

Dallas County, Texas Probate Cases 1846 – Early 1900's

Case Number 2477

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FILED BY THE DALLAS GENEALOGICAL SOCIETY-1978

#2477

FILED BY THE DALLAS GENEALOGICAL SOCIETY-1978

INVENTORY AND APPRAISEMENT

Of the property, real and personal, belonging to the estate of *Lysene Bates* and *Aurrie Bates*, minors, being a one half undivided interest in the following described property: lying and being situated in the City and County of Dallas State of Texas, beginning at a point 35 ft south of the South West corner of Ross and Griffith stand measuring South 75 ft and West with the line of Griffith St. thence East 60 ft thence North 75 ft thence East 60 ft to the place of beginning.

Valued at \$1125.⁰⁰/₁₀₀

The State of Texas,
County of Dallas.

W. H. Bates, Guardian

of the above named Estate, do solemnly swear that the foregoing is a true, full and complete Inventory of all the property, real and personal, belonging to said Estate, that has come to my knowledge.

W. H. Bates

Sworn to and Subscribed before me, this the 19 day of *March* A. D. 1898

W. Jackson

Clerk Co. Court.

By *W. H. Gaudin* Deputy.

The State of Texas,
County of Dallas

Before the undersigned authority, this day personally appeared *A. C. Abrams* and *C. B. Bishop* Appraisers of the above named Estate, heretofore appointed by the Court, and each being duly sworn, says that the above and foregoing is a just and true appraisalment of the property pointed out to them as belonging to said Estate.

A. C. Abrams
C. B. Bishop

Sworn to and Subscribed before me, this 25 day of *March* A. D. 1898

A. C. Abrams
Notary Public Dallas County Texas

No. 2478

COUNTY COURT.

ESTATE OF

Sydney Lewis Bates
Minors

INVENTORY AND APPRAISEMENT

Filed 19 day of *April*
A. D. 1898

W. Jackson
COUNTY CLERK.

By *J. H. Taylor* Deputy.

Examined and approved this
day of *Dec* 1898

W. H. Smith
COUNTY JUDGE.

A. D. Aldridge & Co., Stationers and Printers, 189

Recorded

No 2428
In the matter of
the guardianship
of the estate of
Annie Bates, (minor)

In County Court
of Tex. for all as per the
Billings for Probate
purpose.

Received of W. H. Bates, Guardian
all my estate, both real and personal
I hereby certify that I was
Twenty one years old, on the 14th of
May, 1903. I married Leonard Bates
on the 28th of Jan'y 21st 1903 -
Mr. Leonard Bates
Mrs. Annie Bates

The State of Texas,
COUNTY OF DALLAS.

ESTATE OF Sylvester Bates and
Annie Bates

KNOW ALL MEN BY THESE PRESENTS, That we,
as Principal and National Surety and Company of New York
as Sureties, are held and firmly bound unto the County Judge of said County of Dallas, and
his successors in office, in the sum of Twenty Two hundred & Fifty Dollars;
conditioned that the above bound W. H. Bates, who has
been appointed Guardian of the Estate of Sylvester Bates & Annie Bates, minor
shall well and truly perform all the duties required of him under said appointment.

Witness our hands and seals, this 8th day of April 1898.

W. H. Bates. (SEAL)
National Surety Company (SEAL)
Charles G. Crutcher, Sec. (SEAL)

I DO SOLEMNLY SWEAR that I will well and truly perform all the duties of Guardian
of the Estate of Sylvester Bates, and Annie Bates

as the law directs.
W. H. Bates.

Sworn to and subscribed before me this 18th day of April 1898

J. D. Crutcher
County Clerk, Dallas Co., Texas.
Notary Public

No 2028.
Annie Bates, (minor)
W. H. Bates, Guardian

Receipt of
Mr. & Mrs. Leon
Gancier

FILED BY THE DALLAS GENEALOGICAL SOCIETY-1978

FILED

JUL 3 1903
FRANK R. SHANKS,
CLERK COUNTY COURT.

W. H. Bates
DEPUTY.

~~No 2028~~

County Court, Dallas County.

GUARDIAN'S BOND.

ESTATE OF

Sydney & Annie Bates
Minors

Filed *Apr 19* 18*98*
W. H. Bates
W. H. C. HILL, Clerk.

By *J. H. Tumbel* Deputy.

Approved this *19* day of
Apr 18*98*

(M) M. W. T. Jones
County Judge, Dallas County

A. D. Aldridge & Co., Stationers and Printers, Dallas, Texas.

Recorded

No. 2428.

In the matter of the guardian-: IN THE COUNTY COURT OF DALLAS
ship of the estate of Lillie COUNTY, THE COURT SITTING FOR
Bates, Sylvene Bates & Annie : PROBATE PURPOSES.
Bates.

_____ day of May 1899, on this day ^{at a regular term of this court} the application of W.M.

Bates, guardian of the estate of Annie Bates et als, filed herein
March 24th, 1899, asking leave to make sale and exchange of all
the right, title and interest of Annie Bates in and to the herein-
after described lot of land, situated upon Griffin Street in
Block Number 217 according to Murphy & Bolanz' official map of
the City of Dallas, and near the corner of Griffin Street and
^{and that due and legal notice of said application having been given}
Boss Avenue. And it appearing to the Court that said land is
owned by Annie Bates, Lillie Bates, Sylvene Bates and W.M. Bates,
as tenants in common, and it further appearing to the Court that
Lillie Bates, Sylvene Bates, fame soles, over the age of twenty-
one years, and W.M. Bates, their father, have sold and conveyed
all of their undivided interest in said land to E.R. Parks, and
it further appearing to the Court that E.R. Parks has contracted
with the guardian herein to convey to Annie Bates a one
third (1/3) undivided interest in and to the following
described land: All that certain tract, parcel or lot of land
lying and being situated in the State of Texas, county and City
of Dallas, and being a part of Block number 315 according to

Property of \$7500 dollars, in liquidation and settlement
of Annie Bates' portion of the taxes and her costs of this guar-
^{it is ordered, adjudged and decreed by the Court that}
dianship, the sale of all of Annie Bates' right, title and inter-
est in the property situated near the corner of Griffin Street
and Boss Avenue in Block Number 217 and hereinbefore fully des-
cribed, to E.R. Parks, he, and the same is, in all things con-

(3) *M. W. [Signature]*

15° E. 36 ft and 6 in to a barn; thence N. 45 E. 6 ft 6 in to west rear wall of rear brick building and 21 ft S. 45 W. of the S.W. line of Leonard St; thence S. 45 E. 15 ft; thence S. 45 W. 61 ft to the S. line of Logans' lot; thence with said line N. 45 W. 161 ft 6 in to the S.E. line of Ross Ave; thence with said S.E. line of Ross Ave N. 45 E. 46 ft to the place of beginning; and pay unto her the sum of \$46.90 dollars *in cash, in*
~~in consideration of the~~ Consideration of the undivided interest of Annie Bates in and to the following described property: Lying and being situated in the State of Texas, county and city of Dallas, and being a part of block number 217, according to Murphy & Bolanz' official map of the city of Dallas;— beginning at an iron pin in the S.W. line of Griffin Street, and being forty feet and six inches S. 42° 20' E. of the present S.E. curb of Ross Avenue; thence with the S.W. line of Griffin street S. 42° 20' E. 75 ft to a 16 ft alley; thence S. 45° W. with said alley and parallel with the line of Ross Ave 56 ft; thence N. 42° 20' W. 75 ft; thence N. 45° E. parallel with Ross Avenue 55 ft 6 in to the S.W. line of Griffin street the place of beginning; said cash aforesaid paid by the said E.R. Parks to the said Annie Bates as a part of the consideration for said land, being applied by the guardian herein to the payment of the taxes due by Annie Bates upon the said Griffin Street property and the costs due by Annie Bates in the guardianship of her said estate, and the court being of the opinion that ^{it is a necessity, and for said sale, that} the trade and price offered by the said E.R. Parks to the said Annie Bates for her undivided interest in the hereinbefore last described property, is a good trade and a ^{good} price, and that for Annie Bates to take sale and conveyance thereof to E.R. Parks, is for the benefit of the said minor and her estate, it is therefore ordered,

adjudged and decreed by the Court that upon the execution by
E.R.Parks of a deed to Annie Bates to a one-third undivided in-
terest in and to the land hereinbefore first described, and upon
the payment to her, of forty six & 9/100 dollars ^{or upon it appearing that he has credited such debt} _{or her account in the books entitled "Trusts under this will" 40} ^(44 9/100)

to be applied in the payment of her portion of the taxes upon
her interest in the property which E.R.Parks gets by this decree,
and the payment of her part of the costs of this guardianship

the said W.M.Bates, guardian of the said Annie Bates, is hereby
ordered to make unto the said E.R.Parks a good and perfect con-
veyance in and to all of the right, title and interest of the
said Annie Bates in the following described land lying and being
situated in the State of Texas, county and city of Dallas, and
being a part of block number 217, according to Murphy & Boland's
official map of the city of Dallas; beginning at an iron pin in
the S.W. line of Griffin Street, and being forty feet and six
inches S. 42° 28' E. of the present S.E. curb of Ross Avenue;
thence with the S.W. line of Griffin street S. 42° 28' E. 75 Ft
to a 10 ft alley; thence S. 45° W. with said alley and parallel
with the line of Ross Ave 55 ft; thence N. 42° 28' W. 75 ft; thence
S. 45° E. parallel with Ross Avenue 55 ft & in to the S.W. line
of Griffin street the place of beginning. It further appearing

to the Court that Annie Bates has received the conveyance afore-
said from E.R.Parks to the land to be conveyed by the said E.R.
Parks to her, and that the said E.R.Parks has paid the sum of

forty six & 9/100 dollars, in liquidation and settlement
of Annie Bates' portion of the ^{said} taxes and her costs of this guar-
dianship, ^{it is ordered, adjudged and decreed by the Court that} the sale of all of Annie Bates' right, title and inter-
est in the property situated near the corner of Griffin Street
and Ross Avenue in Block Number 217 and hereinbefore fully des-
cribed, to E.R.Parks, he, and the same is, in all things con-

(3) *Walter J. ...*

THE STATE OF TEXAS, COUNTY OF DALLAS, SS. I, the undersigned, Clerk of the County Court, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County Court of the County of Dallas, State of Texas, this 10th day of August, 1973.

firm and ~~of~~ ~~the~~ ~~same~~ ~~right~~ ~~title~~ ~~and~~ ~~interest~~ ~~in~~ ~~said~~ ~~property~~ ~~is~~ ~~vested~~ ~~in~~ ~~B.H.~~ ~~Parks.~~ ~~It~~ ~~further~~ ~~appears~~ ~~to~~ ~~the~~ ~~Court~~ ~~that~~ ~~the~~ ~~only~~ ~~property~~ ~~owned~~ ~~by~~ ~~Wm.~~ ~~Bates~~ ~~is~~ ~~the~~ ~~interest~~ ~~in~~ ~~the~~ ~~property~~ ~~known~~ ~~and~~ ~~owned~~ ~~by~~ ~~him~~ ~~under~~ ~~the~~ ~~name~~ ~~of~~ ~~B.H. Parks~~ ~~and~~ ~~that~~ ~~the~~ ~~said~~ ~~Wm.~~ ~~Bates~~ ~~resides~~ ~~therein~~ ~~and~~ ~~that~~ ~~he~~ ~~has~~ ~~not~~ ~~produced~~ ~~no~~ ~~inventory~~ ~~or~~ ~~any~~ ~~other~~ ~~list~~ ~~of~~ ~~a~~ ~~home~~ ~~for~~ ~~him~~ ~~and~~ ~~it~~ ~~further~~ ~~appears~~ ~~to~~ ~~the~~ ~~Court~~ ~~that~~ ~~Wm.~~ ~~Bates~~ ~~desires~~ ~~to~~ ~~be~~ ~~discharged~~ ~~as~~ ~~guardian~~ ~~of~~ ~~the~~ ~~estate~~ ~~of~~ ~~Wm.~~ ~~Bates~~ ~~and~~ ~~that~~ ~~he~~ ~~has~~ ~~performed~~ ~~all~~ ~~his~~ ~~duties~~ ~~in~~ ~~accordance~~ ~~with~~ ~~his~~ ~~oath~~ ~~and~~ ~~it~~ ~~is~~ ~~the~~ ~~order~~ ~~of~~ ~~the~~ ~~Court~~ ~~that~~ ~~Wm.~~ ~~Bates~~ ~~be~~ ~~and~~ ~~he~~ ~~is~~ ~~hereby~~ ~~discharged~~ ~~as~~ ~~guardian~~ ~~of~~ ~~the~~ ~~estate~~ ~~of~~ ~~Wm.~~ ~~Bates.~~

FILMED BY THE DALLAS GENEALOGICAL SOCIETY-1978

NO. 2423.
In the Matter of the
Guardianship of the
Estate of Lillie
Eaton, Sylvane Eaton
& Annie Eaton.

ORDER.

May 1 1899
FRED
A. S. JACKSON,
Clerk of Court, Dallas County, Tex.
J. H. Taylor

Entered
6-200

FILMED BY THE DALLAS GENEALOGICAL SOCIETY-1978

No. 2428.

In re Estate of
ANNIE BATES, Minor.

In County Court, Dallas County, Texas.
Sitting for Probate Purposes.

TO THE HONORABLE ED S. LAUDERDALE, JUDGE OF SAID COURT:--

Now comes W. H. Bates, guardian, in the above styled and numbered cause, in answer to a citation issued on the 2nd day of May, 1903, citing him to prepare and file in said court his annual report showing the condition of said estate, and answering same W.H.Bates would respectfully show:

That on January 19, 1899, he filed an annual report in said estate and asked that he be discharged as guardian. On May 1, 1899, said petition was granted discharging him as guardian of said estate, said decree was prepared, approved and signed by the Honorable Kenneth Foree, county judge of Dallas county, Texas.

Your petitioner respectfully asks that in case the said decree discharging him as guardian of the person and estate of Annie Bates, be irregular and not properly recorded by the county clerk of Dallas county, Texas, that your Honor by a proper order discharge said W. H. Bates as guardian of said estate of Annie Bates.

W.H.Bates would further respectfully show to the court that said Annie Bates has long since become of age, married and is in possession of her property, and that he has duly accounted to her for all sums that have come into his hands belonging to her estate, that he has never charged the said Annie Bates one cent as remuneration for services as her guardian.

Wherefore, premises considered, your petitioner prays that his petition be granted and in all things confirmed.

W. P. Martin

Attorney for W.H.Bates.

Personally appeared before me, the under-
signed authority, W.H. Bates, who after being by me duly sworn,
says that the foregoing petition is, to the best of his knowl-
edge and belief, in all things true.

W.H. Bates.

Sworn to and subscribed before me this 22 day

of June, 1903.

W.S. Whitehurst
Notary Public, Dallas County, Tex.

2477

No. 2428.

In the Matter of Guardianship of ANNIE BATES, Minor

Answer of W. H. Bates.

Faint vertical text on the left edge of the document, possibly bleed-through from the reverse side.

Established Report

FILED

JUN 22 1903

FRANK R. SHAW, CLERK COUNTY COURT.

By *W. H. Bates* DEPUTY.

*1903 June 23 11
B-379*

RECORDED *6-51*

FILED BY THE DALLAS GENEALOGICAL SOCIETY-1973

No. 2488.
Estate of
Sylvan and Annie Bates, Minors.
W.H. Bates, Guardian.

On this, March 4th., 1899, came on to be heard the petition of W.H. Bates, guardian, asking for permission to execute for and in behalf of the minor Annie Bates the agreement attached to said petition and marked Exhibit "A", which said petition and Exhibit thereto attached are as follows: viz: (here clerk will copy petition and exhibit attached)

The court after inspecting said petition and exhibit and upon the hearing thereof is of the opinion that it is for the benefit of the said minor Annie Bates to grant said petition and said guardian W.H. Bates is authorized to execute and acknowledge the same as guardian of the estate of the said minor Annie Bates .

W.H. Bates
W.H. Bates

In Re-Estate of Anna Bates, a minor §

In the County Court of Dallas county,
Texas, sitting for Probate purposes.

To the Hon. Kenneth Foran, Judge of said court;

Your petitioner, W.H. Bates, duly appointed by your honorable court at its March term, A.D. 1938, guardian of the estate and person of Anna Bates, a minor, for the purpose of disposing of the estate of said minor to the best advantage and interests of said minor, begs leave to make the following, his report to this honorable court;

1st; that the sole estate of Anna Bates, said minor, is an interest jointly with her sisters, Lillie Bates, Sylvene Bates, fame sices, and W.H. Bates, her father and guardian herein, in and to a certain tract of land described as follows:— Lying and being situated in the State of Texas, county and city of Dallas, and being a part of block number 217, according to Murphy & Bolans' official map of the city of Dallas;— beginning at an iron pin in the S.W. line of Griffin Street, and being forty feet and six inches S. 45° 20' E. of the present S.E. curb of Ross Avenue; thence with the S.W. line of Griffin street S. 45° 20' E. 75 ft to a 10 ft alley; thence S. 45° W. with said alley and parallel with the line of Ross Ave 55 ft; thence N. 45° 20' W. 75 ft; thence E. 45° E. parallel with Ross Avenue 55 ft & in to the S.W. line of Griffin street the place of beginning;

Your petitioner further represents that said property is

By J.H. Taylor
Deputy

In Re-Estate of Anna Bates, a minor;

In the County Court of Dallas county,
Texas, sitting for Probate purposes.

To the Hon. Kenneth Feres, Judge of said court:

Your petitioner, W.H. Bates, duly appointed by your honorable court at its March term, A.D. 1898, guardian of the estate and person of Anna Bates, a minor, for the purpose of disposing of the estate of said minor to the best advantage and interests of said minor, begs leave to make the following, his report to this honorable court;

1st; that the sole estate of Anna Bates, said minor, is an interest jointly with her sisters, Lillie Bates, Sylvene Bates, fame sales, and W.H. Bates her father and guardian herein, in and to a certain tract of land described as follows: Lying and being situated in the State of Texas, county and city of Dallas, and being a part of block number 217, according to Murphy & Bolans' official map of the city of Dallas; beginning at an iron pin in the S.W. line of Griffin Street, and being forty feet and six inches S. 45° 20' E. of the present S.E. curb of Ross Avenue; thence with the S.W. line of Griffin street S. 45° 20' E. 75 Ft to a 10 ft alley; thence S. 45° W. with said alley and parallel with the line of Ross Ave 55 ft; thence N. 45° 20' W. 75 ft; thence E. 45° E. parallel with Ross Avenue 55 ft 6 in to the S.W. line of Griffin street the place of beginning;

Your petitioner further represents that said property is un-improved, consequently non-revenue bearing; that the taxes upon the same, county, city and state, are about seventy-five dollars (\$75.00) per year; that said minor, Anna Bates, is living with her sisters, Lillie and Sylvene Bates; that neither of said parties own or possess a home and that they depend upon their own exertions for a livelihood; that it is

the wishes of the said Lillie Bates, Sylvene Bates and said minor, Anna Bates, who is of the age of eighteen years, that their said Griffin St. property be exchanged for improved property that will be suitable for a home for them, which they are badly in need of;

Your petitioner has upon the approval of your honorable court agreed to make a deed of conveyance on the behalf of Anna Bates, said minor, as her guardian, joined with Lillie Bates, and Sylvene Bates, of the Griffin St. Property to one, Bower R. Parks, upon the said Bower R. Parks joined by his wife Nellie M. Parks, making a deed of conveyance to the said Lillie Bates, Sylvene Bates, and Anna Bates, to the following described property:— (All that certain tract, parcel or lot of land lying and being situated in the State of Texas, county and city of Dallas and being a part of Block number 315 according to Murphy & Bolann's official map of the city of Dallas; beginning at a point in the S.E. line of Ross Ave 30 ft and 3 in S. 45 W. of the present S.W. line of Leonard Street, which said point is 12 in S.W. of the S.W. wall of a brick building now standing on the S.W. cor of Ross Ave and Leonard St; thence parallel with said wall and 12 in therefrom S. 45 E. 30 feet; thence S. 45 E. 30 ft and 3 in to a barn; thence E. 45 E. 6 ft 6 in to ^{West near} wall of rear ~~of said~~ brick building and 21 ft S. 45 W. of the S.W. line of Leonard St; thence S. 45 E. 15 ft; thence S. 45 W. 21 ft to the E. line of Logan's lot; thence with said line N. 45 W. 1 1/2 ft 6 in to the S.E. line of Ross Ave; ~~thence~~ with said S.E. line of Ross Ave N. 45 E. 45 ft to the place of beginning;

Your petitioner further represents that there is upon said lot the following improvements:—

- 1st; One seven room cottage in first class condition and repair;
- 2nd; One first class underground cistern;
- 3rd; One barn

...the value of the property to be sold...
...the value of the property to be sold...
...the value of the property to be sold...

and that the aforesaid improvements are of the reasonable value of the sum of fifteen hundred dollars (\$1500.00); that said property is situated in the best residence portion of the city of Dallas, and that said sale and exchange of properties is to the interest and benefit of the said minor, and that said property is fully of equal value of the Griffin St property;

Wherefore your petitioner prays your honorable court to approve of said sale and exchange, authorizing him as guardian of said minor, Anne Bates, to join with Lillie Bates, and Sylvens Bates in executing a deed to Homer H. Parks according to the foregoing conditions

W. P. Martin, atty
For W. H. Bates, Guardian

The State of Texas
County of Dallas

Personally appeared before me, the undersigned authority, W. H. Bates, who being first by me duly sworn on oath says that the above foregoing report is true and correct and that the facts are as therein stated.

W. H. Bates

Given under my hand and official seal on this the 24th day of March, A.D. 1935.

A. Jackson
County Clerk, Dallas county, Texas
By J. H. Taylor
Deputy

No 2428

In Re-Estate of Anna Bates,
a minor

W.H. Bates, Guardian

Petition for the sale and
exchange of the estate of said
minor.

FILED

MAR 24 1899

A. S. JACKSON, Clerk,
Co. Court Dallas County.

J. H. Taylor Deputy

Issued Mar 31-99

Recorded Vol. 6

Page 555 Fee 6.00

*See not. & post not
until 20-10-1899*

Situated in the City and County of Dallas, State of Texas, and being a part of Block 315 according to the official map of the City of Dallas, and fronting on Ross avenue 56 feet on its south side and having a depth of 100 feet and a width at the back of 67 feet. Said lot has its beginning at the corner 31-1/2 feet south-west from the intersection of the south-east line of Ross avenue with the south-west line of Leonard street. The improvements on said lot consisting of a six room cottage and barn.

No. 2426
Estates of
Sylveen and Annie Bates, minors.
W.H. Bates, guardian.

On this, January 19th., 1899, came on to be heard the application of W.H. Bates as guardian of the estate of his ward Annie Bates, praying that he be permitted to execute for and in behalf of said ward together with her cotenants a deed conveying to B.R. Parks, a tract of land owned by his said ward and her cotenants. The consideration for said conveyance is the conveyance by B.R. Parks and wife to said minor and to her two sisters, Sylveen and Lillie Bates, the following described tract of land, viz:

Situated in the City and County of Dallas, State of Texas, and being a part of Block No. 217 according to Murphy & Bolanz official map of the City of Dallas: Beginning at an iron pin in the south-west line of Griffin street 40 feet and 6 inches south 42 degrees and 20 minutes east of the present south-east curb of Ross avenue; thence with the said south-west line of Griffin street south 42 degrees and 20 minutes east 75 feet to a ten foot alley; thence south 45 degrees west with said alley and parallel with the line of Ross avenue 56 feet; thence north 42 degrees and 20 minutes west 75 feet; thence north 45 degrees east parallel with Ross avenue 55 feet and eight inches to the south-west line of Griffin street the place of beginning.

which said application being seen and considered by the court and it appearing to the court to be to the interest of said minor that said conveyance should be executed and said petition granted.

It is therefore ordered and decreed by the court, that said application be granted and said guardian W.H. Bates is authorized and directed to make as said guardian, together with the other cotenants of said minor a proper deed conveying to the said B.R. Parks said tract of land, so owned by said minor and her cotenants upon the execution and delivery by B.R. Parks and wife of a proper deed of conveyance to the said Annie Bates, Lillie Bates and Sylveen Bates of the tract of land hereinabove described.

It is further ordered that that the prayer of said petition asking that the guardian be permitted to convey to the City in satisfaction of all unpaid City taxes on said land owned by said minor Annie Bates and her cotenants, all the right, title and interest in and to the tract of land now used by said City for street purposes, which is described as follows, viz:

Lying and being situated in the City and County of Dallas, State of Texas, being a part of Block 217 according to Murphy and Bolanz's official map of the City of Dallas: beginning at a point south 45 degrees east 35 feet from the north-east corner of a lot of land deeded to Etta Bates by Wesley Clark and wife Ida Clark on the 5th day of May, 1864, by deed now of record in Book 82 page 447 of the records of deeds of Dallas County, Texas; thence south 45 degrees east 75 feet to a stake; thence south 45 degrees west four feet to a stake; thence north 45 degrees west 75 feet to a stake; thence north 45 degrees east four feet to the place of beginning being a strip of land four feet in depth and 75 feet in length, said strip of land having been taken by the City of Dallas for street purposes in the widening of Griffin street by said City.

And it appearing to the court that the said Sylveen Bates has become twenty one years old,

It is ordered that the said W.H. Bates be discharged as guardian of the said Sylveen Bates, as prayed for in his said petition.

NOTICE TO FILE REPORT.

THE STATE OF TEXAS,

To the Sheriff or any Constable of Dallas County ~~CREETING~~:

YOU ARE HEREBY COMMANDED to notify *M. K. Bates*
Guardian
of the Estate of *Sylvan Bates, et al. - Minors.*

by delivering to him a true copy of this writ, that at the *January* Term of the County
Court of said County an order was made directing and requiring *him* to prepare and file in said
Court, within *10* days from date of service hereof, *his* Annual Report or Exhibit, showing
the condition of said Estate. *as required by law,*

HEREIN FAIL NOT, but of this writ make due return, showing how you have executed the same.

WITNESS MY HAND and Official Seal, at office in the City of Dallas, this *2nd* day of

By *M. R. Rawlins* Deputy.

A. D. 190*3*

F. R. SHANKS,
Clerk County Court, Dallas Co., Texas.

NOTICE TO FILE REPORT.

THE STATE OF TEXAS,

To the Sheriff or any Constable of Dallas County ~~CREETING~~:

YOU ARE HEREBY COMMANDED to notify *M. K. Bates*
Guardian
of the Estate of *Sylvan Bates, et al. - Minors.*

by delivering to him a true copy of this writ, that at the *January* Term of the County
Court of said County an order was made directing and requiring *him* to prepare and file in said
Court, within *10* days from date of service hereof, *his* Annual Report or Exhibit, showing
the condition of said Estate. *as the required by law,*

HEREIN FAIL NOT, but of this writ make due return, showing how you have executed the same.

WITNESS MY HAND and Official Seal, at office in the City of Dallas, this *2nd* day of

By *M. R. Rawlins* Deputy.

A. D. 190*3*

F. R. SHANKS,
Clerk County Court, Dallas Co., Texas.

No. 2428

ESTATE OF

Sylvan Bates et al
Minors

NOTICE TO FILE REPORT.

Issued 2 day of May,
1903 FRANK R. SHANKS, Clerk.
By A. M. Rawlins Deputy.

Came to hand on the _____ day of _____
190____ and executed on
the _____ day of _____ 190____,
by delivering a true copy of within notice to

the within named _____

Sheriff Dallas County.

By _____ Deputy.

FEEES:

Serving Notice \$ _____
Mileage \$ _____
Total \$ _____

JAMES WILLIAMS, PRINTER, DALLAS.

Original ^V 306 mt 47

No. 2428

ESTATE OF

Sylvan Bates et al
Minors

NOTICE TO FILE REPORT.

Issued 2 day of May
1903 FRANK R. SHANKS, Clerk.
By A. M. Rawlins Deputy.

Came to hand on the 2nd day of
May 1903, and executed on
the 11 day of June 1903,
by delivering a true copy of within notice to

W. H. Bates
the within named Guardian

J. R. Johnson
Sheriff Dallas County.

By Reddick Deputy.

FEEES:

Serving Notice 1. . . . \$ 75
Mileage 10
Total \$ 85

JAMES WILLIAMS, PRINTER, DALLAS.

The State of Texas County Court of Dallas County,
Dallas County, sitting for Probate purposes.
March civil term A. D. 1898.

To the Hon. Kenneth Fore, Judge of the County
Court of said County, presiding:
The Petition of W. H. Bates, a resident
of said County, respectfully represents
that Sybelle Bates, a minor and a
female person, about twenty years
of age, and Annie Bates, a minor and
a female person, about seventeen years
of age, who reside in said County,
Dallas County, in whose mother is dead, are
the owners of Real Estate, within the City
and County of Dallas, State of Texas,
the probable value whereof is Two
Thousand Dollars, and that said prop-
erty is subject to waste for the want of
proper care and attention, and your
petitioner further represents that he
is the father of said minors and that
your petitioner is not legally disqual-
ified from performing the duties thereof.
Therefore your petitioner prays that
citation issue and that at the next term of
said court to be commenced for civil
purposes in and for said County, in
March term your Honor will grant
your petitioner letters of guardianship
of the persons and property of said
minors, and your petitioner will
ever pray.
W. H. Bates

Application of Guar-
antieship of
W. H. Bates
for
Sydney Bates
Annie Bates

570-2428

FILED

Mar 11 1902

A. B. JACKSON,
County Clerk, Dallas County, Tex.

J. H. [unclear]

Recorded

THE STATE OF TEXAS,

To all Persons Interested in the Minor *Sylvanus Bates*
and Anna Bates
W. H. Bates Guardian, has filed in the County Court of Dallas County,

an Annual Account showing the condition of the Estate of *his* said Ward &
Sylvanus Bates and Anna Bates
 which will be heard at the term of said Court commencing the first Monday in *March*
 A. D. 1897, at the Court House in the City of Dallas, at which time all persons interested
 in the welfare of said Minor ~~s~~ may appear and contest said Account if they see proper.

WITNESS: A. S. JACKSON, County Clerk of Dallas County, Texas.

Given under my hand and the seal of said Court, at office in the
 City of Dallas, this *19* day of *January* 1897

A. S. JACKSON,
 County Clerk, Dallas County, Texas.

By *J. H. Hester* Deputy.

THE STATE OF TEXAS.

To all Persons Interested in the Welfare of the Minor *S*
Sylvanus Bates and Annie Bates
W. H. Bates

has filed in the County Court of Dallas
 County, State aforesaid, an application for Letters of Guardianship upon the *persons*
 estate of the above named Minor *s*, which application will be heard and acted upon at the next
 term of said Court, commencing on the first Monday in *March*, A. D. 1898
 at the Court House in the City of Dallas, County and State aforesaid, at which time and place all
 persons interested in the welfare of said Minor *s* shall appear and contest said Application if
 they see proper to do so.

WITNESS: A. S. JACKSON, County Clerk of Dallas County, Texas.

Given under my hand and seal of said Court, at office in
 the City of Dallas, this *14* day of
February, A. D. 1898

A. S. JACKSON,
 Clerk Deputy Court, Dallas County, Texas.

By *A. B. Rawlin* Deputy.

Recorded-2 4

No. 2428

COUNTY COURT.

ESTATE OF THE MINOR,

Sylvan Bates et al

NOTICE OF FILING ANNUAL ACCOUNT.

Issued this 19 day of *Jan*
A. D. 1899. A. S. JACKSON, County Clerk.
By *J. S. Taylor* Deputy.

SHERIFF'S RETURN.

Came to hand the 19 day of *Jan*
1899, and executed the 19 day of *Jan*
1899, by posting up three copies of this writ at three
public places in Dallas County, one of which was at
the Court House door of said County, and no two of
which were in the same town or city.

Ben E. Cabell
Sheriff, Dallas County.
By *J. J. Carson* Deputy.

JEAN WILKINSON PRINTED DALLAS
Fees \$2.25

No. 2428

COUNTY COURT.

ESTATE OF THE MINOR,

Sylvan Bates et al

NOTICE OF APPLICATION FOR LETTERS
OF GUARDIANSHIP.

Issued this 14 day of *Feb*
1898

A. S. JACKSON,
County Clerk, Dallas County, Texas.
By *M. B. Rawlin* Deputy.

SHERIFF'S RETURN.

Came to hand the 14 day of *Feb*
1898
and executed the 14 day of *Feb*
1898
by posting up three copies of this writ at three
public places in Dallas County, one of which was
at the Court House door of said County, and no
two of which were in the same town or city.

BEN E. CABELL,
Sheriff, Dallas County.
By *J. J. Carson* Deputy.

JEAN WILKINSON PRINTED DALLAS
Fees \$2.25
Recorded

FILMED BY THE DALLAS GENEALOGICAL SOCIETY-1973

2428
In County Court
holding in order
of Probate

In the matter of
the guardianship of
Lyman and Thomas
Bates

FILED

Feb 10 1908

A. B. JACKSON,
County Clerk, Dallas County, Tex.
J. H. Kender, Deputy

Recorded

FILED BY THE DALLAS GENEALOGICAL SOCIETY-1978
Book in High School Archives
Page -
Filed Dates
C. H. Jackson
Dallas, Texas

In the Estate of }
Sylvene Bates } County Court of Dallas
Anna Bates minors } Probate Purposes

To the Hon. Kenneth Force, Judge of Said Court.

Your Petitioner W. H. Bates duly appointed by your Hon. Court at its March term A. D. 1898 Guardian of the Estate and person of of Sylvene Bates and Anna Bates minors for the purpose of disposing of said Estate to the best advantage of the interests to said Minors. Begs to leave the following his report to this Honorable Court.

1st That the sole Estate that said Minors were and are possessed of, is a one half interest in a tract ^{situated} land described as follows:

Lying and being situated in the City and County of Dallas State of Texas and being a part of Block No 217 on the West side of Griffin St, between Ross Ave and Camp St, fronting seventy five feet (75 ft) on Griffin St and running back to a depth of sixty feet (60 ft)

that said property is vacant and unimproved and consequently non revenue bearing

2nd That that the Taxes due the State of Texas and Dallas County, is One hundred and five ¹⁰⁰/₁₀₀ dollars (\$105.00) on said property, and that the Taxes due the City of Dallas, is Two hundred and forty four ¹⁰⁰/₁₀₀ Dollars (\$244.21) on said property.

3rd Your Petitioner employed a Civil Engineer to make a survey of said property, and said Civil Engineer reported to your Petitioner, that the City of Dallas had appropriated and was using for Street purposes, off of said

property a strip of land seventy five feet
(75 ft) in length and four feet in depth
thereupon your petitioner consulted, W. P. Martin
an atty. who investigated, and reported that said
City had illegally acquired said property, and
was responsible for its value; thereupon your
petitioner instructed said atty. to take steps
to collect the value of said property, the City of
Dallas, has agreed, that upon a deed being
made to it for said strip of land, it will
receipt for the taxes Two hundred and forty
four ²⁰/₁₀₀ Dollars (\$244 ²⁰/₁₀₀) being the amount
said property is indebted to said City for
taxes. Wherefore your Petitioner as this
Hon. Court, that it authorize him, to execute
a deed to the City of Dallas upon the foregoing
conditions.

4th Your Petitioner further represents to
this Hon. Court that Sylvene Bates, has
become of legal age having on the 6th January
A. D. 1899 become twenty one years old. Where
fore he ^{asks} that he be legally discharged by this
Hon. Court as the Guardian of Sylvene
Bates. Your Petitioner has collected as
rents from the Estate of Sylvene Bates, the
sum of Twelve ⁰⁰/₁₀₀ Dollars, which sum he
has paid to the said Sylvene Bates, and
presents her receipt for same, and makes it
a part hereof and marked exhibit. A; and makes
this his final report as Guardian of the person
and Estate of Sylvene Bates.

5th Your Petitioner further represents, that
of Anna Bates Estate he has collected rents
of the amount of Twelve ⁰⁰/₁₀₀ Dollars (\$12 ⁰⁰/₁₀₀)
which amount he has paid to Anna Bates
and presents her receipt for same, and

makes it part hereof and marked as
exhibit B.

6th Your Petitioner further represents to your
Hon. Court, that Anna Bates, said minor

has paid to minor
and present her receipt for same a
makes it part hereof and marked as
exhibit B.

5th Your Petitioner further represents to your
Hon. Court, that Anna Bates, said minor,
is without a home, that she is living with her
sisters, Lillie Bates and Sylvren Bates, upon whom
she depends for her support and who own
jointly with said minor an equal interest
in said Griffin St property, and that said
Griffin St property is unimproved, and that
it is to the interest of said minor, that her interest
in said Griffin St be exchanged for improved
property. That is the desire of said minor, and
that of her sisters, to exchange their interest in
said Griffin St property, for improved property,
that is suitable for a home for them, that will be
free from any incumbrance. Your petitioner has
upon the approval of your Hon Court, agreed
to make an exchange of the Griffin St property
with one B. R. Parks, for a lot on the South Side
Ross ave, 3 1/2 ft West of Leonard, fronting 56 ft on
Ross Ave and running back to a depth of 100 ft
with the following improvements, one seven room
collage, in first class condition, the cost of construct-
ing same being \$5,000.00 one underground system
and barn, said property to be divided to Lillie
Bates, Sylvren Bates, and Anna Bates, minor
free from any incumbrance; that said prop-
erty is fully of equal value of the Griffin St property,
and that it is to the interest Anna Bates, said minor, that
said exchange be made. Your Petitioner attaches to this
the petition of Sylvren and Lillie Bates, petition to your
Hon Court, and makes it a part hereof, marked exhibit "C"
Wherefore your petitioner prays Your Hon
Court, to approve of said exchange, and

authorize him as Guardian Anna Bates
Minor to join with Lillie Bates and by Lucien Bates
in executing a deed to B. R. Parks, according
to the foregoing conditions.

W. H. Bates,

by W. P. Martin, his Atty.

The State of Texas } Personally appeared before me the undersigned
County of Dallas } authority, W. H. Bates, who after being first
duly sworn by me on oath says, that the above
and foregoing report is true and correct and that the facts are as
therein stated.

W. H. Bates.

Given to and subscribed before me this 18th day of January A. D. 1899

C. M. Healy

Notary Public Dallas County Texas.

COOKWELL BUILDING.

Dallas, Texas Jan 15th 1899

Received of J. H. Bates, as Guardian,
the sum of Twelve ⁰⁰/₁₀₀ dollars, being for
rents collected by him as my Guardian.
Sylvester Bates.

COOKRELL BUILDING.

Sept 18 1898

Dallas, Texas Jan 15th 1898

Received of W. H. Bates, as Guardian
The sum of Twelve⁰⁰/₁₀₀ dollars, being for
rent collected by him as my Guardian
Annie Bates.

In the Estate of } County Court of Dallas County
Anna Bates, Minor } Sitting for Probate Purposes.

To the Hon Kenneth Foree, Judge of said Court.

We Lillie Bates & Sylvene Bates, Feme Soles
and Legally of age, would respectfully
represent to your Hon Court, that we are
the Sisters of said minor Anna Bates and
own jointly with her an equal interest
in the Estate of our deceased Mother,
Etta Bates; that said property is unim-
proved, the taxes upon which we are un-
able to pay; that we and said Minor are
without a home, and badly in need of one,
that we believe it is to our interest, and that
of our Sister Anna Bates, that we keep
our interest in common, that we have inves-
tigated the value of the Ross Ave, for which
our Father W. H. Bates, Guardian of said
Minor, desires to exchange our Griffin St
property for and believe that in said
exchange, we are receiving the full
value for said Griffin St property, and
securing for us, and our Sister said Minor
a desirable & valuable home; Wherefore
we Pray your Hon Court to approve same

Lillie Bates

Sylvene Bates
Sisters of Anna Bates
a Minor.

STATEMENT OF CONDITIONS AS TO TAXES ON PROPERTY DESCRIBED BELOW.

Abstr. No.	Cert. No.	Sup. No.	No. Acres	ORIGINAL GRANTEE	CITY OR TOWN	No. Lot	Block	ADDRESS	REMARKS
					Dallas	60	65	017	

YEAR	HOW ASSESSED	State Tax	Interest	County Tax	Interest	Dist. Sch.	Interest	Cost	TOTAL
1884									
1885									
1886									
1887									
1888									
1889									
1890	W B Bates	513	215	763	340				125
1891	Unknown	413	148	802	288				
1892	"	413	124	802	241				
1893	W B Bates	1155	17	827	900				
1894	L Davis	538	47	574	106				
1895	"	760	144	1000	150				
1896	"	518	78	692	102				
1897	Not assessed for 1898								
1898		2643	893	5465	1405				145

Amount to Redeem, on or before June 31st 1898 \$ 105.31
 E. G. Keighly Tax Collector,
 By H. H. Smith Deputy.

E. & O. E.
 To preserve statement and
 with remittance.

No 2428
Estate of Sylvester Bates
W. H. Bates, guardian
Annual Report of Guardian

FILED

Jan 10 1903

A. B. GIBSON, Clerk,
of Tarrant County,

By J. Taylor, Trustee

W. H. Bates
approach and
ordered paid
Warrant 1000
copy

Recorded

No. :
Estates of :
Sylveen and Annie Bates, minors. :
W.H. Bates, Guardian. :

Now comes W.H. Bates, guardian of the estate of Annie Bates, and represents:

That since his appointment as guardian of the estates of Annie and Sylveen Bates, the said Sylveen Bates has attained and passed her twenty-first year.

Said guardian would show that his ward Annie Bates and Lillie Bates, Sylveen Bates, and said guardian own as tenants in common a tract of land situated in the City and County of Dallas, Texas, being the same tract of land referred to in the Inventory of the Estates of said Annie Bates and Sylveen Bates, which has been filed with the papers herein and is a part of the records of this proceeding.

Said tract of land lies south of and adjoins a tract of land belonging to Frank Reeves, both of said tracts of land are hereinafter more fully described.

There are situated, partly on the lot belonging to the said Frank Reeves, and partly on the lot belonging to the said Annie Bates and her co-tenants some buildings the property of Frank Reeves.

Said guardian has heretofore applied to this court for an order permitting him to sell the interest of the said Annie Bates in the tract of land owned by her and her said co-tenants, which order has been granted by this court.

Your guardian shows that the two tracts of land, owned by the parties hereto, together constitute the tract of land which was partitioned by a judgment rendered in the 14th. Judicial District Court of Dallas County, Texas, on April 21st., 1898, in cause therein pending numbered and styled upon the docket of said court as follows, viz: No. 13834, John Duhig vs. W.H. Bates, Jr. et al., in which said cause the said Lillie Bates,

Sylveen Bates, Annie Bates and W.H. Bates, Jr. were defendants.

In said judgment of partition, the following described tract of land, being a part of the land sought therein to be partitioned, was set aside to said defendants therein, Lillie Bates, Sylveen Bates, Annie Bates and W.H. Bates, Jr., viz:

In the City and County of Dallas, State of Texas, beginning at a point in the south-west line of Griffin street thirty-five feet south-east of the intersection of the south-east line of Ross avenue with the south-west line of Griffin street; thence south-east with the south-west line of Griffin street seventy-five (75) feet; thence south-west parallel to Ross avenue sixty (60) feet; thence north-west parallel to Griffin street seventy-five (75) feet; thence north-east parallel to Ross avenue sixty (60) feet to the place of beginning.

W.H. Bates, Jr. subsequent to the rendition of said judgment departed this life, intestate, leaving as his only surviving heirs, your guardian, who is his father, and Lillie Bates, Sylveen Bates and Annie Bates his sisters.

The following described tract, is the same tract adjudged and decreed to the plaintiff in said partition suit and is now owned by the said Frank Reeves, viz:

In the City and County of Dallas, State of Texas, being on the south-west corner of Ross avenue and Griffin street; beginning at said south-west corner of Ross avenue and Griffin street and extending south-west with the south-east line of Ross avenue sixty (60) feet; thence parallel with Griffin street south-east thirty-five (35) feet; thence north-east parallel with Ross avenue sixty (60) feet to the south-west line of Griffin street; thence north-west with the south-west line of Griffin street thirty-five (35) feet to the beginning, being the same tract of land conveyed to Frank Reeves by W.H. Bates and his wife Mary Bates by their instrument in writing dated April 21st., 1897, which is recorded in records of deeds for Dallas County, Texas, in Vol. 209 page 421.

Your guardian shows that the location of the boundary line between the tract of land owned by the said Frank Reeves and the tract owned by your guardian's said ward and her co-tenants is uncertain.

Your guardian also shows that the said Frank Reeves owns the notes given by Jack Duhig to W.H.Bates for the purchase money of the tract of land composed of the two tracts above described. That while said Reeves does not claim that said notes are a valid lien on the tract of land belonging to his ward and her co-tenants, still it has been urged by one contemplating the purchase of said that said notes are a cloud on the title of said tract.

Your guardian would show that the said Reeves is willing to execute together with Lillie Bates, Sylveen Bates and your guardian, acting for himself and as guardian of Annie Bates, if authorized by this court so to do, a contract, a copy of which is hereto attached and marked Exhibit "A", and made a part hereof. Said contract definitely fixes the boundary line between said tracts and removes the cloud from the title of said tract on account of said Duhig notes.

Your guardian shows that in his opinion it is necessary and advisable that he should be authorized to execute said instrument as guardian of the said estate of said minor, and that he and the other co-tenants of said minor believe the interest of all the co-tenants require its execution, and if your guardian is permitted by the court to execute said instrument, then all the balance of said ward's co-tenants will execute the same.

Your guardian shows, that by the terms of said agreement, his said ward and the balance of her co-tenants simply disclaim any interest in the tract of land owned by the said Reeves, as well as, in the buildings owned by him, and the said Reeves disclaims any interest in the land owned by your guardian's said ward and her co-tenants, and whenever demanded by them agrees to remove his buildings from their land.

To all of which your said guardian is ready to verify.

He prays that he be permitted and authorized as the guardian of said Annie Bates to sign, execute and acknowledge said instrument.

W.H.Bates, Guardian.

Sworn to and subscribed before me, this the ... day of

..... *March* .. 1899

A. Jackson Clerk County

..... *West Dallas Co.* ..

By *J. S. ...*

AGREEMENT.

Exhibit A

Between Frank Reeves, a resident of Dallas County, Texas, party of the first part, and Lillie Bates, Sylveen Bates, W.H. Bates and Annie Bates, acting by and through W.H. Bates, the guardian of her estate, duly authorized to so act by an order of the Hon. County Court of Dallas County, Texas, sitting for Probate business, hereinafter styled parties of the second part:

WITNESSETH:

That the party of the first part owns a tract of land as herein after described, and that the parties of the second part also own a tract of land as hereinafter described, both of said tracts situated in the City and County of Dallas, Texas.

AND WHEREAS, said tracts of land are contiguous and the buildings of the said party of the first part are situated in part on his tract of land and in part on the tract of land of the parties of the second part.

AND WHEREAS, both parties hereto, that is, the party of the first part and the parties of the second part, are desirous that no uncertainty should exist as to the rights and interests of the respective parties in and to the said tract of land owned by each of them respectively, and to remove any doubt with reference thereto, as well as, with reference to the ownership of the buildings of said party of the first part and the removal thereof, agree as follows:

Said Lillie Bates, Sylveen Bates, Annie Bates and W.H. Bates, the said Annie Bates acting by and through her guardian W.H. Bates, parties of the second part, hereby disclaim any interest, claim or title in and to the said tract of land owned by the said Frank Reeves, party of the first part which is described as follows, viz:

Being on the South-West corner of Ross avenue and Griffin street, in the City and County of Dallas, Texas;

Beginning at an iron pin in the south-west line of Griffin street forty (40) feet and six (6) inches south 42 degrees and 20 minutes

corner of the lot belonging to said parties of the second part as herein described;thence with the said southwest line of Griffin street north 42 degrees and 20 minutes west thirty-five (35) feet to the south-east line of Rees avenue;thence with said south-east line of Rees avenue south 45 degrees west fifty-five (55) feet and six (6) inches;thence south 42 degrees and 15 minutes east thirty-five (35) feet;thence north 45 degrees east fifty-five (55) feet and eight (8) inches to the south-west line of Griffin street the place of beginning;being the same tract of land conveyed to Frank Reeves by W.H.Bates and his wife Mary Bates by their deed in writing,dated April 21st..1897,which is recorded in records of deeds for Dallas County,Texas,in Vol.209 page 421.

Said parties of the second part,also disclaim any claim,interest or title in and to the said buildings of the said Reeves,party of the first part,which are situated partly on the land of the said Reeves and partly on the land of said parties of the second part.

The said Reeves,party of the first part,disclaims any lien,claim,title or interest in or to the tract of land owned by said Lillie Bates,Sylveen Bates,Annie Bates and H.H.Bates,hereinafter described.

The said Reeves owns the promissory notes given by Jack Duhig to W.H.Bates,which notes are fully described in the deed made by said Bates conveying to Jack Duhig the tract of land composed of the tracts belonging to the respective parties hereto. Said deed is dated December 15th.,1893,and recorded in records of deeds for Dallas County,Texas,in Volume 167 page 229.

The said Reeves releases and relinquishes the lien securing said notes on said tract of land so conveyed by the said Bates to the said Duhig,and said notes are hereby cancelled and discharged.

The land so owned by the parties of the second part is described as follows,viz:

In the City and County of Dallas,Texas:

Beginning at an iron pin in the south-west line of Griffin street forty (40) feet and six (6) inches south 42 degrees and 20 minutes east of the present south-east curb of Rees avenue;thence with the said south-west line of Griffin street south 42 degrees and 20 minutes east

SEED OF BLESSING ...

seventy-five (75) feet to a ten foot alley; thence south 45 degrees west with said alley and parallel with Ross avenue fifty-six (56) feet; thence north 42 degrees and 20 minutes west seventy-five (75) feet; thence north 45 degrees east parallel with Ross avenue fifty-six (56) feet to the south-west line of Griffin street to the place of beginning; being the same tract of land set apart to Lillie Bates, Sylveen Bates, Annie Bates and W.H. Bates, Jr., by the judgment of partition rendered in the Fourteenth Judicial District Court of Dallas County, Texas, on April 26th, 1895, in cause No. 13834, styled John Duhig vs W.H. Bates, Jr. et al, which said judgment is entered in the Minutes of said Court in Volume page

W.H. Bates, Jr. has since departed this life, intestate, leaving the parties of the second part his sole heirs.

And said tract of land owned by said Frank Reeves, party of the first part, hereinabove described, was by said judgment decreed and adjudged to plaintiff in said cause.

That while the two tracts of land hereinabove described were described differently in said decree of partition rendered in said cause No. 13834, styled Jack Duhig vs W.H. Bates et al, that as a matter of fact the tracts of land set aside to the said Jack Duhig, plaintiff in said cause, and to the defendants therein, Lillie Bates, Sylveen Bates, Annie Bates and W.H. Bates, Jr. are identically the same tracts of land hereinabove described, one of said tracts belonging to Frank Reeves, and the other tract to the parties of the second part, a different description has been agreed upon by the parties hereto for the purpose of removing some uncertainty as to the exact boundary line between the tract owned by the said Frank Reeves and the tract owned by the parties of the second part.

It is expressly understood that the said Reeves shall upon demand of the parties of the second part, their vendees or assigns, remove that part of his building or buildings situated on the land of the parties of the second part hereinabove described.

The said W.H. Bates executes this instrument not only in his own behalf, but as guardian of the estate of Annie Bates, being duly authorized therefor by an order of the Honorable County Court of Dallas County, Texas, sitting for Probate business, made day of 1899

SEARCHED-1148 (10) 1899 20 200 1900 1910 1920 1930 1940 1950 1960 1970 1980 1990 2000

Witness our hands, this the day of March, 1899.

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FILED BY THE DALLAS GENEALOGICAL SOCIETY - 1978

No 2478,

In Re Estate of
Dyloren Bates
et al - minors

Petition of W.H. Bates
Guardian for an
agreement with
Frank Reeves

FILED March 4 1919
A. J. BOESDY,

J. B. Dyer
7/11/20-21
Application
of Dyloren Bates
et al - minors
" All court fees
1913
Recorded in Minutes

FILED BY THE DALLAS GENEALOGICAL SOCIETY - 1978