

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 AGREEMENT

STATE OF TEXAS §

COUNTY OF HARRIS §

This Boundary Agreement and conveyance is made between Shirley Ann Kirkland a/k/a Shirley Ann Burnett Kirkland, a single person, individually and as Trustee of the Testamentary Trust for the benefit of Shirley Ann Burnett Kirkland established in the Will of J. W. Kirkland dated February 14, 1978 ("Shirley"), and Kevin Kirkland ("Kevin"), a married man dealing in his separate property not used as his homestead.

RECITALS

Shirley is the owner of certain real property located in Harris County, Texas referred to as Tract 1, more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof for all purposes. Kevin is the owner of a tract of land adjoining Tract 1 to the East, referred to as Tract 2, more particularly described by metes and bounds on Exhibit "A". For many years there has been a fence between Tract 1 and Tract 2 that was not located on the boundary line described in one or both of the deeds to Tract 1 and Tract 2. By this agreement Shirley and Kevin desire to agree upon the location of their common boundary line.

AGREEMENTS

For and in consideration of Ten (\$10.00) Dollars and the mutual agreements of the parties, Shirley and Kevin agree that the mutual boundary line between Tract 1 and Tract 2 is as follows:

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1. The common boundary line between the properties of the parties is agreed to be the east boundary line of Shirley's Tract 1 and the west boundary line of Tract 2 as shown in the legal descriptions for Tract 1 and Tract 2 attached to this agreement as Exhibit "A".
2. The owners of each tract of land described above do hereby grant, sell and convey to the owners of the other and adjoining tract, all right, title, and interest in and to all the property situated on such owners' side of the mutual boundary line.
3. This agreement shall be binding on and inure to the benefit of the heirs, personal representatives, successors and assigns of the parties hereto.

EXECUTED this 17th day of December, 2020.

Shirley Ann Kirkland
SHIRLEY ANN KIRKLAND,
 Individually and as Trustee of the Shirley
 Ann Burnett Kirkland Testamentary Trust

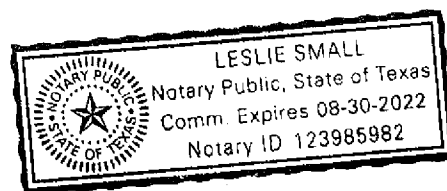
Kevin Kirkland
KEVIN KIRKLAND

STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on December 17, 2020, by Shirley Ann Kirkland, Individually and as Trustee of the Shirley Ann Burnett Kirkland Testamentary Trust.

Leslie Small
 Notary Public State of Texas

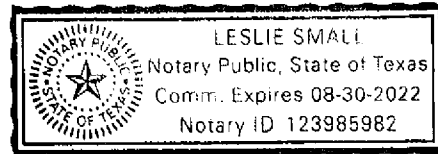


STATE OF TEXAS §

COUNTY OF HARRIS §

This instrument was acknowledged before me on December 17, 2020, by Kevin Kirkland.

Leslie Small
Notary Public State of Texas



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EXHIBIT "A"

Tract 1:

All that certain tract or parcel containing 0.4188 acre of land known as Tract 1 out of the remainder of Lot 15 in Block 21 of River Terrace, Section 5, a subdivision in Harris County, Texas according to the map or plat thereof filed for record in Volume 18, Page 15 of the Harris County Map Records, and a portion of Lot 15A, a call 86' x 167' out of the East ½ of said Lot 15 as described in a deed filed for record under Harris County Clerk's File No. 20150467408, said Tract 1 being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod (found) in the East right-of-way line of West Brentwood Drive, (60.00 feet in width), marking the Northwest corner of Tract 14A out of Tract 14 in said Block 21 as described in a deed filed for record under Harris County Clerk's File No. 20090567270, the Southwest corner of said Lot 15 and the Southwest corner of the herein described Tract 1;

THENCE N 11°15'04" W, a distance of 146.00 feet along the East right-of-way line of said West Brentwood Drive and the West line of said Lot 15 to a 5/8" iron rod with EIC cap (set) marking the beginning of a curve to the right having a radius of 50.00 feet marking the intersection of the East right-of-way line of said West Brentwood Drive with the South right-of-way line of North Brentwood Drive, (60.00 feet in width), same point marking the Westerly-Northwest corner of said Lot 15 and the Westerly-Northwest corner of the herein described Tract 1;

THENCE Northeasterly, along said curve to the right and along said Lot 15, continuing through a central angle of 89°54'04", a chord bearing and distance of N 41°00'26", 70.65 feet, an arc distance of 78.45 feet to a 5/8" iron rod with EIC cap (set) in the South right-of-way line of said North Brentwood Drive and the North line of said Lot 15 marking the Northerly-Northwest corner of said Lot 15 and the Northerly-Northwest corner of the herein described Tract 1;

THENCE N 89°00'00" E, along the South right-of-way line of said North Brentwood Drive and the North line of said Lot, passing at 39.00 feet the Northwest corner of said Tract 15A, a total distance of 45.55 feet to a 5/8" iron rod with EIC cap (set) marking the Northeast corner of the herein described Tract 1;

THENCE S 10°47'48" E, a distance of 181.12 feet to a 5/8" iron rod with EIC cap (set) in the South line of said Lot 15A and the North line of said Tract 14A marking the Southeast corner of the herein described Tract 1;

THENCE S 78°44'04" W, along the common line of said Tract 14A and said Lot 15A, passing at 9.25 feet the Southwest corner of said Tract 15A, a total distance of 99.25 feet to the POINT OF BEGINNING and containing 0.4188 acre of land.

Tract 2:

All that certain tract or parcel containing 0.3079 acre of land known as Tract 2 out of Lot 15A in Block 21 of River Terrace, Section 5, a subdivision in Harris County, Texas according to the map or plat thereof filed for record in Volume 18, Page 15 of the Harris County Map Records, said Lot 15A being that same tract of land as described in a deed filed for record under Harris County Clerk's File No. 20150467408, said Tract 2 being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod (found) in the East right-of-way line of West Brentwood Drive, (60.00 feet in width), marking the Northwest corner of Tract 14A out of Tract 14 in said Block 21 as described in a deed filed for record under Harris County Clerk's File No. 20090567270 and the Southwest corner of said Lot 15;

THENCE N 78°44'04" E, along the common line of said Tract 14A and said Lot 15, passing at 90.00 feet the Southwest corner of said Tract 15A, a total distance of 99.25 feet to a 5/8" iron rod with EIC cap (set) marking the Southwest corner and POINT OF BEGINNING of the herein described Tract 2;

THENCE N 10°47'48" W, a distance of 181.12 feet to a 5/8" iron rod with EIC cap (set) in the South right-of-way line of North Brentwood Drive, (60.00 feet in width), and the North line of said Lot 15A marking the Northwest corner of the herein described Tract 2;

THENCE N 89°00'00" E, a distance of 79.45 feet along the South right-of-way line of said North Brentwood Drive and the North line of said Lot 15A to a 5/8" iron rod with EIC cap (set) marking the Northwest corner of Lot 16 in said Block 21 as described in a deed filed for record under Harris County Clerk's File No. 20110413751, the Northeast corner of said Lot 15A and the Northeast corner of the herein described Tract 2;

THENCE S 09°55'20" E, a distance of 167.00 feet along the common line of said Lot 15A and said Lot 16 to a 5/8" iron rod with EIC cap (set) marking the Southeast corner of said Lot 15A, the Northeast corner of said Tract 14A and the Southeast corner of the herein described Tract 2;

THENCE S 78°44'04" W, a distance of 75.75 feet along the common line of said Lot 15A and said Tract 14A to the POINT OF BEGINNING and containing 0.3079 acre of land.

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Pages 6
12/17/2020 02:01 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$34.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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