

4-27-56

1/2/56 103

File S. F. 15823

Harris County

SCHOOL LAND

Mrs. Alberta Selph and Andrew A. Selph
(Good Faith Claimants)
Cypress, Texas

Acres

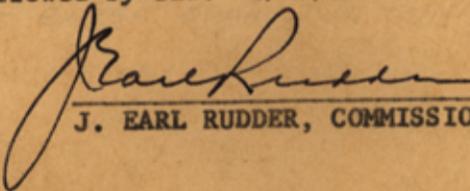
Section No. Sketch Within

27 mi N42°W

Block Tsp. Cert.

Act of June 19, 1939

Cancelled for failure to complete within
time allowed by law. 4/27/56


J. EARL RUDDER, COMMISSIONER

Obligation

Vol. Page

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- No. 7 *App. to Applicant* - 1-6-56 - *pt*
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- No. —
- No. —
- No. —
- No. —

APPLICATION TO PURCHASE

(Good Faith Claimant)

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:

1. I hereby apply to purchase under a preference right without condition of settlement the tract of unsurveyed school land hereinafter described, under the provisions of an Act approved June 19, 1939, and other laws relating to the sale of unsurveyed school land.

2. The said tract of land is situated in Harris County, Texas, about 36 27 miles Northwest 42° W from Houston, Texas, the county seat, and is described as follows, to-wit:

56.20 acres, lying and being in the Manuel Tejerina Survey, in Harris County, Texas, or in the Stephan Van Sickle Survey, in Harris County, Texas.

3. I am a good faith claimant under the terms of said Act, as is fully shown by the attached instruments marked Exhibits A and B and C.

4. Remarks:*

We occupy and claim the land described herein under a general warranty deed dated January 14, 1952, from Letcher W. Helms and W. E. Krumnow to Andrew A. Selph and wife, Alberta Selph, recorded in Vol. 2398, Page 423, Deed Records of Harris County, Texas, copy of which is attached.

We have had said land under fence and have occupied and used it continuously since date of purchase as a part of our homestead, where we operate a dairy farm.

We claim the above described land under deed and by use and occupancy, but are informed that a vacancy exists as to said 56.20 acres, and should such vacancy in fact exist, we hereby make application to purchase said land. Field notes covering the land claimed will be filed within the time required.

15823

X Alberta Selph
X Andrew A. Selph
Good Faith Claimant

Post Office Route 1, Box 40, Cypress, Texas

IMPORTANT NOTICE!

- *NOTE: (1) The Good Faith Claimant should clearly indicate his position as to the existence of a vacancy.
- (2) If there should be no prior filing by an applicant, the good faith claimant should state whether application is accompanied by field notes or whether same will be filed within 120 days from date of filing of application with Commissioner of General Land Office.
- (3) Any other statement pertinent to the application to purchase may be included.

RECEIVED

(OVER)

DEC 29 1955

GENERAL LAND OFFICE

DEC 29 1955

(DATE)

CERTIFICATE

I, _____, Secretary of the School Land Board, do hereby certify that at a regular meeting of said board held in the General Land Office, Austin, Texas, on the _____ day of _____, A. D. 19 _____, the price at which the area of land described in the above application No. _____, shall be sold, was fixed by the School Land Board at _____ Dollars per acre, all of which is shown in Vol. _____, Page _____, of the Minutes of said Board.

Given under my hand this the _____ day of _____, A. D. 19 _____, at Austin, Texas.

Secretary of the School Land Board

84083

RECEIVED AS STATED
1.00

J. Earl Rudder

DATE December 29, 1955
Reg. No. 28164

GENERAL LAND OFFICE
JER

GENERAL LAND OFFICE
Austin, Texas

S. F. No. 158223

APPLICATION TO PURCHASE
UNSURVEYED SCHOOL LAND
(Good Faith Claimant)

Mrs. Alberta Selph and
Andrew A. Selph

Cypress, Texas.

WITHOUT SETTLEMENT

acres

in Harris County, Texas.

Filed December 29, 19 55

J. Earl Rudder
Commissioner

Approved _____, 19 _____
Rejected _____

Commissioner

APPLICATION TO PURCHASE

(Good Faith Claimant)

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:

I hereby apply to purchase under a preference right without condition of settlement the tract of unimproved school land described under the provisions of an act approved June 19, 1939, and other laws relating to the sale of unsurveyed school land.

The said tract of land is located in _____ County, Texas, and is described as follows:

_____ from Houston, Texas, the county seat, and is described as follows:

Texas

DATE 12-29 1955

HON. J. EARL RUDDER
LAND COMMISSIONER

DEAR SIR:

ATTACHED IS \$ 1.00 DOLLARS

CASH FEES
CHECK TO COVER INTEREST ON THE FOLLOWING:
DRAFT RENTAL

General Land Office

1.00

28164

RECEIPT
PLEASE MAIL COPIES TO MR.
STATEMENT

Frank J. Williams
Route 1, Box 870

6

STREET _____

CITY _____

ORDER BY _____

STREET **RECEIVED**

CITY DEC 29 1955

GENERAL LAND OFFICE

December 30, 1955

Mrs. Alberta Selph
and Mr. Andrew A. Selph
Route 1, Box 40
Cypress, Texas

Dear Mr. and Mrs. Selph:

Your Good Faith Claimant application to purchase alleged unsurveyed land in Harris County, together with filing fee in the amount of \$1.00 has been received. This application was filed of record on December 29, 1955, and assigned File No. S. F. 15823.

Under the law, 120 days are allowed for the completion of a Good Faith Claimant's application. All supporting instruments must be submitted within this period or all rights under the application will be lost.

Very truly yours,

EARL RUDDER, COMMISSIONER

By

Robert J. Brooks
Attorney

RJB:pt
File: S. F. 15823.

File No. 87.15823

Harriet County

vs. L. Applicant

Filed December 30, 1955

EARL RUDDER, Com'r.

vs. Thompson
File Clerk

(2)

EXHIBIT A

THE STATE OF TEXAS ()
COUNTY OF HARRIS ()

Before me, the undersigned authority, a Notary Public in and for Harris County, Texas, on this day personally appeared Andrew A. Selph and Alberta Selph, his wife, known to me, who being by me duly sworn, each upon his or her oath deposes and says:

On January 14, 1952, we purchased in good faith from Letcher W. Helms and W. E. Krumnow two tracts of land in the Manuel Tejerina and Stephan Van Sickle Surveys in Northwest Harris County, Texas, containing a total acreage of 238.85 acres of land, by delivery of a cash payment of \$21,000.00 and the execution and delivery of a promissory note in favor of the grantors in the sum of \$16,000.00.

Said two tracts, which adjoin each other, were at the time we purchased same under one continuous fence enclosing the two tracts; and we are informed were so fenced when purchased by our grantors, and have been so fenced for more than ten years.

Included within the boundaries of said land so purchased by us, we have since been informed, was 56.20 acres out of said 238.85 acres, which may be a vacancy; and if so determined, we desire and make application to purchase the same as good faith claimants in possession.

From the date of the purchase of said 238.85 acres of land, we have used the same in its entirety as a part of our dairy farm to the exclusion of everyone use, using same for the grazing of cattle and the raising of feedstuffs; and we have used and occupied the same as our family home and homestead, adding to the improvements thereon by building a dairy barn and all the other existing improvements other than the house itself. We have kept stockproof fences in repair around the entire tract; and have used and claimed the said 56.20 acres under said deed and through occupancy.

Said 56.20 acres of land is not now being used for the purposes of exploring for, or removing, oil, gas or other minerals. The nearest producing oil well is approximately 1100 feet North of the said tract.

X Mr. Alberta Selph

X Andrew A. Selph

Subscribed and sworn to before me, this 27th day of December, A.D. 1955.

Vera B. Williams
(Vera B. Williams)
Notary Public in and for Harris
County, Texas

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DEC 29 1955

GENERAL LAND OFFICE

EXHIBIT A

THE STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, a Notary Public in and for Harris County, Texas, on this day personally appeared Andrew A. Selph and Alberta Selph, his wife, known to me, who being by me duly sworn, each upon his or her oath depose and say:

On January 14, 1952, we purchased in good faith from Larson W. Selph and W. E. Kroun two tracts of land in the County of Harris and State of Texas, containing a total acreage of 238.85 acres, by delivery of a cash payment of \$21,000.00 and the execution and delivery of a promissory note in favor of the grantors in the sum of \$16,000.00.

Said two tracts, which adjoin each other, were at the time purchased same under one continuous fence enclosing the tracts; and we are informed were so fenced when purchased by the grantors, and have been so fenced for more than ten years.

Included within the boundaries of said land so purchased by us, we have also been informed, was 86.20 acres out of the 238.85 acres, which may be a vacancy; and if so determined, we will make application to purchase the same as good faith claimants in possession.

From the date of the purchase of said 238.85 acres of land, we have used the same in its entirety as a part of our dairy farm to the exclusion of everyone else, using same for the raising of cattle and the raising of feedstuffs; and we have used and occupied the same as our family home and homestead, adding to the improvements thereon by building a dairy barn and all the other existing improvements other than the house itself. We have kept stockproof fences in repair around the entire tract; and have used and claimed the said 86.20 acres under said deed and through occupancy.

Said 86.20 acres of land is not now being used for the purpose of exploring for, or removing, oil, gas or other minerals. The nearest producing oil well is approximately 1100 feet North of the said tract.

X _____

X _____

Subscribed and sworn to before me, this 27th day of December, A.D. 1952.

Notary Public in and for Harris County, Texas

File No. 8-9-15823
Harris County
Opilowitz
Filed December 29 19 55
Earl Rudder, Com'r.
at Houston
File Clerk

(3)

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DEC 29 1952
GENERAL LAND OFFICE

The following information is required with all applications to purchase:

1. Type of land
 - (a) Kind of soil Sandy
 - (b) Topography of surface Flat
 - (c) Purpose for which adapted (cultivated or grazing) Cultivation or grazing
2. Type and value of timber, if any None
3. Assessed value. (If not rendered for taxation, give last assessed value of adjoining lands.) \$20.00 per acre
4. The assessed value in this county is 15 to 17 % of market value.
5. The actual value without improvements is \$30.00 per acre.
6. The nearest production of oil, gas or minerals is 1100 ft. (distance), North (direction).
7. The nearest drilling oil or gas well is None (distance) _____ (direction).
8. The nearest dry hole is 700 Ft (distance) East (direction).
9. If the land is under oil and gas lease, fill in the following:
 - (a) To whom leased None
 - (b) Date of lease _____
 - (c) Bonus received (per acre) _____
 - (d) Total amount of rental received _____
10. If there is production on this tract, fill in the following:
 - (a) Number of producing wells None
 - (b) Name of the field in which the tract is located _____
 - (c) Royalty payments received _____
11. Do you contemplate a sale of this land in the near future? No
(Yes or No)
If so, what is the sale price per acre? _____

The above information is true and correct according to the best of my knowledge and belief.

WITNESS my hand this 27th day of December, 19 55.

X Mary Alberta Selph
X Andrew A. Selph

Sworn to and subscribed before me, this the 27th day of December, 19 55.

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GENERAL LAND OFFICE

Vera B. Williams
Notary Public in and for Harris County
(Vera B. Williams)

THE STATE OF TEXAS
COUNTY OF HARRIS

968358

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, LETCHER W. HELMS and W. E. KRUMNOW, not joined herein by our wives as the property hereby conveyed constitutes no part of our homesteads, of the County of Harris, State of Texas, for and in consideration of the sum of THIRTY SEVEN THOUSAND (\$37,000.00) DOLLARS to us paid, and secured to be paid, by ANDREW A. SELPH and wife, ALBERTA SELPH, as follows:

(1) TWENTY ONE THOUSAND (\$21,000.00) DOLLARS cash, the receipt of which is hereby acknowledged; and

(2) The execution and delivery by grantees herein of their one certain promissory note of even date herewith in the principal sum of SIXTEEN THOUSAND (\$16,000.00) DOLLARS, bearing interest from date until maturity at the rate of 5% per annum, payable to the order of Letcher W. Helms. Said note is due and payable in ten annual installments of SIXTEEN HUNDRED (\$1,600.00) DOLLARS each, together with interest. The first of said annual installments shall become due and payable on or before the fourteenth day of January, 1953, and a like installment shall become due and payable on or before the same day of each succeeding calendar year thereafter until fully paid, both principal and interest; and said note containing the usual 10% attorney's fee clause and various accelerating maturity clauses in case of default and is secured by the Vendor's Lien and superior title retained in favor of payee, and is also secured by Deed of Trust of even date herewith from the grantees to W. T. Lewis, Trustee, for the use and benefit of Letcher W. Helms; have GRANTED, SOLD and CONVEYED, and by the presents do GRANT, SELL and CONVEY, unto the said ANDREW A. SELPH and wife, ALBERTA SELPH, of Harris County, Texas, all that certain property described as follows:

TRACT NO. 1: 227.77 acres of land, more or less, in the Manuel Tejerino Survey, Abstract 763, in Harris County, Texas, more particularly described as follows:

BEGINNING at a 1-inch galvanized iron pipe at an old fence corner on the North bank of Willow Creek and which galvanized iron pipe is also at the Northeast corner of the F. W. Mueller Survey;

THENCE North 0° 16' West a distance of 1487.7 feet to a fence line for corner at the Southeast corner of a 13.41 acre tract conveyed by George B. Adams and wife, to Fritz Kobs by deed dated April 5, 1948;

THENCE South 89° 41' West 428 feet along said fence line to a 1-inch iron pipe at the Southwest corner of said 13.41 acre tract;

THENCE North 0° 8' West 1364.5 feet to a point for corner in a fence on the South line of the William Theis tract;

THENCE South 89° 16' West approximately 3355.5 feet along said fence to a 3/4-inch iron pipe at the Southwest corner of said tract conveyed by Masterson Irrigation Company to William Theis by deed of record in Volume 399, at page 178 of the Deed Records of said county, and which pipe is also in the East line of that certain tract conveyed by Masterson Irrigation Company to Fritz Tresler and of record in Volume 386, at page 442 of the Deed Records of said county;

THENCE South 30° 18' East along the East line of the Fritz Tresler and the F. W. Mueller tracts a distance of 2817 feet to a galvanized iron pipe in a fence line of the Manuel Tejerino Survey;

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GENERAL LAND OFFICE

THENCE North $89^{\circ} 57'$ East along the South line of said survey a distance of 3633.5 feet to the place of beginning and passing an old axle marking the Northwest corner of the F. W. Mueller Survey at a distance of 1827.3 feet;

TRACT NO. 2: 11.08 acres of land, more or less, in either the Manuel Tejerino or Stephan Van Sickle Surveys, in Harris County, Texas, and more particularly described as follows:

BEGINNING at a 1-inch galvanized iron pipe at the Northeast corner of the F. W. Mueller Survey;

THENCE North $0^{\circ} 16'$ West 1487.7 feet to a 1-inch galvanized iron pipe at the Southeast corner of a 13.41 acre tract conveyed by George B. Adams and wife, to Fritz Kobs by deed of record in Volume 1754, at page 435 of the Deed Records of said county, and being the Northwest corner of the tract hereby conveyed;

THENCE North $89^{\circ} 41'$ East approximately 160 feet to a 1-inch galvanized iron pipe set in the West line of Telge road;

THENCE South $0^{\circ} 6'$ West along the West line of Telge road 1260.3 feet to an old axle for a corner at a jog in said road to the East;

THENCE South $89^{\circ} 29'$ East along the South line of said Telge road jog 576 feet to a point for corner at a jog in said road to the South;

THENCE South $0^{\circ} 19'$ East along the West line of Telge road 380 feet to a point for corner in an old fence line, and which point is the most Southerly East corner of this "L" shaped tract;

THENCE South $89^{\circ} 30'$ West with said old fence line approximately 740 feet to an axle in a fence on the East line of the F. W. Mueller Survey;

THENCE North $0^{\circ} 8'$ East following a fence and the East line of said F. W. Mueller Survey approximately 163 feet to the place of beginning.

This conveyance is made subject to all drainage easements, pipe line rights of way, and mineral reservations and conveyances of record in the office of the County Clerk of Harris County, T e x a s.

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 ANDREW A. SELPH and wife, ALBERTA SELPH and their heirs and assigns forever and we do hereby bind ourselves and our heirs, executors and administrators to Warrant and Forever Defend, all and singular the said premises unto the said ANDREW A. SELPH and wife, ALBERTA SELPH, and their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

GENERAL LAND OFFICE

DEC 29 1955

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But it is expressly agreed and stipulated that the Vendor's Lien is retained in favor of Letcher W. Helms against the above described property, premises and improvements, until the above described note, and all interest thereon are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS our hands at Houston, Texas, this 14th day of January, 1952.





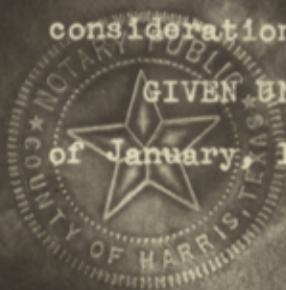



Letcher W. Helms
 Letcher W. Helms
W. E. Krumnow
 W. E. Krumnow

THE STATE OF TEXAS }
 COUNTY OF HARRIS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared LETCHER W. HELMS and W. E. KRUMNOW, known to me to be the persons whose names are 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 the 14th day of January, 1952.



J. O. Carmichael
 J. O. Carmichael
 Notary Public in and for
 Harris County, Texas.

STATE OF TEXAS }
 COUNTY OF HARRIS }

I, W. D. MILLER, CLERK COUNTY COURT of HARRIS COUNTY, TEXAS do hereby certify that the above and foregoing instrument with its certificate of authentication was filed for registration in my office on Feb 14, 1952, at 11:50 o'clock A M. and do recorded on Feb 25, 1952, at 11:22 o'clock A M. Vol 2398, Page 423 of record of deeds for said County.

WITNESS my hand and seal of office, at Houston, this day and date last above written.

W. D. MILLER,
 Clerk County Court, Harris County, Texas.
 By W. D. Miller Deputy.

5

File No. 8-215823

Harris County

Supporting papers (book)

Filed December 29 19 55

J. EARL RUDDER, Com'r.

Est Thompson
File Clerk

Exhibit C

AMOUNT \$ 37,000.00

No. 68279

AMERICAN TITLE GUARANTY COMPANY

— Houston, Texas —

THE *American Title Guaranty Company*, A CORPORATION OF HOUSTON, HARRIS COUNTY, TEXAS.
HEREIN CALLED THE COMPANY, FOR VALUE RECEIVED DOES HEREBY GUARANTEE TO

ANDREW A. SELPH AND ALBERTA SELPH

HEREIN STYLED INSURED THEIR HEIRS, EXECUTORS AND ADMINISTRATORS THAT THEY HAVE
GOOD AND INDEFEASIBLE TITLE TO THE FOLLOWING DESCRIBED REAL PROPERTY:

TRACT 1: 227.77 ACRES OF LAND, MORE OR LESS, IN THE MANUEL TEJERINO SURVEY, ABSTRACT 763 IN HARRIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1 INCH GALVANIZED IRON PIPE AT AN OLD FENCE CORNER ON THE NORTH BANK OF WILLOW CREEK AND WHICH GALVANIZED IRON PIPE IS ALSO AT THE NORTHEAST CORNER OF THE F. W. MUELLER SURVEY;
THENCE NORTH $0^{\circ} 16'$ WEST A DISTANCE OF 1487.7 FEET TO A FENCE LINE FOR CORNER AT THE SOUTHEAST CORNER OF A 13.41 ACRE TRACT CONVEYED BY GEORGE B. ADAMS ET UX TO FRITZ KOBBS BY DEED DATED APRIL 5, 1948;
THENCE SOUTH $89^{\circ} 41'$ WEST 428 FEET ALONG SAID FENCE LINE TO A 1 INCH IRON PIPE AT THE SOUTHWEST CORNER OF SAID 13.41 ACRE TRACT;
THENCE NORTH $0^{\circ} 8'$ WEST 1364.5 FEET TO A POINT FOR CORNER IN A FENCE ON THE SOUTH LINE OF THE WILLIAM THEIS TRACT;
THENCE SOUTH $89^{\circ} 16'$ WEST APPROXIMATELY 3355.5 FEET ALONG SAID FENCE LINE TO A $3/4$ INCH IRON PIPE AT THE SOUTHWEST CORNER OF SAID TRACT CONVEYED BY MASTERTSON IRRIGATION COMPANY TO WILLIAM THEIS BY DEED OF RECORD IN VOLUME 399, PAGE 178 OF THE DEED RECORDS OF SAID COUNTY, AND WHICH PIPE IS ALSO IN THE EAST LINE OF THAT CERTAIN TRACT CONVEYED BY MASTERTSON IRRIGATION COMPANY TO FRITZ TRESLER OF RECORD IN VOLUME 386, PAGE 442 OF THE DEED RECORDS OF SAID COUNTY;
THENCE SOUTH $3^{\circ} 18'$ EAST ALONG THE EAST LINE OF THE FRITZ TRESLER AND THE F. W. MUELLER TRACTS A DISTANCE OF 2817 FEET TO A GALVANIZED IRON PIPE IN A FENCE LINE ON THE SOUTH LINE OF THE MANUEL TEJERINO SURVEY;
THENCE NORTH $89^{\circ} 57'$ EAST ALONG THE SOUTH LINE OF SAID SURVEY A DISTANCE OF 3633.5 FEET TO THE PLACE OF BEGINNING AND PASSING AN OLD AXLE MARKING THE NORTHWEST CORNER OF THE F. W. MUELLER SURVEY AT A DISTANCE OF 1827.3 FEET;

TRACT 2: 11.08 ACRES OF LAND, MORE OR LESS, IN EITHER THE MANUEL TEJERINO OR STEPHAN VAN SICKLE SURVEY IN HARRIS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-INCH GALVANIZED IRON PIPE AT THE NORTHEAST CORNER OF THE F. W. MUELLER SURVEY;
THENCE NORTH $0^{\circ} 16'$ WEST 1487.7 FEET TO A 1-INCH GALVANIZED IRON PIPE AT THE SOUTHEAST CORNER OF A 13.41 ACRE TRACT CONVEYED BY GEORGE B. ADAMS AND WIFE TO FRITZ KOBBS BY DEED OF RECORD IN VOLUME 1754, PAGE 435 OF THE DEED RECORDS OF SAID COUNTY AND BEING THE NORTHWEST CORNER OF THE TRACT HEREBY CONVEYED;
THENCE NORTH $89^{\circ} 41'$ EAST APPROXIMATELY 160 FEET TO A 1-INCH GALVANIZED IRON PIPE SET IN THE WEST LINE OF TELGE ROAD;
THENCE SOUTH $0^{\circ} 6'$ WEST ALONG THE WEST LINE OF TELGE ROAD 1260.3 FEET TO AN OLD AXLE FOR A CORNER AT A JOG IN SAID ROAD TO THE EAST;
THENCE SOUTH $89^{\circ} 29'$ EAST ALONG THE SOUTH LINE OF SAID TELGE ROAD JOG 576 FEET TO A POINT FOR CORNER AT A JOG IN SAID ROAD TO THE SOUTH;

THENCE SOUTH $0^{\circ} 19'$ EAST ALONG THE WEST LINE OF TELGE ROAD 380 FEET TO A POINT FOR CORNER IN AN OLD FENCE LINE, AND WHICH POINT IS THE MOST SOUTHERLY EAST CORNER OF THIS "L" SHAPED TRACT;
THENCE SOUTH $89^{\circ} 30'$ WEST WITH SAID OLD FENCE LINE APPROXIMATELY 740 FEET TO AN AXLE IN A FENCE ON THE EAST LINE OF THE F. W. MUELLER SURVEY;
THENCE NORTH $0^{\circ} 8'$ EAST FOLLOWING A FENCE AND THE EAST LINE OF SAID F. W. MUELLER SURVEY APPROXIMATELY 163 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO:

1. THE FOLLOWING LIENS:

VENDOR'S LIEN RETAINED IN DEED DATED JANUARY 14, 1952, FROM LETCHER W. HELMS AND W. E. KRUMNOW TO ANDREW A. SELPH AND ALBERTA SELPH, SECURING THE PAYMENT OF A NOTE OF EVEN DATE THEREWITH FOR \$16,000.00, PAYABLE TO THE ORDER OF LETCHER W. HELMS, AS THEREIN PROVIDED; SAID NOTE BEING ADDITIONALLY SECURED BY DEED OF TRUST OF EVEN DATE THEREWITH TO W. T. LEWIS, TRUSTEE.

2. RESTRICTIVE COVENANTS AFFECTING THE PROPERTY ABOVE DESCRIBED.

3. ANY DISCREPANCIES, CONFLICTS, OR SHORTAGES IN AREA OR BOUNDARY LINES OR ANY ENCROACHMENTS OR ANY OVERLAPPING OF IMPROVEMENTS WHICH A CORRECT SURVEY WOULD SHOW.

4. TAXES FOR THE YEAR 1952 AND SUBSEQUENT YEARS.

5. RIGHTS OF PARTIES IN POSSESSION.

6. DRAINAGE EASEMENT OVER A STRIP OF LAND 100 FEET IN WIDTH IN THE TEJERINO SURVEY, MEASURED 50 FEET ON EITHER SIDE OF THE CENTER LINE OF WILLOW CREEK CONVEYED BY DEED FROM GEORGE B. ADAMS TO HARRIS COUNTY FLOOD CONTROL DISTRICT DATED JULY 31, 1947, RECORDED IN VOLUME 1695, PAGE 621 OF THE DEED RECORDS, WHICH INCLUDES THE RIGHT TO CAST EXCAVATED MATERIAL ON LANDS ADJACENT TO AND ON THE SOUTH SIDE OF SAID 100 FOOT STRIP.
7. DRAINAGE EASEMENT OVER A STRIP OF LAND 100 FEET WIDE IN THE VAN SICKLE SURVEY MEASURED 50 FEET ON EITHER SIDE OF THE CENTER LINE OF WILLOW CREEK CONVEYED BY DEED FROM FRITZ KOBS AND WIFE, CLARA KOBS TO HARRIS COUNTY FLOOD CONTROL DISTRICT, RECORDED IN VOLUME 1647, PAGE 358 OF THE DEED RECORDS, TOGETHER WITH THE RIGHT TO CAST EXCAVATED MATERIAL OUTSIDE OF THE 100 FOOT STRIP.
8. PIPE LINE RIGHT-OF-WAY OVER AND ACROSS THE VAN SICKLE SURVEY CONVEYED BY DEED FROM FRITZ KOBS AND WIFE TO HUMBLE OIL AND REFINING COMPANY, DATED JUNE 12, 1933, RECORDED IN VOLUME 931, PAGE 664 OF THE DEED RECORDS.
9. PIPE LINE RIGHT-OF-WAY OVER AND ACROSS THE VAN SICKLE SURVEY BY DEED FROM FRITZ KOBS AND WIFE, TO MAGNOLIA PIPE LINE COMPANY, DATED JUNE 21, 1933, RECORDED IN VOLUME 931, PAGE 385 OF THE DEED RECORDS.
10. PIPE LINE RIGHT-OF-WAY OVER AND ACROSS THE TEJERINO SURVEY CONVEYED BY DEED FROM EDWARD S. BOYLES TO MAGNOLIA PIPE LINE COMPANY, DATED JULY 15, 1933, RECORDED IN VOLUME 935, PAGE 41 OF THE DEED RECORDS.
11. AS TO TRACT ONE: ALL MINERALS RESERVED BY PRIOR GRANTORS, EXCEPT A 1/64TH NON-PARTICIPATING ROYALTY INTEREST CONVEYED TO THE ASSURED HEREIN.
12. AS TO TRACT TWO: ALL MINERALS IN, ON OR UNDER SUBJECT PROPERTY OUTSTANDING IN PARTIES OTHER THAN ASSURED.

SAID COMPANY SHALL NOT BE LIABLE IN A GREATER AMOUNT THAN ACTUAL MONETARY LOSS OF INSURED, AND IN NO EVENT SHALL SAID COMPANY BE LIABLE FOR MORE THAN THIRTY-SEVEN THOUSAND AND NO/100 - - - - - DOLLARS. AND SHALL, AT ITS OWN COST, DEFEND SAID INSURED IN EVERY SUIT OR PROCEEDING ON ANY CLAIM AGAINST OR RIGHT TO SAID LAND, OR ANY PART THEREOF, ADVERSE TO THE TITLE HEREBY GUARANTEED. PROVIDED THE PARTY OR PARTIES ENTITLED TO SUCH DEFENSE SHALL, WITHIN A REASONABLE TIME AFTER THE COMMENCEMENT OF SUCH SUIT OR PROCEEDING AND IN AMPLE TIME FOR DEFENSE THEREIN, GIVE SAID COMPANY WRITTEN NOTICE OF THE PENDENCY OF THE SUIT OR PROCEEDING, AND AUTHORITY TO DEFEND, AND SAID COMPANY SHALL NOT BE LIABLE UNTIL SUCH ADVERSE CLAIM OR RIGHT SHALL HAVE BEEN HELD VALID BY A COURT OF LAST RESORT TO WHICH EITHER LITIGANT MAY APPLY, AND IF SUCH ADVERSE CLAIM OR RIGHT SO ESTABLISHED SHALL BE FOR LESS THAN THE WHOLE OF THE PROPERTY, THEN THE LIABILITY OF THE COMPANY SHALL BE ONLY SUCH PART OF THE WHOLE LIABILITY LIMITED ABOVE AS SHALL BEAR THE SAME RATIO TO THE WHOLE LIABILITY THAT THE ADVERSE CLAIM OR RIGHT ESTABLISHED MAY BEAR TO THE WHOLE PROPERTY. IN THE ABSENCE OF NOTICE AS AFORESAID, THE COMPANY IS RELIEVED FROM ALL LIABILITY WITH RESPECT TO SUCH CLAIM OR DEMAND; PROVIDED, HOWEVER, THAT FAILURE TO NOTIFY SHALL NOT PREJUDICE THE CLAIM OF THE ASSURED, IF SUCH ASSURED SHALL NOT BE A PARTY TO SUCH ACTION OR PROCEDURE, NOR BE SERVED WITH PROCESS THEREIN, NOR HAVE ANY KNOWLEDGE THEREOF, NOR IN ANY CASE, UNLESS THE COMPANY SHALL BE ACTUALLY PREJUDICED BY SUCH FAILURE.

UPON PAYMENT OF ANY LOSS HEREUNDER, THE COMPANY SHALL BE ENTITLED TO BE SUBROGATED TO ALL RIGHTS OF INSURED AGAINST ALL OTHER PARTIES.

UPON A SALE OF THE PROPERTY COVERED HEREBY, THIS POLICY AUTOMATICALLY THEREUPON SHALL BECOME A WARRANTOR'S POLICY AND THE INSURED, HIS HEIRS, EXECUTORS AND ADMINISTRATORS, SHALL FOR A PERIOD OF TWENTY-FIVE YEARS FROM DATE HEREOF REMAIN FULLY PROTECTED ACCORDING TO THE TERMS HEREOF, BY REASON OF THE PAYMENT OF ANY LOSS HE OR THEY MAY SUSTAIN ON ACCOUNT OF ANY WARRANTY CONTAINED IN THE DEED EXECUTED BY INSURED CONVEYING SAID PROPERTY. THE COMPANY TO BE LIABLE UNDER SAID WARRANTY ONLY BY REASON OF DEFECTS, LIENS OR ENCUMBRANCES EXISTING PRIOR TO OR AT THE DATE HEREOF (AND NOT EXCEPTED ABOVE), SUCH LIABILITY NOT TO EXCEED THE AMOUNT ABOVE WRITTEN.

IN WITNESS WHEREOF, THE AMERICAN TITLE GUARANTY COMPANY OF HOUSTON, TEXAS, HAS CAUSED ITS CORPORATE SEAL TO BE HERETO AFFIXED AND THESE PRESENTS TO BE SIGNED IN FACSIMILE UNDER THE AUTHORITY OF ITS BY-LAWS THIS 14TH DAY OF FEBRUARY A. D. 19 52.

COUNTERSIGNED:

M. N. Lynch
ASSISTANT SECRETARY

AMERICAN TITLE GUARANTY COMPANY

BY

Frank J. Brecher
PRESIDENT

ATTEST:

William L. Reeves
SECRETARY

OWNER'S POLICY

No. 68279

ISSUED TO

ANDREW A. SELPH

AND

ALBERTA SELPH

ISSUED BY

AMERICAN TITLE GUARANTY
COMPANY

THIRD FLOOR ESPERSON BUILDING
HOUSTON, TEXAS

File No. 87-158213

Harris County

Supporting papers (deck)

F. d. December 29 19 55

Earl Rudder, Com'r.

Pat Thompson
File Clerk

(6)

January 6, 1956

Mrs. Alberta Selph and
Mr. Andrew A. Selph
Route 1, Box 40
Cypress, Texas

Re: S. F. 15823, Harris County,
Texas

Dear Mr. and Mrs. Selph:

In regard to your captioned application to purchase 56.20 acres of unsurveyed School Land in Harris County, it is requested that you furnish us the description of this area by the bounding surveys, for example, 56.20 acres in Harris County, Texas being bounded on the North, East, South and West by the particular surveys.

This information will be attached to your application as soon as it is received. The information is necessary for our records to definitely identify the 56.20 acres in processing your application.

If we can be of service to you at any time, please feel free to call upon us.

Very truly yours,

EARL RUDDER, COMMISSIONER

By

J. P. Graham
Attorney

JPG:pt

File No. 8.7.15823

Stamie County

Sta. to Applicants

Filed January 6 19 56

J. CARL RUDDER, Com'r.
Pat Thompson
Fire Clerk



FRANCISCO BASQUES 2-118
Geo. H. Bringhurst, Sept. 17, 1850

WM. HURD 8-25
Geo. H. Bringhurst, Sept. 1838

JOHN M. HOOPER 8-22
H. Troff, Sept. 8, 1838

MANUEL TEJERINO 2-117
Geo. H. Bringhurst, Sept. 18, 1850

CHAUNCEY GOODRICH

Andrew Selph - called 238.85 Ac.

STEPHEN VANSICKLE 3-92
Geo. H. Bringhurst, Sept. 18, 1850

C.F. HOFFMAN SF 13434
J.S. Bayles, Sept. 9, 1933
M-22952
Unsold Public Free School Land

F. BENIGNAS 46198
W.A. Folk, May 2, 1838

I. & G. N. R. R. CO. 5-269
J.J. Gillespie, April 2, 1871, Corrected Jan. 8, 1878

WM. SCHUMANN P-12
J.J. Gillespie, Sept. 1886

ADOLPH ADDIX P-37
J.J. Gillespie, May 19, 1884

LOUIS MEYER P-13
J.J. Gillespie

GEO. LAMB 8-32
J.M. Henderson, Apr. 1840

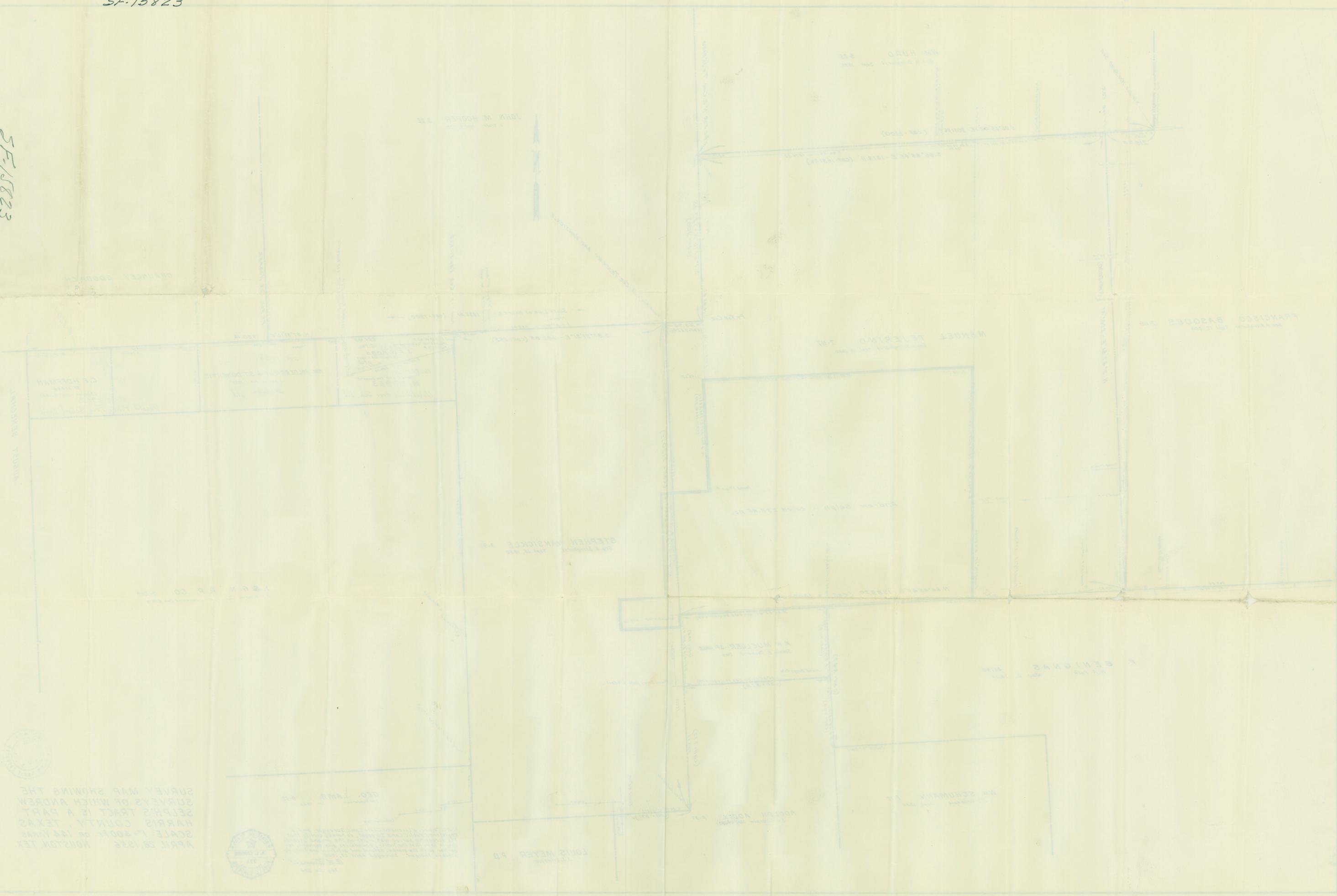
L. A. Carnes, a Licensed State Land Surveyor and a Registered Public Land Surveyor, do hereby certify that the foregoing survey was made on the ground according to law, that the limits, boundaries and corners, together with the marks, natural and artificial are truly described thereon. Surveyed April 23, 1956
L. A. Carnes
Reg. No. 274



SURVEY MAP SHOWING THE SURVEYS OF WHICH ANDREW SELPH'S TRACT IS A PART HARRIS COUNTY, TEXAS SCALE: 1" = 400 Ft. OR 144 VARAS APRIL 28, 1956 HOUSTON, TEX.

AUGUST SENECHAL

SF-15823



APRIL 28 1956 HOUSTON TEX
 SCALE 1" = 400' or 1/4 INCH
 HARRIS COUNTY, TEXAS
 SURVEY MAP SHOWING THE
 SURVEYS OF WHICH ANDREW
 SELPH'S TRACT IS A PART



Geo. J. Lamb, Jr.
 Surveyor

Louis Meyer, P.E.
 Surveyor

Adolph Ador, P.E.
 Surveyor

Dr. Schumann, P.E.
 Surveyor

Benignas, P.E.
 Surveyor

Stephen Winsickle, P.E.
 Surveyor

Manuel Telerino, P.E.
 Surveyor

Francisco Basques, P.E.
 Surveyor

John M. Hurd, P.E.
 Surveyor

John M. Hoover, P.E.
 Surveyor