

BOUNDARY LINE AGREEMENT

43373

STATE OF TEXAS #

COUNTY OF KENDALL # KNOW ALL MEN BY THESE PRESENTS:

PARTIES: R. J. (Buddy) Rose and wife, Dolly Rose, Albert Clinton Seidensticker and wife, Nora Seidensticker and F. L. Ledlow and wife, Mary Ledlow.

SUBJECT AND PURPOSE OF THIS AGREEMENT: This agreement establishes and determines the exact location of the common boundary line between the tract of land owned by R. J. (Buddy) Rose and wife, Dolly Rose and bordering tracts of land owned by Albert Clinton Seidensticker and wife, Nora Seidensticker and land owned by F. L. Ledlow and wife, Mary Ledlow.

TRACTS AFFECTED: R. J. (Buddy) Rose and wife, Dolly Rose, own the tract of land as described in the deed from Anna Belle Rose Turner and recorded in Volume 90, Page 65 - 71 of the Deed Records of Kendall County, Texas and deed from Meta Rose recorded in Volume 130, Page 1095 of the Deed Records of Kendall County, Texas to which reference is here made for all purposes. The adjoining tract of land owned by Albert Clinton Seidensticker and wife, Nora Seidensticker is described in that certain deed from Walter Seidensticker and Elmer Roy Seidensticker recorded in Volume 98, Page 416, of the Deed Records of Kendall County, Texas, to which reference is here made for all purposes. The adjoining tract of land owned by F. L. Ledlow and wife, Mary Ledlow, from Herman J. Blaschke and wife Myrtle Whitworth Blaschke in Volume 52, Page 318, of the Deed Records of Kendall County, Texas, to which reference is here made for all purposes.

COMMON BOUNDARY LINES: Between the common boundary line of the property owned by R. J. (Buddy) Rose and wife, Dolly Rose, and the property owned by Albert Clinton Seidensticker and wife, Nora Seidensticker; and common boundary line between the property owned by R. J. (Buddy) Rose and wife, Dolly Rose, and the property owned by F. L. Ledlow and wife, Mary Ledlow, the common boundary lines are herein established and agreed upon. It is agreed between R. J. (Buddy) Rose and wife, Dolly Rose, and Albert Clinton Seidensticker and wife, Nora Seidensticker and it is also agreed between

R. J. (Buddy) Rose and wife, Dolly Rose, and F. L. Ledlow and wife, Mary Ledlow that the common boundary lines separating the tracts of land owned by the respective parties described above shall hereafter be established, located and determined as being along the existing fence separating the tracts and being more particularly described as follows:

Being 688.793 acres of land out of the Juan Andres Zambrano Survey No. 17 said 688.793 acres being comprised of a 541.654 acre tract of land described by deed record in Volume 90, Pages 65-71 of the Deed Records of Kendall County, Texas, and a 125 acre tract described by Deed recorded in Volume 113, Page 533 of said Deed Records, said 688.793 acres being more particularly described as follows:

BEGINNING at an iron pin set in the northeast right-of-way line of IH 10 for the southeast corner of the herein described tract;

THENCE, with said northeast right-of-way line the following calls: North 42 deg. 34' 15" West 670.30 feet to a found highway R.O.W. Marker; North 53 deg 51' 54" West 1023.52 feet to a found highway R.O.W. Marker; North 68 deg. 31' 29" West 494.20 feet to an iron pin set for angle; North 67 deg. 20' 42" West 1113.87 feet to an iron pin set at a found corner post;

THENCE, departing from said northeast right-of-way line and continuing with fence North 50 deg. 13' 01" West 430.47 feet to a post for angle;

THENCE, North 38 deg. 58' 06" West 1261.27 feet to corner post on the east side of a county road between the Comfort-Joshua Road and IH 10 for the southwest corner of the herein described tract;

THENCE, North 0 deg. 02' 24" East 1540.88 feet to a point in an existing fence, said point bearing North 28 deg. 08' 06" East 59.57 feet from an existing post at an angle in said fence;

THENCE, North 28 deg. 08' 06" East 25.05 feet to a corner post found at the intersection of two fences;

THENCE, with and along fence the following calls: North 0 deg. 53' 25" West 771.78 feet to a post at the intersection of said fence and fence extending to the west; North 0 deg. 45' 25" West 399.78 feet; North 0 deg. 04' 11" West 335.06 feet; North 0 deg. 01' 37" West 512.69 feet; North 0 deg. 12' 16" East 2626.41 feet to an iron pin found at the intersection of said fence with a fence extending to the east said iron pin being at the northwest corner of the herein described tract and the southwest corner of a 500 acre tract conveyed to Anna Belle Rose Gaiser, said 500 acre tract being described in the aforementioned deed for 541.654 acres;

THENCE, with the south line of said 500 acre tract East 3839.46 feet to an iron pin found for the northeast corner of the herein-described tract and the southeast corner of the 500 acre tract;

THENCE, South 0 deg. 24' 28" West 88.45 feet with fence to the intersection of said fence with a fence extending to the east;

THENCE, with fence the following calls; South 0 deg. 02' 37" West 2235.96 feet; South 0 deg. 33' 40" East 1550.86 feet;

South 0 deg. 40' 35" East 400.75 feet to a corner post on the south side of the Comfort-Joshua Road;

THENCE, South 0 deg. 21' 26" East 4895.96 feet with fence to the POINT OF BEGINNING and containing 688.793 acres of land.

COVENANT RUNNING WITH LAND: This agreement establishing the common boundary lines above described shall be a covenant running with the land as to each of the adjoining tracts above described and shall be binding on R. J. (Buddy) Rose and wife, Dolly Rose, their heirs, executors, administrators and assigns; Albert Clinton Seidensticker and wife Nora Seidensticker, their heirs, executors, administrators and assigns and on F. L. Ledlow and wife, Mary Ledlow, their heirs, executors, administrators and assigns.

EXECUTED on this 17th day of August, 1983.

<u>R.J. (Buddy) Rose</u> R. J. (Buddy) Rose	<u>Dolly Rose</u> Dolly Rose
<u>Albert Clinton Seidensticker</u> Albert Clinton Seidensticker	<u>Nora Seidensticker</u> Nora Seidensticker
<u>F. L. Ledlow</u> F. L. Ledlow	<u>Mary Ledlow</u> Mary Ledlow

SWORN TO AND SUBSCRIBED BEFORE ME by the said R.J. (BUDDY) ROSE and wife, DOLLY ROSE, on this ~~17th~~ day of ~~October~~ 1983, to certify which, witness my hand and seal of office.

Josephine R. Crowl
Notary Public in and for the State of Texas
10-30-84

SWORN TO AND SUBSCRIBED BEFORE ME by the said ALBERT CLINTON SEIDENSTICKER and wife, NORA SEIDENSTICKER, on this 17th day of August, 1983, to certify which, witness my hand and seal of office.

Paul R. J. Exp. 9-30-84
Notary Public in and for the State of Texas

SWORN TO AND SUBSCRIBED BEFORE ME by the said F.L. LEDLOW and wife, MARY LEDLOW, on this 18th day of August, 1983, to certify which, witness my hand and seal of office.

Paul R. J. Exp. 9-30-84
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF KENDALL

I hereby certify that this instrument was FILED in the State of Texas File Number Sequence on the date and at the time stamped herein by me, and was duly RECORDED, in the Official Records of Kendall County, Texas on:

Oct 20, 1983
Vol. 213, Pp. 417-419



Darlene Herrin
County Clerk
Kendall County, Texas

By: Royce L. Herrin
Deputy

FILED FOR RECORD
1983 OCT 12 PM 4:14
DARLENE HERRIN
COUNTY CLERK KENDALL COUNTY
Royce L. Herrin
Deputy