

356-01-1959

REAL PROPERTY RECORDS

#45
8-5-85

8531614

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 0.272 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.

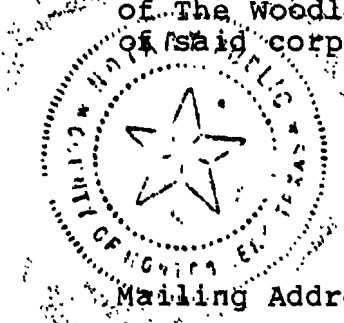
EXECUTED on April 4th, 1985.

THE WOODLANDS CORPORATION

By: [Signature]
Name: R. D. LEONHARD
Title: SR. VICE PRESIDENT

THE STATE OF TEXAS §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me on April 4th, 19 85, by R. D. Leonhard, Senior Vice President of The Woodlands Corporation, a Delaware corporation, on behalf of said corporation.



[Signature]
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

EXHIBIT "A"

356-01-1960

METES AND BOUNDS
SAWDUST ROAD
TRACT 54, 0.272 ACRE

0.272 acre of land in the John Taylor Survey, Abstract 547, Montgomery County, Texas, being part of and out of Tycon Corporation, 1060.07 acre tract recorded in Volume 509, Page 317, Deed Records of Montgomery County, Texas, the subject 0.272 acre of land in conformance with the Woodlands monumentation System being more particularly described by metes and bounds as follows:

BEGINNING at a point on the southerly line of Sawdust Road and on the east line of a Moran Pipeline Company, (Texas Intrastate Gas Company) easement recorded in Volume 603, Page 171, and Volume 594, Page 446, Deed Records of Montgomery County, Texas, said point having a coordinate value of X = 3113541.37, Y = 853344.74;

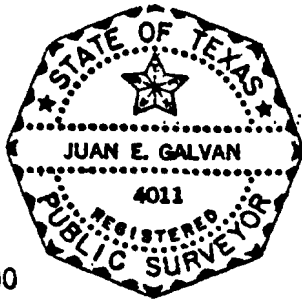
THENCE, S 02° 10' 31" E, with the east line of said Moran Pipeline Easement, a distance of 22.78 feet to a point for set for corner;

THENCE, S 59° 13' 06" W, a distance of 594.40 feet to a point on the east line of a 88.47 acre tract under Film Code No. 125-01-1654, County Clerk's File No. 8213672 in the Official Public Records of Real Property of Montgomery County, Texas;

THENCE, N 02° 32' 04" E, with the east line of said 88.47 acre tract, a distance of 23.93 feet to a point on the southerly line of Sawdust Road;

THENCE, N 59° 13' 06" E, with the southerly line of Sawdust Road, a distance of 592.16 feet to the POINT OF BEGINNING and containing 0.272 acre or 11,865 square feet of land. Reference is made to the above description in Drawing No. X-139 in the office of S & V Surveying, Inc. *WJM*

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 herein 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 8:09

Roy Harris
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS