

J. H. HERMANN -----to-----FRED MATTHIES.

Deed, dated July 20, 1911, filed July 20, 1911, recorded
in Deed Record Book 36 pages 297-8.

THE STATE OF TEXAS)

COUNTY OF GUADALUPE)

KNOW ALL MEN BY THESE PRESENTS:

That, I, J. H. Hermann of the County of Guadalupe and State of Texas for and in consideration of the Sum of Twenty Thousand (\$20,000.00) Dollars to me in hand paid by Fred Matthies of Guadalupe County, Texas the receipt of which is hereby acknowledged have granted, sold and conveyed and by these presents do grant sell and convey unto the said Fred Matthies all that certain tract or parcel of land lying and being situate partly in Guadalupe and partly in Gonzales County, Texas, being survey of 2342 acres of land out of the Jose De la Baume six leagues granted and the southeast portion of 5900 acres (subdivision No. 2) allotted to Daniel Tyler in the partition of said grant:-

Beginning at the southeast corner of said 5900 acres from which a post oak 16 in. in dia. brs. S 61 W $8\frac{1}{2}$ vrs. or 23-5/10 feet and a post oak 13 in. in dia. brs. S $17\frac{1}{2}$ W 11-7/10 vrs or 32½ feet. Thence north with the eastern boundary of said tract at 10,620 feet pass the northeast corner of subdivision No. 19 of the 160 acre tracts 11,835 feet to the southeast corner of 200 acres sold to H.E. & W. W. Fones from which a post oak 18 in. in dia. brs. N. $24\frac{1}{2}$ W 24 ft. Thence with the south boundary of said 200 acres west 1419 feet to its southwest corner, from which a post oak 4 in. in dia. brs. N $81\frac{1}{2}$ W 11 ft. and a post oak 8 in. in dia. brs. S 36 E $29\frac{1}{2}$ feet. Thence with the west boundary of said tract north 405 ft. to the southeast corner of 876-1/4 acres sold to Leroy G. Denman from which an Elm 22 in. in dia. brs. N 25 W 7 ft. and a post oak 30 in. in dia. brs. N. 89 W 14 ft. Thence ~~xxx42~~ with the south boundary of said 876-1/4 acres S $77\frac{1}{2}$ W 350 ft. N. $68\frac{1}{2}$ W 800 ft. N. 76 W. 588 ft. to a stake from which a post oak 16 in. in dia. brs. S 25 E 14 ft. Thence N. 87 W 433 ft. a black jack 6 in. in dia.

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brs. S. 25 W. 9 ft. Thence N. 40 W 815 ft. a Hickory brs. 13 in. N. 71mW. 25 ft. and a post oak 13 in. in dia. brs N. 50 E. 17 $\frac{1}{2}$ ft. Thence N. 64 W. 341 ft. N 85 $\frac{1}{2}$ W. 579 ft. S 80 W 1302 ft. to the S. E. line of 503-1/4 acres sold to L. P. David. Thence S 15 W 285 ft. to the southeast corner of said 503-1/4 acres from which a post oak 11 in. in dia. brs. S 25 W 6-3/4 ft. and a post oak 5 in. in dai. brs. N 66 $\frac{1}{2}$ E 20 ft. Thence with the southwest boundary of said 503-1/4 acres W 75 W 1780 ft. to a stake for northwest corner of this survey. Thence South at 396 ft. pass 60 feet to the east of the northeast corner of subdivision No. 24, 13,656 ft. to a stake on the south boundary of said 5900 acres 60 ft. west of the southwest corner of subdivision No. 3 from which a black jack 9 in. in dia. brs. N. 72 E 32 ft. and a black jack 7 in. in dia. brs. N. 32 W 22 ft. Thence east with the south boundary of said 5900 acres, 7980 ft. to the beginning. It being understood that the 2342 acres above described is the amount of land contained within said metes and bounds after deducting a road forty(40) feet wide along the north boundary and a road thirty(30) feet wide along the east boundary of said land.

To Have and To Hold the above described premises together all and singular the rights and appurtenances thereto in anywise belonging unto the said Fred Matthies his heirs and assigns forever and I do hereby bind myself my heirs, executors and administrators to warrant and for ever defend all and singular the said premises unto the said Fred Matthies his heirs and assigns against every person whomsoever, lawfully claiming or to calim the same or any part thereof.

Witness my hand at Seguin Texas, this 20 day of July
A. D. 1911.

J. H. HERMANN.

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THE STATE OF TEXAS)

COUNTY OF GUADALUPE)

Before me, H. M. Wurzbach a notary public in and for said county and state on this day personally appeared J. H. Hermann 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 20th day of July A. D. 1911.

(SEAL) H. M. Wurzbach Notary Public Guadalupe County, Texas.