

THE STATE OF TEXAS, } 30/50

1706

VOL 374 PAGE 37

Know All Men By These Presents:

County of.....NACOGDOCHES.....

That we, Jewel W. Byrd and wife, Lila Rhea Byrd, of Nacogdoches County, Texas, H. T. Burk of Travis County, Texas, Roy Dean Burk of Nacogdoches County, Texas, and Karon Burk Yeager of the County of Travis, State of Texas for and in consideration of the sum of

Ten and No/100 (\$10.00) - - - - - DOLLARS, and to effect a partition,

to us in hand paid by Helen, KATHERYN Katherine Burk Glass, in cash, the receipt and sufficiency of which are hereby acknowledged, and as her separate property,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said

Helen, KATHERYN Katherine Burk Glass

of the County of Bexar, State of Texas, all that certain tract or parcel of land situated in Nacogdoches County, Texas, a part of the M. Sacco Grant, A-49, and more particularly described as follows:

BEGINNING at the Northeast corner of the said Sacco League and the Southeast corner of the Juan Tobar League on the Western boundary line of the Manuel de los Santos Coy Grant of land the original corner was relocated by witness trees and remains of stump of witness tree (a Water Oak) and a one inch Iron pipe was driven in the ground to remark this important land mark, a Rock was buried in the stump hole, of the Water Oak that had been used as witness tree; This corner being relocated the same was witnessed by two new witness trees, one a 7 inch Maple tree bearing S 86 W a distance of 18 feet and 8 inches and another a ten inch Hickory tree bearing S 10 W a distance of 21 feet these witness trees marked //X//;

THENCE West crossing Cany Bayou three times, the first time at 277 feet and 7 inches, the Second time at 727 feet and the third time at 907 feet pass George Whitaker corner on the Northern boundary line of the Sacco League at 2084 feet on to Russell corner at 4204 pass said corner and at 4491.6 feet, a one inch iron pipe stake was driven for corner from which a Stooped Post Oak tree 15 inches in dia. brs N 21-1/2 W a distance of 8 feet and 2 inches and a Sweet Gum tree 9 inches in dia. brs S 76 W a dist. of 32 feet 2 inches and a three inch Red Oak Sappling brs S 13 W a distance of 13 feet and five inches; (branch about 100 yrd West);

THENCE South crossing the head of a branch at 975 feet and at 2325.9 feet a one inch iron pipe stake was driven for corner, West of a lane, from which a Hickory tree brs N 47-1/2 W 43 feet and 10 inches dist. and a 5 inch Black Jack tree brs N 10-1/2 E a distance of 40 feet and three inches and a 2-1/2 inch Post Oak Sappling brs N 70-1/4 E a distance of 50 feet and 4 inches (at this corner was found old stump holes at proper distance and angles such that they might be remains of trees that once witnessed this corner, no other evidence found);

THENCE East crossing a branch at 332.1 feet, course Southwardly and crossing a wire fence at 4146.1 feet and passing a corner of Blount Estate at the same distance, marked siad corner with 1/2 inch iron pipe under the fence, found old Pine tree with old X mark on same, which tree brs S 42 W a distance of 16 feet and 6 inches, fence brs S 21-1/2 E and on to corner at 4459.1 feet, found wooden stake for corner in place properly witnessed by three Sweet Gum Trees; This line had been properly marked by some surveyor;

THENCE North 3 degrees 5 minutes East (by deed call ___ North) 586.9 feet to one inch iron pipe stake for corner in a field, supposed to have been marked by a wagon thimble, found Red Oak Tree properly marked as described by surveyor munsel (This Red Oak tree about 20 inch dia. brs S 57-1/2 W dist. 133.3 feet) from this corner as reestablished bears witness a Sweet Gum tree 6 inches in diameter N 67-1/2 W 149.3 feet distance;

THENCE North with the Western boundary line of the Manuel de los Santos Coy League of land 1755.7 feet to the place of BEGINNING, and containing 240.6 acres of land.

Also, a 50 foot right of way for ingress and egress to the above described land across a 172.7 acre tract this day set aside to H. T. Burk et al and more particularly described as follows:

BEGINNING at a point in the WBL of said 172.7 acre tract at a point 900 feet North of its said SWC;

THENCE East and parallel with the SBL of said 172.7 acre tract 2,753.9 feet to corner in the EBL of said 172.7 acres;

THENCE North with the EBL of said 172.7 acre tract 50 feet to corner;

THENCE West and parallel with the SBL of said 172.7 acres and the SBL of this easement 2,753.9 feet to corner in the WBL of said 172.7 acres;

THENCE South with the WBL of said 172.7 acres 50 feet to the place of BEGINNING.

IT IS SPECIFICALLY UNDERSTOOD AND AGREED that the Grantors herein do hereby reserve for themselves, their heirs and assigns, all oil, gas and other minerals in, on and under the above described land with the usual rights of ingress and egress for enjoyment of same. And in this connection for clarification, IT IS UNDERSTOOD AND AGREED that this is a partition of a tract of land of 656.65 acres, more or less, and the minerals under same are not being partitioned but shall henceforth be owned and held as they were previously to this said partition.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said

Helen Katherine Burk Glass, her

heirs and assigns forever; and we do hereby bind ourselves, our

heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said

Helen Katherine Burk Glass, her

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness our hands at Nacogdoches, Texas, this 25th day of February, A.D. 19 72.

Witnesses at Request of Grantor:

..... Jewel Ann Boyd JWB
..... Fela Rhea Boyd LRB
..... H. T. Burk HTB
..... Raymond Burk RDB
..... Aaron Burk Yeager KBY

THE STATE OF TEXAS,

COUNTY OF NACOGDOCHES

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared Jewel W. Byrd and Lila Rhea Byrd,

known to me to be the persons whose name is subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 25th day of February, A.D. 1972.

(L.S.)

Alton Strickland

Notary Public, Nacogdoches County, Texas

My Commission Expires June 1, 1973.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared H. T. Burk

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 1st day of March, A.D. 1972.

(L.S.)

Maris Carpenter

Notary Public, Travis County, Texas

My Commission Expires June 1, 1973.

MARTIN Stationery Co., Dallas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF NACOGDOCHES

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared Roy Dean Burk

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 25th day of February, A.D. 1972.

(L.S.)

Vera Whitton

Notary Public, Nacogdoches County, Texas

My Commission Expires June 1, 1973.

MARTIN Stationery Co., Dallas

THE STATE OF TEXAS,

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared Karon Burk Yeager

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 1st day of March, A.D. 1972.

(L.S.)

Maris Carpenter

Notary Public, Travis County, Texas

My Commission Expires June 1, 1973.

MARTIN Stationery Co., Dallas

FILED AT 9³⁵ O'CLOCK AM

APR 7 1972

HOPE SKIPPER, CLERK, COUNTY COURT
NACOGDOCHES COUNTY, TEXAS
BY Will Brannon DEPUTY

STATE OF TEXAS
COUNTY OF NACOGDOCHES

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 Volume and Page of the named
RECORDS of Nacogdoches County, Texas as stamped
hereon by me, or

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APR 12 1972



Hope Skipper
COUNTY CLERK
NACOGDOCHES COUNTY, TEXAS