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THE STATE OF TEXAS }
COUNTY OF HARRIS }

KNOW ALL MEN BY THESE PRESENTS:

THAT we, O. J. SPEARS and wife, CARRIE E. SPEARS; EVELYN SPEARS
SPEARS and husband, ALONZO R. SPEARS; ODEAN SPEARS COCHRAN and
husband, ARTHUR COCHRAN; DORA SPEARS HOLT and husband, CLYDE W. HOLT,
of the County of Harris, State of Texas, for and in consideration
of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and
valuable consideration to us in hand paid by PERCY S. STRAUS, JR., the
receipt and sufficiency of which are hereby acknowledged and confessed;
have

GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL
AND CONVEY, subject to the reservations hereinafter set forth, unto the
said PERCY S. STRAUS, JR., of the County of Harris, State of Texas, all
that certain lot, tract or parcel of land, together with all improvements
thereon, lying and being situated in the County of Harris, State of
Texas, described as follows:

A part of the Daniel O'Neal Survey, Abstract No. 617 in
Harris County, Texas, being a portion of the O. J. Spears
et al tract and being more particularly described as follows,
to-wit:

BEGINNING at a point in the center line of the pavement of the
Old East Montgomery Road, said point being in the present
roadway of U. S. Highway No. 75, and being the Southeast
corner of said Daniel O'Neal Survey;

THENCE West, along the southerly line of the said Daniel O'Neal
Survey as partially fenced and generally recognized and across
said U. S. Highway No. 75, a distance of 158.0 feet to a 3/4
inch pipe in the westerly line of said U. S. Highway No. 75
as fenced, from which a 16 inch Sweet Gum marked X bears North
11°10' East 40.5 feet and a 24 inch Pin Oak marked X bears
North 33°45' West 13.7 feet; said point being a point in the
northeasterly corner of a tract of land now or formerly of
J. M. Blake as fenced and the southeasterly corner of the said
O. J. Spears et al tract of which this tract is a part and the
point and place of beginning of this tract;

THENCE West, along a fence dividing the said Daniel O'Neal
Survey and B.B.B. & C. Ry. Co. Surveys and of the said J. M.
Blake tract and the said O. J. Spears et al tract, at 237.0
feet cross the center line of the north fork of said Greens
Bayou, at 1136.9 feet cross the underground cable of the
Southwestern Bell Telephone Company, at 3058.4 feet cross the
center line of the Sinclair Pipe Line Company's right of way,
in all 3891.2 feet to and old "T" Rail in the easterly line
of the John Schnell Survey from which a 16 inch Red Oak marked
X bears South 71°05' West 14.0 feet and a ten inch Red Oak
marked X bears North 21°10' West 53.7 feet; said point being

a point in the northwesterly corner of the B.B.B. & C. Railroad Company Survey as fenced and the southwesterly corner of the said Daniel O'Neal Survey and of the said O. J. Spears et al tract;

THENCE North 00°05' West, along the easterly line of the said John Schnell Survey and the westerly line of the said Daniel O'Neal Survey and of the said O. J. Spears tract, at 1000.0 feet, more or less, re-cross the center line of Sinclair Pipe Line Company's easement, in all 3077.99 feet to a 3/4 inch pipe for corner;

THENCE North 89°54' East 1628.90 feet to a 3/4 inch pipe for corner;

THENCE South, at 813.38 feet pass a 3/4 inch pipe marking the northwesterly corner of a 9.04 acre tract now owned by C. W. Holt and wife, at 1002.38 feet pass a 1/2 inch pipe marking the southwesterly corner of said Holt Tract, in all 1438.59 feet to a 3/4 inch pipe for corner;

THENCE North 89°54' East 2191.55 feet to a 3/4 inch pipe in the westerly line of said U. S. Highway No. 75 as fenced;

THENCE in a southerly direction along the westerly line of said U. S. Highway No. 75 as fenced and following a 1° curve to the right, the said curve being tangent to the course of South 00°06' East, and having a radius of 5730.0 feet, a distance of 912.5 feet to a point of tangent of said curve;

THENCE still following the westerly line of said U. S. Highway No. 75 as fenced, South 00°06' East 737.5 feet to the point or place of beginning of this tract; containing 200 acres of land, as shown by a survey made by A. C. Stimson, C.E., in July and August, 1952.

as his separate property and estate 088
There is reserved by Grantor herein, O. J. Spears, an undivided

1/16th perpetual royalty interest (being 1/2 of the customary 1/8th royalty) in and to all of the oil, gas and other minerals in, on and under, and that may be produced and mined from the above described property and premises, it being understood and agreed, however, that the Grantors, their heirs and assigns, shall not be entitled to participate in any bonus or bonuses which the Grantee, his heirs or assigns, shall receive for any future lease, nor to participate in any rental to be paid for the privilege of deferring the commencement of a well under any lease, present or hereafter, nor shall it be necessary for the Grantors, their heirs, legal representatives or assigns, to join in the execution of any lease covering said land hereinafter given by the Grantee, his heirs or assigns; and the other Grantors herein do hereby expressly declare and consent that the said 1/16th royalty interest herein reserved only by O. J. Spears shall be in and considered as a full 1/2 of the whole of the customary 1/8th royalty interest in and to all of said oil, gas and other minerals in, on and under and that may be produced from the whole of the above

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described property and premises, hereby relinquishing any royalty interest in said oil, gas or other minerals which they might be entitled to reserve, it being their intention to convey to the said PERCY S. STRAUS, JR., the other full 1/2 of said 1/8th royalty interest so that the whole of said royalty shall hereafter be owned jointly by the said O. J. SPEARS and PERCY S. STRAUS, JR., in the proportion of a 1/16th royalty interest to each of them, their heirs and assigns, all other mineral interest in said land and premises, save and except said 1/16th royalty interest reserved by O. J. SPEARS, being expressly conveyed hereby to the said PERCY S. STRAUS, JR.

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 PERCY S. STRAUS, JR., his heirs and assigns forever, and we do hereby bind ourselves, or heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said PERCY S. STRAUS, JR., his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except taxes for the current year, which have been prorated as of the date hereof and are assumed by the Grantee and all easements affecting the property now on file or of record in the office of the County Clerk of said County.

EXECUTED this 4TH day of September, 1952.

O. J. Spears
(O. J. Spears)
Evelyn Spears Schilling
(Evelyn Spears Schilling)
Odessa Spears Cochran
(Odessa Spears Cochran)
Dora Spears Holt
(Dora Spears Holt)

Carrie E. Spears
(Carrie E. Spears)
Alonzo S. Schilling
(Alonzo S. Schilling)
Arthur Cochran
(Arthur Cochran)
Clyde W. Holt
(Clyde W. Holt)

THE STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared O. J. SPEARS, 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 4th day of September, 1952.



R. L. Ruppel
Notary Public in and for Harris
County, Texas.

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THE STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared CARRIE E. SPEARS, wife of O. J. SPEARS, known to me to be the person whose name is subscribed to the foregoing instrument, and having been by me examined privily and apart from her husband, and having the same fully explained to her, she, the said CARRIE E. SPEARS acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this 5th day of September, 1952.

R. L. Ragsdale
Notary Public in and for Harris
County, Texas.

THE STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared ALONZO R. SCHILLING, 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 6th day of September, 1952.

R. L. Ragsdale
Notary Public in and for Harris
County, Texas.

THE STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared EVELYN SPEARS SCHILLING, wife of ALONZO R. SCHILLING, known to me to be the person whose name is subscribed to the foregoing instrument, and having been by me examined privily and apart from her husband, and having the same fully explained to her, she, the said EVELYN SPEARS SCHILLING acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this 6th day of September, 1952.

R. L. Ragsdale
Notary Public in and for Harris
County, Texas.

THE STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared ARTHUR COCHRAN, 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 6th day of September, 1952.

R. L. Ragsdale
Notary Public in and for Harris
County, Texas.

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THE STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared ODEAN SPEARS COCHRAN, wife of ARTHUR COCHRAN, known to me to be the person whose name is subscribed to the foregoing instrument, and having been by me examined privily and apart from her husband, and having the same fully explained to her, she, the said ODEAN SPEARS COCHRAN acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this 6th day of September, 1952.

B. L. Bayne
Notary Public in and for Harris
County, Texas.

THE STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared CLYDE W. HOLT, 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 6th day of September 1952.

B. L. Bayne
Notary Public in and for Harris
County, Texas.

THE STATE OF TEXAS }
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared DORA SPEARS HOLT, wife of CLYDE W. HOLT, known to me to be the person whose name is subscribed to the foregoing instrument, and having been by me examined privily and apart from her husband, and having the same fully explained to her, she, the said DORA SPEARS HOLT acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this 5th day of September, 1952.

B. L. Bayne
Notary Public in and for Harris
County, Texas.



Filed for Record Sept 8, 1952

at 11:40 o'clock A.M.

Recorded Sept 22, 1952

at 2:50 o'clock P.M.

W. D. MILLER, Clerk County Court, Harris County, Texas

By Minnie H. Sermon Deputy