

Boundary Line Agreement

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.

Effective Date: _____, 2022

Owner: Blinn College, a Texas public community college established under Chapter 130 of the Texas Education Code and political subdivision of the State of Texas

Owner's Address: 902 College Avenue, Brenham, Brazos County, Texas 77833

Owner's Property: That certain tract containing 95.29 acres, more or less, which is located in Brazos County, Texas, as more fully described in **Exhibit A**, attached hereto and incorporated herein by reference for all purposes

Adjoining Owner: City of Bryan

Adjoining
Owner's Address: 300 S. Texas Ave., Bryan, Brazos County, Texas 77803

Adjoining
Owner's Property: That certain two (2) tracts noted in the survey at Exhibit A as: (1) City of Bryan Parkland Dedication Rock Hollow Subdivision, recorded in Volume 3506, Page 347; and (2) City of Bryan Parkland Dedication Carriage Hills Subdivision Phase One, recorded in Volume 2718, Page 168, of the real property records of Brazos County, Texas, as depicted in Exhibit A attached hereto and incorporated herein by reference for all purposes.

Based on an examination of the survey of Owner's Property and the location of certain fences thereon, there appears to be a question as to the location of the common boundary line between Owner's Property and Adjoining Owner's Property. Owner and Adjoining Owner desire to settle the question by executing this agreement.

In consideration of establishing the common boundary line between Owner's Property and Adjoining Owner's Property and 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 Owner's Property, which reflects 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. Owner and Adjoining Owner hereby agree to a release of any possible rights implicated by the location of any fences not located upon the agreed boundary line, including any possible rights or claims to adverse possession, and agree that the common boundary line between Owner's Property and Adjoining Owner's Property is established by the legal description attached hereto as **Exhibit A**.

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

[SIGNATURE PAGE FOLLOWS]

Owner and Adjoining Owner hereby execute this agreement to be effective as of the Effective Date.

Owner:

Blinn College, a Texas public community college established under Chapter 130 of the Texas Education Code and political subdivision of the State of Texas

By: _____

Name: _____

Title: _____

(ACKNOWLEDGEMENT)

STATE OF TEXAS §
COUNTY OF WASHINGTON §

This instrument was acknowledged before me on _____, 2022, personally appeared _____, the _____ of Owner, in such capacity and on behalf of Owner.

Notary Public, State of Texas

Adjoining Owner

City of Bryan

By: _____

(ACKNOWLEDGEMENT)

STATE OF TEXAS §
COUNTY OF BRAZOS §

This instrument was acknowledged before me on _____, 2022, personally appeared _____, the _____ of the City of Bryan, Texas, and authorized by the City of Bryan to execute this document on behalf of said City of Bryan.

Notary Public, State of Texas

EXHIBIT A

Legal Description and Depiction of Owner's Property

All that certain lot, tract or parcel of land being 95.29 acres situated in the ZENO PHILLIPS LEAGUE, Abstract No. 45, Brazos County, Texas and being all of a called 94.36 acre tract (also referred to as a 93.45 acre tract) as described in deed from John Lawrence Krog and Kirsten Kay Krog Johnson to KKJM Investments Limited Partnership, of record in Volume 3237, page 309, Official Records of Brazos County, Texas, said 95.29 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the southwest right-of-way line of FM 2818 as described in Volume 284, page 177 for an east corner, said corner being an east corner of said called 94.36-acre tract, said corner being located in the northwest line of Lot 1, Block "A" Discovery Subdivision as described in Volume 597, page 861;

THENCE S 41° 36' 18" W, along the southeast line of said called 94.36-acre tract and the northwest line of said called Lot 1, Block "A" and the West park Assoc. remainder of a called 26.576-acre tract as described in Volume 956, page 721, respectively a distance of 791.97 feet to an old iron pipe found for an interior corner, said corner being the most westerly corner of said called 26.576-acre tract and also being the most northerly corner of a called 2.9-acre tract (Second Tract) as described in Volume 148, page 9;

THENCE S 41° 26' 54" E, along the northeast line of said called 2.9-acre tract and the southwest line of said called 26.576-acre tract a distance of 1343.28 feet to a 1/2" iron rod with cap set for the most easterly corner, said corner being an interior corner of said called 25.576-acre tract and also being the most easterly corner of said called 2.9-acre tract, said corner also being located in the northwest line of Rock Hollow Subdivision as described in Volume 3506, page 347;

THENCE S 30° 04' 04" W, along the northwest line of said Rock Hollow Subdivision and Carriage Hills Subdivision, Phase One as described in Volume 2718, page 188, respectively a distance of 1280.04 feet to a 1/2" iron rod with cap set for the most southerly corner, said corner being the calculated most easterly corner of the Wesley F. Honza, Jr. called 108.02-acre tract as described in Volume 2171, page 47;

THENCE N 47° 27' 44" W, along the calculated northwest line of said called 108.02-acre tract a distance of 1597.50 feet to a 1/2" iron rod with cap set for a west corner, said corner being the calculated most northerly corner of said called 108.02-acre tract, said corner being located in the southeast line of the Jason Seymour called 22.67-acre tract as described in Volume 1104, page 74, a rock found for an interior corner of said called 108.02 acre tract bears S 42° 05' 53" W, a distance of 200.00 feet;

THENCE N 42° 05' 53" E, along the southeast line of said called 22.67-acre tract a distance of 583.83 feet to a 1/2" iron rod found for an interior corner, said corner being the most easterly corner of said called 22.67-acre tract;

THENCE N 49° 03' 59" W, along the northeast line of said called 22.67-acre tract a distance of 1406.87 feet to a 1/2" iron rod found for the most westerly corner, said corner being located in the southeast right-of-way line of FM 1688 (Leonard Road);

THENCE N 42° 02' 10" E, along the southeast right-of-way line of said FM 1688 a distance of 1516.23 feet to a 1/2" iron rod found for angle point;

THENCE S 89° 28' 46" E, continuing along the southerly right-of-way line of said FM 1688 a distance of 96.38 feet to a 1/2" iron rod found for angle point, said corner being located at the intersection of the southerly right-of-way line of said FM 1688 and the southwest right-of-way line of said FM 2818;

THENCE S 49° 56' 28" E, along the southwest right-of-way line of said FM 2818 a distance of 1326.15 feet to the PLACE OF BEGINNING and containing an area of 95.29 acres of land more or less.

