

## **ST JOHN'S CEMETERY**

**A report detailing how Denton County Commissioner Hub Clark stole a cemetery  
from a Pilot Point freedpersons community in 1938.**

Submitted to Denton County Commissioner's Court  
during Public Comment on December 12, 2023

Compiled by:  
Jessica Luther Rummel

## Introduction

The historic St. John's Cemetery is located near FM 455 and Hub Clark Road in Pilot Point where the majority of the areas earliest African Americans are buried. This historic cemetery is currently landlocked, i.e. encapsulated by private properties, and inaccessible to the community.

## Purpose

The primary purpose of this report is to share research which reveals how the St. John's Cemetery became landlocked and lost to history after the date of the last known burial at the site in the late 1930s/early 1940s.

## Summary of Findings

The approximate 1.5 acres of burial land known as St John's cemetery were purchased in the late 1800s by three trustees of St. John's Baptist church, the primary house of worship for the Pilot Point/Aubrey African American community of the time. These were the same citizens who purchased land for the church's establishment. In 1918, white landowners executed a deed of sale in which boundaries were fraudulently described and thereby incorporated the St. John's cemetery which was unlawfully included in subsequent sales executed between white landowners between 1918 and 1938. Considering the original land deed from the 1800s granted and promised with full authority of the law that the land upon which the cemetery resides would pass on to their rightful heirs, the descendants of these original landowners have a substantial legal claim to the cemetery which would have to be acknowledged in a court of law despite any transactions that have taken place since. These rightful heirs may also have grounds for potential legal action against Denton County for civil rights violations. Thus, further genealogical research to identify the descendants of these original landowners is paramount.

## A Brief Historical Account of St John's

In Spring 2018, a team of undergraduate and graduate students enrolled in HIST 4261/HIST 5100, "African Americans in North Texas: A Public History Research Seminar" at the University of North Texas (UNT) researched the history of the African American community in Pilot Point known as "St Johns" and constructed an online museum detailing their findings under the supervision of Professors Andrew J. Torget and Todd Moye. Working together, these researchers compiled a history of St. John's Baptist Church and St. John's Cemetery and the people buried there from the end of the Reconstruction Era to the Great Depression. Collectively, they discovered that during the 1870s, a group of formerly enslaved Alabamians migrated to North Texas where they established their community in a rural area near Pilot Point in Denton County. There, during the Reconstruction Era, they built St. John's church, a school, and cemetery which was put to use as early as 1882 and served the local African American community until the late 1930s/early 1940s. However, the land upon which the cemetery is located was not purchased by St. John's Baptist Church for nearly another decade. In 1891, St John's Church trustees Abraham Lyles, John Burton, and Joe Medders purchased the approximate 1.5-acre lot of land upon which the cemetery rests from John C. Newbury and Julia Newbury, just six months after the Confederate Veteran and his spouse had purchased the property as an investment from James Simpson. The community continued to use the cemetery over the course of the next forty years until the late 1930s or early 1940s when the community lost access to the property.<sup>1</sup>

Due to extreme neglect over the last eighty years, most of the likely 400 graves in St Johns are now unrecognizable and unmarked. According to data compiled by UNT researchers, there are only thirty graves with legible markings, "twenty-two of which have headstones and eight that are simply rocks with initials carved into them."<sup>2</sup> The team discovered an additional eleven graves by way of death certificate notations and another eight graves were accounted for in private surveys done in the 1970s.<sup>3</sup> Collectively, they have identified forty-nine persons who were interred in St. John's Cemetery prior to the community's sudden abatement in use after the 1930s, around which time St John's Baptist church also seemingly disappeared.<sup>4</sup>

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1. Uncovering St. John's · UNT Library Omeka S. (n.d.). Omeka.library.unt.edu. Retrieved August 3, 2023, from <https://omeka.library.unt.edu/s/st-johns/page/welcome>

2. Uncovering St. John's · UNT Library Omeka S. (n.d.). Omeka.library.unt.edu. Retrieved August 3, 2023, from <https://omeka.library.unt.edu/s/st-johns/page/welcome>

3. Uncovering St. John's · UNT Library Omeka S. (n.d.). Omeka.library.unt.edu. Retrieved August 3, 2023, from <https://omeka.library.unt.edu/s/st-johns/page/welcome>

4. Uncovering St. John's · UNT Library Omeka S. (n.d.). Omeka.library.unt.edu. Retrieved August 3, 2023, from <https://omeka.library.unt.edu/s/st-johns/page/welcome>

## Timeline of Land Acquisitions Related to St John's Cemetery

February 7, 1891: Julia Newbury and John C. Newbury sold an approximate 1.5-acre tract of land located within the Edward Powell Survey to John Burton, Joseph "Joe" Medders, and Abraham Lyles, trustees of a "colored cemetery" for \$25.00.<sup>5</sup>

January 26, 1918: Ira J. Holloman and Annie B. Holloman of Oklahoma sold a plot of land adjacent to the cemetery to Mable G. Oxford of Illinois which included four tracts, the third of which was referred to in the deed as "the old homestead of O. H. Bonner" and the boundaries thereof were inaccurately extended south by 100 varas which unlawfully included the land upon which the St John's cemetery is located.<sup>6</sup>

1912: A deed documenting Holloman's purchase from Oxford shows that this third tract's north and south boundaries were 100 varas less than the measurements provided in the 1918 deed referenced above. The tract's southern boundary ended at the northern boundary of the St. John's cemetery.<sup>7</sup>

1909: A deed documenting Oxford's purchase from Hearn describes tract 3 with vara measurements matching the 1912 deed above.<sup>8</sup>

1905: A deed documenting Hearn's purchase from Dowdell & Bonner describes tract 3 with vara measurements matching the 1912 and 1909 deeds above.<sup>9</sup>

September 27, 1926: Mable G. Oxford and husband J.N. Oxford sold a plot of land to T.P. Taylor which included four tracts, the third of which unlawfully included the land upon which the St John's cemetery is located, as the southern boundary was similarly and inaccurately extended by 100 varas as cited in the 1918 deed of sale between Oxford and Holloman.<sup>10</sup>

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5. Deed "Exhibit A" (DR VOL 00047 Page 361).

6. See "Deed Exhibit B1" (DR VOL 00161 Page 340) and "Plat Exhibit B1"

7. See "Deed Exhibit B2" (DR VOL 00123 Page 88, 1912-77000643\_127507)

8. See "Deed Exhibit B3" (DR VOL 00115, Page 2, 1909-77002134\_118158)

9. See "Deed Exhibit B4" (DR VOL 00094, Page 73, 1905-77000295\_101468)

10. See "Deed Exhibit C" (DR VOL 00203, Page 549, 1926-58634\_205974)

1936-1938: In 1936, Denton County Commissioner Hub Clark defended the estate of T.P. Taylor, as executor thereof in the 16th Judicial District against a claim made by Mable G. Hunt Oxford and husband J.N. Oxford. As a result of judgement in this case, the land referenced in “tract three” of the deeds referenced above (Deed Exhibits “B1-B4” and “C”) was ordered to be seized and sold in order to solve the dispute. On February 3, 1938, the four tracts, the third of which unlawfully included St Johns via the inaccurately extended boundaries was auctioned off to the highest bidder, F. S. Wilson for \$600.<sup>11</sup> Just a few weeks later and during his last year of office, Denton County Commissioner Hub Clark purchased this same four tracks of land from F.S. & Bettie Wilson for \$800, the third tract of which still unlawfully claimed the St John's cemetery.<sup>12</sup>

July 3, 1963: Frank Powledge and James Reid Harrison of Denton and Harris Counties signed an affidavit attesting to land boundaries surrounding the St. John's cemetery, in which they attested that the St John's cemetery was included in the 22-acre tract of land purchased by Denton County Commissioner Hub Clark from F.S. Wilson in 1938.<sup>13</sup>

August 28, 1968: Julia Clark (widow of Hub Clark) and her descendants sold four tracts of land from the 22-acres purchased by Denton County Commissioner Hub Clark from F.S. Wilson in 1938 (which unlawfully included St John's cemetery) to Betty McFalls Shelley for \$10.<sup>14</sup>

March 25, 1969: Betty McFalls Shelley sold several large tracts of land to Thomas D. Walters for \$21,600, including all of the land purchased from Julia Clark (widow of Hub Clark) and her descendants, which included portions of the 22-acres purchased by Denton County Commissioner Hub Clark from F.S. Wilson in 1938 – all except the land upon which St John's cemetery rests which had been unlawfully included up until this point.<sup>15</sup> Considering that this new and collectively large plot was financed by Walters, a new land survey was conducted and the cemetery was dropped from the third tract of land which had previously and inaccurately included it. Thus, it is with this sale that St John's cemetery became landlocked – an isolated tract of land to which no one but the adjacent property owners has access.

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11. See “Deed Exhibit D1” (DR VOL 00271, Page 29)

12. See “Deed Exhibit D2” (DR VOL 00280, Page 77) and “Plat Exhibit D1”

13. See “Exhibit E” (DR VOL 00496, Page 261)

14. See “Deed Exhibit F” (DR VOL 00572, Page 14, 1968-8175\_586660)

15. See “Deed Exhibit G” (DR VOL 00582, Page 63, 1969-3188\_595757) and “Plat Exhibit G1”

### Summary of Timeline of Land Acquisitions Related to St John's Cemetery

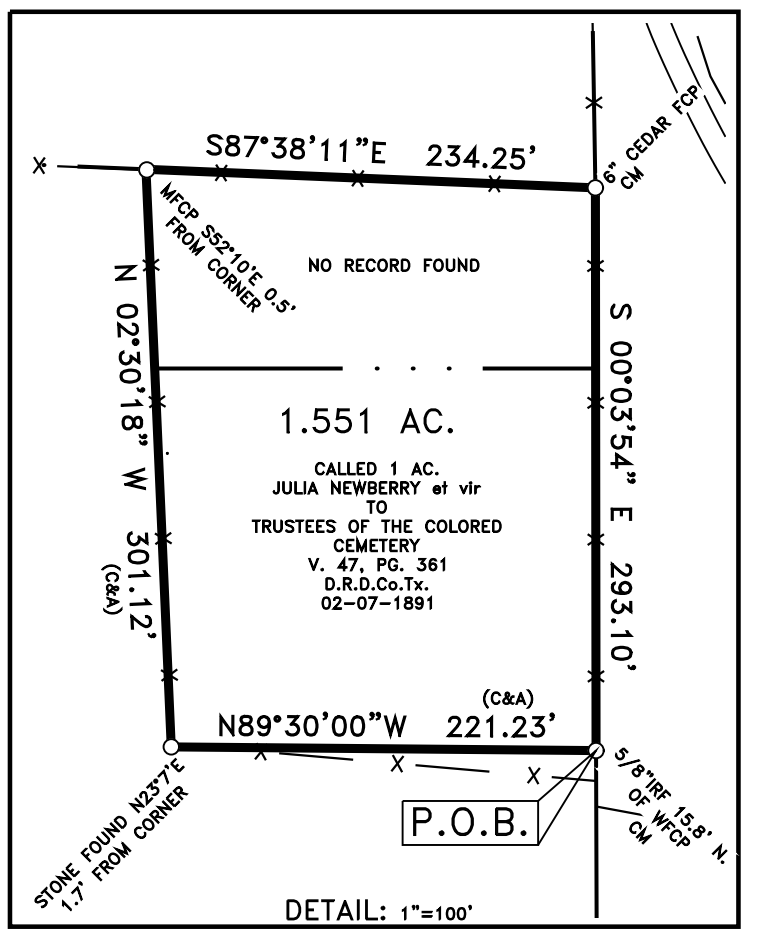
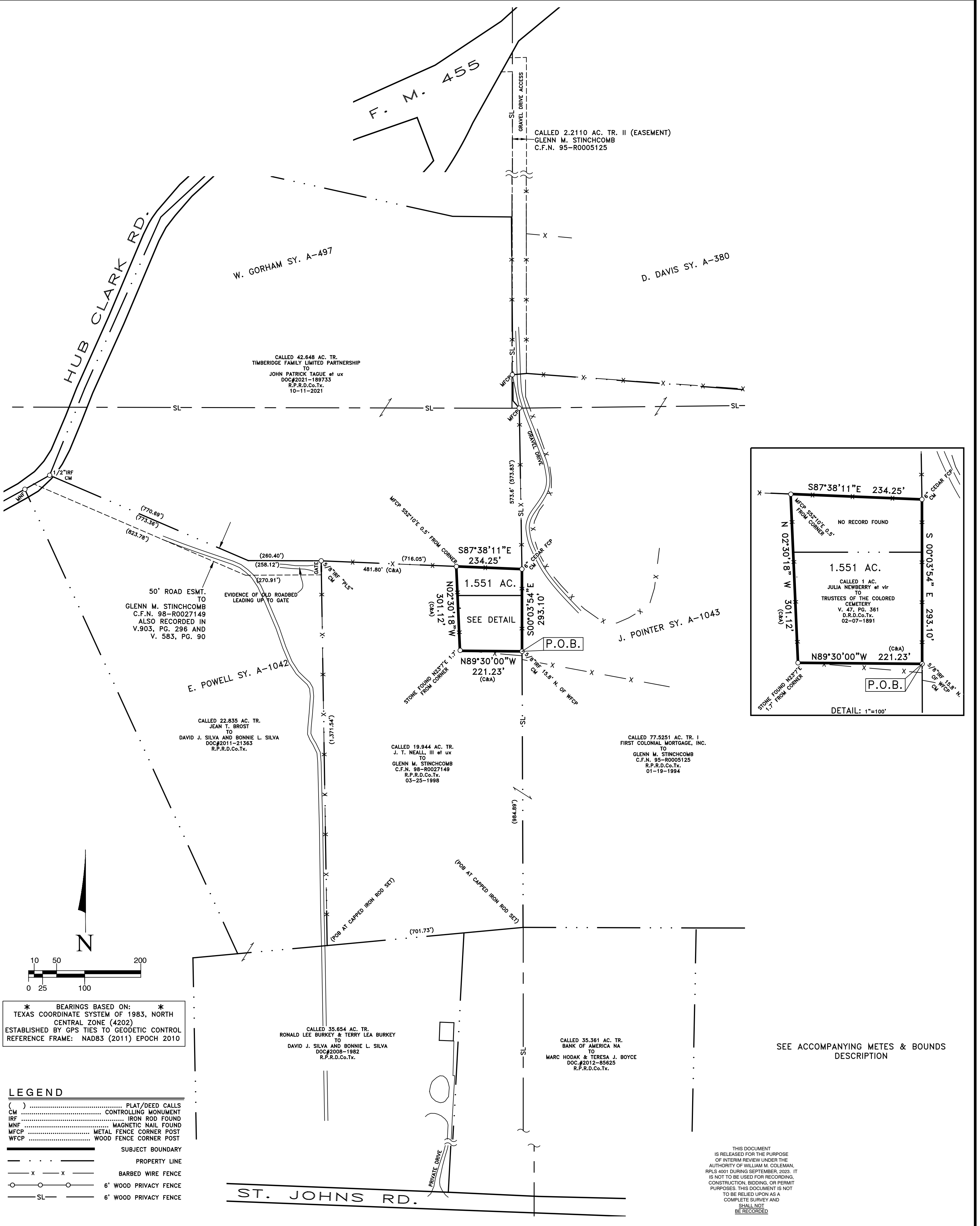
While the inclusion of St John's Cemetery by way of inaccurate boundary lines drawn up in the 1918 land transaction between out of state parties Ira J. Holloman and Annie B. Holloman of Oklahoma and Mable G. Oxford of Illinois, as well as its inclusion in subsequent sales leading up to 1938 was most likely accidental, the 1938 sale involving Denton County Commissioner Hub Clark marks a unique point in time at which accidental mistakes can no longer be surmised. It is notable that upon Denton County Commissioner Hub Clark's 1938 purchase, all of the adjacent southern boundaries abutting to his tract were corrected and moved back north 100 varas – all except those immediately bordering the St John's cemetery which was still inaccurately included.<sup>16</sup> Furthermore, the 1938 sale to Commissioner Clark corresponds to the last known burials found in the cemetery which suggests that Commissioner Clark's acquisition of the land and the African American community's loss of access to their cemetery were clearly connected events.

Collectively, this data suggests that Denton County Commissioner Hub Clark was himself a mitigating force that led to the St John's community being denied access to their sacred space and subsequently to the ouster of the community all together. This would not be the first time that shady land deals were employed to enforce a black community off of their land in Denton County. For example, the middle-class black neighborhood known as Quakertown was forcibly removed from the city of Denton just fifteen years prior. Further genealogical research is needed to identify the descendants of the original cemetery trustees: John Burton, Joseph "Joe" Medders, and Abraham Lyles, who are the rightful heirs to St John's Cemetery.

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16. See "Plat Exhibit D1"





\* BEARINGS BASED ON: \*  
 TEXAS COORDINATE SYSTEM OF 1983, NORTH  
 CENTRAL ZONE (4202)  
 ESTABLISHED BY GPS TIES TO GEODETIC CONTROL  
 REFERENCE FRAME: NAD83 (2011) EPOCH 2010

**LEGEND**

( )	PLAT/DEED CALLS
CM	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
MNF	MAGNETIC NAIL FOUND
WFCP	WOOD FENCE CORNER POST
WFCP	WOOD FENCE CORNER POST
---	SUBJECT BOUNDARY
---	PROPERTY LINE
x x	BARBED WIRE FENCE
o o	6' WOOD PRIVACY FENCE
SL	6' WOOD PRIVACY FENCE

ST. JOHN CEMETERY  
 1.551 ACRES  
 IN THE E. POWELL SY. A-1042  
 DENTON COUNTY, TEXAS

JOB NUMBER  
 16-2041  
 DRAWN: MGD  
 CHECKED: WMC  
 SCALE  
 1" = 200'

ST. JOHN CEMETERY  
 1.551 ACRES  
 IN THE E. POWELL SY. A-1042  
 DENTON COUNTY, TEXAS

SURVEY SKETCH  
 CLIENT  
 DENTON COUNTY  
 DENTON, TEXAS



**Coleman & Assoc.**  
**Land Surveying**  
 P.O. BOX 686 · DENTON, TEXAS 76202  
 PH (940) 565-8215, FAX (940) 565-9800,  
 WWW.COLEMANLANDSURVEYING.COM  
 REGISTRATION # 10095100  
 © 2023 COLEMAN & ASSOC. LAND SURVEYING

DATE: 09-20-23  
 REVISIONS:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WILLIAM M. COLEMAN, RPLS 4001 DURING SEPTEMBER, 2023. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED.

SEE ACCOMPANYING METES & BOUNDS DESCRIPTION



State of Texas

County of Denton    Know all men by these presents; That we Mrs Julia Newberry, joined by her husband Jno C. Newberry, for the sum of Twenty five Dollars to us in hand paid by John Burden, Joseph Meadows & Abram Lyle, Trustees the Colored Cemetery, the receipt whereof is hereby acknowledged, have this day bargained & sold & by these presents convey unto the said John Burden Joseph Meadows & Abram Lyle, Trustees, & their successors in office, the following tract of land to wit: being a part of the Edward Powell survey & bounded as follows: Beginning on the E. Bl line of sd survey at the S. E. corner of the

contertesy now used by the colored people a stake; thence West  $1\frac{1}{2}$  rods <sup>244</sup> +  $5$  Links a stake. whence a P.O. bears  $N 68^{\circ} E 8\frac{1}{2}$  Links a P.O.  $16^{\circ} W 7$  Links a P.O. bears  $N 8^{\circ} W 33$  Links; thence S.  $12$  Rods <sup>195</sup> a stake. thence E.  $13$  Rods <sup>14</sup> +  $5$  Links a stake in E body line; thence  $N$  with sd Body line  $12$  Rods <sup>196</sup> to place of beginning containing 1 acre more or less. To have & to hold the above described land together with all & singular the rights & appurtenances thereto in anywise belonging unto the said John Burden, Joseph Meadow & Abram Lyle & their successors in office forever; and we bind ourselves our heirs & assigns to forever warrant and defend the title to said premises against every & all persons lawfully claiming the same or any part thereof.

Witness our hands at Pilot Point Texas  
this 7<sup>th</sup> day of February 1891 A.D.

Julia Newbury  
Jno. C. Newbury

State of Texas  
County of Denton  
Before me John Collier a Notary Public in & for Denton Co., Tex., on this day personally appeared Jno. C. Newbury & Julia Newbury wife of sd. John C. Newbury who are each well known to me to be the persons whose names are subscribed to the foregoing instrument & they severally acknowledged to me that they executed the same for the purposes & considerations therein expressed, and the said Julia Newbury wife of the sd. Jno. C. Newbury having been examined by me privily & apart from her husband & having the same by me fully explained to her, she the sd. Julia Newbury acknowledged said instrument to be her act & deed, & declared to me that she had willingly signed the same for the purposes & considerations therein expressed & that she did not wish to retract it.

Given under my hand and seal of office  
this 7<sup>th</sup> day of Feb. A.D. 1891.

(Seal)

John Collier  
a Notary Public for Denton  
County Texas

Filed for Record this 27<sup>th</sup> day of July 1893  
at 9<sup>th</sup> A.M.

C. L. M. Crowder  
Clerk

# 19601 Deed.

THE STATE OF OKLAHOMA    |  
COUNTY   OF OKLAHOMA    |    KNOW ALL MEN BY THESE PRESENTS:-

That we, Ira J.Holloman and Annie B.Holloman, of the county of Oklahoma and State of Oklahoma, for and in consideration of the sum of eighteen hundred and fifty (\$1850.00) dollars to us in hand paid by Mable G.Oxford, the receipt of which is hereby acknowledged have granted, sold and conveyed and by these presents do grant, sell and convey until the said Mable G.Oxford, of Gardner, Illinois, all that certain parcel of land situated in Denton county, Texas, lying ~~and~~ in three (3) tracts as follows, to-wit:-

FIRST TRACT: beginning at the southwest corner of a survey made by G.W.Davis; thence West 40 chains and six links to a rock on the S.B.line of the William Gorham 640 acre survey from which a blackjack oak marked "XX" bears North 14° west 117 links; thence North 24 chains and 96 links, to a rock marked "X" on the top, from which a P.O. 10-in. in diameter marked "X" bears south 25 deg. East 16 links; thence East 40 chains and 6 links to a rock on the E.B.line of the aforesaid Wm.Gorham survey from which a P.O. 15 in. in diameter marked "X" bears south 77 degrees, W. 36 links; thence South 24 chains and 96 links to the place of beginning, containing ~~10~~ one hundred (100) acres of land and is part of the William Gorham survey. SECOND TRACT: beginning at the N.E.corner of the William Gorham 640 acre survey; thence South along the E.B.line of said survey 751  $\frac{3}{10}$  vrs. to a P.O. marked "X" thence West at 751  $\frac{3}{10}$  vrs. to a P.O. marked "XX"; thence North to a stake in the N.B. line of said 640 acre survey; thence East to the place of beginning; the entire tract containing one hundred (100) acres of land more or less; and the land now conveyed in the said second tract above described is the south one-half of the above tract which contains fifty acres of land more or less, all in the said Wm.Gorham survey. THIRD TRACT: beginning at the N.E.corner of the 320 acre survey made for and patented to Edward Howell; thence south 336 vrs.; thence West 336 vrs; thence North 337 vrs. to the north line of said

Powell survey; thence East along said line 336 vrs. to the place of beginning, containing fifteen (15) acres of land out of the Edward Powell survey. FOURTH TRACT: beginning at a rock in the S.B. line of the William Gorham survey and the N.E. corner of a tract of land sold by John Skinner and wife to S.M. Davis, wife of C.H. Davis; thence South 19<sup>52</sup> vrs. to a stake; thence East 24<sup>66</sup> vrs. to a stake S.W. corner of the 15 acre tract of land heretofore described; thence North 237<sup>58</sup> vrs. to N.W. corner of said 15 acre tract on the S.B. line of the Wm. Gorham survey; thence West 250<sup>65</sup> vrs. to the place of beginning, containing 6 69/100 acres of land and lies in the Edward Powell survey. The herein described and conveyed four tracts of land was the old homestead of O.H. Bonner deceased, late of Denton County Texas.

To have and to hold the above described premises, together with all and singular the rights and appurtenances thereunto in anywise belonging unto the said Mable G. Oxford, her heirs and assignees, forever. And we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Mable G. Oxford, her heirs and assignees against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands at Oklahoma City, Oklahoma County and State of Oklahoma this the 26th day of December 1918.

Ira J. Holloman.

\$2.00 Rev. stamps Can.

Annie B. Holloman.

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

BEFORE ME, Mary S. Broadwell, a Notary Public in and for the County of Oklahoma, State of Oklahoma, on this day personally appeared Ira J. Holloman and his wife, Annie B. Holloman, both 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, and the said Annie B. Holloman, wife of Ira J. Holloman, having been examined by me <sup>privately</sup> and apart from her husband and having the same fully explained to her she the said Annie B. Holloman acknowledged such instrument to be her act and deed, and she 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 official seal this the 26th day of January 1918.

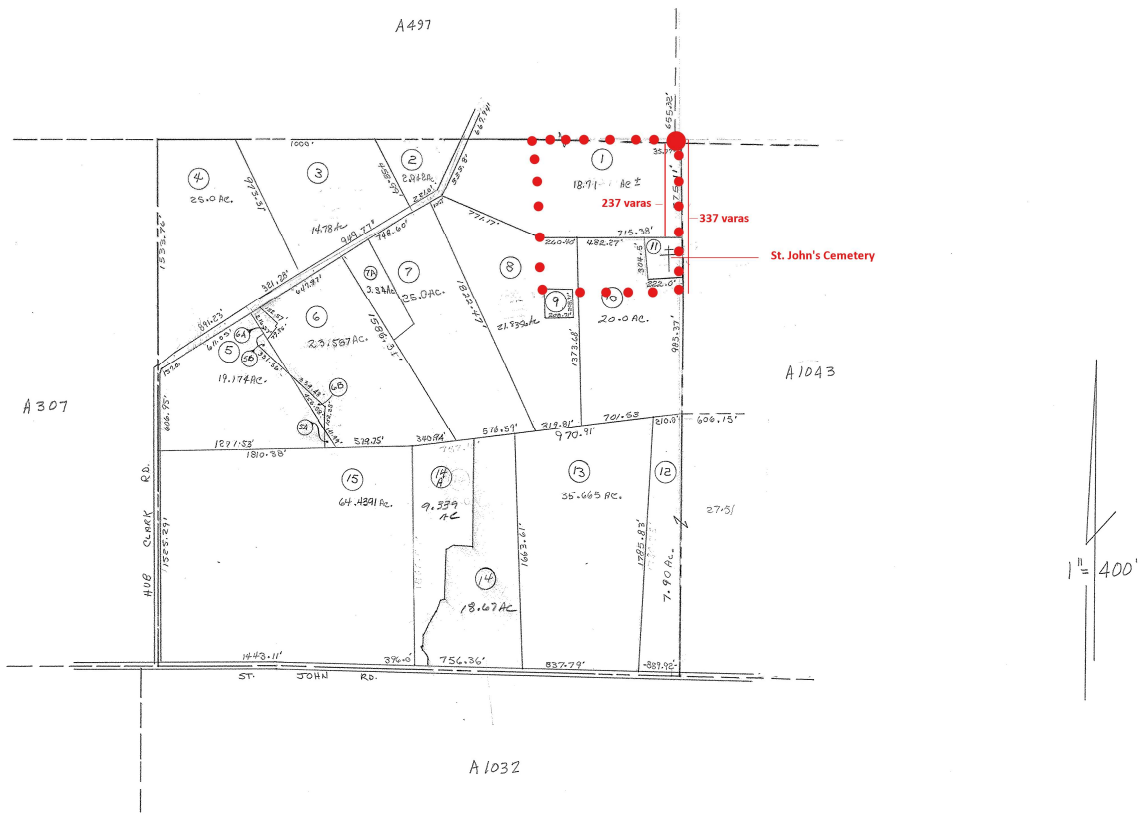
(Seal). My commission expires March 10th., 1920. Mary S. Broadwell, Notary Public in and for Oklahoma county, Oklahoma.

FILED FOR RECORD: Jan. 23rd., 1919 at 2:30 P.M. RECORDED: Jan. 25th., 1919 at 9:10 A.M.

Abney B. Ivey, Clerk Co. Court  
Denton County, Texas.

# PLAT EXHIBIT - B1

ABST. 1042  
E. POWELL SUR.  
Aerial 10.2 & 10.3



AB. 1042

THE STATE OF TEXAS. }  
 COUNTY OF DALLAS. } KNOW ALL MEN BY THESE PRESENTS; that we, Geo. W.Oxford, and wife,  
 Lizella B.Oxford, of the County of Dallas, and State of Texas, for and in consideration of  
 the sum of One Dollars, to us in hand paid by ~~Mr.~~ Ira J.Holloman, the receipt of which is  
 hereby acknowledged; and the assumption by the said Ira J.Holloman to pay off and discharge  
 in full, both principal and interest, one certain promissory vendor's lien note, of date  
 August 5th, 1904, bearing interest at the rate of 10% per annum from the 1st day of January,  
 A.D.1905, being in the principal sum of Four Hundred (\$400.00) Dollars, and due on or before  
 the 1st day of January A.D.1910, the same being note No.Five (5) of a series of five notes  
 of even date therewith, the said note being payable to the order of Mrs. Elizabeth Dowdell,  
 and being one of the same three notes, (Nos. 3, 4 & 5) assumed by the said Geo. W.Oxford  
 and Mabel G.Oxford in a deed from F.B.Hearn, et al., the said deed being of record in Denton  
 County, Texas, Vol.115, page 2, of the deed records of said County;  
 and the further consideration of the delivery to the Grantors herein by the said Ira J.Holloman  
 of a stock of drugs, etc., situated in the town of Frederick, Tillman County, Oklahoma;  
 have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said  
 Ira J.Holloman, of the County of Tillman, and State of Oklahoma, our undivided one half  
 interest in and to all those certain lots, tracts or parcels of land situated in Denton County,  
 Texas, lying in three tracts as follows, to wit:

First tract: Beginning at the S.W. corner of a survey made for G.W.Davis; Thence  
 west 40 chains and 6 links to a rock on the S.B.line of the William Gorham 640 acre survey,  
 from which a B.J. Oak marked "XX" bears north 14° west 117 links; Thence north 24 chains and  
 96 links to a rock marked "X" on the top, from which a P.O. 10 in. in diameter, marked "X"  
 bears south 52 deg. east 16 links; Thence east 40 chains and 6 links to a rock on the E.B.line

of the aforesaid Wm. Gorham survey, from which a P.O. 15 in. in diameter marked X, bears south 77 deg. W. 36 links; Thence south 24 chains and 96 links, to the place of beginning, containing one hundred (100) acres of land, and is part of the Wm. Gorham survey.

Second tract: Beginning at the N.E. corner of the Wm. Gorham 640 acre survey; Thence south along the E.B. line of said survey 751-3/10 vrs. to a P.O. marked "X"; Thence west at 751 3/10 vrs. to a P.O. marked XX; Thence north to a stake in the N.B. line of said 640 acre survey; Thence east to the place of beginning; the entire tract containing one hundred (100) acres of land, more or less; and the land now conveyed in the said second tract above described is the south one half of the above tract, which contains fifty (50) acres of land, more or less, all in the said Wm. Gorham survey.

Third Tract: Beginning at the N.E. corner of the 320 acre survey made for and patented to Edward Powell; Thence S. 237 vrs; Thence west 336 vrs; Thence north 237 vrs. to the north line of said Powell survey; Thence east along the said line 336 vrs. to the place of beginning containing fifteen (15) acres of land out of the Edward Powell survey.

Fourth tract: Beginning at a rock on the S.B. line of the Wm. Gorham survey and the N.E. corner of a tract of land sold by Jno. Skinner and wife to S.M. Davis, wife of C.H. Davis; Thence south with S.M. Davis E.B. line 118 vrs., to a rock; Thence S. 19 vrs. to a stake; Thence east 24 vrs. to a stake; S.W. corner of the 15 acre tract of land hereinbefore described; Thence north 237 vrs. to the N.W. corner of said 15 acre tract on the S.B. line of the Wm. Gorham survey; Thence west 250 vrs. to the place of beginning, containing 6-69/100 acres of land, and lies in the Edward Powell survey; The herein described and conveyed four tracts of land was the old homestead of O.K. Bonner, deceased, late of Denton County, Texas.

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 Ira J. Holloman, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend, all and singular the said premises unto the said Ira J. Holloman, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Witness our hands, at Dallas, Dallas County, Texas, this the 2nd day of February, A.D. 1912.

George W. Oxford. Lizella B. Oxford.

THE STATE OF TEXAS. |

COUNTY OF DALLAS | BEFORE ME, Orus O. Ross, a Notary Public in and for the County of Dallas, State of Texas, on this day personally appeared Geo. W. Oxford and his wife, Lizella B. Oxford, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Lizella B. Oxford, wife of the said Geo. W. Oxford, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Lizella B. Oxford, acknowledged such instrument to be her act and deed, and she 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 the 2nd day of February, A.D. 1912.  
(seal) Orus O. Ross, a Notary Public in and for Dallas County, Texas.

Filed for record at 8 o'clock A.M., Feb. 22, 1912. Recorded March 6, 1912.

Oscar T. Button, Clerk Co. Court, Denton County, Texas.  
By T.M. Rucker, Deputy.

THE STATE OF TEXAS }  
 COUNTY OF DENTON } KNOW ALL MEN BY THESE PRESENTS:

THAT I, F.B.Hearn for myself and as administrator of the estate of my deceased wife Rhody Emely Hearn, of the County of Haskell, State of Texas, for and in consideration of the sum of Two Thousand Five Hundred (\$2500.00) Dollars, to me paid by Geo. W.Oxford and Mable G.Oxford as follows, to-wit: One Thousand Three Hundred (\$1300.00) Dollars to me cash in hand paid, the receipt of which I hereby fully acknowledge and the assumption to pay off in full of both principal and interest of three (3) certain promissory vendor's lien notes dated August 5th, A.D.1904, for the sum of Four Hundred (\$400.00) Dollars each, bearing interest from the 1st day of January A.D.1905 at the rate of 10% per annum until paid and are payable to the order of Mrs. Elizabeth Dowdell at Pilot Point, Texas, and due on or before January 1st, A.D. 1908, 1909 and 1910 respectively, said notes being notes No.3,4 & 5 of the series of notes fully described and set out in deed executed by H.A.Hale et al to said F.B. Hearn on said 5th day of August A.D.1904, which deed then made is of record in Vol.94, on page 73 of deed records of Denton County, Texas which see for a full description of the three notes herein assumed, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Geo. W.Oxford of Denton County, Texas, and Mable G.Oxford of Marshall County, Illinois all that certain lot, tract or parcel of land situated in Denton County, Texas, and is in different tracts:

First tract: Beginning at the S.W. corner of a survey made for G.W. Davis; thence W. 40 chains and 6 links to a rock on the S.B.line of the Wm. Gorham 640 acre survey from which



a B.J.Oak marked "XX" brs N. 14° W. 117 links; thence N. 24 chains and 96 links to a rock marked "X" on the top from which a P.O. 10 in. in diameter marked "X" brs. S. 52° E. 16 links; thence E. 40 chains and 6 links to a rock on the E.B. line of the aforesaid Wm. Gorham survey from which a P.O. 15 in. in diameter marked "X" brs. S. 77° W. 36 links; thence S. 24 chains and 96 links to the place of beginning, containing 100 acres of land and is part of the Wm. Gorham survey.

Second tract: Beginning at the N. E. corner of the Wm. Gorham 640 acre survey; Thence S. along the E.B. line of said survey 751- $\frac{3}{10}$  vrs. to a P.O. marked with a cross X; Thence W. at 751  $\frac{3}{10}$  vrs. to a P.O. marked "XX"; thence N. to a stake in the N.B. line of said 640 acre survey; thence E. to the place of beginning, the entire tract containing 100 acres of land, more or less; and the land now conveyed in said second tract above described is the south one half of the above tract which contains 50 acres of land, more or less, and all in the said Wm. Gorham's survey.

Third tract: Beginning at the N.E. corner of a 320 acre survey made for and patented to Edward Powell; thence S. 237 vrs; thence W. 336 vrs; thence N. 237 vrs to the N. line of said Powell survey; thence E. along the said line 336 vrs. to the place of beginning, containing 15 acres of land out of the said Edward Powell survey.

Fourth Tract: Beginning at a rock on the S.B. line of the Wm. Gorham survey and the N.E. corner of a tract of land sold by Jno. Skinner and wife to S.M. Davis the wife of C.H. Davis; thence south with said S.M. Davis east B. line 118 vrs. to a rock; thence south 19 vrs. to a stake; thence east 24 vrs. to a stake S.W. corner of the 15 acre tract of land hereinbefore described; thence N. 237 vrs. to the N.W. corner of said 15 acre tract on the south B. line of the Wm. Gorham survey; thence W. 252 vrs to the place of beginning, containing  $6\frac{69}{100}$  acres of land and lies in the Edward Powell survey; the herein described and conveyed 4 tracts of land was the old homestead of O.H. Bonner, deceased, late of Denton County, Texas.

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 Geo. W. Oxford and Mable G. Oxford, and their heirs and assigns forever; and I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Geo. W. Oxford and Mable G. Oxford and their heirs and assigns against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

Witness my hand at Pilot Point, Texas, this 21st day of August, A.D. 1909.

F.B. Hearn.

F.B. Hearn, Administrator of the estate  
of Rhody Emely Hearn, deceased.

THE STATE OF TEXAS |  
COUNTY OF DENTON | BEFORE ME, Will D. Burks, a Notary Public in and for Denton County,  
Texas, on this day personally appeared F.B. Hearn, 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, and in the capacity therein stated.  
Given under my hand and seal of office this 21st day of August, A.D. 1909.  
(SEAL) Will D. Burks, Notary Public for Denton County, Texas.

Filed for record this 6 day of Sept. A.D. 1909 at 12:30 o'clock P.M.

W.T. Bailey, County Clerk.  
By J.R. Hodges, Deputy.

The State of Texas  
 County of Denton Know all men By These Presents:  
 That we, H. H. Hale and wife, Etal Hale, Elizabeth  
 Dawdell of the County of Denton, State of Texas, and W. J.  
 Bonner and wife, Etal J. Bonner, of the County of Orange in  
 the State of Indiana, for and in consideration of the sum of  
 \$2575, two thousand five hundred and seventy five dollars,  
 law paid, and secured to be paid by F. B. Horn, as follows:  
 \$575.00 cash paid the receipt of which is ack, and the balance  
 is evidenced by 5 equal vendor lien notes in the sum of \$400  
 each, bearing 10 per cent interest per annum from Jan 1st, 1905,  
 and provide for the usual 10 per cent attys fees, and said  
 notes are payable as follows: First two notes are payable to  
 H. H. Hale or order, and last three notes payable to Eliz-  
 abeth Dawdell or order, said notes are all of even date  
 hereof, and are to be due on or before Jan 1st, 1906, 1907, 1908,  
 1909, and 1910 respectively. Have granted, sold and con-  
 veyed and by these presents do grant, sell and convey  
 unto the said F. B. Horn, of the County of Denton,  
 State of Texas, all that certain lot, tract or parcel of lands  
 situated in Denton County, Texas, and is in different  
 tracts: First tract is described as follows: Beginning at the  
 SW corner of a survey made for W. W. Davis: Thence N 40  
 chains and 6 links to a rock on the SB line of the William  
 Gorham 640 acre survey from which a B. J. oak mkd x br  
 N 14° 2' 117 links. Thence N 24 chains and 96 links to a rock  
 mkd x on the top from which a P. O. 10 in. in diameter mkd x  
 br S 52° E 16 links Thence E 40 chains and 6 links to a rock  
 on the EB line of the aforesaid Wm Gorham sur. from which  
 a P. O. 15 in. in diameter mkd x br S 77° W. 36 links. Thence S 24  
 chains and 96 links to the place of beginning, containing  
 100 acres of land and is part of the Wm. Gorham survey.  
 The second tract is described as follows: Beginning at  
 the NE corner of the William Gorham 640 acre sur.  
 Thence S along the EB line of said survey 75 13/10 rods to a  
 P. O. mkd with a cross x. Thence N 24° 75 13/10 rods to a P. O. mkd

xx. Thence N to a stake in the NE line of said 640 acre survey, Thence E to the place of beginning, the entire tract containing 100 acres of land more or less. And the lands now conveyed in said second tract above described is the South one half of the above tract, which contains 50 acres more or less, and all in the William Gorham survey. The third tract is described thus: Beginning at the NE corner of a 320 acre survey made for and patented to Edwards Powell, Thence S 73° 10' W <sup>659'</sup> Thence N 73° 33' W <sup>733'</sup> Thence N 23° 7' W to the N line of said Powell survey, Thence E along the said line 336 rods to the place of beginning, containing 15 acres of land out of the Edwards Powell survey. Fourth tract is described thus: Beginning at a rock on the E B. line of the William Gorham survey, and the NE corner of a tract of land sold by John Skinner and wife to E. M. Davis, the wife of, O. H. Davis Thence South with said E. M. Davis East B. line 118 rods to a rock on said line. Thence South 68° E 244 rods to a rock. Thence South 19 rods to a stake. Thence East 24 rods to a stake. SE corner of the 15 acre tract of land herein before described, Thence N 23° 7' W to the NE corner of said 15 acre tract, on the South B. line of the William Gorham survey. Thence N 75° 2' W to the place of beginning, containing  $6\frac{69}{100}$  acres of land, and lies in the Edwards Powell survey. The herein before described 4 tracts of land was the homestead of O. H. Bonner, deceased, late of Denton Co., Texas. 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 F. B. Stearn, his heirs and assigns forever, and we do hereby bind ourselves, heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said F. B. Stearn his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof. But it is expressly agreed and stipulated that the vendors lien is retained against the above described property, premises and improvements until the above described notes, and all interest thereon are fully paid according to their face and tenor, effect and reading, when this deed shall become absolute.

Witness our hands at Pilot Point, this 5 day of August, A.D. 1904.

H. A. Hale,  
 Etna Hale, J. J. Bonner,  
 Elizabeth Dowdell  
 W. J. Bonner.

The State of Indiana  
 County of Orange  
 Before me, a Notary Public, in and for said County and State, on this day personally appeared W. J. Bonner and Ida J. Bonner, wife of W. J. Bonner, 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. And the said Ida J. Bonner, wife of the said W. J. Bonner having been examined by me, privately and apart from her husband, and having the same fully explained to her, she, the said Ida J. Bonner acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purpose 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 August A.D. 1904.

(seal) Charles P. Munges, Notary Public.

My commission expires May 8, 1908.

The State of Texas  
 County of Denton  
 Before me, A. W. Stacker, a Notary Public in and for Denton County, Texas, on this day personally appeared W. A. Hale and Elizabeth Dowdell (a feme sole) 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 5th day of August A.D. 1904.

(seal) A. W. Stacker, Notary Public.  
 Denton Co. Tex.

The State of Texas  
 County of Denton  
 Before me, A. W. Stacker, a Notary Public, in and for Denton County, Texas, on this day personally appeared Etna Hale wife of W. A. Hale, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me, privately and apart from her husband, and having the same fully explained to her, she, the said Etna Hale, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purpose and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of

affid this 5 day of Aug. AD 1904.  
(Seal).

W. H. Stalked, Notary Public  
Denton Co., Texas,

Filed for records this the 20 day of Jan AD 1905, at 12 o'clock  
-m.  
Denton Co., Texas, County Clerk.

By J. R. Hodges, Deputy.

#58634

Warranty Deed.

STATE OF TEXAS, }  
COUNTY OF DENTON. } KNOW ALL MEN BY THESE PRESENTS:

That we, Mable G.Oxford and husband, J.N.Oxford, of the County of Grundy, State of Illinois, for and in consideration of the sum of Three Thousand Four Hundred Thirty Three & 80/100 (\$3,433.80) Dollars, to us paid, and secured to be paid by T.P. Taylor, as follows;

One Thousand Thirty Three & 80/100 (\$1,033.80) Dollars, to us cash in hand paid, the receipt of which we hereby fully acknowledge, and the execution and delivery to us of one certain promissory note of even date herewith in the sum of Two Thousand Four Hundred (\$2,400.00) Dollars, bearing interest at the rate of 8% per annum, from October, 1st, A.D. 1926, until paid, and payable to the order of Mable G.Oxford, or order, at Gardner, Illinois, on or before the 1st, day of October, A.D. 1936, interest payable annually as it accrues, and containing the usual clauses providing for accelerated Maturity in case of non-payment of interest at annual payment and for 10% attorney's fees if placed in hands of an attorney for collection, or collected by suit or through the probate court, and further providing that the payer has the option of paying said note or any amount thereon at any time, interest on such paid amount ceasing on date of payment, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said T.P. Taylor, of the County of Denton and State of Texas, all that certain tract and parcel of land situated in Denton County, Texas, and lying in three tracts and described as follows;

FIRST TRACT: Beginning at the South West corner of a survey made by G.W.Davis;

THENCE West 40 chains and 6 links to a rock on the south B. line of the William Gorham 640 acre survey, from which a black jack oak marked "XX" bears North 14 deg. West 117 links;

THENCE North 24 chains and 96 links to a rock marked "X" on the top, from which a P.O. 10 in. in diameter marked "X" bears South 25 deg. East 16 links;

THENCE East 40 chains and 6 links to a rock on the East B. line of the aforesaid William Gorham, survey, from which a P.O. 15 in. in diameter marked "X" bears South 77 deg. West 36 links;

THENCE South 24 chains and 96 links to the place of beginning, containing 100 acres of land, and is part of the said William Gorham survey;

SECOND TRACT; BEGINNING at the Northeast corner of the said Wilbiam Gorham 640 acre survey;

THENCE South along the East B. line of said survey 751-3/10 varas to a P.O. Marked "X"

THENCE West at 751-3/10 varas to a P.O. Marked "XXI".

THENCE North to a stake in the North B. line of said 640 acre survey;

THENCE East to the place of beginning. The entire tract containing 100 acres of land more or less, and the land now conveyed in the said second described tract is the South one-half thereof, which contains 50 acres of land, more or less, and being all in said William Gorham survey;

THIRD TRACT: BEGINNING at the North East corner of the 320 acre survey made for and patented to Edward Powell;

THENCE South 337 varas;

THENCE West 336 varas;

THENCE North 337 varas to the North line of said Powell survey;

THENCE East along said line 336 varas to the place of beginning, containing 15 acres of land out of the said Edward Powell survey;

FOURTH TRACT: BEGINNING at a rock in the South B. line of the William Gorham, survey and the North east corner of a tract of land sold by John Skinner, and wife, to S.M. Davis, wife of C.H. Davis;

THENCE South 19 varas to a stake;

THENCE East 24 varas to a stake the S.W. corner of the 15 acres tract of land heretofore described;

THENCE North 237 varas to North west corner of said 15 acre tract on the S.B. line of the William Gorham survey;

THENCE West 250 varas to the place of beginning, containing 6-69/100 acres of land lying in the Edward Powell survey. The herein described and conveyed four tracts of land was the "old homestead" of O.H. Bonner, deceased, late of Denton County, Texas, and is the same land conveyed to said Mable G. Oxford by Ira J. Holloman, and wife, Annie B. Holloman, by their deed dated the 26th, day of December, A.D. 1918, and duly recorded in Volume 161, at page 340, Deed Records of Denton County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereunto in any wise belonging unto the said T.P. Taylor, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT and Forever Defend all and singular the said premises unto the said T.P. Taylor, his heirs and assigns against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained 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 Pilot Point, Texas, this 27th, day of September, A.D. 1926.

Mabel G. Oxford,

J.N. Oxford,

STATE OF TEXAS, )  
COUNTY OF DENTON. ) BEFORE ME, Will D. Burks, a Notary Public, in and for Denton County, Texas, on this day personally appeared J.N. Oxford, and Mable G. Oxford, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Mable G. Oxford, wife of the said J.N. Oxford, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Mable G. Oxford, 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 27th, day of September, A.D. 1926.

Will D. Burks,

(seal)

Notary Public, in and for Denton County, Texas.

FILED FOR RECORD: Sept. 27, 1926, at 3:25 O'clock P.M.

RECORDED: Sept., 2nd, 1926. at 3:30 O'clock P.M.

Jack Christal,

County Clerk Denton County, Texas.

#2005---SHERIFF'S DEED

THE STATE OF TEXAS

:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DENTON

:

That, whereas, by a certain order of sale, issued out of the District Court, 16th Judicial District of Texas, of the County of Denton in case numbered 14613 on the docket of said Court, in favor of Mrs. Mabel G. Hunt, and her husband vs. The Estate of T. P. Taylor, deceased, Hub Clark independent executor thereof, on a certain judgment and decree of sale, rendered in said Court on the 26th day of December, A. D. 1936, and directed and delivered to me, as Sheriff of Denton County, commanding me to seize and sell as under execution, the premises described in said order of sale, I, Dallas Curtsinger, Sheriff, as aforesaid, did, upon the 1st day of February, A. D. 1938, in obedience to said order of sale, seize and levy upon all the estate, right, title and interest which the said defendant, on the 27th day of December, A. D. 1937, so had, of in and to, and since time had, of in and to the premises hereinafter described, and on the first Tuesday of February A. D. 1938, (the same being the 1st day of said month), within the hours prescribed law, sold said premises at public auction in the County of Denton at the Court House door thereof, in the City of Denton, Texas, having first publicly advertised the time and place of such sale, (by an advertisement in the English language, published once a week for three consecutive weeks preceding such sale, the first publication appearing not less than twenty days immediately preceding the day of sale, beginning on the 31st day of December, A. D. 1937 in the Semi-weekly Record-Chronicle, a newspaper published in the County of Denton, stating in said advertisement the authority by virtue of which said sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known;) and by delivering to the



defendant in execution, who resides in the County in which said land is situated, viz; to the said Hub Clark, Independent executor of the estate of T. P. Taylor deceased, as such defendant in execution by mail, one copy of said notice of sale, on the 1st day of January A. D. 1938, as required by law.

And, whereas, at said sale the said premises were struck off to F. S. Wilson for the sum of SIX HUNDRED AND NO/100-----Dollars, he being the highest bidder, therefor, and that being the highest secure sum bid for the same.

NOW THEREFORE, in consideration of the premises aforesaid, and said judgment and order of sale, and of the payment of the said sum of SIX HUNDRED AND NO/100----Dollars, the receipt of which is hereby acknowledged, I, Dallas Curtsinger, as the Sheriff as aforesaid, have sold, and by these presents do grant and convey unto the said F. S. Wilson all the estate, right title and interest which the said Mrs. Mabel G. Hunt and her husband, had on the 26th day of December, A. D. 1936, or at any time afterwards, of, in and to the following described premises, as described in the said order of sale, viz:

FIRST TRACT BEGINNING at the southwest corner of a survey made by G. A. Davis: thence west forty chains and six links to a rock on the South Boundary line of the William Gorman 640 acre Survey, from which a Black Jack marked XX bears north 14 Degrees West 117 links to a rock marked XX on the top from which a post Oak ten inches in Diameter marked X bears south 25 Degrees East 16 Link

THENCE East 40 chains and six links to a rock on the East Boundary line of the William Gorman Survey.

THENCE South 24 chains and 96 links to the Place of the beginning containing 100 acres of land in the William Gorman Survey in the Denton County, Texas,

SECOND TRACT: BEGINNING at the Northeast corner of the William Gorman Survey of 640 acres

THENCE South along the east Boundary line of said Survey 751.3 Varas to a post oak Marked X.

THENCE WEST: 751.3 Varas to a post oak marked XX;

THENCE NORTH: to a stake in the North Boundary line of the Said William Gorman Survey:

THENCE EAST: with the North Boundary line of the said William Gorman Survey to the Place of the beginning containing in all One Hundred acres of land the south One-half of which 100 acres is covered by this Lien and the south one-half of which One Hundred acres is hereby Foreclosed upon;

THIRD TRACT: Beginning at the Northeast corner of a survey made in the Name of Edward Powell for 320. acres

THENCE SOUTH 337 Varas:

THENCE WEST 336 Varas:

THENCE North 337 Varas to the North line of the said Powell survey:

THENCE East along the North line of Said Powell Survey 336 Varas to the place of the beginning, containing 15 acres of land in the Edward Powell surveying Denton County, Texas:

Fourth Tract: BEGINNING at a rock in the South boundary line of the William Gorman survey, and the North East Corner of a tract of land sold by John Skinner and wife to S. M. Davis wife of C. H. Davis:

THENCE SOUTH 118 varas

THENCE SOUTH 68 degrees east 244 Varas:

THENCE SOUTH 19 varas:

THENCE EAST 24 varas:

THENCE NORTH 237 Varas:

THENCE WEST 252 Varas to the place of the Beginning and containing 6.69 acres of land in the Edward Powell Survey in Denton County, Texas:

TO HAVE AND TO HOLD the above described premises unto the said F. S. Wilson, heirs and assigns forever, as fully and as absolutely as I, as Sheriff as aforesaid, can convey, by virtue of the said order of sale.

IN TESTIMONY WHEREOF, I have hereunto set my hand, this 3 day of Feb.  
A. D. 1938.

One dollar revenue stamp attached and canceled

THE STATE OF TEXAS :

COUNTY OF Denton :

Dallas Curtsinger Sheriff,  
Denton County, Texas.

BEFORE ME, a notary public in and for Denton County, Texas on this day personally appeared Dallas Curtsinger, Sheriff, of Denton County, Texas, 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, and in the capacity therein set forth.

GIVEN under my hand and seal of office, this 3 day of Feb. A. D. 19 38.

Earl L. Coleman  
Notary Public, Denton County,  
Texas.

(SEAL)

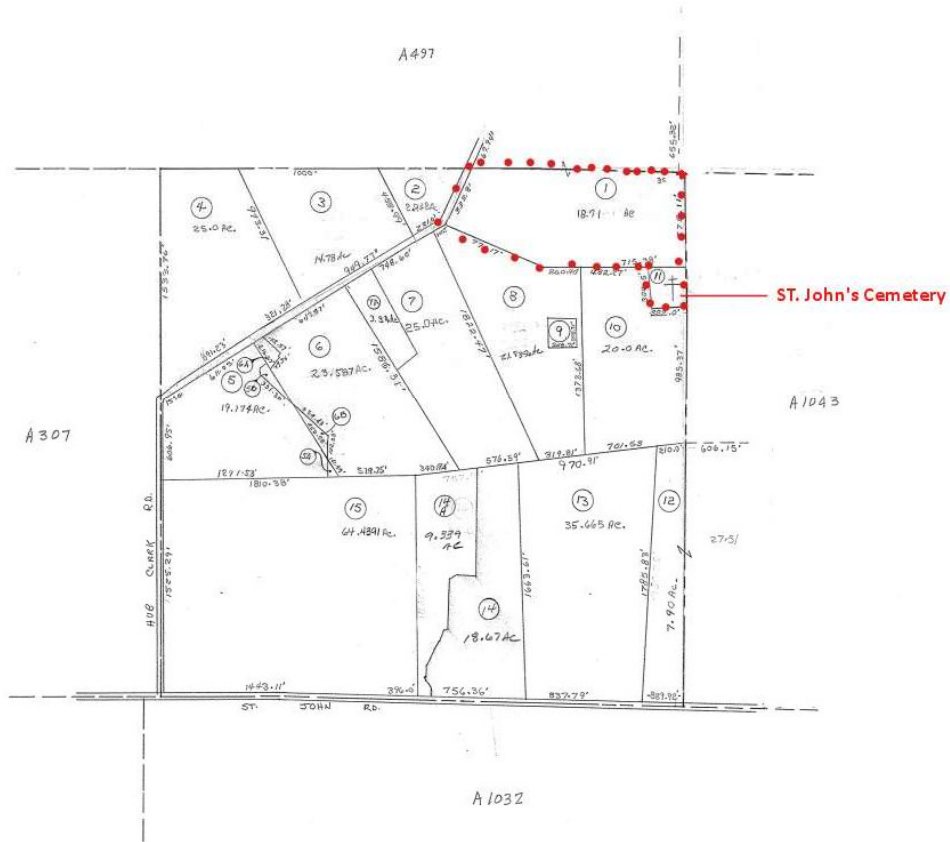
FILED FOR RECORD: February 7, 1938, 10:10 O'clock A. M.

RECORDED: February 16, 1938, 3:45 O'clock P. M.

Mrs. Oberia Edwards  
Clerk County Court  
Denton County Texas

# PLAT EXHIBIT - D1

ABST. 104;  
E. POWELL  
Aerial 10-2 # 10



AB.

X  
#7764-Special Warranty Deed

THE STATE OF TEXAS:

COUNTY OF DENTON: KNOW ALL MEN BY THESE PRESENTS:

That We, F.S. Wilson and Bettie Wilson husband and wife, of the County of Denton, and State of Texas for and in consideration of the sum of Eight Hundred (\$800.00) Dollars, to us cash in hand paid by Hub Clark, the receipt of which is hereby fully acknowledged and confessed, have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the said Hub Clark of the County of Denton, and State of Texas all those certain tracts and parcels of land lying and being situated in Denton County, State of Texas and described in four tracts as follows, to-wit:

FIRST TRACT: BEGINNING at the South West corner of the survey made by G.A. Davis; THENCE West 40 chains and 6 links to a rock on the South B. line of the William Gorman 640 acre survey; from which a black jack marked XX bears N 14 deg. West 117 links to a rock marked XX on the top, from which a post oak 10 inches in diameter marked X bears South 25 deg. East 16 links; THENCE East 40 chains and 6 links to a rock on the East B. line of the William Gorman Survey; THENCE South 24 chains and 96 links to the place of beginning, containing 100 acres of land in the said William Gorman survey.

SECOND TRACT: Beginning at the North East corner of the William Gorman survey; THENCE South along the East B. line of said survey, 751.3 varas to a post oak marked X; THENCE West 751.3 varas to a post oak marked XX; THENCE North to a stake in North B line of said William Gorman survey; THENCE East with North B. line of said William Gorman survey to the place of beginning containing in all 100 acres of land, the South one-half of which is conveyed by this deed;

THIRD TRACT: BEGINNING at the Northeast corner of a survey made in the name of Edward Powell for 320 acres of land; THENCE South 337 varas; THENCE West 336 varas; THENCE North 337 varas, to the North line of said Powell survey; THENCE East along the North line of said Powell survey 336 varas to the place of beginning, containing 15 acres of land in

said Edward Powell survey.

FOURTH TRACT: Beginning at a rock in the South B. line of the William Gorman survey and the North East corner of a tract of land sold by John Skinner and wife to S.M. Davis wife of C.K. Davis; THENCE South 118 varas;

THENCE South 68 deg. East 244 varas; THENCE South 19 varas;

THENCE East 24 varas; THENCE North 237 varas; THENCE West 252 varas to place of beginning, containing 6.69 acres of land in said Edward Powell survey; The above four tracts of land being the same land conveyed to F.S. Wilson by Dallas Curtsinger, Sheriff, of Denton County, Texas under order of the Court in cause No. 14613, District Court of Denton County, Texas, styled Mable G. Hunt & husband vs. Hub Clark et al which deed then made is duly recorded in volume --- page. --- Deed Records of Denton County, Texas, to which reference is here made.

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 Hub Clark, his heirs or assigns forever, and we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Hub Clark, his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, by, through or under us.

Witness our hands at Pilot Point, Texas this the --- day of February A.D. 1938.

\$1.00 Fed. Rev. Attach. & Cancelled

F.S. Wilson

Bettie Wilson

STATE OF TEXAS:

COUNTY OF DENTON: . . . BEFORE ME the undersigned authority a Notary Public in and for Denton County, Texas on this day personally appeared F.S. Wilson and Bettie Wilson his wife both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed and the said Bettie Wilson, wife of the said F.S. Wilson having been examined by me privily and apart from her husband and having the same fully explained to her she the said Bettie Wilson 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 the \_\_\_ day of February A.D. 1938.

Seal

Will D. Burks,

Notary Public in and for

Denton County, Texas

FILED FOR RECORD: November 18, 1939 at 3:20 P.M.

RECORDED: November 25, 1939 at 11 AM.

Mrs. Oberia Edwards

Clerk County Court

Denton County, Texas

AFFIDAVIT OF POSSESSION

5878

THE STATE OF TEXAS )  
 ) KNOW ALL MEN BY THESE PRESENTS:  
 COUNTY OF DENTON )

BEFORE ME, the undersigned authority, on this day personally appeared FRANK POWLEDGE and JAMES REID HARRISON, known to me to be resident, credible citizens of the County of Denton and County of Harris, State of Texas, who, being by me duly sworn, did each depose and say: That Affiant has been well and personally acquainted with the ownership, use, occupancy and possession, for a period of more than fifty years, of the following described tract of land, to-wit:

All that certain lot, tract or parcel of land, lying and being situated in the County of Denton, State of Texas, and being all of a certain First Tract of 166 acres more or less, and all of a certain Second Tract of 132 acres more or less, and both of these tracts being out of the E. Powell Survey, Abstract No. 1042, Denton County, Texas; also all of a certain Third Tract of 10 acres, and all of a Fourth Tract of 2¼ acres, and all of a certain Fifth Tract of 15 acres, these tracts being out of the J. Pointer Survey, Abstract No. 1043, Denton County, Texas; the past mentioned land was conveyed by deed dated November 24, 1954, from Mrs. L. B. Sullivan to J. R. Harrison, Sr., as shown of record in Vol. 409, page 564, of the Deed Records of Denton County, Texas; also all of a certain First Tract of 100 acres more or less which was conveyed from Mrs. L. B. Sullivan to J. R. Harrison, Sr. by deed dated March 7, 1943, as recorded in Vol. 340, page 159, of the Deed Records of Denton County, Texas; said tract of 100 acres more or less being a part of the J. Plunk Survey, Abstract No. 1032, Denton County, Texas; also a Second Tract of 40 acres and a Third Tract of 40 acres as referred to in the above mentioned deed dated March 9, 1943, and being out of the J. J. Wilburn Survey, Abstract No. 1427, Denton County, Texas; also a certain 80 acre tract more or less, designated as First Tract, which was conveyed from Henry D. Harrison to J. R. Harrison, by deed dated July 28, 1939, and recorded in Vol. 285, page 363, of the Deed Records of Denton County, Texas, said tract being out of the J. Pointer Survey, Abstract No. 1043, Denton County, Texas; also a Second Tract of 66 acres more or less which was conveyed from Henry D. Harrison to J. R. Harrison in the above mentioned deed dated July 28, 1939, said 66 acres more or less being in the G. W. Davis Survey, Abstract No. 380, Denton County, Texas; and all of a certain 105 1/3 acre tract as conveyed from Mrs. Buelah M. Rucker to James Reid Harrison, by deed dated January 10, 1963, as recorded in Vol. 491, page 398, of the Deed Records of Denton County, Texas; said tract being out of the G. W. Davis Survey, Abstract No. 380; also a certain 3½ acre tract of land as conveyed by Will dated April 5, 1958, from Leila Belle Sullivan

to James Reid Harrison, Sr., and recorded in Vol. 79, pg. 683, of the Probate Records of Denton County, Texas; said tract being out of the J. Owens Survey, Abstract No. 984, Denton County, Texas; the above mentioned land being more particularly described by metes and bounds as follows:

BEGINNING at a steel pin at the center line road intersection of a road running East and West and a road running North, and being the southwest corner of the past mentioned First Tract of 166 acres of land more or less out of the E. Powell Survey, Abstract No. 1042, and being the Southwest corner of said Powell Survey;

THENCE North 00 degrees, 39 minutes, 20 seconds West, a distance of 3681.11 feet, to a railroad crosstie fence corner post and one-inch pipe for the northwest corner of mentioned 166 acre tract more or less, same being on the West side of an existing gate;

THENCE North 73 degrees, 24 minutes East, along existing fence line a distance of 42.00 feet, to a very old 30 inch Oak tree with wire growing deep in same, and being in the north boundary line of the E. Powell Survey, Abstract No. 1042, as recognized on the ground;

THENCE South 89 degrees, 41 minutes 10 seconds East, along the north boundary line of the E. Powell Survey and an old existing fence line, a distance of 2126.91 feet, to a steel pin in the center line of a public road running northwest and southeast;

THENCE South 23 degrees, 50 minutes West, along the center line of the past mentioned public road, 334.00 feet, to a steel pin for corner, and being a corner on a certain 6.69 acre tract of land now in the name of Hub Clark as it exists on ground;

THENCE South 67 degrees, 17 minutes East, a distance of 780.00 feet, along a very old existing fence line and the apparent southwesterly boundary line of the Hub Clark 6.69 acre tract, to a 24 inch Oak tree with wire deep within tree, and being an angle corner on tract herein described;

THENCE East along old existing fence line with fence growing deep within trees, and the south boundary line of the Hub Clark 22 acre tract as it is fenced on the ground, a distance of 741.5 feet, to a fence corner post and steel pin for corner, said corner being the northwest corner of a small, very old cemetery;

THENCE South 01 degrees, 55 minutes East, along old existing fence line and west boundary line of said cemetery, 304.5 feet, to a corner stone for the southwest corner of said cemetery (old fence corner once stood here); NOTE: said cemetery being a part of the Hub Clark 22 acre tract);

THENCE South 88 degrees 35 minutes East, along old fence line (fence lying on the ground), a distance of 222.00 feet, to a steel pin driven by an old fence corner which is now rotted away and is lying on the ground, and being the southeast corner of the past mentioned cemetery, and also being in the east boundary line of the E. Powell Survey, Abstract No. 1042 as it is fenced and recognized on the ground;

THENCE North 00 degrees, 03 minutes 30 seconds West, along old existing fence which is lying on the ground, and passing at 318 feet the northeast corner of said cemetery, same being a 10 inch cedar post, at the point where fence runs north, south and west; continuing on said course, a total distance of 888.99 feet, along the east boundary line of the E. Powell Survey, to

a steel pin for the northeast corner of said survey as it is recognized on the ground; NOTE: fence bears north 45 degrees West at this point for a distance of 31 feet; said steel pin being at the northwest corner of the J. Pointer Survey, Abstract No. 1043, and being the northwest corner of the past mentioned 80 acre tract which was conveyed from Henry D. Harrison to J. R. Harrison, and being the northeast corner of the past mentioned Hub Clark 22 acre tract;

THENCE North 87 degrees 39 minutes 10 seconds West 20.01 feet, to a steel pin for the southwest corner of the G. W. Davis Survey, Abstract No. 380, and being the southwest corner of the past mentioned Second Tract of 66 acres of land more or less, which was conveyed from Henry D. Harrison to J. R. Harrison;

THENCE North along the west boundary line of said 66 acre Second tract, same being an old existing fence line, a distance of 2025.3 feet, to a two-inch steel pipe and fence corner post for the northwest corner of the past mentioned Second tract of 66 acres more or less;

THENCE South 89 degrees, 54 minutes East, along the north boundary line of the above mentioned Second Tract of 66 acres more or less, passing the northeast corner of same at 1554.9 feet; said corner also being the northwest corner of the past mentioned 105 1/3 acre tract; continuing on said course, a total distance of 3826.91 feet, to a point for corner in the center line of a north and south public road whose width at this point is 45 feet; said point being the northeast corner of the 105 1/3 acre tract and being in the east boundary line of the G. W. Davis Survey, Abstract No. 380; (a steel pin and 6 inch cedar post bears north, 89 degrees, 54 minutes West 22.5 feet);

THENCE South 02 degrees 16 minutes 30 seconds West, along the center line of the above mentioned public road and the east boundary line of the G. W. Davis Survey, Abstract No. 380, a distance of 2071.78 feet, to a point in the center line of public road whose width is 40 feet at this point, for the southeast corner of the past mentioned 105 1/3 acre tract, and being the southeast corner of the G. W. Davis Survey, Abstract No. 380;

THENCE North 89 degrees, 16 minutes West, along existing fence line and the south boundary line of the 105 1/3 acre tract, and passing at 20 feet a steel pin and fence corner post in the west boundary line of mentioned public road; continuing on said course, a total distance of 1874.55 feet, to a steel pin and railroad crosstie fence corner post for the northeast corner of the Henry D. Harrison to J. R. Harrison First Tract of 80 acres more or less out of the J. Pointer Survey, Abstract No. 1043;

THENCE South 00 degrees 58 minutes 20 seconds West, along the east boundary line of the above mentioned First Tract of 80 acres more or less, a distance of 1870.53 feet, to a railroad crosstie fence corner post for the southeast corner of said 80 acre tract;

THENCE West, along the south boundary line of said Henry D. Harrison to J. R. Harrison 80 acre First Tract, same being a fence line, a distance of 1112.3 feet, to a round fourteen inch fence corner post for corner, and being the northeast corner of the past mentioned Fifth Tract of 15 acres;

THENCE South 00 degrees, 41 minutes, 10 seconds West, along existing fence line, and passing at 933.33 feet the southeast corner of said Fifth Tract of 15 acres, same being the northeast corner of the past mentioned Fourth Tract of 2 1/4 acres of land,



continuing on said course, and passing at 1098.33 feet the southeast corner of the above mentioned Fourth Tract (fence runs west and is lying on the ground at this point); continuing on said course, and passing at 1824.83 feet the southeast corner of the past mentioned Third Tract of 10 acres, same being the northeast corner of the past mentioned  $3\frac{1}{2}$  acre tract which was mentioned in the Leila Belle Sullivan Will of record in Vol. 79, page 683, of the Probate Records of Denton County, Texas; continuing on said course a total distance of 2408.25 feet, to a steel pin in an East and West fence line for the southeast corner of the past mentioned  $3\frac{1}{2}$  acre tract;

THENCE North 87 degrees, 30 minutes West, along existing fence line, 283.33 feet, to a steel pin and fence corner post for the southwest corner of said  $3\frac{1}{2}$  acre tract;

THENCE South 01 degree, 47 minutes West, along the East boundary line of the past mentioned First Tract of 100 acres out of the J. Plunk Survey, Abstract No. 1032, same being an old fence line, a distance of 1175.00 feet, to a steel pin and fence corner post for the southeast corner of said 100 acre First Tract, and being in the south boundary line of the J. Plunk Survey, Abstract No. 1032;

THENCE North 89 degrees, 27 minutes West, along existing fence line and the south boundary line of the above mentioned First Tract of 100 acres of land, and the south boundary line of the J. Plunk Survey, a distance of 167.00 feet, to a four-inch fence corner post and a pile of rocks for the northeast corner of a certain Third Tract of 40 acres of land which was conveyed from Mrs. L. B. Sullivan to J. R. Harrison, Sr., and being the northeast corner of the J. J. Wilburn Survey, Abstract No. 1427;

THENCE South 01 degree 40 minutes 50 seconds West, along the east boundary line of the above mentioned Third Tract of 40 acres and the east boundary line of the J. J. Wilburn Survey, a distance of 1327.01 feet, to a steel pin and a fence corner post for the southeast corner of said Third Tract of 40 acres, and being in the east boundary line of the J. Wilburn Survey;

THENCE North 89 degrees 13 minutes 30 seconds West, along fence line and passing the southwest corner of the above mentioned Third Tract of 40 acres and the southeast corner of the past mentioned Second Tract of 40 acres of land; continuing on said course, a total distance of 2634.35 feet, to a steel pin and fence corner post for the southwest corner of the said Second Tract of 40 acres in the J. J. Wilburn Survey, Abstract No. 1427, said corner being in the west boundary line of said Survey;

THENCE North, along the west boundary line of the J. J. Wilburn Survey and the west boundary line of the above mentioned Second Tract of 40 acres, a distance of 1317.07 feet, to a steel pin and twenty-four inch post oak tree with old wire grown deep in tree, for the northwest corner of the Second Tract of 40 acres and the northwest corner of the J. J. Wilburn Survey;

THENCE South 89 degrees, 27 minutes East, along old existing fence line and the North boundary line of the J. J. Wilburn Survey, Abstract No. 1427, a distance of 231.4 feet, to a steel pin for the southwest corner of the past mentioned First Tract of 100 acres of land out of the J. Plunk Survey, Abstract No. 1032;

THENCE North, 00 degrees, 18 minutes, 50 seconds East, along the west boundary line of the past mentioned 100 acre First Tract, a distance of 1795.96 feet, to a steel pin in the center line of an east and west public road whose width is 54 feet at this point (a steel pin and twelve inch double Post Oak tree bears south 27 feet;) said corner being the northwest corner of the past mentioned First Tract of 100 acres, and in the south boundary line of the E. Powell Survey, Abstract No. 1042;

THENCE West, along the south boundary line of the E. Powell Survey, a distance of 1440.75 feet, to point of beginning, and containing in all, 770.38571 acres of land.

The above described tract of land is made up of thirteen different tracts of land, ten or which were acquired by Walter Sullivan at various and sundry times during his lifetime as follows:

- (1) Eighty-six acres out of the E. Powell Survey, Abstract No. 1042 by deed dated November 11, 1902, recorded in Vol. 80, page 583, Deed Records of Denton County, Texas.
- (2) Fifteen acres out of John Pointer Survey, Abstract No. 1043, by deed dated November 11, 1902, recorded in Vol. 80, page 583, Deed Records of Denton County, Texas.
- (3) Two and one-fourth acres out of John Pointer Survey, Abstract No. 1043, by deed dated January 9, 1904, recorded in Vol. 92, page 90, Deed Records of Denton County, Texas.
- (4) Twenty-eight and one-half acres out of Edward Powell Survey, Abstract No. 1042, by deed dated January 23, 1911, recorded in Vol. 119, page 245, Deed Records of Denton County, Texas.
- (5) One hundred sixty-six acres out of Edward Powell Survey, Abstract No. 1042, by deed dated September 4, 1915, recorded in Vol. 114, page 589, Deed Records of Denton County, Texas.
- (6) Forty acres out of J. Wilburn Survey, Abstract No. 1427, by deed dated September 8, 1917, recorded in Vol. 156, page 162, Deed Records of Denton County, Texas.

(7) Forty acres out of J. Wilburn Survey, Abstract No. 1427, by deed dated September 8, 1917, recorded in Vol. 156, page 162, Deed Records of Denton County, Texas.

(8) One hundred acres out of J. Plunk Survey, Abstract No. 1032, by deed dated September 8, 1917, recorded in Vol. 1576, page 162, Deed Records of Denton County, Texas.

(9) Ten acres out of John Pointer Survey, Abstract No. 1043, by deed dated November 9, 1923, recorded in Vol. 189, page 516, Deed Records of Denton County, Texas.

(10) Three and one-fourth acres out of J. Owens Survey, Abstract No. 984, Deed Records of Denton County, Texas.

That Lelia Belle Sullivan, surviving wife of Walter Sullivan, obtained 105 1/3 acres out of the G. W. Davis Survey, Abstract No. 380, by deed dated February 15, 1928, recorded in Vol. 217, page 565, Deed Records of Denton County, Texas; that Henry Harrison, nephew of Walter Sullivan and wife, Lelia Belle Sullivan, acquired an 80 acre tract out of the J. Pointer Survey, Abstract No. 1043 and a 66 acre tract out of the G. W. Davis Survey, Abstract No. 380, by deed dated June 12, 1927, recorded in Vol. 215, page 603, Deed Records of Denton County, Texas; that the said Henry Harrison thereafter on the 28th day of July, 1939, conveyed both tracts of land to James Reid Harrison by deed recorded in Vol. 285, page 362, Deed Records of Denton County, Texas; that on the 9th day of March, 1943, Lelia Belle Sullivan conveyed the above mentioned 100 acres out of the J. Plunk Survey and the two 40 acre tracts out of the J. Wilburn Survey to J. R. Harrison, Sr. (James Reid Harrison), by deed shown of record in Vol. 340, page 159; that the said Lelia Belle Sullivan on the 7th day of November, 1953, conveyed the 105 1/3 acres out of the G. W. Davis Survey to the said James Reid Harrison and wife,

Irene R. Harrison by deed shown of record in Vol. 409, page 566, Deed Records of Denton County, Texas; that by deed dated November 24, 1954, the said Lelia Belle Sullivan conveyed the 166 acres, the 86 acres and the 28½ acres owned by her out of the Edward Powell Survey and the 10, 2½ and 15 acre tracts owned by her out of the John Pointer Survey to James Reid Harrison by deed shown of record in Vol. 409, page 564, Deed Records of Denton County, Texas; that the said Walter Sullivan went in to possession of the above described land as soon as the same was acquired by him, and resided, used and occupied the said land up until his death on the 11th day of July, 1925; that thereafter, the said Lelia Belle Sullivan owned, used and occupied the above described land acquired prior to the death of her husband and the land thereafter acquired by her, together with the above mentioned tracts of land acquired by Henry Harrison and later conveyed to James Reid Harrison until her death on March 27, 1955; that since March 27, 1955, the said land has been owned and used by the said James Reid Harrison; that since such time the said James Reid Harrison has rented the property to tenants who have used and occupied the same with the exclusion of all other persons; that at all times during Affiants' acquaintanceship with the property, the said property has been under a substantial fence, capable of turning cattle; that there has been and there now is a set of improvements upon said property consisting of a residence, barn and other outbuildings; that the land has been used for the purpose of raising livestock, and the fences have been maintained around said tract of land whereby the same could be used for running cattle thereon.

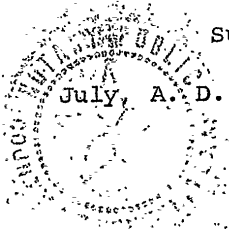
Affiants have each had contact and been familiar with the use, ownership, occupancy and possession, and have been acquainted with the same for more than fifty years; that they have known said lands for more than fifty years, and each of Affiants state that the

same has been held by the respective owners in open, adverse, visible, continuous and un-interrupted possession, to the knowledge of each of the Affiants, for a period of more than fifty years, during all of said period, no question, so far as known to either of Affiants, has ever arisen concerning the title thereto, except that claim asserted by Henry Harrison in a certain case styled Henry Harrison vs. James R. Harrison et ux, Cause No. 23,321, District Court of Denton County, Texas, which action was dismissed with prejudice as to the said Henry Harrison, and each of Affiants verily believes that on account of their acquaintance with said lands and with the respective owners thereof that if any question had ever arisen concerning said lands or any claim adverse to the owners have ever been asserted, to the same or any part thereof, that the Affiants would have known of it.

WITNESS our hands this 3rd day of July, A. D. 1963.

Frank Powledge  
Frank Powledge

James Reid Harrison  
James Reid Harrison



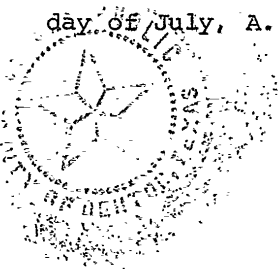
Subscribed and sworn to before me on this the 3rd day of July, A. D. 1963,

Robert Waldon Knight  
Notary Public in and for  
Denton, County, Texas

THE STATE OF TEXAS )  
(  
COUNTY OF DENTON )

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared FRANK POWLEDGE and JAMES REID HARRISON, 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 3rd day of July, A. D. 1963.



Robert Waldon Knight  
Notary Public, Denton County, Texas

VOL 496 PAGE 269

FILED FOR RECORD: 5 day of July A.D.1963 at 4:05 o'clock P.M.  
RECORDED: 10 day of July A.D.1963 at 9:30 o'clock A.M.

By: \_\_\_\_\_ Deputy Theta Parker, Clerk County Court,  
Denton County, Texas

THE STATE OF TEXAS,  
County of..... D E N T O N .....

Know All Men By These Presents:

8175

That we, JULIA A. CLARK, a widow, of Navarro County, Texas, VERA MILLIGAN joined by her husband, JOE A. MILLIGAN, of Young County, Texas, ALIENE C. HANKS, a widow, of Navarro County, Texas, and RUBY FRANCES DUDLEY joined by her husband, ALBERT C. DUDLEY, of

~~of~~the County of Rockwall, State of Texas for and in consideration of the sum of

-----TEN AND NO/100-----DOLLARS,  
and other good and valuable consideration

to us in hand paid by BETTY McFALLS SHELLEY, the full receipt of which is hereby acknowledged,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said

BETTY McFALLS SHELLEY

of the County of Denton, State of Texas ~~all that certain~~  
all those certain tracts and parcels of land lying and being situated in Denton County, State of Texas, and described in four (4) tracts as follows:

FIRST TRACT: BEGINNING at the South West corner of the Survey made by G. A. Davis;  
THENCE WEST 40 chains and 6 links to a rock on the South Boundary Line of the William Gorman 640 acre survey from which a black jack marked XX bears North 14 degrees West 117 links to a rock marked XX on the top, from which a Post Oak 10 inches in diameter marked X bears South 25 degrees East 16 links;  
THENCE EAST 40 chains and 6 links to a rock on the East Boundary Line of the William Gorman Survey;  
THENCE SOUTH 24 chains and 96 links to the PLACE OF BEGINNING, containing 100 acres of land in the said William Gorman Survey.

SECOND TRACT: BEGINNING at the North East corner of the William Gorman Survey;  
 THENCE SOUTH along the East Boundary Line of said survey, 751.3 varas to a Post Oak marked X;  
 THENCE WEST 751.3 varas to a Post Oak marked XX;  
 THENCE NORTH to a stake in North Boundary Line of said William Gorman Survey;  
 THENCE EAST with North Boundary Line of said William Gorman Survey to the PLACE OF BEGINNING, containing in all 100 acres of land, the South one-half (1/2) of which is conveyed by this Deed.

THIRD TRACT: BEGINNING at the North East corner of a survey made in the name of Edward Powell for 320 acres of land;  
 THENCE SOUTH 337 varas;  
 THENCE WEST 336 varas;  
 THENCE NORTH 337 varas, to the North line of said Powell Survey;  
 THENCE EAST along the North line of said Powell Survey, 336 varas to the PLACE OF BEGINNING, containing 15 acres of land in said Edward Powell Survey.

FOURTH TRACT: BEGINNING at a rock in the South Boundary Line of the William Gorman Survey and the North East corner of a tract of land sold by John Skinner and wife to S. M. Davis, wife of C. K. Davis;  
 THENCE SOUTH 118 varas;  
 THENCE SOUTH 68 degrees East 244 varas;  
 THENCE SOUTH 19 varas;  
 THENCE EAST 24 varas;  
 THENCE NORTH 237 varas;  
 THENCE WEST 252 varas to PLACE OF BEGINNING, containing 6.69 acres of land in said Edward Powell Survey.

SAVE AND EXCEPT that the Grantors hereby reserve unto themselves, their heirs and assigns, an undivided one-half (1/2) interest in and to all of the oil, gas, or other minerals in, on, or under said lands.

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

BETTY McFALLS SHELLEY, her

heirs and assigns forever; and we do hereby bind ourselves, our

heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said

BETTY McFALLS SHELLEY, her

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness our hands ~~xxx~~ this 28th day of August, A.D. 1968.

~~Witnesses to Deeds of Grantors~~

*Ruby Frances Dudley*  
 RUBY FRANCES DUDLEY  
*Albert C. Dudley*  
 ALBERT C. DUDLEY

*Julia A. Clark*  
 JULIA A. CLARK  
*Vera Milligan*  
 VERA MILLIGAN  
*Joe A. Milligan*  
 JOE A. MILLIGAN  
*Aliene C. Hanks*  
 ALIENE C. HANKS



THE STATE OF TEXAS,

COUNTY OF NAVARRO

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared

JULIA A. CLARK

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 29 day of Aug, A.D. 1968.

Notary Public, Navarro County, Texas

My Commission Expires June 1, 1969.

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF NAVARRO

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared

ALIENE C. HANKS

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 29 day of Aug, A.D. 1968.

Notary Public, Navarro County, Texas

My Commission Expires June 1, 1969.

My Commission Expires June, 19

THE STATE OF TEXAS,

COUNTY OF YOUNG DENTON

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared

JOE A. MILLIGAN and VERA MILLIGAN

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said

VERA MILLIGAN, wife of the said JOE A. MILLIGAN having been

examined by me privily and apart from her husband, and having the same fully explained to her, she, the said VERA MILLIGAN

acknowledged such instrument to be her act and deed, and she 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 28th day of August, A.D. 1968.

Notary Public, YOUNG DENTON County, Texas

My Commission Expires June 1, 1969.

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF ROCKWALL

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared

ALBERT C. DUDLEY and RUBY FRANCES DUDLEY

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said

RUBY FRANCES DUDLEY, wife of the said ALBERT C. DUDLEY having been

examined by me privily and apart from her husband, and having the same fully explained to her, she, the said RUBY FRANCES DUDLEY

acknowledged such instrument to be her act and deed and she 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 29 day of August, A.D. 1968.

Notary Public, ROCKWALL County, Texas

My Commission Expires June 1, 1969.

FILED FOR RECORD: 16 day of Sept. A.D. 1968 at 11:55 o'clock a m  
RECORDED: 25 day of Sept. A.D. 1968 at 8:50 o'clock a m  
By Jon Head Deputy THETA PARKER, CLERK COUNTY COURT  
Denton County, Texas

150—WARRANTY DEED (WITH VENDOR'S LIEN)

TEXAS STANDARD FORM

The State of Texas, } Know All Men by These Presents:  
County of DENTON

That I, BETTY MCFALLS SHELLEY, 3188

of the County of Denton State of Texas for and in consideration  
of the sum of

-----TEN AND NO/100-----DOLLARS  
and other good and valuable consideration  
to me paid, and secured to be paid, by THOMAS D. WALTERS,

as follows:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, and the balance of said consideration is evidenced by the execution and delivery by the Grantee, THOMAS D. WALTERS, of his one certain Vendor's Lien Note of even date herewith payable to the order of the Grantor, BETTY MCFALLS SHELLEY, in the principal sum of TWENTY ONE THOUSAND, SIX HUNDRED AND NO/100 DOLLARS (\$21,600.00), bearing interest from date at the rate of seven per centum (7%) per annum, both principal and interest payable in equal monthly installments of TWO HUNDRED FIFTY AND 80/100 DOLLARS (\$250.80) each, including interest, beginning on or before the 25th day of April, 1969, and continuing on or before the 25th day of each month thereafter until fifty-nine (59) payments have been made, and the entire balance of said Note is due and payable on or before five (5) years from date; said Note containing the usual default and attorney's fees clauses and, in addition to the Vendor's Lien herein retained to secure the payment of said Note, a Deed of Trust is this day given to EARL L. COLEMAN, Trustee, for the benefit of the holder of said Note,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said  
THOMAS D. WALTERS

of the County of Denton State of Texas all that certain  
lot, tract or parcel of land, lying and being situated in the County of Denton, State of Texas, and being a part of a certain First Tract of a called 100 acres of land, and a part of a certain Second Tract; these tracts being out of the WILLIAM GORHAM SURVEY, Abstract Number 497, Denton County, Texas; also, a part of a certain Third Tract and a part of a certain Fourth Tract out of the E. Powell Survey, Abstract Number 1042; the above tracts of land being conveyed by Warranty Deed dated August 28, 1968, from Julia A. Clark, a widow, to Betty McFalls Shelley, as shown of record in Volume 572, Page 14, of the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a steel pin in the centerline of a public road and being at the Southwest Corner of the past mentioned Fourth Tract;  
THENCE along the centerline meanderings of the above mentioned public road, the following courses and distances:  
NORTH 24 degrees, 00 minutes, 50 seconds East, 328.62 feet to a steel pin for corner in the North Boundary Line of the E. Powell Survey, same being in the North Boundary Line of said Fourth Tract and in the South Boundary Line of said Gorham Survey and in the South Boundary Line of the above mentioned First Tract;

NORTH 30 degrees, 55 minutes, 50 seconds East, 312.06 feet to a steel pin for angle in said road;  
 NORTH 20 degrees, 21 minutes East, 297.00 feet to a steel pin for angle in said road;  
 NORTH 38 degrees, 05 minutes East, 183.00 feet to a steel pin for angle in said road;  
 NORTH 49 degrees, 22 minutes, 10 seconds East, 1291.7 feet to a steel pin for angle in said road;  
 NORTH 34 degrees, 38 minutes, 20 seconds East, 505.2 feet to a steel pin for corner in the East Boundary Line of the Betty McFalls Shelley Second Tract and being in the East Boundary Line of the William Gorham Survey;  
 SOUTH 03 degrees, 01 minute, 20 seconds West, along fence line, 2046.3 feet to a steel pin and fence corner post for the recognized Southeast Corner of the Gorham Survey and the Southeast Corner of the First Tract of a called 100 acres;  
 THENCE SOUTH 34 degrees, 23 minutes, 20 seconds East, 36.09 feet to a steel pin and fence corner post for corner and being in the East Boundary Line of the E. Powell Survey, Abstract Number 1042, as fenced, same being in the East Boundary Line of the past mentioned Third Tract;  
 THENCE SOUTH 01 degree, 20 minutes, 20 seconds West, along fence line, 572.56 feet to a steel pin and fence corner post for the Southeast Corner of tract herein described;  
 THENCE NORTH 85 degrees, 57 minutes, 10 seconds West, along fence line, 975.1 feet to a 36 inch Oak with fence embedded in tree and being an inner el corner on the Betty McFalls Shelley Fourth tract;  
 THENCE NORTH 64 degrees, 54 minutes, 40 seconds West, along fence line, 777.54 feet to POINT OF BEGINNING and containing 59.19 acres of land.

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

THOMAS D. WALTERS, his

heirs and assigns forever and I do hereby bind myself, my

heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said THOMAS D. WALTERS, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained 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 my hand at Denton, Texas,  
 this 25th day of March 1969.

*Betty McFalls Shelley*  
 BETTY McFALLS SHELLEY

Witness at request of Grantor:  
 THE STATE OF TEXAS,  
 COUNTY OF DENTON }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BETTY McFALLS SHELLEY

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,  
 this the 25th day of March A. D. 1969.

*Charlotte Alt*  
 Notary Public in and for Denton County, Texas

FILED FOR RECORD: 25 day of March A.D. 1969 at 3:18 o'clock P.M.  
 RECORDED: 2 day of April A.D. 1969 at 11:35 o'clock A.M.  
 BY *E. Hensch* DEPUTY  
 THETA PARKER, CLERK COUNTY COURT  
 Denton County, Texas

PLAT EXHIBIT - G1

ABST. 1042  
E. POWELL S  
Aerial 10.2 & 10.3

