

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Boundary Line Agreement and Agreement Regarding Carport Encroachment

Date: March 2, 2018

Owner: David Ostrander, a single person
525 S Austin, DeLeon, Comanche County, Texas 76444

Owner's Property:

All of Lot 6 and Lot 7 in Block 3 of the Heath Addition to the Town of DeLeon, Comanche County, Texas, as shown on the Plat thereof recorded in Plat Cabinet A, Slide 17 of the Plat Records of Comanche County, Texas.

Adjoining Owner: Linda Marie Bain, a single person
517 S Austin, DeLeon, Comanche County, Texas 76444

Adjoining Owner's Property:

All that certain lot, tract or parcel of land situated in the City of DeLeon, Comanche County, Texas, same being Lot No. 8, Block No. 3 located in the Heath Addition to the City of DeLeon, Comanche County, Texas, and said lot being 50 feet by 115 feet.

Based on the survey of Owner's Property, there appears to be a question as to the location of the common boundary line between Owner's Property and Adjoining Owner's Property. There also is an encroachment of a "Metal Carport" onto Owner's Property, said carport belonging to Adjoining Owner. Owner and Adjoining Owner desire to establish an agreement concerning the boundary line and the encroachment by executing this agreement.


In consideration of establishing the boundary line between Owner's and Adjoining Owner's Property and permitting the encroachment of the "Metal Carport", and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Owner and Adjoining Owner hereby agree as follows:

1. Set forth in Exhibit "A" attached hereto and incorporated herein by reference for all purposes is a metes-and-bounds description of the line that Owner and Adjoining Owner have agreed will henceforth constitute the common boundary line between Owner's Property and Adjoining Owner's Property.

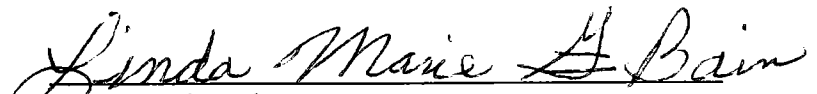
2. The survey also reflects an encroachment of a "Metal Carport" onto Owner's Property. Owner and Adjoining Owner hereby agree that the "Metal Carport" belongs to

Adjoining Owner but encroaches onto Owner's Property. Owner agrees to permit the "Metal Carport" to remain on Owner's Property. Owner and Adjoining Owner agree that if the "Metal Carport" is every destroyed and a new structure erected, the new structure will be rebuilt entirely on Adjoining Owner's Property.

3. This agreement binds and inures to the benefit of Owner and Adjoining Owner and their respective heirs, personal representatives, successors, and assigns.



David Ostrander



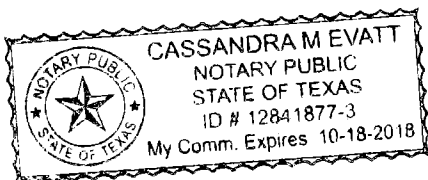
Linda Marie Bain

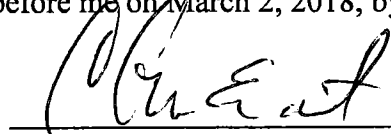
STATE OF TEXAS

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COUNTY OF COMANCHE

This instrument was acknowledged before me on March 2, 2018, by David Ostrander.





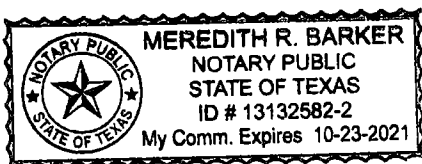
Notary Public, State of Texas

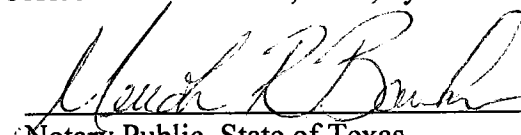
STATE OF TEXAS

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COUNTY OF COMANCHE

This instrument was acknowledged before me on March 2, 2018, by Linda Gray.





Notary Public, State of Texas

AFTER RECORDING RETURN TO:

CCAC

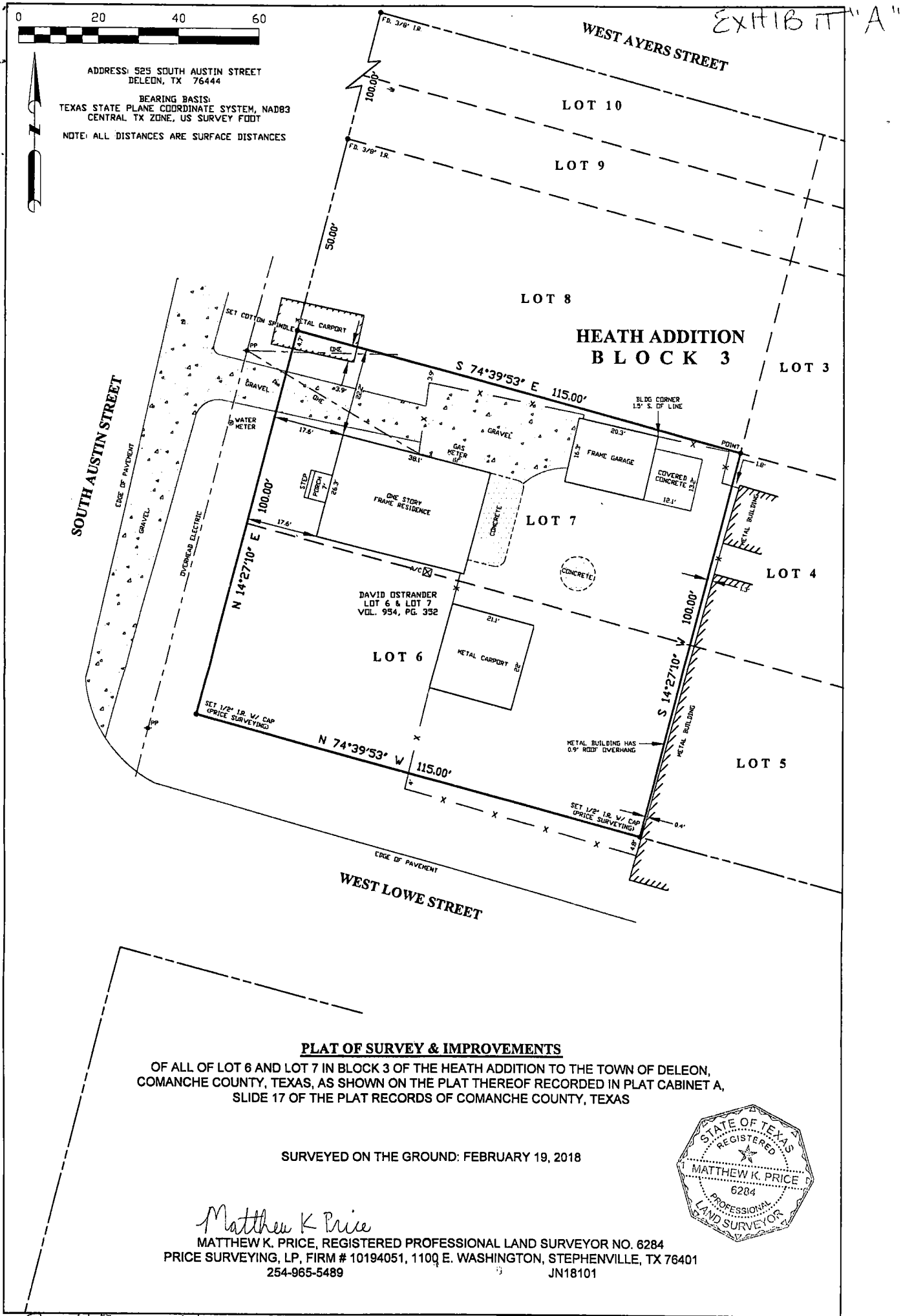


EXHIBIT "A"

FILED 2nd DAY OF March 2018, AT 2:45 O'CLOCK P.M.
RECORDED 5th DAY OF March 2018, AT 9:00 O'CLOCK A.M.

RUBY LESLEY, COMANCHE COUNTY CLERK

VERIFIED BY: Amy Huddleston DEPUTY

VOL. 1035 PAGE 250