45  
8-5-85

THE STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

KNOW ALL MEN BY THESE PRESENTS:

THAT, THE WOODLANDS CORPORATION (formerly known as Woodlands Commercial Development Company) ("Grantor"), a Delaware corporation acting herein by and through its authorized officers, owner of the property described below, does hereby dedicate to public use as a road easement the following described tract of land located in The Woodlands, Montgomery County, Texas:

The free and uninterrupted use, liberty and privilege of passage in, along, upon and across a 0.412 acre tract of land located in the John Taylor Survey A-547 Montgomery County, Texas, more particularly described in Exhibit "A" attached hereto and made a part hereof for all purposes, said tract to become part of the public road to be known as Sawdust Road.

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

This dedication is made subject to all matters of record in the Real Property Records of Montgomery County, Texas, affecting the land covered by the dedication, to the extent that the same are validly existing and affect such land.

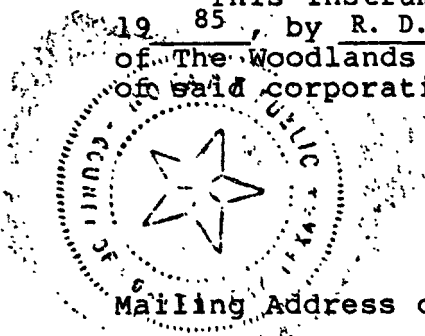
EXECUTED on April 11, 1985.

THE WOODLANDS CORPORATION

By: R. D. Leonhard  
Name: R. D. LEONHARD  
Title: SR. VICE PRESIDENT

THE STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on April 11, 1985, by R. D. Leonhard, Senior Vice President of The Woodlands Corporation, a Delaware corporation, on behalf of said corporation.



Monis R. Smith  
Printed Name: Monis R. Smith  
Notary Public, State of Texas  
My Commission Expires: 9-29-88

Mailing Address of Grantee:  
Montgomery County Courthouse  
P. O. Box 77305  
Conroe, Texas 77305

356-01-1905

EXHIBIT "A"

METES AND BOUNDS DESCRIPTION  
SAWDUST ROAD  
TRACT 6 AND 7, 0.412 ACRE

0.412 acre of land in the John Taylor Survey, Abstract 547, Montgomery County, Texas, being part of and out of Tract 1, 4.7323 acres, Tract 2, 4.7323 acres of land conveyed to Woodlands Commercial Development Company, under Film Code No. 025-01-0835, County Clerk's File No. 8022604, Tract 1 and 2 being Lot 72, R. D. MacDonald Subdivision recorded in Volume 1, Page 62, Map Records of Montgomery County, Texas, Tract 6 being out of Tract 2 being 0.206 acre of land, Tract 7 being out of Tract 1 being 0.206 acre of land, the subject 0.412 acre of land in conformance with the Woodlands monumentation system being more particularly described by metes and bounds as follows:

COMMENCING at an axle found at the northeast corner of Lot 72, R. D. MacDonald Subdivision being the northeast corner of said Tract 1 and having a coordinate value of X = 3111821.13, Y = 853216.44;

THENCE, S 01° 57' 09" E, with the east line of Tract 1, a distance of 451.13 feet to the northeast corner Tract 7 and being the POINT OF BEGINNING of the herein described tract;

THENCE, S 01° 57' 09" E, with the east line of Tract 1, a distance of 20.37 feet to the north line of Sawdust Road;

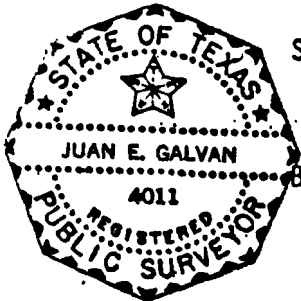
THENCE, S 87° 43' 20" W, with the north line of Sawdust Road, a distance of 440.56 feet pass the southeast corner of Tract 2 and the southwest corner of Tract 1 in all a total distance of 881.12 feet to the southwest corner of Tract 2 on the east line of R. D. MacDonald Road;

THENCE, N 02° 26' 40" W, with the east line of R. D. MacDonald, a distance of 20.37 feet to a point for corner;

THENCE, N 87° 43' 20" E, a distance of 881.29 feet to the POINT OF BEGINNING and containing 0.412 acre or 17,955 square feet of land. Reference is made to the above description in Drawing No. X-139 in the office of S & V Surveying, Inc.

*CW*

S & V SURVEYING, INC.



BY *Juan E. Galvan*

November 1, 1984  
Project No. 4900-00

STATE OF TEXAS )  
COUNTY OF MONTGOMERY )  
I hereby certify that this instrument was filed  
in File Number Sequence on the date and at the  
time stamped hereon by me, and was duly RECORDED,  
in the official Public Records of Real Property of  
Montgomery County, Texas

AUG 8 1985



*Roy Harris*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

FILED FOR RECORD

1985 AUG -8 AM 8:05

*Roy Harris*  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS