

**BOUNDARY LINE AGREEMENT**

LARRY LIPPE and DIANE LIPPE are the owners of Lot 6 of Cater's Addition to Parkview Estates in Seguin, Guadalupe County, Texas according to the plat recorded in Volume 2, Pages 10 & 11 of the Plat Records of Guadalupe County, Texas.

HARDY M. HOBBS and MARY B. HOBBS are the owners of Lot 127 of Cater's Addition to Parkview Estates in Seguin, Guadalupe County, Texas according to the amended plat recorded in Volume 6, Page 30 of the Plat Records of Guadalupe County, Texas.

According to the original subdivision plat in Volume 2, Pages 10 & 11 of the Guadalupe County Plat Records, as amended by the replat in Volume 6, Page 30 of the Plat Records of Guadalupe County, Texas, Lot 6 and Lot 127 are separated by Lavaca Lane, indicated as a street on the subdivision plat and dedicated to the use of the public. Lavaca Lane is undeveloped and has never been used as a public roadway. The parties believe that Lavaca Lane has never been abandoned by the County, nor by the City. Because the original subdivider did not convey fee simple title to Lavaca Lane to Guadalupe County, the parties own that portion of Lavaca Lane from their lot line to the center line of Lavaca Lane. The parties recognize that their ownership is burdened by this dedicated right-of-way and further recognize that nothing about this agreement will in anyway affect that dedication.

Because of the shapes of the respective lots, it is to the mutual benefit of the parties to modify the shape of that portion of the property within Lavaca Lane which they presently own and to have that common boundary line of their respective portions of the property in Lavaca Lane clearly defined and located between the lots.

Now, therefore, in consideration of the premises and the mutual benefits to be derived, the parties do agree that the common boundary line between their respective portions of Lavaca Lane is described as running from the East corner of Lot 127 to the West corner of Lot 6.

Further, for the same consideration, LARRY LIPPE and DIANE LIPPE do hereby grant, sell and convey to HARDY M. HOBBS and MARY B. HOBBS all of their right, title, and interest in and to the following described property:

Being a triangle out of a portion of Lavaca Lane according to the subdivision plat recorded in Volume 2, Pages 10-11 and the amended plat recorded in Volume 6, Page 30 of the Plat Records of Guadalupe County, Texas, and described as follows:

Beginning at the East corner of Lot 127 of Cater's Addition to Parkview Estates in Seguin, Guadalupe County, Texas;

THENCE, in a westerly direction to the West corner of Lot 6 of Cater's Addition to Parkview Estates;

THENCE, in a northwesterly direction to the South corner of Lot 127;

THENCE along the Southeast line of Lot 127 to the East corner of Lot 127 to the point of beginning.

To have and to hold it to HARDY M. HOBBS and MARY B. HOBBS, their heirs, executors, administrators, successors, or assigns forever. Neither LARRY LIPPE or DIANE LIPPE nor their heirs, executors, administrators, successors, or assigns shall have, claim, or demand any right or title to the property or any part of it.

Further, for the same consideration, HARDY M. HOBBS and MARY B. HOBBS do hereby grant, sell and convey to LARRY LIPPE and DIANE LIPPE all of their right, title, and interest in and to the following described property:

Being a triangle out of a portion of Lavaca Lane according to the subdivision plat recorded in Volume 2, Pages 10-11 and the amended plat recorded in Volume 6, Page 30 of the Plat Records of Guadalupe County, Texas, and described as follows:

Beginning at the East corner of Lot 127 of Cater's Addition to Parkview Estates in Seguin, Guadalupe County, Texas;

THENCE, across Lavaca Lane along the southwest edge of Guadalupe River Drive; S 42°36'44" East to the north corner of Lot 6 of Cater's Addition to Parkview Estates;

THENCE, in a southwesterly direction along the common line of Lot 6 and Lavaca Lane to the West corner of Lot 6;


THENCE across Lavaca Lane in an easterly direction to the East corner of Lot 127 and Point of Beginning.


To have and to hold it to LARRY LIPPE and DIANE LIPPE, their heirs, executors, administrators, successors, or assigns forever. Neither HARDY M. HOBBS or MARY B. HOBBS nor their heirs, executors, administrators, successors, or assigns shall have, claim, or demand any right or title to the property or any part of it.

Dated this the 14<sup>th</sup> day of July 2000.

  
LARRY LIPPE

  
DIANE LIPPE

  
HARDY M. HOBBS

  
MARY B. HOBBS

## ACKNOWLEDGMENT

STATE OF TEXAS

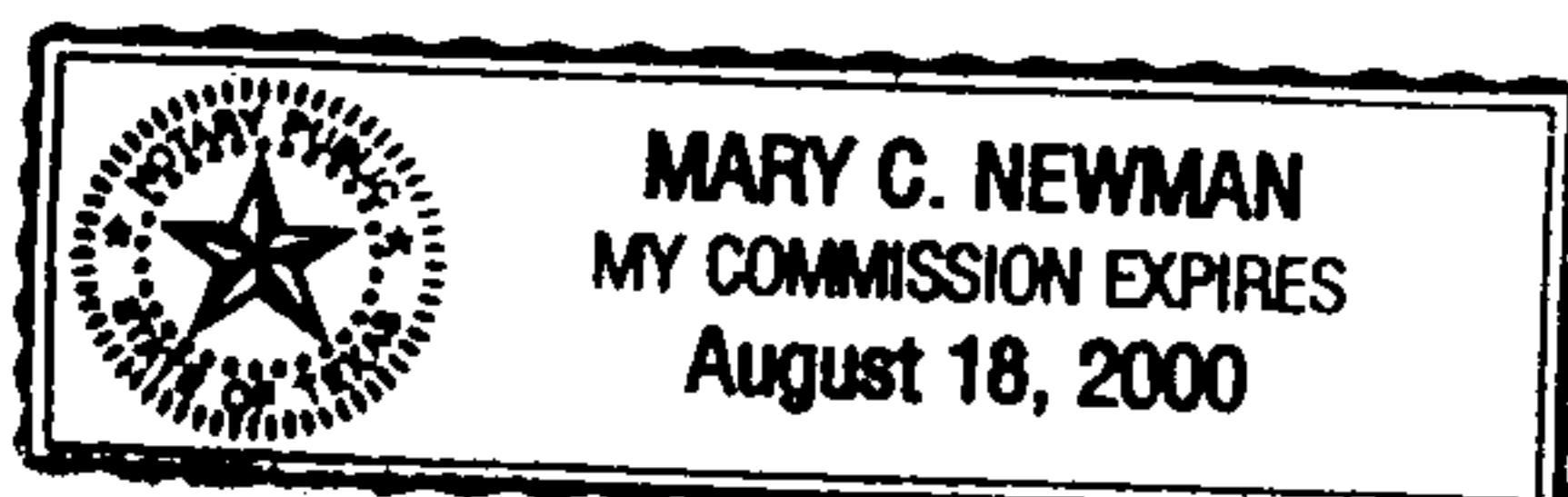
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COUNTY OF GUADALUPE

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This instrument was acknowledged before me on this the 14<sup>th</sup> day of July, 2000 by LARRY LIPPE.



Mary C. Newman  
Notary Public, State of Texas

## ACKNOWLEDGMENT

STATE OF TEXAS

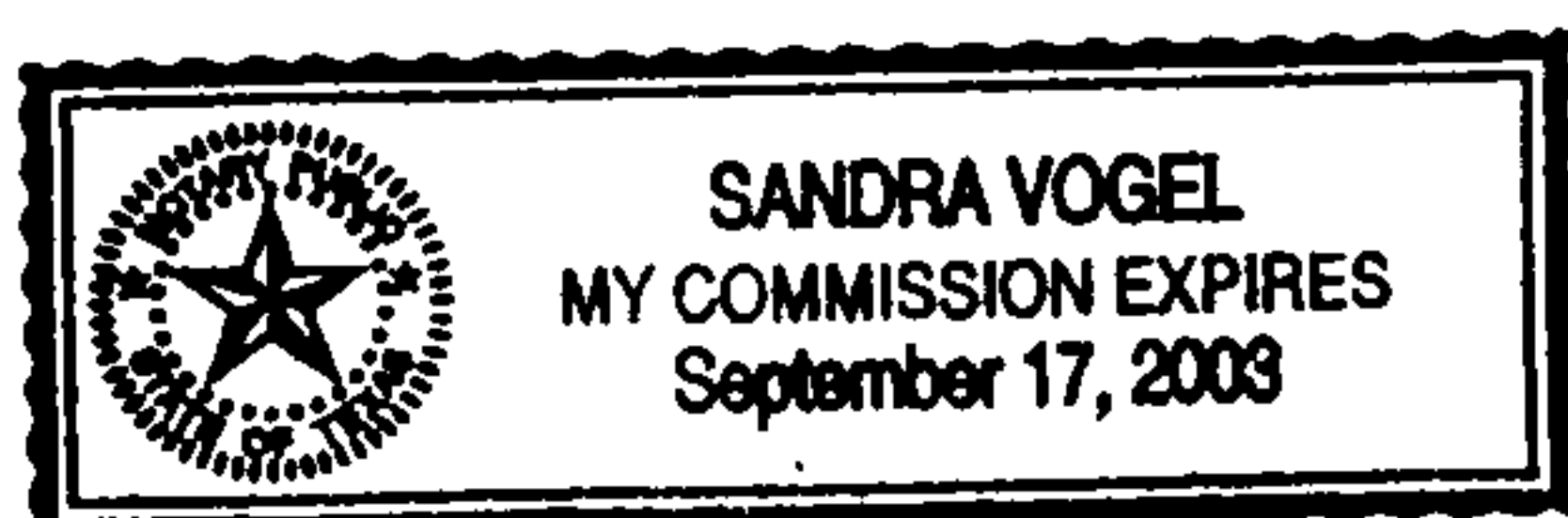
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COUNTY OF GUADALUPE

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This instrument was acknowledged before me on this the 11 day of September, 2000 by DIANE LIPPE.



Sandra Vogel  
Notary Public, State of Texas

## ACKNOWLEDGMENT

STATE OF TEXAS

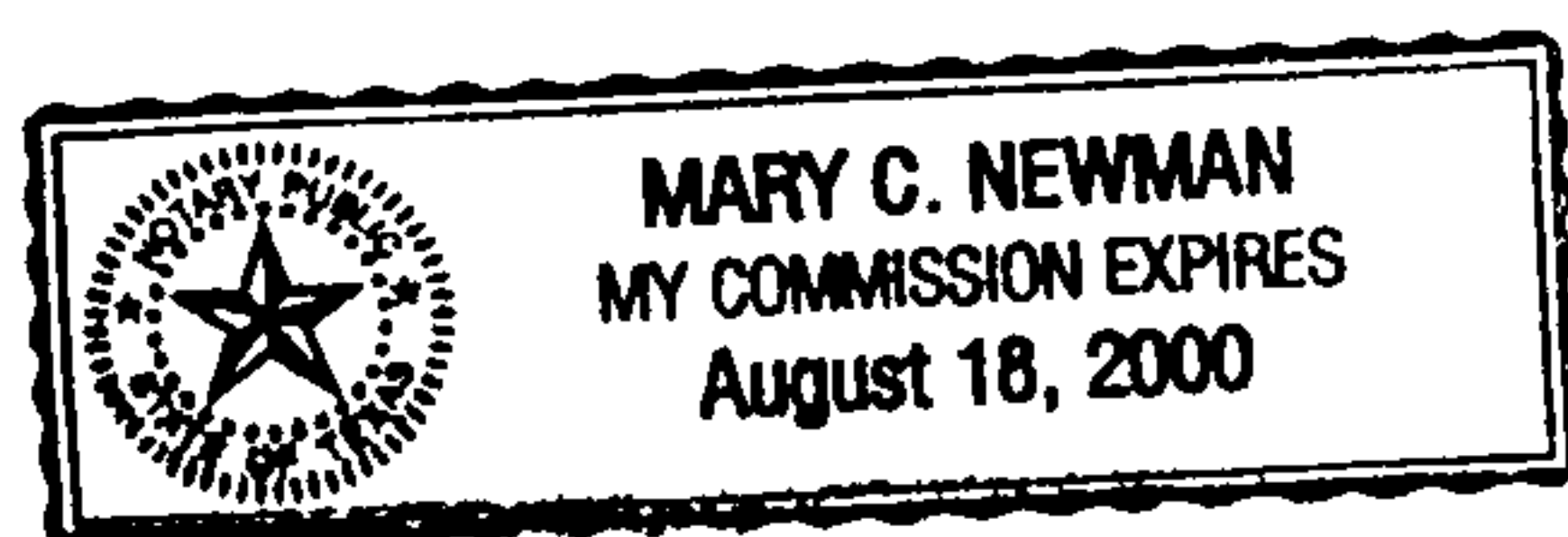
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COUNTY OF GUADALUPE

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This instrument was acknowledged before me on this the 17<sup>th</sup> day of July, 2000 by HARDY M. HOBBS.



Mary C. Newman  
Notary Public, State of Texas

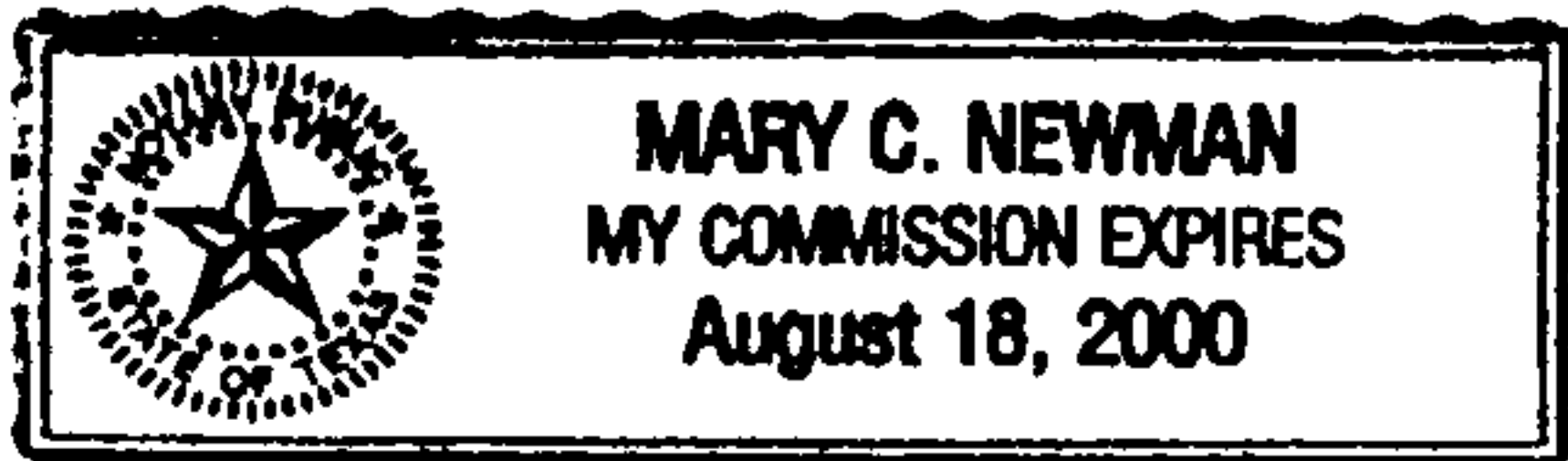
ACKNOWLEDGMENT

STATE OF TEXAS

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COUNTY OF GUADALUPE

This instrument was acknowledged before me on this the 17<sup>th</sup> day of July, 2000 by MARY B. HOBBS.



  
Notary Public, State of Texas

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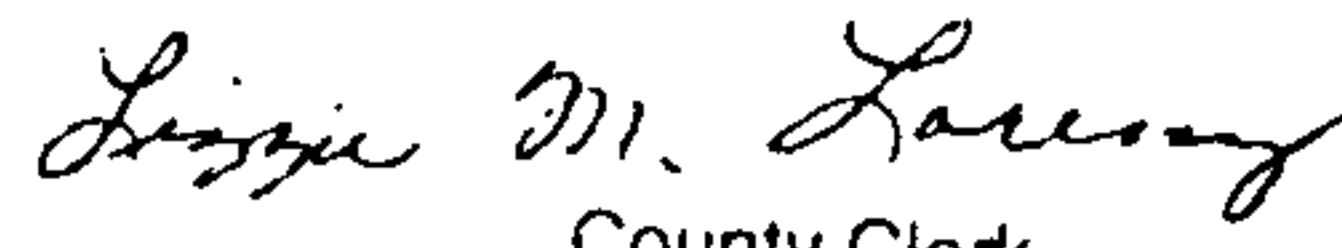
LIZZIE M. LORENZ  
COUNTY CLERK GUADALUPE CTY.

BY 

THE STATE OF TEXAS  
COUNTY OF GUADALUPE

I hereby certify that this instrument was  
FILED on the date and at the time stamped  
hereon by me and was duly recorded in the  
Official Public Records of Guadalupe County,  
Texas.



  
County Clerk,  
Guadalupe County Texas