

THE STATE OF TEXAS)
)
COUNTY OF LEE)

KNOW ALL MEN BY THESE PRESENTS:

That this instrument of writing made between Frances M. Seigle, Jennie Morrison and Gwendolyn Levey of the State of Missouri, have and hold in common the lands hereinafter mentioned, and are desirous of making partition of the same, it is hereby covenanted, granted, concluded and agreed by and between said parties, and each of them covenants, grants, concludes and agrees, for himself, themselves, his and their heirs and assigns, that a partition of said lands be made as follows, to-wit:

FIRST. The said Frances M. Seigle shall from henceforth have, hold, possess and enjoy, in severalty by herself and to her and her heirs and assigns for her part, share, interest and proportion of the said land and premises, the 'First Tract' of all those certain tracts or parcels of land, lying and being situated in Lee County, Texas, a part of James Ware Survey, Abstract 336, and being a part of a tract of 25 acres, more or less, as described in a Deed dated 13 September 1911, from J. W. Pullin to L. Seigle of record in Volume 23, page 498 of the Deed Records of Lee County, Texas, and being more fully described by metes and bounds as follows:

FIRST TRACT:

BEGINNING at a point in a county road for the Southeast corner of said James Ware Survey and Southeast corner of said 25 acre tract of which this tract is a part thereof, and from which a 1/2 inch steel pin set in the North margin of said county road bears North 19°00'00" West 2.11 varas, said Beginning Point also being the Southwest corner of the John M. Dickson Survey, Abstract 96; THENCE South 69°36'00" West with the South line of said James Ware Survey 100.36 varas to a point in the aforesaid road from which a steel pin set in the North margin of said road bears North 19°00'00" West 2.11 varas; THENCE North 19°00'00" West 413.53 varas to a 1/2 inch steel pin set in the North line of said 25 acre tract for the West or Northwest corner hereof and common with the North or Northeast corner of the 7.349 acre tract acre set apart to Jenney Morrison in this partition; THENCE North 69°37'00" East 100.36 varas to a 1/2 inch steel pin set in the East line of the James Ware Survey as now fenced for the North or Northeast corner hereof; THENCE South 19°00'00" East 413.50 varas to the Place of Beginning and containing 7.349 acres of land.

and the other parties hereto do grant, release and confirm unto the said

Frances M. Seigle the premises above described, to have and to hold the

above described premises, with all and singular the rights, hereditaments and appurtenances thereto in anywise belonging, unto the said Frances M. Seigle, her heirs and assigns, forever.

SECOND. The said Jennie Morrison shall from henceforth have, hold, possess and enjoy, in severalty by herself and to her and her heirs and assigns for her part, share, interest and proportion of the said land and premises, the 'Second Tract' of all those certain tracts or parcels of land, lying and being situated in Lee County, Texas, a part of James Ware Survey, Abstract 336, and being a part of a tract of 25 acres, more or less, as described in a Deed dated 13 September 1911, from J. W. Pullin to L. Seigle of record in Volume 23, page 498 of the Deed Records of Lee County, Texas, and being more fully described by metes and bounds as follows:

SECOND TRACT:

COMMENCING at the Southeast corner of the James Ware Survey, Abstract 336, which is common with the Southwest corner of the John M. Dickson Survey, Abstract 96, said point also being the Southeast corner of the aforesaid 25 acre tract of which this tract is a part thereof, and from which a 1/2 inch steel pin in the North margin of a county road bears North 19°00'00" West 2.11 varas; THENCE South 69°36'00" West along the South line of said survey 100.36 varas to a point in same for the Southeast corner and BEGINNING POINT of the tract hereinafter described, and from which a 1/2 inch steel pin in the North margin of said road bears North 19°00'00" West 2.11 varas; THENCE continuing with the South line of said James Ware Survey South 69°36'00" West 100.35 varas to a point in same from which a 1/2 inch steel pin set in the North margin of said road bears North 19°00'00" West 0.74 of a vara and being the Southeast corner of the 14.698 acre tract set apart to Gwen Levey in this partition; THENCE North 19°00'00" West with the East line of said 14.698 acre tract 413.56 varas to a 1/2 inch steel pin set in the North line of said 25 acre tract for the West or Northwest corner hereof and being the North corner of said 14.698 acre tract; THENCE along the North line of said tract North 69°37'00" East 100.35 varas to a 1/2 inch steel pin set in same for the North corner hereof and common with the Northwest corner of the Frances M. Seigle 7.349 acre tract; THENCE South 19°00'00" East 413.53 varas with the West line of Seigle tract to the Place of Beginning and containing 7.349 acres of land.

and the other parties hereto do grant, release and confirm unto the said Jennie Morrison the premises above described, to have and to hold the above described premises, with all and singular the rights, hereditaments and appurtenances thereto in anywise belonging, unto the said Jennie Morrison, her heirs and assigns, forever.

THIRD. The said Gwendolyn Levey shall from henceforth have, hold, possess and enjoy, in severalty by herself and to her and her heirs and assigns for her part, share, interest and proportion of the said land and premises, the 'Third Tract' of all those certain tracts or parcels of land, lying and being situated in Lee County, Texas, a part of James Ware Survey, Abstract 336, and being a part of a tract of 25 acres, more or less, as described in a Deed dated 13 September 1911, from J. W. Pullin to L. Seigle of record in Volume 23, Page 498 of the Deed Records of Lee County, Texas, and being more fully described by metes and bounds as follows:

THIRD TRACT:

COMMENCING at the Southeast corner of the James Ware Survey, Abstract 336, which is common with the Southwest corner of the John M. Dickson Survey, Abstract 96, said point also being the Southeast corner of the aforesaid 25 acre tract of which this tract is a part thereof, and from which a 1/2 inch steel pin in the North margin of a county road bears North 19°00'00" West 2.11 varas; THENCE with the South line of James Ware Survey South 69°36'00" West at 100.36 varas passing the Southwest corner of the Frances Seigle 7.349 acre tract, at 200.71 varas a point in said line for the Southeast corner and BEGINNING POINT of the premises hereinafter described same being the Southwest corner of the 7.349 acre tract set apart to Jenny Morrison in this partition, and from which a 1/2 inch steel pin in the North margin of said road bears North 19°00'00" West 0.74 of a vara; THENCE continuing with the South line of said James Ware Survey South 69°36'00" West 200.68 varas to a point in same for the Southwest corner hereof and from which a steel pin at a fence corner post in the North margin of a county road bears North 19°00'00" West 0.91 of a vara; THENCE North 19°00'00" West 413.61 varas to a 1/2 inch steel pin set in the residue of an old fence for the Northwest corner of said 25 acre tract and West or Northwest corner hereof; THENCE along the North or Northwest line of said 25 acre tract North 69°37'00" East 200.68 varas to a 1/2 inch steel pin set in same for the North corner hereof and common with the West corner of the 7.349 acre tract set apart to Jennie Morrison in this partition; THENCE South 19°00'00" East with the West line of said last named tract 413.56 varas to the Place of Beginning and containing 14.698 acres of land.

and the other parties hereto do grant, release and confirm unto the said Gwendolyn Levey the premises above described, to have and to hold the above described premises, with all and singular the rights, hereditaments and appurtenances thereto in anywise belonging, unto the said Jennie Morrison, her heirs and assigns, forever.

Reference is here made to the partition map attached hereto and referred to as 'Exhibit A' in which the various tracts are platted.

Witness our hands this the ____ day of A. D. 1975.

Frances M. Seigle

Jennie Morrison

Gwendolyn Levey

THE STATE OF)

)

COUNTY OF)

BEFORE ME, the undersigned authority, in and for said county and State, on this day personally appeared Frances M. Seigle, 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 the ____ day of A. D. 1975.

Notary Public in and for the
County of _____, State of _____

THE STATE OF)

)

COUNTY OF)

BEFORE ME, the undersigned authority, in and for said county and State, on this day personally appeared Jenney Morrison, 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 the ____ day of A. D. 1975.

Notary Public in and for the
County of _____, State of _____

THE STATE OF)
)
COUNTY OF)

BEFORE ME, the undersigned authority, in and for said county and State, on this day personally appeared Gwendolyn Levey, 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 the ____ day of
A. D. 1975.

Notary Public in and for the
County of _____, State of _____

KATE M. RENNELS, et al 154 Ac.

N69° 37' E

200.68 VR.(55744')

14.698 AC.

100.35 VR.(278.75')

7.349 AC.

100.36 VR.(278.77')

7.349 AC.

JAMES WARE SURVEY

A-336

GWENDOLYN LEVEY

HUGH RHODES 75 AC.

S19° 00' E 413.56 VR.(1148.77')

N19° 00' W 413.56 VR.(1148.77')

S19° 00' E 413.53 VR.(1148.69')

N19° 00' W 413.53 VR.(1148.69')

S19° 00' E 413.50 VR.(1148.61')

JENNIE MORRISON

FRANCES M. SEIGLE

JOHN M. DICKSON SURVEY A-96

200.68 VR.(55744')

100.35 VR.(278.75')

100.36 VR.(278.77')

S69° 36' W

COUNTY ROAD

S. P. BRS. N19°00' W2.11 VR.

JOHN FURNASH SURVEY

A-107

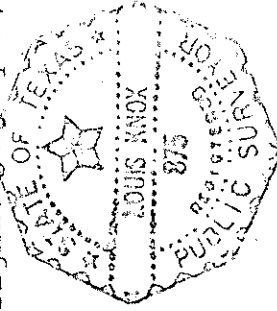
SURVEY LINE: ————

FENCE LINE: ————

SCALE: 1" = 200'

I, Louis Knox, a registered Public Surveyor, do hereby certify that the plat shown hereon represents the results of an on the ground survey made under my direction and supervision in March, 1975, and that all corners are as shown hereon.

Date of signature May 1, 1975.



Louis Knox
Louis Knox
Registered Public Surveyor, #875
Giddings, Texas

W.O.1253