

Texas Department of Transportation  
Form D-15-142  
Page 1 of 3 Rev. 9/91

173pm

9454166

**DONATION DEED**

THE STATE OF TEXAS }  
COUNTY OF MONTGOMERY }

**KNOW ALL MEN BY THESE PRESENTS:**

That, THE WOODLANDS CORPORATION a Delaware Corporation

of the County of MONTGOMERY, State of Texas, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of One Dollar (\$1.00) to Grantors in hand paid by the State of Texas, acting by and through the Texas Transportation Commission, receipt of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Donated and by these presents do Grant, Give and Convey unto the State of Texas all that certain tract or parcel of land in \_\_\_\_\_ County, Texas, more particularly described in Exhibit "A," which is attached hereto and incorporated herein for any and all purposes.

**SAVE and EXCEPT, HOWEVER,** it is expressly understood and agreed that Grantors are retaining title to the following improvements located on the property described in said Exhibit "A," to wit:

NONE

Grantors covenant and agree to remove the above-described improvements from said land by the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, subject, however, to such extensions of time as may be granted by the State in writing; and if, for any reason, Grantors fail or refuse to remove same within said period of time prescribed, then, without any further consideration, the title to all or any part of such improvements not so removed shall pass to and vest in the State of Texas forever.

Grantors reserve all of the oil, gas and sulphur in and under the land herein conveyed but waive all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling for same; however, nothing in this reservation shall affect the title and rights of the State to take and use all other minerals and materials thereon, therein and thereunder.

**TO HAVE AND TO HOLD** the premises herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto the State of Texas and its assigns forever; and Grantors do hereby bind ourselves, our heirs, executors, administrators, successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto the State of Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, this instrument is executed on this the 19th day of September, 1994.

THE WOODLANDS CORPORATION

By: Michael Richmond

Name: Michael Richmond

Title: Executive Vice President

010-00-0738

RECORDING'S MEMORANDUM

At the time of recording, this instrument was found to conform to the following photographic reproduction standards: on legible or photo copy, standard paper, cut. All block-outs, additions and changes were present at the time the instrument was filed and recorded.

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ACKNOWLEDGMENT

THE STATE OF TEXAS, )  
COUNTY OF \_\_\_\_\_ )

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared \_\_\_\_\_, known to me (or proved to me on the oath of \_\_\_\_\_, a credible witness,) to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission expires on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

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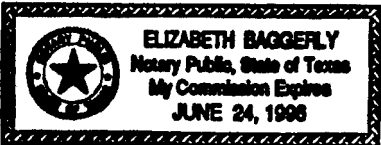
CORPORATE ACKNOWLEDGMENT

THE STATE OF TEXAS, )  
COUNTY OF Montgomery )

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Michael Richmond, Executive Vice President of The Woodlands Corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said The Woodlands Corporation, a corporation, that he/she was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation and that he/she executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 19<sup>th</sup> day of September, 1994.

Elizabeth Baggerly  
Notary Public, State of Texas



My Commission expires on the 24 day of June, 1996.

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010-00-0739

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After recording please return this instrument to:

When Recorded Return To:  
The Woodlands Corporation  
Attn: Mary Rose  
P. O. Box 4000  
The Woodlands, Texas 77380

Parcel No. 1

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County MONTGOMERY  
 Highway No. State Highway 242  
 Control 3538 Sec. 01 Job 002  
 Account or Federal No. \_\_\_\_\_  
 From: F.M. 1488  
 To: I.H. 45

### DONATION DEED

Grantors

TO

THE STATE OF TEXAS  
AUSTIN, TEXAS

Filed for Record

This \_\_\_ day of \_\_\_\_\_,  
A.D. 19\_\_\_, at \_\_\_\_\_ o'clock \_\_\_ M.

Recorded

This \_\_\_ day of \_\_\_\_\_,  
A.D. 19\_\_\_, in \_\_\_\_\_,

County, Texas, Records of Deeds,

Book \_\_\_\_\_ Page \_\_\_\_\_

Other \_\_\_\_\_

County Clerk

By \_\_\_\_\_ Deputy

### CERTIFICATE OF RECORDING

THE STATE OF TEXAS,  
COUNTY OF \_\_\_\_\_

010-00-0740

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Parcel 1  
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County: Montgomery  
Highway: S.H. 242  
Projects Limits: F.M. 1488 to I.H 45

Account No. 4012-01

Field Notes for Parcel 1

Being 22.6243 acres of land located partly in the F.D. May Survey, Abstract No. 388, and the Henry Applewhite Survey, Abstract No. 51, Montgomery County, Texas, also being out of and a part of two (2) tracts of land described as (i) a 120.72 acre tract of land, and (ii) a 460.14 acre tract of land, both conveyed to the Woodlands Commercial Development Company per instrument dated January 25, 1983 and recorded under County Clerk's File No. 8313504, Film Code No. 191-01-2416 of the Official Public Records of Real Property, Montgomery County, Texas, said 22.6243 acre tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument with a brass disk stamped "CPF N67" found in the occupied dividing line between the said F.D. May Survey and the Henry Applewhite Survey for the southwest corner of a tract described in that conveyance from U.S. Plywood - Champion Papers Inc. to G.M. & A. Gas Products Plant Inc. as a 120.72 acre tract in Exhibit A, Part 1, Parcel 1, per instrument dated October 30, 1970 and recorded in Volume 722 on Page 909 of the Deed Records of Montgomery County, Texas, from which a 23 inch Post Oak with a hack above and below an "X" bears North 83° 00' East - 12.4 feet and a concrete monument with a brass disk (Woodlands Development control monument) stamped "B-2" bears South 16° 47' 00" West - 67.21 feet; THENCE as follows:

North 76° 30' 07" East, a total distance of 2601.37 feet to a 5/8 inch iron rod with an aluminum cap set for the southwest corner of Parcel 2, a 21.5450 acre tract of land being the east 4,000 feet, plus or minus, of S.H. 242, the southeast corner and PLACE OF BEGINNING (X=3,522,633.04 feet and Y=237,656.23 feet) of the herein described tract of land;

- 1) THENCE South 81° 12' 32" West, along and with the proposed right-of-way line of S.H. 242, a distance of 200.12 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;

EXHIBIT A

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- 2) THENCE South 85° 47' 24" West, continuing along the proposed right-of-way line of S.H. 242, a distance of 200.20 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;
- 3) THENCE South 83° 12' 49" West, continuing along the proposed right-of-way line of S.H. 242, a distance of 1,262.28 feet to a 5/8 inch iron rod with aluminum cap set for the POINT OF CURVE of a curve to the left;
- 4) THENCE in a southwesterly direction, continuing along the proposed right-of-way line of S.H. 242, following said curve to the left having a Central Angle of 29° 54' 35", a Radius of 1,805.86 feet, an Arc Length of 942.70 feet and a Long Chord which bears South 68° 15' 31" West 932.04 feet to a 5/8 inch iron rod with aluminum cap set for the POINT OF TANGENT;
- 5) THENCE South 53° 18' 13" West, continuing along the proposed right-of-way line of S.H. 242, a distance of 1,040.72 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;
- 6) THENCE South 46° 23' 37" West, continuing along the proposed right-of-way line of S.H. 242, a distance of 405.28 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;
- 7) THENCE South 64° 52' 11" West, continuing along the proposed right-of-way line of S.H. 242, a distance of 216.35 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;
- 8) THENCE South 69° 11' 26" West, continuing along the proposed right-of-way line of S.H. 242, a distance of 107.03 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;
- 9) THENCE South 67° 55' 42" West, continuing along the proposed right-of-way line of S.H. 242, a distance of 105.76 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;

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- 10) THENCE North 23° 49' 22" West, crossing the proposed S.H. 242, a distance of 208.00 feet to a 5/8 inch iron rod with aluminum cap set for the northwesterly corner of the herein described tract of land said point is in a curve to the left whose center is located North 23° 49' 22" West - 1805.86 feet;
- 11) THENCE in an easterly direction, continuing along the proposed right-of-way line of S.H. 242, following said curve to the left having a Central Angle of 09° 00' 00", a Radius of 1,805.86 feet, an Arc Length of 283.66 feet and a Long Chord which bears North 61° 40' 38" East - 283.37 feet to a 5/8 inch iron rod with aluminum cap set for the end of said curve;
- 12) THENCE North 52° 02' 29" East, continuing along the proposed right-of-way line of S.H. 242, a distance of 94.58 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;
- 13) THENCE North 41° 40' 52" East, continuing along the proposed right-of-way line of S.H. 242, a distance of 202.47 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;
- 14) THENCE North 66° 31' 42" East, continuing along the proposed right-of-way line of S.H. 242, a distance of 205.45 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;
- 15) THENCE North 53° 18' 13" East, continuing along the proposed right-of-way line of S.H. 242, a distance of 600.00 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;
- 16) THENCE North 51° 49' 21" East, continuing along the proposed right-of-way line of S.H. 242, a distance of 503.82 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;
- 17) THENCE North 55° 30' 14" East, continuing along the proposed right-of-way line of S.H. 242, a distance of 106.24 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;

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- 18) THENCE North  $60^{\circ} 32' 38''$  East, continuing along the proposed right-of-way line of S.H. 242, a distance of 212.58 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;
- 19) THENCE North  $67^{\circ} 11' 53''$  East, continuing along the proposed right-of-way line of S.H. 242, a distance of 106.34 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;
- 20) THENCE North  $71^{\circ} 58' 14''$  East, continuing along the proposed right-of-way line of S.H. 242, a distance of 212.11 feet to a 5/8 inch iron rod with aluminum cap set for the POINT OF CURVE of a non-tangent curve whose center is located South  $16^{\circ} 55' 04''$  East 2,021.86 feet;
- 21) THENCE in a easterly direction, continuing along the proposed right-of-way line of S.H. 242, following said curve to the right having a Central Angle of  $06^{\circ} 00' 00''$ , a Radius of 2,021.86 feet, an Arc Length of 211.73 feet and a Long Chord which bears North  $76^{\circ} 04' 56''$  East - 211.63 feet to a 5/8 inch iron rod with aluminum cap set for the end of said curve;
- 22) THENCE North  $83^{\circ} 58' 12''$  East, continuing along the proposed right-of-way line of S.H. 242, a distance of 207.97 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;
- 23) THENCE North  $83^{\circ} 12' 49''$  East, continuing along the proposed right-of-way line of S.H. 242, a distance of 900.00 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;
- 24) THENCE North  $81^{\circ} 38' 18''$  East, continuing along the proposed right-of-way line of S.H. 242, a distance of 400.15 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;
- 25) THENCE North  $83^{\circ} 12' 49''$  East, continuing along the proposed right-of-way line of S.H. 242, a distance of 100.00 feet to a 5/8 inch iron rod with aluminum cap set for an angle point;

EXHIBIT A

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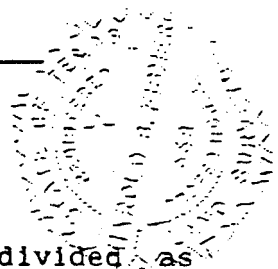
010-00-0744

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- 26) THENCE North 84° 55' 55" East, along the proposed right-of-way line of S.H. 242, a distance of 200.09 feet to a 5/8 inch iron rod with aluminum cap set for the northwest corner of said Parcel 2, and the northeast corner of the herein described tract of land;
- 27) THENCE South 06° 47' 11" East, along and with the west line of the said Parcel 2, a distance of 215.00 feet to the PLACE OF BEGINNING and containing 22.6243 acres of land.

Harold B. Fisher  
 Harold B. Fisher  
 Registered Professional Land Surveyor  
 Texas Registration No. 558



NOTE: The above described 22.6243 acre tract being divided as follows:

- 1. F.D. May Survey.....12.8622 acres
- 2. H. Applewhite Survey.....9.7621 acres

parcell.hbf

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.

FILED FOR RECORD

SEP 26 1994

94 SEP 26 AM 10:08

Roy Harris  
 COUNTY CLERK  
 MONTGOMERY COUNTY, TEXAS



Roy Harris  
 COUNTY CLERK  
 MONTGOMERY COUNTY, TEXAS

EXHIBIT A

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