

GREAT AMERICAN TITLE COMPANY
OF # 68289-GAT/RC

BOUNDARY LINE AGREEMENT

THE STATE OF TEXAS §

COUNTY OF MONTGOMERY §

THAT WHEREAS, DONNA ABBOTT, will be the owner of a certain tract of land situated in MONTGOMERY County, Texas, described as follows, to-wit:

Lot 30, Block 8, of Lake Bonanza, Section One (1), a subdivision in Montgomery County, Texas, according to the map or plat thereof recorded in Volume 5, Page 335 of the Map and/or Plat Records of Montgomery County, Texas; and

Said property is also known as 6170 Beech Drive Montgomery, Texas; and

WHEREAS, LAKE BONANZA PROPERTY OWNERS ASSOCIATION, is the owner of that certain tract of land adjoining the above described tract of land, being described as follows, to-wit:

Reserve Area for Lake Bonanza Subdivision, Section I, Section II, Section III and Section IV according to the maps or plats recorded in Volume 5, Page 335-337, Volume 5, Page 381, Volume 5, Page 433, Volume 5, Page 461, Volume 5, Page 485 of the Map Records of Montgomery County, Texas; and

WHEREAS, the residence and wood deck situated on the ABBOTT property encroach or extend from such property onto the LAKE BONANZA PROPERTY OWNERS ASSOCIATION property; and

WHEREAS, it is the desire of the above property owners to maintain said residence and wood deck as they now exist without incurring the cost of moving the same, and to establish the ownership of said residence and wood deck and to agree and affirm the true boundary line of their respective properties;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, it is agreed as follows:

THAT the common boundary line between the two tracts of land is as described above and as further shown on Survey dated the 8th day of April, 2014, by PRECISION SURVEYORS, a copy of which is attached hereto as Exhibit "A".

LAKE BONANZA PROPERTY OWNERS ASSOCIATION does by these presents agree that said above described residence and wood deck shall remain without cost or charge in its present location and that the same shall remain the property of ABBOTT, and that ABBOTT shall not be required to remove such residence and wood deck from the property of LAKE BONANZA PROPERTY OWNERS ASSOCIATION. Unless as described in paragraph three (3) occurs.

In the event that said residence and (or) wood deck is destroyed or otherwise displaced from its present position, or the same becomes deteriorated to the point that it requires replacement, then in that event the owner of the same shall at said owner's expense locate said residence and (or) wood deck in such a manner that it will be returned to the true existing property line..

The said ABBOTT, his heirs and assigns will not exercise any claim, right, title or interest, by limitation or otherwise, in and to that portion of the LAKE BONANZA

PROPERTY OWNERS ASSOCIATION property described above being encroached upon and owned by **LAKE BONANZA PROPERTY OWNERS ASSOCIATION**.

The consideration for this agreement for each of the parties hereto is found in the mutual promises and in the agreements herein stated, which shall inure to the benefit of each of the parties hereto, their respective heirs, executors, administrators, successors and assigns, and it is understood and agreed by the parties hereto that this agreement shall run with the land.

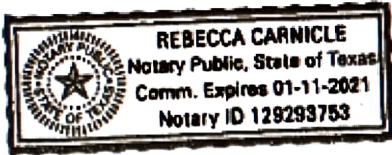
EXECUTED this 8 day March, 2019.


DONNA ABBOTT

STATE OF TEXAS)

COUNTY OF MONTGOMERY)

This instrument was acknowledged before me on this 3/8/2019, 2019, by DONNA ABBOTT.



[Signature]

Notary Public, State of Texas

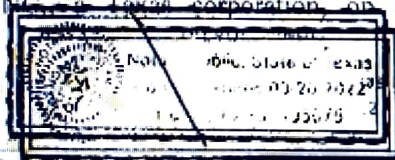
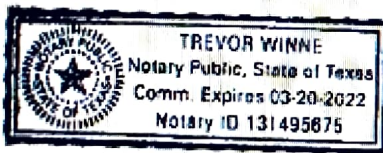
**LAKE BONANZA PROPERTY OWNERS
ASSOCIATION, INC., a Texas corporation**

By: *[Signature]*
Name: RODNEY R. SNELL SR
Title: PRESIDENT

STATE OF TEXAS)

COUNTY OF MONTGOMERY)

This instrument was acknowledged before me on this MARCH 5TH, 2019,
by RODNEY R. SNELL JR. as PRESIDENT of LAKE BONANZA
PROPERTY OWNERS ASSOCIATION, INC., a Texas corporation, on behalf of said
corporation.



[Signature]

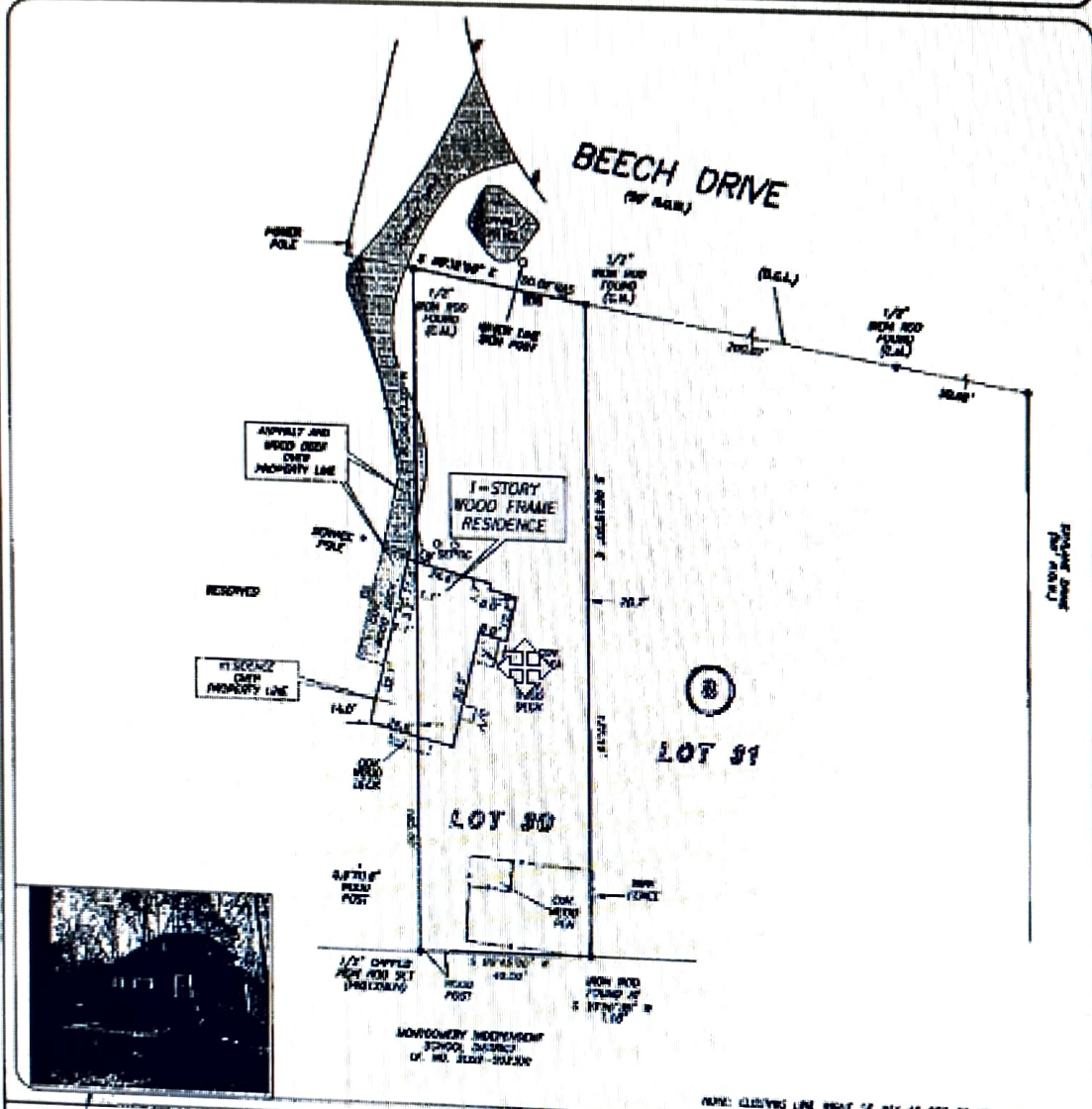
Notary Public, State of Texas

OF NO. 68289-04786 GREAT AMERICAN TITLE
 ADDRESS: 6170 BEECH DRIVE
 MONTGOMERY, TEXAS 77316
 BORROWER: DONNA ASBOTT

Exhibit "A"

LOT 30, BLOCK 8
 LAKE BONANZA, SECTION 1

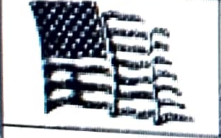
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 5, PAGE 335 OF THE MAP AND/OR PLAT RECORDS
 OF MONTGOMERY COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE
 100 YEAR FLOOD PLAIN AS PER FEMA
 MAPS AND ALLIANCE 3/15/10
 AND 3/15/2014
 FORM 1
 BASED ON THE VISUAL EXAMINATION OF MAPS
 AND RECORDS OF THIS MAPS PREVENT EXIST
 OF FLOODING WOULD BECAUSE FIELD SURVEY
 A SURVEY WAS CONDUCTED
 AND BEYOND THE SCOPE OF THIS SURVEY
 ALL SURVEYING INSTRUMENTS
 RECORD NUMBER PL. 22, 17, 225 N.E.W.P.R

I HEREBY CERTIFY THAT THE MAP AND MAPS ARE MADE
 OF THE ORIGINAL THAT THE PLAT CORRECTLY
 REPRESENTS THE FACTS FOUND AT THE
 TIME OF SURVEY AND THAT THERE ARE NO
 ENCUMBRANCES APPEARING ON THE ORIGINAL
 WHICH IN ANY MANNER AFFECT THE SURVEY OR
 CONTRADICT THE INSTRUMENTS AND THE
 INSTRUMENTS PRESENTED BY THE ABOVE
 NAMED PARTY TO THE SURVEY AND BELIEVE
 THEM TO BE CORRECT AND TRUE

STATE OF TEXAS
 COUNTY OF MONTGOMERY
 I, JEFFREY L. LAMSON, A
 LICENSED SURVEYOR
 NO. 4818
 JEFFREY L. LAMSON
 FEBRUARY 13, 2019
 REVISED FEBRUARY 13, 2019 (JLL/DAW)



GREAT AMERICAN
 REALTY COMPANY
 281-774-3400



PRECISION
 surveyors

1-800-4-LAMSON
 281-774-3400
 281-774-3400
 281-774-3400
 281-774-3400
 281-774-3400

E-FILED FOR RECORD

03/12/2019 12:29PM

Mark Tumbull

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

03/12/2019



Mark Tumbull

County Clerk
Montgomery County, Texas