

#45
85-85

356-01-1957

REAL PROPERTY RECORDS

8531613

DEDICATION OF ROAD EASEMENT

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

KNOW ALL MEN BY THESE PRESENTS:

THAT, THE WOODLANDS CORPORATION ("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 0.320 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.

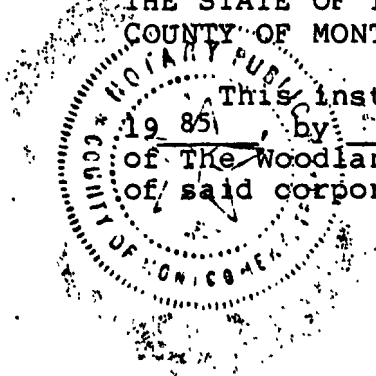
EXECUTED on April 4th, 1985.

THE WOODLANDS CORPORATION

By: *R. S. Leonhard*
Name: R. S. LEONHARD
Title: SR. VICE PRESIDENT

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on April 4th, 1985, by R. S. 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

METES AND BOUNDS DESCRIPTIONS
SAWDUST ROAD
TRACT 53, 0.320 ACRE

0.320 acre of land in the John Taylor Survey, Abstract 547, Montgomery County, Texas, being part of and out of 88.47 acres of land conveyed to Woodlands Commercial Development Company recorded in Film Code No. 125-01-1654, County Clerk's File No. 8213672 in the Official Public Records of Real Property, Montgomery County, Texas, the subject 0.320 acre of land in conformance with the Woodlands monumentation system being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4-inch iron rod with cap on the southerly line of Sawdust Road at the northwest corner of said 88.47 acre tract, and being the northeast corner of The Woodlands Village of Grogan's Mill, Section 44, recorded n Cabinet D, Sheets 25B, 26A and B, 27A Map Records of Montgomery County, Texas, said point having a coordinate value of X = 3112400.35, Y = 852742.00;

THENCE, N 71° 53' 44" E, with the southerly line of Sawdust Road, a distance of 198.48 feet to a point of curvature;

THENCE, northeasterly along a curve to the left on the southerly line of Sawdust Road, having a central angle of 12° 40' 38", a radius of 924.71 feet, an arc length of 204.60 feet to a point of tangency;

THENCE, N 59° 13' 06" E, with the southerly line of Sawdust Road, a distance of 300.00 feet to the northeast corner of said 88.47 acre tract;

THENCE, S 02° 32' 04" W, with the easterly line of said 88.47 acre tract, a distance of 23.93 feet to a point for corner;

THENCE, S 59° 13' 06" W, a distance of 275.16 feet to a 1/2-inch iron rod set for a point of curvature;

THENCE, southwesterly along a curve to the right having a central angle of 12° 40' 38", a radius of 1050.00 feet, an arc length of 232.32 feet to a 1/2-inch iron rod set for a point of tangency;

THENCE, S 71° 53' 44" W, a distance of 168.41 feet to a point for a point of curvature;

THENCE, southwesterly along a curve to the right having a central angle of 01° 18' 56", a radius of 1050, an arc length of 24.11 feet to a point on the easterly line of said Village of Grogan's Mill, Section 44;

THENCE, N 01° 54' 51" W, with the westerly line of said 88.47 acre tract, a distance of 20.54 feet to the POINT OF BEGINNING containing 0.320 acre or 13,945 square feet of land. Reference is made to the above description in Drawing No. X-139 in the office of S & V Surveying, Inc.

S & V SURVEYING, INC.



BY: *Juan E. Galvan*

November 1, 1984
Project No. 4900-00

FILED FOR RECORD

1985 AUG -8 AM 8:09

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 herein by me, and was duly RECORDED,
in the official Public Records of Real Property of
Montgomery County, Texas

Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

AUG 8 1985



Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS