

THE STATE OF TEXAS, } 3⁵⁰

1707

VOL 374 PAGE 41

Know All Men By These Presents:

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

That we, Jewel W. Byrd and wife, Lila Rhea Byrd, of Nacogdoches County, Texas, and Helen ^{KATHRYN A.B. G.} Katherine Burk Glass.

of the County of Bexas , 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 H. T. Burk, Roy Dean Burk and Karon Burk Yeager,
in cash, the receipt and sufficiency of which are hereby acknowledged, and as
their separate property,

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

H. T. Burk, Roy Dean Burk and Karon Burk Yeager,

of the County of Nacogdoches , State of Texas, all that certain
tract or parcel of land situated in Nacogdoches County, Texas, a part of the
Manuel de los Santos Coy League or Grant, A-21, and more particularly described
as follows:

BEGINNING at the Northwest corner of the herein described tract of land said corner being 977 feet North from the N. E. corner of the Mechael (Mingueil) Sacco League and the S. E. corner of the Juan Tobar League; (old witness trees found as described in Munsel notes) New witness trees bear witness as follows: A Pine tree 10 inches in dia. brs N 89 E 6 feet and a Post Oak tree 6 inches in diameter brs S 40 W distance of 19 feet and a Post Oak tree 5 inches in dia. brs N 72 W 9 feet 8 inches distance;

THENCE South at 977 feet the N. E. corner of the said Sacco League and the S. E. corner of the said Tobar League pass these corner, they being one and the same corner and at 2732.7 feet to a one inch iron pipe stake for corner in an old field, marked at one time by an old wagon thimble, from which corner a Sweet Gum tree 6 in. in dia. brs N 67-1/2 W a distance of 149.3 feet and a 20 inch Red Oak tree (old witness tree marked X) brs S 57-1/2 W a distance - 133.3 feet and a Red Oak tree 41 inches diameter brs S 2 W 171.7 feet (three Hacks on West side of this tree probably marking the league line) an East and West wire fence 169 feet South of this corner;

THENCE East crossing Cany Bayou at 577.9 feet and crossing Little Loco Bayou at 1517.9 feet. (Width 30 feet course Southwardly at 2670.4 feet cross a wire fence at the road and crossing another wire fence at 2753.9 feet to a one inch iron pipe stake for corner on the East side of the Nacogdoches Road from which a Sweet Gum tree 20 inches in diameter brs South a distance of 3.9 feet (This same tree is old witness tree having been marked X);

THENCE North crossing a barb wire fence at 828.5 feet and crossing a dry branch at 1441 feet course Southwestwardly and at 1941 feet crossing a running branch at a loop in same and at 2309 feet the Eastern ditch of the Nacogdoches road and at 2500 - crossing the Western ditch of the said road pass said ditch and at 2732.7 feet set a one inch iron pipe for corner West of fence and South of another fence said corner being West of the road and witnessed by three trees, one a Hickory 18 inches in diameter brs N 20 E a distance of .36 feet and 5 inches, and a Red Oak 16 inches in dia. brs S 26 E 30 feet and a Sweet Gum Tree 26 in. in dia. brs N 60-1/2 E a distance of 17 feet 8 inches;

THENCE West at 331 feet cross Little Loco and cross a road in the field at 1836 feet and at 2753.9 feet set a one half inch iron pipe stake for corner on slope of a rocky hill, at the place of BEGINNING and containing 172.7 acres of land.

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 previous 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

H. T. Burk. Roy Dean Burk and Karen Burk Yeager, their

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

H. T. Burk, Roy Dean Burk and Karon Burk Yeager, their

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:

[Handwritten signature]

[Handwritten signature] JWB
[Handwritten signature] LRB
[Handwritten signature] HKEG

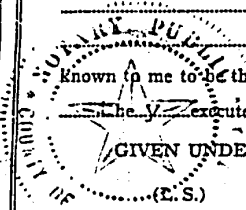
THE STATE OF TEXAS,

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 she 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.

Notary Public, Nacogdoches County, Texas

My Commission Expires June 1, 1973.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

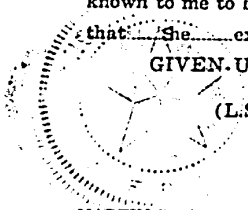
COUNTY OF BEXAR

BEFORE ME, the undersigned authority,

KATHRYN W.B.G.

in and for said County, Texas, on this day personally appeared Helen Katherine Burk Glass,

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 20th day of March, A.D. 1972.

(L.S.)

Notary Public, Bexar County, Texas

My Commission Expires June 1, 1973.

MARTIN Stationery Co., Dallas

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

FILED AT 9:35 a M

APR 7 1972

HOPE SKIPPER, CLERK, COUNTY COURT
NACOGDOCHES COUNTY, TEXAS
BY [Signature] DEPUTY

APR 12 1972



Hope Skipper
COUNTY CLERK
NACOGDOCHES COUNTY, TEXAS

Clerk County Court, County, Texas.

(L.S.)

By, Deputy.