

H-94-002

HISTORIC LANDMARK ZONING PETITION
FINAL APPLICATION
CITY OF DENTON, TEXAS

SITE ADDRESS: 1004 W. OAK ST.

LEGAL DESCRIPTION (I
OR METES AND BOUNDS
EXHIBIT "A" IF NECES



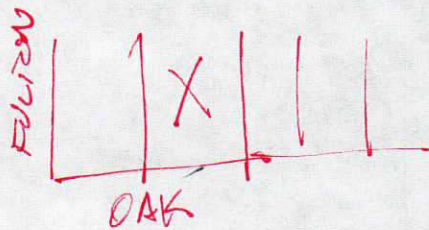
PRESENT USE, IF NOT
RELATIONSHIP OF APPL
CURRENT OWNER:

ZONING: MF

(Also complete Exhibit "B")

NAME OF OWNER(S)	ADDRESS	TELEPHONE NUMBER
<u>Howard + Margaret Watt</u>	<u>1004 W. OAK ST.</u>	<u>382-0851</u>

2151k/3



CONSTRUCTION/DESCRIPTION:

1) DATE(S) OF HISTORICAL OCCURRENCE, CONSTRUCTION OF FEATURE, PERSON, INSTITUTION OR ARCHAEOLOGICAL SITE: Approx 1900

2) DEMONSTRATE THE IMPORTANCE OF THE EVENT, FEATURE, PERSON OR INSTITUTION. DETAILED EXPLANATION OF WHY THIS SITE MARKER WILL BE OF IMPORTANCE TO THE ENTIRE COMMUNITY. (complete Exhibit "A")

3) DOCUMENTATION USED TO VERIFY ABOVE. ATTACH COPIES FOR PERMANENT FILES. (NEWSPAPERS, GOVERNMENT RECORDS, HISTORY BOOKS, PHOTOGRAPHS, etc.) Label as Exhibit "B": National Register? _____ Recorded Texas Landmark? _____
Local surveys or recognition? _____

4) ARCHITECT: Restoration - Mount-Miller - McCain

5) BUILDER: _____

6) EXTERIOR MATERIAL: Wood Frame - Bew. siding

7) ROOFING: Comp. - Gable, Hip

8) DOORS: wood sash - plain glass

9) WINDOWS: wood sash - plain glass

10) PORCHES: wood - covered

11) OUTBUILDINGS: @ 1910 (Garage)

12) LANDSCAPING AND FENCING: Cast iron ^{Antique} on brick retaining wall

EXHIBIT "C"

LEGAL DESCRIPTION

EXHIBIT "D"

CHAIN OF TITLE OF SITE AND/OR ENTERPRISE

Instructions: List the ownership title from the present to original owner.

- 1) List this information beginning with most recent.
- 2) Attach copies of each instrument.

NAME OF OWNER(S)	TYPE OF INSTRUMENT DATE (WARRANTY DEED)	VOLUME/PAGE NUMBER	BOOK-DEED RECORDS/ REAL PROP. RECORDS
<u>Howard E. + Margaret</u> WATT.	<u>7-10-89</u> <u>12-26-51</u>	<u>Vol. 2673</u>	<u>P. 310</u> <i>Real Prop.</i>
<u>Herman Lantrip</u>	<u>6-3</u>		
<u>H. S. Talley</u>	<u>6-3-46</u>	<u>Vol. 324-P. 609</u>	<u>Deed Rec.</u>
<u>F. V. Garrison</u>	<u>12-9-18</u>	<u>Vol. 162; P. 47</u>	"
<u>J. D. Bell</u>	<u>6-15-14</u>	<u>Vol. 137; P. 88</u>	<u>Deed Rec.</u>
<u>M. A. Woodward</u>	<u>3-20-97</u>	<u>Vol. 62; P. 306</u>	"

EXHIBIT "E"

CONSTRUCTION
(Where Applicable)

Instructions:

List chronologically and with as much detail as possible, dates the structure was built, builder, cost of improvements, and detailed descriptions of improvements. Include any significant remodeling with particular attention to exterior changes. Attach copies of all building permits, mechanic's liens and deeds of trust.

<u>DATE</u>	<u>CONTRACTOR'S NAME</u>	<u>DETAILED DESCRIPTION & NATURE OF WORK</u>	<u>COST</u>	<u>TYPE OF LEGAL INSTRUMENT*</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

*VOLUME AND PAGE

EXHIBIT "F"

SURVEYS

Instructions:

1) Attach subdivision map or Old Town Plat; 2) attach copy of old surveys you have and the on-the-ground survey when you purchased the property, or a current on-the-ground survey locating all improvements, easements, access to public roads, public improvements, encroachments and protrusions.

EXHIBIT "G"

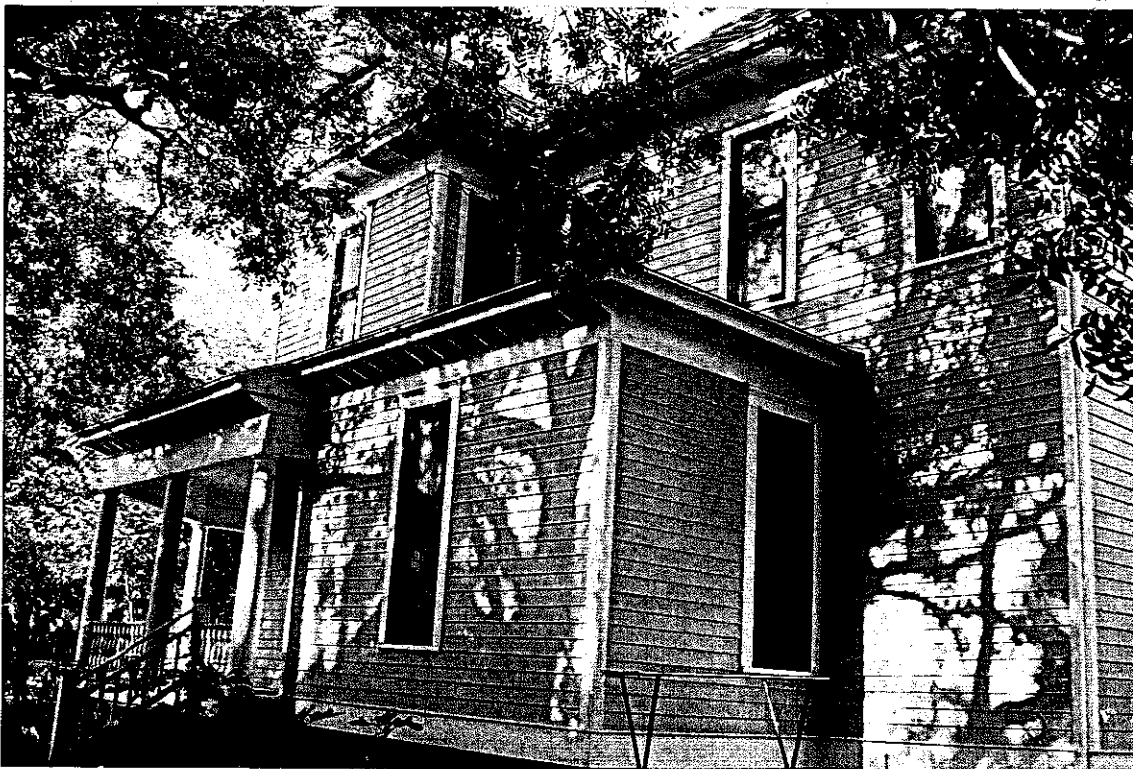
EXTERIOR PHOTOGRAPHS

Instructions:

Attach at least four (4) photographs of the Historical Marker site, one from each direction (North, East, South, West). (All photos shall be 3 x 5 or larger.)



SOUTH



EAST

WEST



NORTH

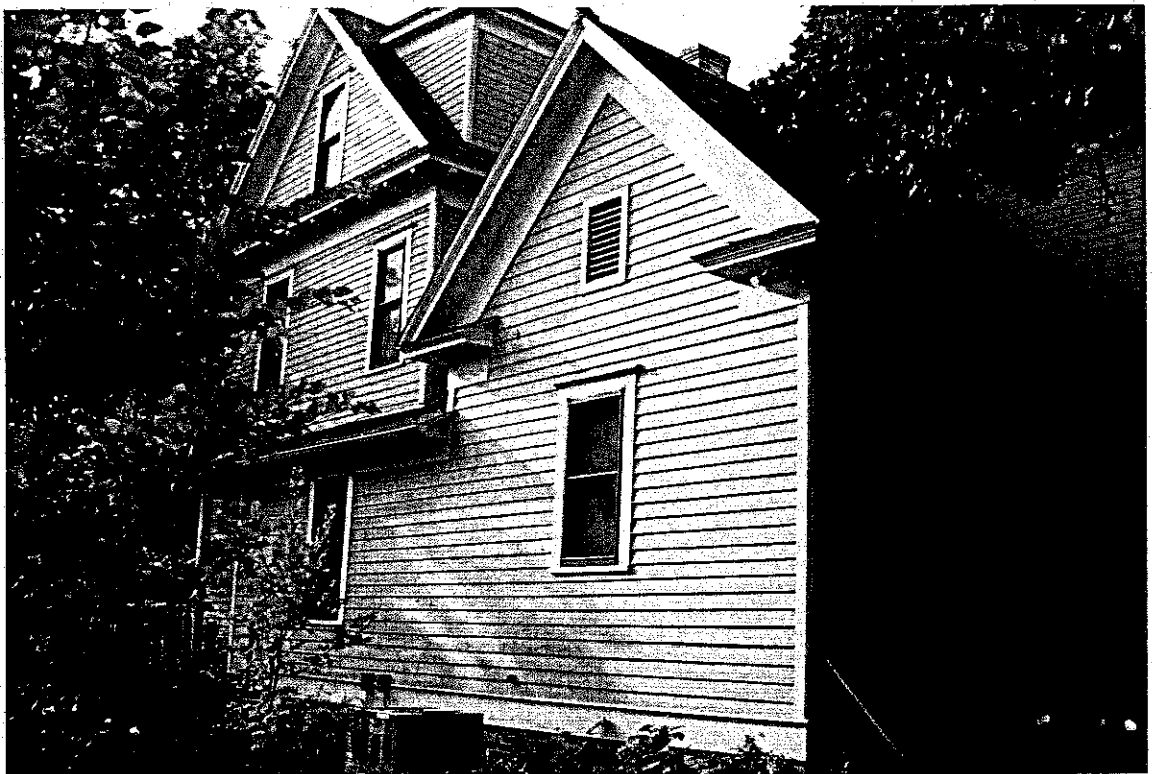


EXHIBIT "H"

Criteria to be used in Historical Landmark Designation

The petitioner will be responsible for furnishing data to the Planning and Development Department for submittal to the Landmark Commission substantiating that the property meets at least one or more of the following 13 criterion for Historic Landmark designation:

1. Character, interest or value as part of the development, heritage or cultural characteristics of the City of Denton, State of Texas, or the United States.
2. Recognition as a recorded Texas historic landmark, a national landmark, or entered into the National Register of Historic Places.
3. Embodiment of distinguishing characteristics of an architectural type or specimen.
4. Identification as the work of an architect or master builder whose individual work has influenced the development of the city.
5. Embodiment of elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
6. Relationship to other distinctive buildings, sites or areas which are eligible for preservation according to a plan based on architectural, historic or cultural motif.
7. Portrayal of the environment of a group of people in an area of history characterized by a distinctive architectural style.
8. Archaeological value in that it has produced or can be expected to produce data affecting theories of historic or prehistoric interest.
9. Exemplification of the cultural, economic, social, ethnic or historical heritage of the City, State or United States.
10. Location as the site of a significant historic event.
11. Identification with a person or persons who significantly contributed to the culture and development of the City, State or United States.
12. A building or structure that because of its location has become of value to a neighborhood, community area, or the city.
13. Value as an aspect of community sentiment or public pride.

EXHIBIT A

FIELD NOTES to all that certain tract of land situated in the E. Puchalski Survey Abstract Number 996, City of Denton, Denton County, Texas, and being that part of Lots 2 and 3 of the W.H. Mounts Addition as shown by the Plat thereof recorded in Volume 35, Page 381 of the Deed Records of Denton County, Texas described in the Deed from H. J. Talley et ux to H. W. Lantrip et ux recorded in Volume 376, Page 314 of the said Deed Records; the subject tract being more particularly described as follows:

BEGINNING for the Southeast Corner of the herein described tract at the Southeast Corner of the Lantrip Tract in the North Line of West Oak Street at a 1/2 inch iron rod found at the Southwest Corner of the tract described in the Deed from Mylrain House to Ray Moyers et ux recorded in Volume 1211, Page 360 of the Real Property Records of Denton County, Texas, and being called to be 65 feet West of the Southeast Corner of Lot 2 of the Mounts Addition;

THENCE North 89 Degrees 04 Minutes 30 Seconds West with the North Line of West Oak Street, passing at 46 feet the Southwest Corner of Lot 2 and the Southeast Corner of Lot 3 and continuing along the same course, in all, a total distance of 115.56 feet to a 1/2 inch iron rod set for the Southwest Corner of the Lantrip Tract and the Southwest Corner of the tract described in the Deed from George Hopkins to Delta Sigma Phi Fraternity recorded in Volume 816, Page 394 of the said Deed Records and being East 0.4 feet from the edge of a concrete retaining wall;

THENCE North 01 Degrees 13 Minutes 10 Seconds East severing Lot 3 a distance of 194.2 feet to a "V" cut in a concrete driveway at the base of a concrete retaining wall for the Northwest Corner of the Lantrip Tract and the Northeast Corner of the Delta Sigma Phi Tract in the South Line of Gregg Street (formerly Mounts Avenue);

THENCE South 89 Degrees 04 Minutes 30 Seconds East with the South Line of Gregg Street, passing the Northeast Corner of Lot 3 and the Northwest Corner of Lot 2 and continuing along the same course, in all, a total distance of 115.56 feet to a 1/2 inch iron rod found at the Northeast Corner of the said Moyers Tract;

THENCE South 01 Degrees 13 Minutes 10 Seconds West severing Lot 2 along an established hedge a distance of 194.2 feet to the PLACE OF BEGINNING and enclosing 0.51 of an acre of land.

Exhibit A

The house is a restoration of an architectural style from the turn of the century that will help the citizens of Denton to understand what our city in part looked like in the year 1900. The exterior of the house was restored with attention to historic accuracy.

State Texas
 County Denton

SCHEDULE No. 1.—PO

Township or other division of county _____
(Insert name of township, town, precinct, district, or other civil division, as the case may be. See instructions.)
 Name of incorporated city, town, or village, within the above-named division, Winters
 Enumerated by me on the 6th day of June, 1900, Edell

LOCATION.				NAME of each person whose place of abode on June 1, 1900, was in this family. <small>Enter surname first, then the given name and middle initial, if any. [Include every person living on June 1, 1900. Omit children born since June 1, 1900.]</small>	RELATION. <small>Relationship of each person to the head of the family.</small>	PERSONAL DESCRIPTION.							NATIVE			
IN CITY.	Home Number.	Number of dwelling houses in the street or village.	Number of family, in the order of relation.			Color or race.	Sex.	DATE OF BIRTH.		Age at last birthday.	Whether single, married, widowed, or divorced.	Number of years married.	Mother of how many children.	Number of these children living.	Place of birth of each person and parents of no State, give the State or Territory, if of	Place of birth of this Person.
Street.				Month.	Year.			8	9						10	11
Denton		146		1	John M. Corbin	Head	W	M	Feb 1867	31	M	7		Arkansas	Ala	
					Jennie	wife	W	F	May 1865	35	M	7	1	Mississippi	Geo	
					Harry Richard	Son	W	M	Mar 1893	7	M			Arkansas	Geo	
					Richardson W.	Brother	W	M	Apr 1883	17	M			Arkansas	Miss	
					Coleman Froyen	servant	B	F	Oct 1863	36	M			Texas	Miss	
					Corr. Westwood	helper	W	M	July 1889	11	M			Texas	Miss	
Denton		145	147	2	Wright John	Head	B	M	Mar 1875	25	M	2	1	Texas	Ala	
					Marjorie	wife	B	F	Oct 1876	24	M	2	1	Texas	Ala	
					Clara Amanda	daughter	B	F	Nov 1884	16	M			Texas	Ala	
					Wright Lucy	daughter	B	F	Jan 1894	6	M			Texas	Ala	
					Bourman Harold	Brother	B	M	May 1865	35	M	1	1	Texas	Tx	
		146	148	3	McLennan John	Head	W	M	Nov 1845	54	M	39		Virginia	Virg	
					Field	wife	W	F	Dec 1848	51	M	59	11	6	Kentucky	Geo
					Ross	Son	W	M	July 1875	24	M			Texas	Virg	
		147	149	4	McLennan John	Head	W	M	July 1868	31	M	6		Texas	Virg	
					Lula	wife	W	F	Feb 1871	29	M	6	1	1	Mississippi	Miss
Denton		148	150	5	Hendrick John	Head	W	M	Sept 1854	45	M	3	3	Illinois	Ill	
					Clara	daughter	W	F	Feb 1881	19	M			Texas	Ill	
		149	151	6	Some Joe	Head	B	M	Aug 1878	22	M	2		Texas	Ala	
					Ann	wife	B	F	May 1880	20	M	2	0	0	Mississippi	Miss
					Lawrence	Brother	B	M	Apr 1882	18	M	2	2	1	Texas	Miss
					Labony	Brother	B	M	May 1880	20	M	2			Texas	Miss
					Luella	daughter	B	F	Jan 1894	6	M				Texas	Ala
		150	152	7	Mounts Mattie	Head	W	F	Nov 1838	62	M	7	7	Mississippi	Miss	
					Alida	daughter	W	F	Aug 1882	17	M				Texas	Virg
					Wright Will	Son	W	M	Mar 1871	29	M	3			Texas	Tx
				Sena A.	daughter	W	F	Dec 1876	23	M	3	0	0	Texas	Virg	
				Souders Jess A.	Brother	W	M	Dec 1867	32	M	7			Indiana	Virg	
				Virginia	Brother	W	F	Dec 1869	30	M	7	1	1	Texas	Virg	
				Bernard	Brother	W	M	Oct 1873	26	M				Wisconsin	Virg	
				Anniston Clara	Brother	W	F	Dec 1869	31	M				Kentucky	Virg	
	151	153	8	Libberty Quinn	Head	W	M	Mar 1872	28	M	1			Texas	Virg	

Serial Number	Name	Relationship to head of family	Sex	Color of hair	Age at last birth	Whether single, widowed, or divorced	Number of persons in household	Place of birth of this person	Place of birth of father	Place of birth of mother	Date		Age at last birth	Whether single, widowed, or divorced	Number of persons in household	Place of birth of this person	Place of birth of father	Place of birth of mother
											Month	Year						
146	John Corbin	Head	M	W	31	M	7	Arkansas	Alabama			Feb	1867					
	Dennis	wife	F	W	35	M	7	Mississippi	Georgia			May	1865					
	Harriett	daughter	F	W	17	S		Arkansas	Georgia			Mar	1883					
	Richard	son	M	W	17	S		Arkansas	Missouri			Apr	1883					
	Coleman	son	M	B	16	S		Arkansas	Missouri			Oct	1883					
	Corr. West	son	M	W	11	S		Arkansas	Missouri			July	1889					
145	Night John	Head	M	B	25	M	2	Texas	Alabama			Mar	1882					
	Mary	wife	F	B	24	M	2	Texas	Alabama			Oct	1876					
	Clara	daughter	F	B	16	S		Texas	Alabama			Nov	1884					
	Night Lucy	daughter	F	B	6	S		Texas	Texas			Jan	1894					
	Bourman	son	M	B	35	S	1	Texas	Texas			May	1863					
146	Mc Cormick	Head	M	W	39	M	9	Virginia	Virginia			Nov	1840					
	Mild	wife	F	W	37	M	11	Kentucky	Georgia			Dec	1840					
	Ross	son	M	W	24	S		Texas	Virginia			July	1870					
147	Mc Cormick	Head	M	W	31	M	6	Texas	Virginia			July	1868					
	Lida	wife	F	W	29	M	6	Mississippi	Mississippi			Feb	1871					
148	Bendick	Head	M	W	45	M	3	Illinois	Illinois			Sept	1854					
	Alaugh	son	M	W	26	S		Illinois	Indiana			Sept	1873					
	Louisa	daughter	F	W	19	S		Texas	Illinois			Feb	1881					
149	James	Head	M	B	22	M	2	Texas	Alabama			Aug	1878					
	Ann	wife	F	B	20	M	0	Mississippi	Mississippi			May	1880					
	Terow	son	M	B	8	M	2	Texas	Mississippi			Apr	1882					
	Calvary	son	M	B	28	M	2	Texas	Mississippi			May	1880					
	Frank	son	M	B	16	S		Texas	Alabama			June	1890					
150	Mounts	Head	M	W	62	M	7	Mississippi	Virginia			Nov	1838					
	Alida	daughter	F	W	17	S		Texas	Virginia			Aug	1882					
	Night Will	son	M	W	29	M	3	Texas	Texas			Mar	1871					
	Sena	daughter	F	W	23	M	3	Texas	Virginia			Dec	1876					
	Sanders	son	M	W	32	M	7	Indiana	Virginia			Oct	1867					
	Virginia	daughter	F	W	30	M	7	Texas	Kentucky			Dec	1869					
	Bernard	son	M	W	6	S		Missouri	Indiana			Oct	1873					
	Agnes	daughter	F	W	31	S		Kentucky	Indiana			Dec	1869					
151	Wright	Head	M	W	26	M	1	Texas	Kentucky			Apr	1874					
	Birdie	wife	F	W	28	M	1	Texas	Indiana			Nov	1876					
	Margaret	daughter	F	W	2	S		Texas	Texas			May	1900					
	Emmet	son	M	W	5	S		Texas	Texas			Oct	1895					
152	Miller	Head	M	W	27	M	8	Texas	Texas			July	1872					
	Effie	wife	F	W	25	M	3	Texas	Texas			July	1874					
	Blanche	daughter	F	W	1	S		Texas	Texas			July	1898					
153	Wright	Head	M	W	60	M	8	Mississippi	Alabama			Feb	1840					
	Wright	son	M	W	8	S		Texas	Mississippi			May	1892					
	Long	daughter	F	W	26	S	0	Mississippi	Alabama			Oct	1873					
	Mc Cormick	daughter	F	W	30	M	2	Mississippi	Alabama			Aug	1869					
	Arta	daughter	F	W	8	S		Texas	Texas			July	1891					
	Nina	daughter	F	W	5	S		Texas	Texas			May	1895					
	Ellie	daughter	F	W	2	S		Kentucky	Alabama			Dec	1897					

1901 Tax Record

183.

Assessment of Property in

North

County Owned by Resident

FORM B.

OWNER	LAND			CITY OR TOWN PROPERTY			HORSE AND CARRIAGES		CATTLE		SHEEP AND SWINE	
	Assessed No.	Cont. or Bldgs.	Value	City or Town	% of Value	Value	No.	Value	No.	Value	No.	Value
1. G. L. ...	185	1000	60	North	100%	1000	4	200	1	50		
2. G. L. ...	1063	1600	101	North	100%	1600	2	100	2	20		
3. G. L. ...	1063	400	80	North	100%	400	1	30	1	10		
4. G. L. ...	1063	700	100	North	100%	700	2	100	1	15		
5. G. L. ...	1063	700	100	North	100%	700	1	30	1	10		
6. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
7. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
8. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
9. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
10. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
11. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
12. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
13. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
14. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
15. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
16. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
17. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
18. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
19. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
20. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
21. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
22. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
23. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
24. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
25. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
26. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
27. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
28. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
29. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
30. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
31. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
32. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
33. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		
34. G. L. ...	1063	700	100	North	100%	700	2	60	1	10		

Rendered for Taxation by the Owners or Agents thereof for the Year 1907

No. of Receipts	Amount Received	TAXES ABSTRACTED											
		CITY TAXES					COUNTY TAXES					TOTAL STATE AND COUNTY TAXES	
No.	Dollars	WATER TAXES		SCHOOL TAXES		AD VALOREM TAXES		SPECIAL TAXES		DISTRICT SCHOOL TAXES		Dollars	Cts.
		Dollars	Cts.	Dollars	Cts.	Dollars	Cts.	Dollars	Cts.	Dollars	Cts.		
26	1800	300	524	1080	1080	1080	1080	1080	1080	1080	1080	1080	1080
27	2000	333	360	448	488	100	1611	1200	1611	1848	1848	1848	1848
28	2685	448	360	488	488	100	1611	1200	1611	1848	1848	1848	1848
29	2000	333	360	448	488	100	1611	1200	1611	1848	1848	1848	1848
30	1860	310	335	448	488	100	1611	1200	1611	1848	1848	1848	1848
31	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
32	200	33	36	80	100	100	120	273	273	606	606	606	606
33	448	96	80	80	100	100	273	273	273	606	606	606	606
34	330	55	59	100	100	100	198	198	198	457	457	457	457
35	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
36	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
37	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
38	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
39	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
40	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
41	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
42	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
43	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
44	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
45	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
46	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
47	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
48	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
49	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956
50	1000	167	180	180	180	100	600	1116	1116	1956	1956	1956	1956

CITY OF DENTON, TEXAS

VALUATION AND OWNERSHIP RECORD

SEC. D

LIENHOLDER RECORD

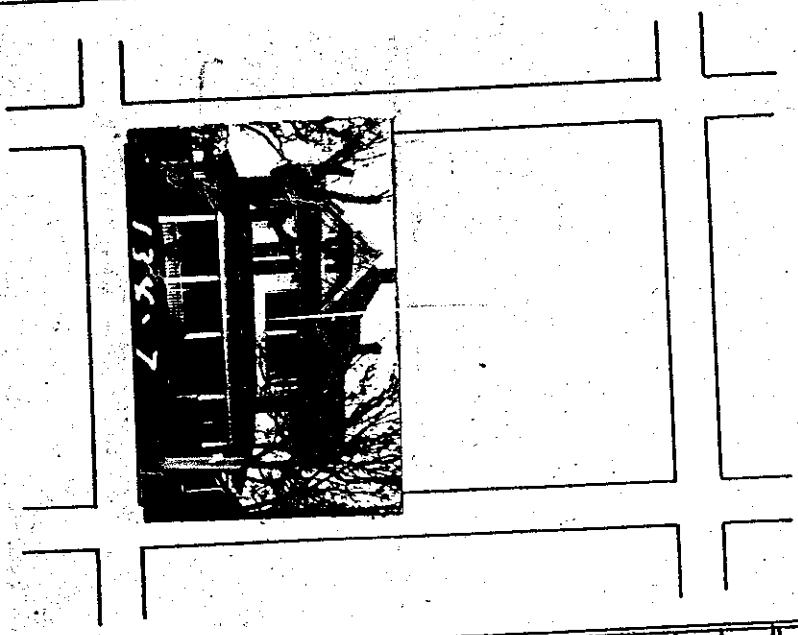
Kind

SEC. E IRREGULAR SHAPE LOT

SEC. F

SIZE OF LOT
Front Depth

Ur



125	X	150	2
125	X	44	
	X		
	X		

ACREAGE

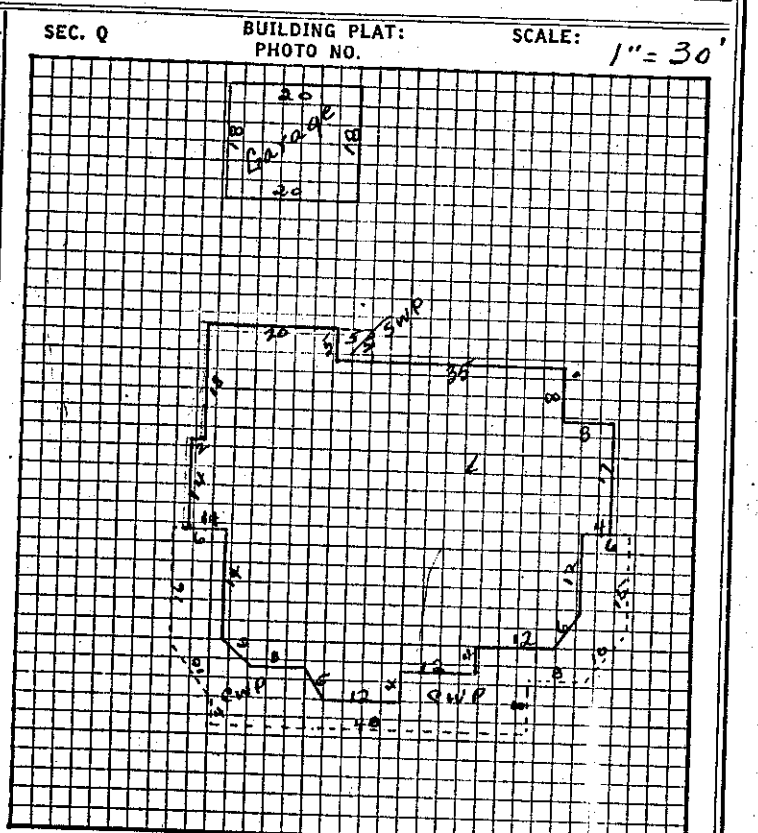
Ac.
Ac.
Ac.

SEC. H—REMARKS:

MAJOR BUILDING DESCRIPTIONS

ONE FAMILY RESIDENCE 1 Story Dwelling 1 1/2 Story Dwelling 2 Story Dwelling 3 Story Dwelling Garage Apartment		ROOM DISTRIBUTION B'nt 1st 2nd 3rd Bath Attic					SEC. L COMMERCIAL BUILDING Store Store Office Store Apt. Store Rms. Office Bldg. Hotel Apt. Hotel				SEC. O BUILDING PERMITS Number Date Kind Amount Fire Loss Date Replaced Building Removed Insurance \$			
		SEC. J MULTIPLE FAMILY APTS. Apartment 1 Story Duplex 2 Story Duplex Tourist Apts. Converted Dwelling					SEC. M LIGHT INDUSTRIAL BUILDING Factory Warehouse Elevator				SEC. P No. Bldg. Est. Life No. Stys. Hght. Life Year Bldg. Stated Cost Built 1900 Estimated Recondit'd			
SEC. K OCCUPANCY <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant						SEC. N RENTAL Units Rental Area Monthly Rental Stated Estimated				GRADE: OBSERVED CONDITION Good Average Cheap Exterior Good Fair Poor Interior Good Fair Poor				
BUILDING USE Residence BUILDER: ARCHITECTURE <i>Wed.</i> F.H.A. COMMITMENT:						OWNER'S ESTIMATE OF VALUE: Land \$ ASKING PRICE \$ ON MARKET? Bldg. \$ OFFER \$				REMARKS:				

FOUNDATION <input checked="" type="checkbox"/> Solid Concrete <input type="checkbox"/> Piers Concrete Block <input type="checkbox"/> Piling Brick <input type="checkbox"/> Under Piling Stone Wood Piers		INTERIOR TRIM <input checked="" type="checkbox"/> Pine Milled <input type="checkbox"/> Hardwood Plain <input checked="" type="checkbox"/> Ceiling <i>Com.</i>	
BASEMENT Full . . . Half Earth Floor Finished Concrete Wood Unfinished Garage Rooms Size		WINDOW SASH & ENTRANCES Number Plain Glass <input checked="" type="checkbox"/> Wood Sash Plate Glass Steel Sash Wireglass Casement Sky Lights Entrances <input type="checkbox"/> Front <input type="checkbox"/> Rear	
EXTERIOR WALLS <input checked="" type="checkbox"/> Wood Frame Native Stone Steel Frame Cut Stone Concrete Frame <i>Dev.</i> Siding Solid Masonry Shingles Veneer Cor. Iron Com. Brick Sheet Metal Face Brick Native Lumber Stucco Box Cement Block <input checked="" type="checkbox"/> Paint Cond: <i>F</i>		PLUMBING GRADE: <i>M</i> Water Heater Modern Lavatories <input checked="" type="checkbox"/> Old Style Commodes Septic Tank Urinals Cess Pool Slop Sinks Total Fixtures <i>2</i> Laundry Tubs	
ROOF TYPE AND MATERIAL <input checked="" type="checkbox"/> Gable Shingle <input checked="" type="checkbox"/> Hip Tile <input type="checkbox"/> Flat Slate <input type="checkbox"/> Shed Metal Gambrel <input checked="" type="checkbox"/> Compo <input checked="" type="checkbox"/> Pitch <i>N</i> Conc. Slab Dormers Size Tar-Gravel		BATH ROOM 2 <i>1 base 1 unit</i> Tub 2 Lavatory 2 Commode Shower Stall Comb. S-Tub Med. Cabt. Dress. Table Linen Closet Wainsc't Floor	
FLOORS AND FINISH <input checked="" type="checkbox"/> Wood Joist Tile Steel Joist Cement Conc. Joist Terrazzo <input checked="" type="checkbox"/> <i>Plain</i> Pine Rubberoid Hardwood Linoleum		KITCHEN Sink <input checked="" type="checkbox"/> M Drain Kitchen Cab'ts Broom Closet <input checked="" type="checkbox"/> Water Heater Incinerator Ironing Board Wainsc't Floor	
INTERIOR WALLS Unfinished Plaster <input checked="" type="checkbox"/> Canvas & Papered Textone <input checked="" type="checkbox"/> Shiplap Painted Wallboard Decorated Sheetrock Lath		HEATING <input checked="" type="checkbox"/> Stoves Gas Floor Heaters Coal Closet Heaters Oil Central Plant Wood <input checked="" type="checkbox"/> Fireplace Actual Mantle Only	
PARTITIONS <input checked="" type="checkbox"/> Woodstud Canvas & Papered <input checked="" type="checkbox"/> Metalstud Hollow Tile <input checked="" type="checkbox"/> Shiplap Textone Sheetrock Painted Sheet Metal Decorated Boxing Unfinished		LIGHTING <input checked="" type="checkbox"/> Electricity Fixtures Gas Good Lamps <input checked="" type="checkbox"/> Moderate System Cheap	
BUILT-IN FEATURES AND SPECIAL EQUIPMENT Linen Closets Mirror Doors Air-Conditioning \$ Clothes Chute Book Shelves Insulation Dress. Table Tel. Cab't Elevators China Cab't Wall Beds Weather Strips. <input checked="" type="checkbox"/> Breakfast Nook Cedar Closets Refrigeration Ventilation			



SEC. R CALCULATED AREA BASIC PERIMETER: ACTUAL: <i>231</i>	
CALCULATED AREA	TOTAL

SEC. S SUMMARY OF VALUE			
TYPE	GRADE	RATE	BASIC COST
ADJUSTMENTS		ADD	DEDUCT
NET ()			

REPRODUCTION COST NEW DEPRECIATION: <i>35</i> AGE: <i>34</i> % CONDITION: % OTHER: %	8127 2763
PRESENT VALUE MAJOR BUILDING 2763	

SEC. T GARAGE AND OTHER MINOR BUILDINGS															
Bldg.	Sty.	Found.	Walls	Roof	Floor	Plumb.	Type	Grade	Dimensions	Area	Year Built	Rate	Reproduction Cost New	Cond.	DEPRECIATION % Age % Cond.
2.									18 x 20	360	1910	135	126	F	25 85
3.									X						27
4.									X						

TOTAL BUILDING VALUE 2890													
LAND VALUE 2618													
BUILDING AND LAND VALUE 5508													
BUILDING VALUATION ADJUSTMENTS BY YEARS													
Year	Bldg.	Type	Grade	Rate	Basic Cost	Adjustments Add.	Adjustments Deduct	Reproduction Cost New	Cond.	% Age	% Cond.	Other	ADJUSTED VALUE

CITY

89-126 D

REAL PROPERTY RECORDS

WARRANTY DEED WITH VENDOR'S LIEN

048818

THE STATE OF TEXAS §
COUNTY OF DENTON §

KNOW ALL MEN BY THESE PRESENTS:

That we, H. W. LANTRIP and wife, GENEVA I. LANTRIP, of the County of Denton, State of Texas, Grantors, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to the undersigned cash in hand paid by the Grantees herein named, the receipt of which is hereby acknowledged, and the further consideration of the execution and delivery by the Grantees herein of one certain promissory note of even date herewith in the original principal sum of ONE HUNDRED FIVE THOUSAND AND NO/100 (\$105,000.00) DOLLARS, bearing interest from date as provided for therein, both principal and interest payable to the order of FIRST STATE BANK OF DENTON as provided for in the note; said note represents that amount this day advanced and paid by FIRST STATE BANK OF DENTON for the purchase price of said property at the special instance and request of the Grantees and for their use and benefit; the vendor's lien herein retained is hereby given and granted to FIRST STATE BANK OF DENTON, the payee of said note, and such payee or other holder thereof is subrogated all the right, titles and remedies which the Grantors would have if said note were payable directly to them, the payment of which note is secured by vendor's lien herein retained, and is additionally secured by a deed of trust, of even date herewith, to FRANK W. STEELE, Trustee, have GRANTED, SOLD, AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto HOWARD E. WATT and wife, MARGARET A. WATT, of the County of Denton, State of Texas, Grantees, whose mailing address is 1108 North Locust, Denton, Texas 76201, all of the following described real property in Denton County, Texas to-wit:

All that certain 0.51 of an acre of land situated in the City of Denton, Denton County, Texas, fully described in Exhibit "A" attached hereto and made a part hereof.

This deed is executed and delivered subject to all easements, reservations, conditions, covenants and restrictive covenants as

the same appear of record in the office of the County Clerk of the county aforesaid. It is also subject to any outstanding oil, gas and other mineral interest owned by others of record in the Office of the County Clerk of the county aforesaid.

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

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above described premises, is retained against the above described property, premises and improvements until the above described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

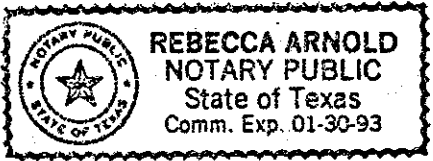
EXECUTED this 10th day of July, 1989.

H. W. Lantrip
H. W. LANTRIP
Geneva I. Lantrip
GENEVA I. LANTRIP

THE STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 10th day of July, 1989, by H. W. LANTRIP and wife, GENEVA I. LANTRIP.

Rebecca Arnold
Notary Public, State of Texas



Notary's printed name _____
My Commission Expires: _____

FOR USE BY COUNTY CLERK	PLEASE RETURN TO
	Howard E. Watt 1108 North Locust Denton, Texas 76201

Description of Project (Sheet #1)

EXTERIOR

1) What work did your project entail?

Levelling.

Installing new exterior foundation and several new interior foundation pads and rebuilt piers.

Replacing some decayed exterior wood sills.

Rebuilding exterior foundation piers of brick connected by relaid brick underpinning.

Removing aluminum windows enclosing former open porch.

Installing cantilevered beam anchored along top of hall wall in attic to lift sag where unsupported corner of gable carried end of beam across porch.

Raising and reinforcing a badly sagging exterior wall spanning across a 13' room below. Repairing the siding and window after correction.

2) What research or structural evidence was used to substantiate any changes made to the building or landscape?

No important changes were made to exterior except removal of aluminum windows to open up second floor porch (obvious - no research required) and addition of new dormer on a back gable to light new guest bath.

Scars on columns and wall indicated location of missing runs of porch balusters.

Reroofing and replacing typical metal ridge roll and gable finials.

Making some repairs to cypress siding.

Scraping entire house and brushing on 2 coats of Benjamin Moore exterior latex paint.

Repairing, rescreening, and repainting screens.

Reflooring porch with wolmanized pine flooring.

Replacing some porch baluster sections.

Building brick steps.

Regrading yard to reroute drainage away from foundation and to make lawn more level by lowering SW corner.

Relaying original brick walk.

Building brick base and installing antique iron fence around all of front yard.

Description of Project (Sheet #2)

3) How was the work done (repairs to existing fabric or new fabric, etc.)?

Foundation work was done by levelling on cribbing, rebuilding several new interior piers with haydite block on new concrete foundation pads, pouring continuous exterior foundation pad, on which new brick piers and underpinning were installed around entire house. Old underpinning had shifted, cracked, been plastered. It was removed, bricks cleaned along with bricks salvaged from interior piers, and exterior relaid using this brick.

Sagging exterior wall over Family Room was raised with jacks centered over piers, doubled 2"x12" lintel installed in attic on outside face of wall and plywood glued and screwed to inside face of shiplap interior sheathing.

4) Who completed the work (homeowner or contractor)? Please cite by name.

Work was directed by Architect Isabel Miller as Construction Manager. Carpentry Foreman was Ray Huttash, skilled, thoughtful, and thorough. Painting Foreman was John Howington, skilled and expeditious. There were 5 to 6 versatile helpers. Plumbing, wiring, roofing, insulating, and air conditioning were done by contract. The owner paid the workers and the materials bills weekly, others monthly.

5) Any additional comments?

None.

6) Where did you hear about the Great American Home Awards?

Local newspaper	Yes _____	Name _____
Local preservation group	Yes _____	Name _____
National Trust info/publication	Yes _____	
Other _____		

Description of Project (Sheet #1)*INTERIOR***1) What work did your project entail?**

Removing all non-original partitions, all wiring, plumbing, and bath fixtures.

Temporarily removing mantels and hearths (floors to be raised).

Leveling house - raising 0"(SW corner) to 5"(NE corner).

Raising sagged or leaning walls, making them plumb, stabilizing them.

Installing new kitchen in original large kitchen area.

Installing 4 new baths.

Adding a guest room in the attic with extension of original stair detailing.

Rehabbing 2 fireplaces with dampers, opening up 2 other sealed fireboxes and outfitting for gas logs.

2) What research or structural evidence was used to substantiate any changes made to the building or landscape?

2.

Walls removed or added evidenced by scars or cuts and patches in shiplap sheathing.

Old openings evidenced by patches in sheathing or siding.

The evidence indicated the pairs of double doors in the front rooms had originally been sliding pocket doors and that several doors into the hall had had transoms; but these changes were not made.

Some trim or doors not of original style indicating later additions.

House was pretty accurately dated by an 1897 copy of the Cincinnati Times used as padding behind of one of the mantel mirrors.

Removing and hand-stripping all window and door trim and mantels.

Installing 1/2" gypsum board throughout over 3/4" existing wood sheathing.

Repairing doors or finding matching 4 panel doors.

Replacing 4 stripped and refinished mantels. Replacing tile hearths and ornamental cast iron firebox frames.

Removing asphalt tile on floors, refinishing natural pine floors.

Applying natural finish to stair, all trim and mantels.

Painting all doors.

Papering 6 rooms and stair hall, painting remaining spaces.

Installing antique or custom-made period lighting fixtures.

Description of Project (Sheet #2)

3) How was the work done (repairs to existing fabric or new fabric, etc.)?

After levelling house (see Exterior), leaning walls (2" to 2 1/2") were plumbed by using 3 systems of "come-a-long"s each attached to the exterior sill on one side of the house and to a reinforced top plate on the other side. The force of each was multiplied several-fold by leveraging as shown in diagram. When adequate plumbness was achieved, walls near and parallel to the cables were faced with 3/8" plywood glued and screwed to one face. Next morning cables were released and very little movement was detectable.

4) Who completed the work (homeowner or contractor)? Please cite by name.

Work was directed by Architect Isabel Miller as Construction Manager. Carpentry Foreman was Ray Huttash, skilled, thoughtful, and thorough. Painting Foreman was John Howington, skilled and expeditious. There were 5 to 6 versatile helpers. Plumbing, wiring, roofing, insulating, and air conditioning were done by contract. The owner paid the workers and the materials bills weekly, others monthly.

5) Any additional comments?

When the new guest room was added in the attic, many long essentially clear pine 2"x4" rafters and braces were replaced with dormer rafters or walls. The mill craftsman used these to make matching aged pine balusters and handrail for the attic stair. Salvaged old pine was also used to make skirt boards, treads, and newel post finials.

6) Where did you hear about the Great American Home Awards?

Local newspaper	Yes _____	Name _____
Local preservation group	Yes _____	Name _____
National Trust info/publication	Yes _____	
Other	_____	

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

ABSTRACT OF TITLE

TO

All that certain lot, tract or parcel of land, situated in the City of Denton, County of Denton and State of Texas, on the North side of West Oak Street in said City of Denton, out of the Eugene Puchalski one third League survey, Abstract No. 996, and being parts of Lots Nos. Two (2) and Three (3), of Mounts Addition to said City of Denton, as shown by the map or plat of said Addition recorded in Vol. 35, page 381, of the Deed Records of Denton County, Texas, and more particularly described as follows, to-wit:

Beginning at the South East corner of a 1½ acre tract out of said survey conveyed by Dwight Ripley to J. A. Long, on October 5th, 1896, by deed recorded in Vol. 62, page 17, of the Deed Records of Denton County, Texas, same being the South East corner of Lot No. Two, of said Addition, at a point on the North line of oak Street;

Thence West with the North Line of Oak Street 65 varas to corner on said line, same being the South line of Lot No. Three of said Addition;

Thence North 70 varas to the North line of said Lot No. Three;

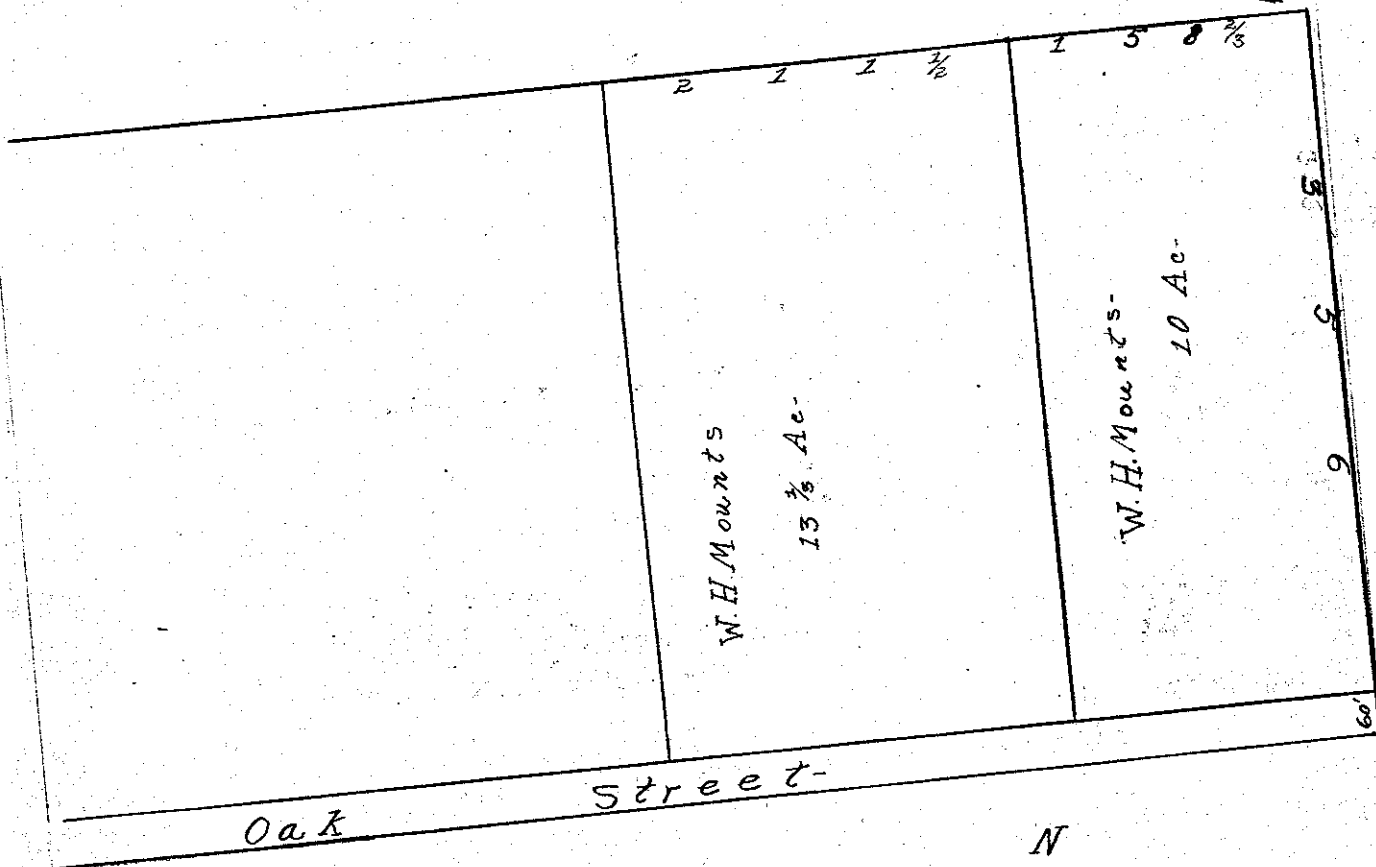
Thence East 65 varas to corner in the North line of said Lot No. 2;

Thence South 70 varas to the place of beginning.

FOR

J. D. BELL.

N.E. Corner E. Puchalski Survey-



Scale: 1 inch = 100 varas.

N

DENTON, TEXAS
SUN, YMAFNOCT ABSTRACT COMPANY, INC.

DUGGAN ABSTRACT COMPANY, INC.
DENTON, TEXAS

GRANTOR: The State of Texas.

GRANTEE: William Little, Assignee of Eugene Puchalski.

KIND OF INSTRUMENT: Patent, No. 397, Vol. 12.
Dated March 1st, 1856.

CONSIDERATION: By virtue of Certificate No. 174, First Class,
issued by the Board of Land Commissioners of
Harrisburg County.

GRANTING CLAUSE: Grant to William Little, assignee of Eugene
Puchalski, his heirs or assigns forever.

ESTATE GRANTED: One third of a League of land, situated in Denton
County, Texas, on the waters of Hickory Creek, about six miles North
25° West from Alton,
Beginning at the N E corner of E. Humphrey's survey;
Thence North 3376 varas a stake from which a B. J. mkd X
brs S 7° W 123 varas, a P.O. brs S 15 E 155 varas;
Thence West 2196 vrs pass Jas. O. Ellison's S W corner,
at 3507 vrs to a rock for corner;
Thence South 3376 varas to a stake for corner;
Thence East 3507.3 varas to the place of beginning.

HABENDUM: Hereby relenquishing to him, the said William Little, and
his heirs or assigns forever, all the right and title in and to said
land heretofore held and possessed by the said State.

E. M. Pease, Governor (L. S.)
S. Crosby, Commissioner
of the Gen'l Land Office (L.S.)

FILED FOR RECORD: March 17, 1871, at 1 O'clock P.M.

FILED FOR RECORD: December 11th, 1877.

RECORDED IN VOL. A, page 290, Patent Records, Denton County, Texas.

DUGGAN ABSTRACT COMPANY, Inc.
DENTON, TEXAS

WHEREAS, on or about the -- day of -- 1859, I, William Little, of the City of Galveston, and State of Texas, made, executed and delivered unto Daniel D. Atchison, of said City and State, for the consideration of Twenty-Two Hundred and Fourteen Dollars to me then in hand paid, the hereinafter described tract of land, situated in Denton County, Texas, which said deed was destroyed by fire in the great conflagration in the City of Galveston on or about the 9th day of May, 1877, and the record of said deed was destroyed by the burning of the Court House in Denton, on or about the 23rd day of December, 1875;

NOW, THEREFORE, in order to supply the place of said destroyed deed, and the record thereof, so that said D. D. Atchison, or his assigns may not be put to expense to perfect the title to said land, I make the following as a substitute for said lost or destroyed deed.

KNOW ALL MEN BY THESE PRESENTS: That I, William Little, of the City and State aforesaid, and for and in consideration of the premises aforesaid, and the purchase money as aforesaid having been paid to me by the said D. D. Atchison, have bargained and sold, and by these presents do grant, bargain, and sell unto the said Daniel D. Atchison the following described tract of land.

Situated in Denton County, Texas, immediately West of the town of Denton, and patented to me as the assignee of Eugene Puchalski, for one third of a League, on the 1st day of March, 1856, Patent No. 397, Vol. 12, and more particularly described as follows, to-wit:

Beginning at E. Humphrey's N E corner;
Thence North 2376 vrs a stake from which a Black Jack mkd
X brs S 7° W 123 vrs, a Post Oak brs 15° E 155 vrs;
Thence West 2196 vrs Jno. C. Ellison's S W corner, 3507.3
vrs a stake and rock mound;
Thence South 2376 vrs to a stake;
Thence East 3507.3 vrs to the beginning.

TO HAVE AND TO HOLD the above described premises unto him, the said Daniel D. Atchison, his heirs and assigns forever. I hereby bind myself, my heirs and legal representatives to warrant and defend the title to the same forever against the claim or claims of any and all persons whomsoever. This deed to revert back and take effect at the date of lost or burned deed, for which this is a substitute.

IN WITNESS WHEREOF I hereunto set my hand, this tenth day of December, 1877.

William Little.

10

DUGGAN ABSTRACT COMPANY, Inc.
DENTON, TEXAS

THE STATE OF TEXAS; |
COUNTY OF DENTON. |

Be it remembered that before the undersigned authority this day personally appeared William Little, a man well and personally known to me to be the identical person whom he represents himself to be, and acknowledged that he signed the within and foregoing deed to Daniel D. Atchison, bearing date December 10th, 1877, for the purposes and considerations therein expressed.

To certify which I hereunto set my official signature and seal of office, in the town of Denton, in said County, this 11th day of December, 1877.

(L. S.)

William J. Austin, Notary Public,
Denton County, Texas.

FILED FOR RECORD: December 11th, 1877.

RECORDED IN VOL. H, page 121, Deed Records, Denton County, Texas.

DUGGAN ABSTRACT COMPANY, INC.
DENTON, TEXAS

GRANTOR: Daniel D. Atchison.

GRANTEE: John Atchison.

KIND OF INSTRUMENT: Deed, dated Sept. 29th, 1873.

CONSIDERATION: \$15,000.00 to me in hand paid by John Atchison in a certain promissory note of mine, held and owned by said John Atchison, and hereby cancelled and delivered to me, and in the further complete and entire settlement of all indebtedness due on my part to said John Atchison.

GRANTING CLAUSE: Grant, bargain, sell and convey unto said John Atchison.

ESTATE GRANTED: The following described tract of land, situated in the county of Denton, and immediately West of the City of Denton, and known as the one-third league patented to William Little, assignee of Eugene Puchalski, and by metes and bounds as follows:

Beginning at E. Humphrey's N E corner;

Thence North 2376 vrs a stake from which a Black Jack mkd X
brs S 70° W 123 vrs, a Post Oak brs ---;

Thence West 2196 vrs John C. Ellison's S W corner, 3507.3
vrs a stake and rock mound;

Thence South 2376 vrs a stake;

Thence East 3507.3 vrs to the beginning. (excepting only conveyances made to other by my attorney in fact Otis G. Welch, prior to this date.)

HABENDUM: To have and to hold the same unto him, the said Atchison, his heirs and assigns forever.

COVENANTS: General Warranty.

Dan'l D. Atchison.

DUGGAN ABSTRACT COMPANY, INC.
DENTON, TEXAS

STATE OF TEXAS, |
 |
COUNTY OF GRIMES. |

Before me, J. L. Dickson, Clerk of the District Court of Grimes County, State of Texas, this day personally appeared Dan'l D. Atchison, of said County, to me known, who stated and acknowledged that he had subscribed, executed, sealed and delivered the foregoing deed, for the consideration and purposes therein stated.

To all of which I certify under my hand and seal of the District ~~Stark~~ Court of Grimes County, in Anderson, on this the 11th day of October, A. D. 1873.

(SEAL) J. L. Dickson, Clerk D.C., G.C.
 By V. H. Rhoda, Deputy.

FILED FOR RECORD: December 12, 1877.

RECORDED IN VOL. H, page 123, Deed Records, Denton County, Texas.

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

THE STATE OF TEXAS, X
 :
COUNTY OF DENTON. X

Before me, the undersigned authority, on this day personally appeared John Atchison, a citizen of Jasemine County, Kentucky, who is a credible witness, and being sworn by me states:

That D. D. Atchison, of Galveston, Texas, is a brother of said affiant, and that at the time the said D. D. Atchison obtained title from William Little, on or about the year 1859, to the Eugene Puc halski one third league survey in Denton County, Texas, patented to the heirs of said William Little, as assignee, he, the said D. D. Atchison, was married to his second wife, Lucy Atchison, and that the said land as above was the community property of said D. D. and Lucy Atchison;

That said Lucy Atchison died intestate on or about the year 1871 or 1872, and left surviving her as her sole heirs at law her said husband, and their two children, D. D. Atchison, Jr., and J. H. Atchison, sons; Said sons were each of legal age for transaction of business on August 4th, 1879, at the time they executed their deed to me, ~~xxxxxxx~~ to their said mother's interest in said land.

All of which I believe to be true to the best of my knowledge and belief.

John Atchison.

Sworn to and subscribed before me by John Atchison, whom I certify to be a credible witness at law. Witness my hand and official seal, at Denton, Texas, on this the 16th day of October, 1889.

(SEAL)

R. W. Terrill, Notary Public in
and for Denton County, Texas.

FILED FOR RECORD: May 6th, 1899, at 9:10 O'clock A. M.

RECORDED IN VOL. 69, page 79, Deed Records, Denton County, Texas.

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

THE STATE OF TEXAS, |
 | KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF GRIMES. |

THAT I, John H. Atchison, of said County and State, reposing full confidence in the integrity of O. A. Norwood, of said County of Grimes, and State of Texas, has this day appointed him, and by these presents do appoint and constitute the said Norwood my true and lawful attorney in fact, for me and in my stead to sue for, recover and possess me of my interest and right in and to a quarter of a League of land in the County of Denton, patented to William Little, assignee of Eugene Puchalski, and by said Little conveyed to D. D. Atchison, the said interest in said land being the community interest of Lucy S. Atchison, wife of the said D. D. Atchison, and the said Norwood, Atty. aforesaid, is authorized and empowered to sue for the recovery and possession of said land, to sell the same, and with parties and persons whose may be in possession of said land to adjust compromise and settle said interest in said land as in his judgment and discretion may be best, and to make and execute in my name deeds to said land, or any part thereof herein described. And the said John H. Atchison binds himself, his heirs and representatives to ratify and approve all acts done and performed in the premises by his Attorney, the said Norwood, as fully and as completely as though the same had been done and performed by him, the said Atchison, in person.

In consideration of the services of the said Norwood as Attorney aforesaid I hereby convey to the said Norwood one-half of all lands belonging to me in the above described quarter of a League, or one half of all money or proceeds of the sale of the same. The said

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

Norwood to pay all expenses incurred in the recovery of said land or in the sale of the same.

WITNESS my hand & seal, scroll for seal, this the 6th day of May, A. D. 1878.

ATTEST: R. B. Templeman,
S. H. Snyder.

J. H. Atchison (ss)

STATE OF TEXAS, |
|
COUNTY OF GRIMES. |

Before me, J. E. Teague, a Notary Public in and for Grimes County, State of Texas, duly commissioned and sworn, this day personally appeared S. H. Snyder, who is to me known, who being by me duly sworn states upon oath that J. H. Atchison acknowledged in his presence that he had executed the foregoing and attached Power of Attorney, bearing date the 6th day of May, A.D. 1878, by signing and delivering the same for the purposes and consideration therein stated, and that he, the said S. H. Snyder, signed the same at the request of the said J. H. Atchison as a witness.

To all of which I certify, under my hand and seal of office in Navasota, on this the 7th day of May, A.D. 1878.

(SEAL)

J. E. Teague, N.P., G.C., Tex.

Denton, Texas, November 15th, 1913.

We hereby certify that the above and foregoing is a true and correct copy of the Original Power of Attorney from John H. Atchison to O. A. Norwood, now in our possession; said instrument shows to have been filed for record on the 22d day of August, 1878, but was never recorded.

ABSTRACTERS.

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

THE STATE OF TEXAS,)
)
COUNTY OF GRIMES.)

WHEREAS, on the - day of - 1878, John H. Atchison, of Grimes County, State of Texas, executed and delivered to O. A. Norwood, of said County and State, a certain instrument of writing appointing and constituting the said Norwood his legal attorney in fact, authorizing and empowering the said Norwood to sue for and recover unto the said John H. Atchison, all the right and interest the said Atchison has by virtue of his heirship of his mother, Lucy S. Atchison, deceased, wife of D. D. Atchison, in and to a quarter of a league of land situated in Denton County, being the same owned by D. D. Atchison, and by him conveyed to John Atchison and others; and

WHEREAS, the said Norwood has, in the prosecution of his interests as attorney aforesaid, expended Fifty Dollars, and the said John H. Atchison having refunded said amount so expended;

NOW, THEREFORE, the said Norwood, by these presents, cancels said Power of Attorney, and relinquishes to the said Atchison all right, title and interest acquired by him, and through the execution of the same as fully as though the said instrument had not been executed.

WITNESS my hand and seal, this the 14th day of October, 1878.

O. A. Norwood.

STATE OF TEXAS,)
COUNTY OF GRIMES.)

Before me, John H. Wilson, a Notary Public in and for said County and State, duly qualified and commissioned in terms of the law, personally appeared O. A. Norwood, who is known to me, who acknowledged his signature to the foregoing attached instrument of writing, dated the 14th day of October, A.D. 1878, and the said O. A. Norwood declared to me that he had signed, sealed, executed and delivered the same for all the purposes and considerations therein stated.

In testimony whereof I have hereunto set my hand and seal at office in Navasota, in said County, this the 14th day of November, A. D. 1878.

(L.S.)

John H. Wilson, Notary Public.

FILED FOR RECORD: November 29th, 1878.

RECORDED IN VOL. A, page 187, Power of Attorney Records, of Denton County, Texas.

DUGGAN ABSTRACT COMPANY, INC.
DENTON, TEXAS

THE STATE OF TEXAS, |
 |
COUNTY OF GALVESTON. |

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, D. D. Atchison, our father, of the County of Galveston, State of Texas, on the 29th day of September, 1879, for a valuable consideration, to-wit: the sum of Fifteen Thousand Dollars to him paid by John Atchison, did sell and convey to said Jno. Atchison the tract of land hereinafter described, for which said D. D. Atchison executed and delivered a good and valid deed with the aforesaid date; and

WHEREAS, it has been asserted to the detriment of the title of said John Atchison to said land, that the said land was the Community Property and land of ~~xxx~~ said D. D. Atchison and our deceased mother, Lucy Atchison, and we, Jno. H. Atchison of Grimes County, Texas, and D. D. Atchison, of Galveston, Texas, are now asserting and intend to assert a claim to an interest in said land as the heirs of said Lucy Atchison (we being her children and sole surviving heirs); and

WHEREAS, we are desirous of removing the cloud upon the title caused by the above recited facts.

NOW, THEREFORE, in consideration of the premises and in further consideration of the sum of One Dollar to us in hand paid to us by John Atchison, the receipt of which is hereby acknowledged, we have this day bargained, sold and released, and do by these presents grant, sell and release unto the said John Atchison, all our right, title, claim and interest in and to the following described land, to-wit:

Situated in Denton County, Texas, immediately West of and adjoining the town of Denton
Beginning at E. Humphrey's N E corner;
Thence North 2376 vrs a stake from which a Black Jack mkd X brs S 1° W 123 vrs, a Post Oak brs S 15° E 166 vrs;
Thence West 2196 vrs John C. Ellison's S W corner, 3507.3 vrs a stake and rock mound;
Thence South 2376 vrs a stake;
Thence East 3507.3 vrs to the place of beginning, the same being the one-third League of land granted to William Little as assignee of Eugene Puchalski, by patent issued to said Little, and known on the map as the Eugene Puchalski survey.

TO HAVE AND TO HOLD the aforesaid tract of land unto him, the said John Atchison, his heirs and assigns forever, and we hereby bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said tract of land unto him, the said John Atchison, his heirs and assigns forever against the claim or claims of any and all persons lawfully claiming or to claim the same or any part thereof through, by or under us.

DUGGAN ABSTRACT COMPANY, INC.
DENTON, TEXAS

D. D. Atchison, Jr.
J. H. Atchison.

THE STATE OF TEXAS, |
|
GALVESTON COUNTY. |

Before me, Oscar E. Finley, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared D. D. Atchison, Jr., to me personally known, and acknowledged that he had executed the above and foregoing deed for the purposes and consideration therein expressed.

In testimony whereof I hereto set my hand and affix the official seal, at my office in the City of Galveston, this 29th day of March, 1879.

(L.S.)

Oscar E. Finley,
Notary Public, E.C., T.

STATE OF TEXAS, |
|
COUNTY OF GRIMES. |

Before me, John H. Wilson, a Notary Public in and for the said County and State, duly commissioned and qualified, personally appeared John H. Atchison, who is well known to me, and who acknowledged his signature to the foregoing attached deed, and declared to me that he had sealed, signed and delivered the same for the purposes and consideration therein expressed.

In testimony whereof I have hereunto set my hand and seal of office, in Navasota, in the said County, this 12th day of Aug., A. D. 1879.

(L.S.)

John H. Wilson, Notary Public.

FILED FOR RECORD: August 14th, 1879.

RECORDED IN VOL. M, page 272, Deed Records, Denton County, Texas.

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

THE STATE OF TEXAS, |
COUNTY OF GALVESTON. |

Before me, the undersigned authority, on this day personally appeared J. H. Atchison, who is to me well known to be a credible person, and who, being by me duly sworn, deposes and says:

That he is the same John H. Atchison, who, on the 12th day of August, 1879, acknowledged a deed from himself and D. D. Atchison, Jr., conveying to John Atchison all their interest in the One-Third League survey of land in Denton County, Texas, granted to William Little, assignee of Eugene Puchalski, and known as the Eugene Puchalski survey;

That affiant and the said D. D. Atchison, Jr., are brothers, and both now living, and are the sons of D. B. Atchison and Lucy Atchison, both of whom are now dead;

That affiant's said mother died intestate, on the 31st day of October, 1867, and left surviving her the said D. D. Atchison, Jr., and affiant, John H. Atchison, and no other children and no grand children, and affiant and his said brother were and are her sole heirs-at-law;

That affiant's father, D. D. Atchison, died in Galveston, Texas, on the 23rd day of December, A.D. 1898;

That affiant, J. H. Atchison, was born on the first day of December, 1853, and his said brother, D. D. Atchison, Jr., was born on the 7th day of April, 1856, and each of them were over twenty-one years of age at the time he executed the deed to John Atchison, above mentioned.

J. H. Atchison.

Sworn to and subscribed before me, on this the 4th day of May, A.D. 1899, by J. H. Atchison. Witness my hand and official seal, at Galveston, Texas, day and date above written.

(SEAL)

F. W. Beissner, Notary Public,
Galveston County, Texas.

FILED FOR RECORD: May 6th, 1899.

RECORDED IN VOL. 69, page 77, Deed Records, Denton County, Texas.

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

THE STATE OF TEXAS,)
 :
COUNTY OF DENTON.)

I, F. E. Piner, of Denton County, Texas, do make on oath, the following statement as to what I know concerning John Atchison and William Little, former owners of the Eugene Puchalski survey, upon which the North Texas Normal College building is located (so far as pertains to matters pertinent to their conveyances of title to said land are concerned, and as to their marital relations & at the time they each parted with title to said Puchalski survey and the ground upon which the said College is located.)

I first became acquainted with William Little about the year 1870, in the town of Denton. He then, and afterwards, as long as I was acquainted with him, gave his address as Galveston, Texas, and I think he resided there up to or until some time near his death, although he spent many of his summers either in New Jersey or in Scotland, more frequently the latter.

At the time I first became acquainted with him I was practicing law with Col. Otis G. Welch, under the firm name of Welch and Piner, and during the succeeding years of William Little's life he visited Denton nearly every year, and several times during some years He employed our firm many years in all his business in this section and always made our office his place of business and headquarters while stopping in Denton.

I was on very intimate terms with him up to within a short period of his death, and had many conversations with him. He always represented himself to me as a lonely old man without wife or children, and from all that he said I came to the conclusion that he never had either. He never mentioned the fact that he had ever been married, but always represented himself as a single man, and from his truthful and upright character I am satisfied that he spoke the truth.

William Little at different times owned and sold large tracts of land in Denton County, and adjoining Counties, and made many deeds, some of them of date long prior to 1870, when I first became acquainted with him, and while numerous deeds from him are recorded in Denton County and other Counties, none of them are signed by a wife, but all of them by William Little alone. Our firm made it a rule, where there was a wife, and a power of attorney was made to us, to require it to be executed by both husband and wife, but the power of attorney to us was signed only by William Little.

As to John Atchison I will state that in 1878, on April 1st he was in Johnson County, Missouri, where I suppose he was then living, as he executed a power of attorney to the firm of Piner and Austin, a firm composed of myself and W.J. Austin. This power of attorney is yet in my possession and is signed and acknowledged by

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

John Atchison and Elizabeth B. Atchison, his wife. Before this time, and in 1874, the firm of Welch and Piner had been in correspondence with John Atchison, who then lived at Lexington, Kentucky, at which place he and his said wife made a power of attorney to Welch and Piner, which continued in forth up to Col. O. G. Welch's death, when the first above named power of attorney of April 1st, 1878, was made to Piner & Austin. These Powers of Attorney gave us full and ample power to sell and make warranty deeds to the purchasers of the entire Puchalski survey, and we sold large parcels of the survey under our Powers of attorneys.

In December, 1874, we received a letter from John Atchison from Knobnoster, Missouri, and I am satisfied he had then moved to that State, but on May 1st, 1879, he again wrote us from Lexington, Kentucky, to which place he had returned, and where he was living at the date of the letter. He afterwards removed to Nicholasville, Kentucky, some time in the year 1879, as shown by his letters to us, and our subsequent correspondence with him was at the last named place, where he lived until the time of his death.

During the years from 1876 up to John Atchison's death he made frequent visits to Denton, and on such occasions he made his headquarters and place of business in Denton at our office. My best recollection is that John Atchison was last in Denton in 1890, but I cannot be positive as to this date, as I have no written memorandum as to that like I have in regard to the other matters above stated. I know that he was here in 1886, because we then settled up and he revoked my power of attorney.

At every visit he made to Denton he wrote all his letters, as far as I know, in our office, and his mail-matter was sent in our care, and during each visit he wrote regularly to his wife, Mrs. Elizabeth B. Atchison, and as regularly received letters from her. She was alive the last time I saw John Atchison, at least he stated how her health was in response to an inquiry from me. He seemed to be a very faithful and affectionate husband, and I know he would have told me if she had been dead. I heard of John Atchison's death, but I never heard of the death of his wife, and if she is not yet living the fact is unknown to me. John Atchison never resided in the State of Texas, or if he ever did it was before my acquaintance with him.

F. E. Piner

Sworn to and subscribed before me, this the 4th day of May, 1899.

(SEAL)

Alvin C. Owsley, Notary Public, Denton
County, Texas.

FILED FOR RECORD: Sept. 9, 1899, at 3:20 P.M.

RECORDED IN VOL. 71, page 39, Deed Records, Denton County, Texas.

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

KNOW ALL MEN BY THESE PRESENTS: That, John Atchison and Elizabeth B. Atchison, his wife, of the County of Fayette, and State of Kentucky, have this day made, constituted and appointed, and by these presents do make, constitute and appoint Otis G. Welch and F. E. Piner, Lawyers and Land Agents, doing business under the name and style of Welch & Piner, in the town of Denton, County of Denton, and State of Texas, jointly and severally, our true and lawful attorneys in fact, for us and in our name to contract, protect from trespassers, sell and dispose of absolutely in fee simple, the following tracts or parcels of land, situated in the State of Texas, to-wit: that tract and parcel of land, situated in the County of Denton, State of Texas, immediately West of the City of Denton, and known as the one-third League patented to William Little, assignee of Eugene Puchalski, and by metes and bounds as follows. BEGINNING at E. Humphrey's N E corner. THENCE North 2376 varas a stake from which a Black Jack marked X brs S 70° W 123 vrs, a Post Oak brs -- THENCE West 2196 varas John C. Ellison's S W corner, 3507.3 varas a stake and rock mound; THENCE South 2376 varas a stake; THENCE East 3507.3 varas to the beginning, togetherwith all the improvements thereon & -- rights, privileges and appurtenances thereto appertaining, being same as that conveyed to said John Atchison by Daniel D. Atchison, by deed dated September 29th, 1873, for more particular description reference is hereby made to the Deeds conveying the title in said land to John Atchison, for such price or prices in such quantities, upon such terms, and to such person or persons as they or either of them may think most conducive to first parties interest, subject, nevertheless, to such written instructions as they may from time to time receive from said John Atchison, and for us and in our names to make, execute, stamp, acknowledge and deliver unto the purchasers or purchasers thereof good and sufficient Deeds of Conveyance, with covenants of warranty for the same, and to demand, receive and collect all sums of money which shall become due and payable to us by reason of such sale or sales, giving and granting unto our said Attorneys jointly and severally full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully to all intents and purposes as we might or could do if personally present, hereby ratifying and confirming all that our said Attorneys shall lawfully do or cause to be done by virtue hereof

IN WITNESS WHEREOF we hereunto set our hands, this 5th day of February, 1874.

John Atchison,
Elizabeth B. Atchison.

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

STATE OF KENTUCKY, |
 |
 |
COUNTY OF FAYETTE. |

Before me Be it remembered that on this 5th day of Feb., 1874, before me, Allen G. Hunt, Clerk of the Fayette County Court, personally appeared John Atchison & Elizabeth B. Atchison, his wife, to me personally known to be the identicals - described in and who executed the foregoing instrument, and acknowledged that they executed the same for the uses and purposes therein mentioned, and said Elizabeth B. Atchison, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Elizabeth B. Atchison, acknowledged the same to be her act and deed, and declared that she had willingly signed, sealed and delivered the same, and that she wished not to retract it.

To certify which I hereunto sign my name and affix my official seal, at my office in Lexington, this 5th day of February, 1874.

(L.S.)

Allen G. Hunt, Clk.
Fayette County Court.

FIRST FILED FOR RECORD: February 12, 1874, at 11 O'clock A.M.

FILED FOR RECORD: December 11th, 1877.

RECORDED IN VOL. A, page 134, Power of Attorney Records,
Denton County, Texas.

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

GRANTOR: Daniel D. Atchison of the City and County of Galveston by my attorney in fact Otis G. Welch of the town and County of Denton,

GRANTEE: William H. Mounts, of the Town and County of Denton and State of Texas.

KIND OF INSTRUMENT: Deed, dated January 14, 1870.

CONSIDERATION: One Hundred Gold Dollars to me in hand paid by William H. Mounts.

GRANTING CLAUSE: Grant, bargain, sell, convey and confirm unto him the said Wm. H. Mounts in fee simple.

ESTATE GRANTED: The following described land situated in the County of Denton it being Lot Number One (1) in the sub-division of the Eugene Pulaski one third League lying immediately west of the town of Denton and more particularly described as follows, to-wit:

Beginning at the Northeast corner of the original 1/3 League survey in the name of Pulaski;

Thence South with the east line of said survey 356 vrs. a stake from which a P. O. Brs. N. 30° W. 7 vrs mkd X;

Thence West 158-2/3 vrs to a stake a black jack brs N. 23° E. 13 vrs;

Thence North 356 vrs a stone in prairie on the North line of the original survey;

Thence East 158-2/3 vrs to the place of beginning, containing ten acres of land more or less.

HABENDUM: TO HAVE AND TO HOLD, the above described land unto him the said William H. Mounts his heirs and assigns forever.

COVENANTS: General Warranty.

Daniel D. Atchison, by Otis G.
Welch agt. & atty in fact.

THE STATE OF TEXAS: |

COUNTY OF DENTON: |

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

BE IT REMEMBERED that before me the undersigned authority this day personally appeared Otis G. Welch a man well and personally known to me to be the identical person whom he represents himself to be and acknowledged that he signed and executed the foregoing written deed to Wm. H. Mounts as agent and attorney in fact for Daniel D. Atchison for the purposes and consideration therein expressed.

To certify which I hereunto set my official signature and seal at office in the town of Denton this 27 day of January A. D. 1870.

H. McMurry, Clerk of County Court,
D. Co. Texas.

(SEAL)

FIRST FILING: January 27th, 1870.

SECOND FILING: Sept. 1st, 1876.

RECORDED: VOL. C, page 271, Deed Records, Denton County, Texas.

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

GRANTOR: Daniel D. Atchison of the City of Galveston by my agent and attorney in fact Otis G. Welch of the town and County of Denton, and State of Texas.

GRANTEE: William H. Mounts, of the town & County of Denton, State of Texas.

KIND OF INSTRUMENT: Deed, dated May 10th, 1870.

CONSIDERATION: One Hundred and Thirty & 33/100 Gold Dollars to me in hand paid by William H. Mounts of the Town & County of Denton and State aforesaid, the receipt of which is hereby acknowledged.

GRANTING CLAUSE: Grant, bargain and sell unto him the said W. H. Mounts in fee simple.

ESTATE GRANTED: A certain tract or parcel of land being a part of the Eugene Tulaski 1/3 League lying immediately West of the ~~town of~~ Denton and more particularly described as follows, to-wit:

Beginning at a stake on the South Boundary line of the Robert Beaumont survey and the North boundary line of the Pulaski survey, the southwest corner of 100 acres owned by said Mounts out of the Beaumont survey;

Thence South 356 varas a stake from which a Post Oak brs. N. 72° W. 3 vrs;

Thence East 211½ vrs to a stake the S.W. corner of Mounts 10 acre tract heretofore sold out of this survey;

Thence North 356 vrsto a stone in the North line of the original survey;

Thence West 211½ vrs to the beginning, containing 13-1/3 acres more or less.

HABENDUM: TO HAVE AND TO HOLD, the above described land unto him the said William H. Mounts his heirs and assigns forever.

COVENANTS General Warranty.

Daniel D. Atchison, by Otis G. Welch, agent and atty. in fact.

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

THE STATE OF TEXAS:|

COUNTY OF DENTON:| BE IT REMEMBERED that before me the under-
signed authority this day personally appeared Otis G. Welch, a man
well and personally known to me to be the identical person whom he
represents himself to be and acknowledged that he signed and executed
the within and foregoing deed to W. H. Mounts as the agent and attorney
in fact of Daniel B. Atchison for the purposes and consideration there
in expressed;

To certify which I hereunto set my official signature and
seal at office in the town of Denton in said County this 27 day of
May 1870.

J. McMurry Justice of the Peace Precinct
No. 1, Denton County and Ex-officio
Notary Public.

(SEAL)

FIRST FILING: Sept. 30th, 1870, at 2 o'clock P. M.

SECOND FILING: Sept. 1st 1876,

RECORDED: VOL. C, page 272, Deed Records, Denton County, Texas.

DUGGAN ABSTRACT COMPANY, Inc.
DENTON, TEXAS

THE STATE OF TEXAS :

CITY & COUNTY OF GAL-:
VESTON :

KNOW ALL MEN BY THESE PRESENTS:

That I Danl. D. Atchison of the City and County of Galveston, have nominated, made, constituted and appointed Otis G. Welch Esqr. of the County of Denton and State of Texas, and by these presents do nominate make and appoint said Otis G. Welch to be my true and lawful attorney in my name and stead to act and I do hereby specially authorize and fully empower said attorney to grant, bargain, sell and convey and to execute a title by deed signing my name thereto, and for such consideration and to such persons as said attorney may best all of that certain tract or parcel of land patented by the State of Texas to William Little assignee of Eugene Puchalske on the 1st day of March A.D. 1856 containing one third of a League situated on the waters of Hickory creek in Denton County and conveyed to me by deed from said Wm. Little duely recorded in Book C, page 375 Land Records of Denton County on the 5th day of August A.D. 1859, said attorney is authorize to do every thing necessary to be done in perfecting sale and making title to the purchaser of said tract of land. Said attorney is authorized to divide and cut up into small tracts said land to suit the wants and convenience of purchasers. Said attorney is authorized to prosecute all trespassers and eject them from said land and to take charge possession and special care of said tract of land.

Hereby ratifying and confirming all my said attorney may or shall lawfully do in and about the premises.

IN TESTIMONY WHEREOF, I have hereunto set my hand and scroll seal this the 10th day of Sept A.D. 1868.

(seal)

Danl. D. Atchison.

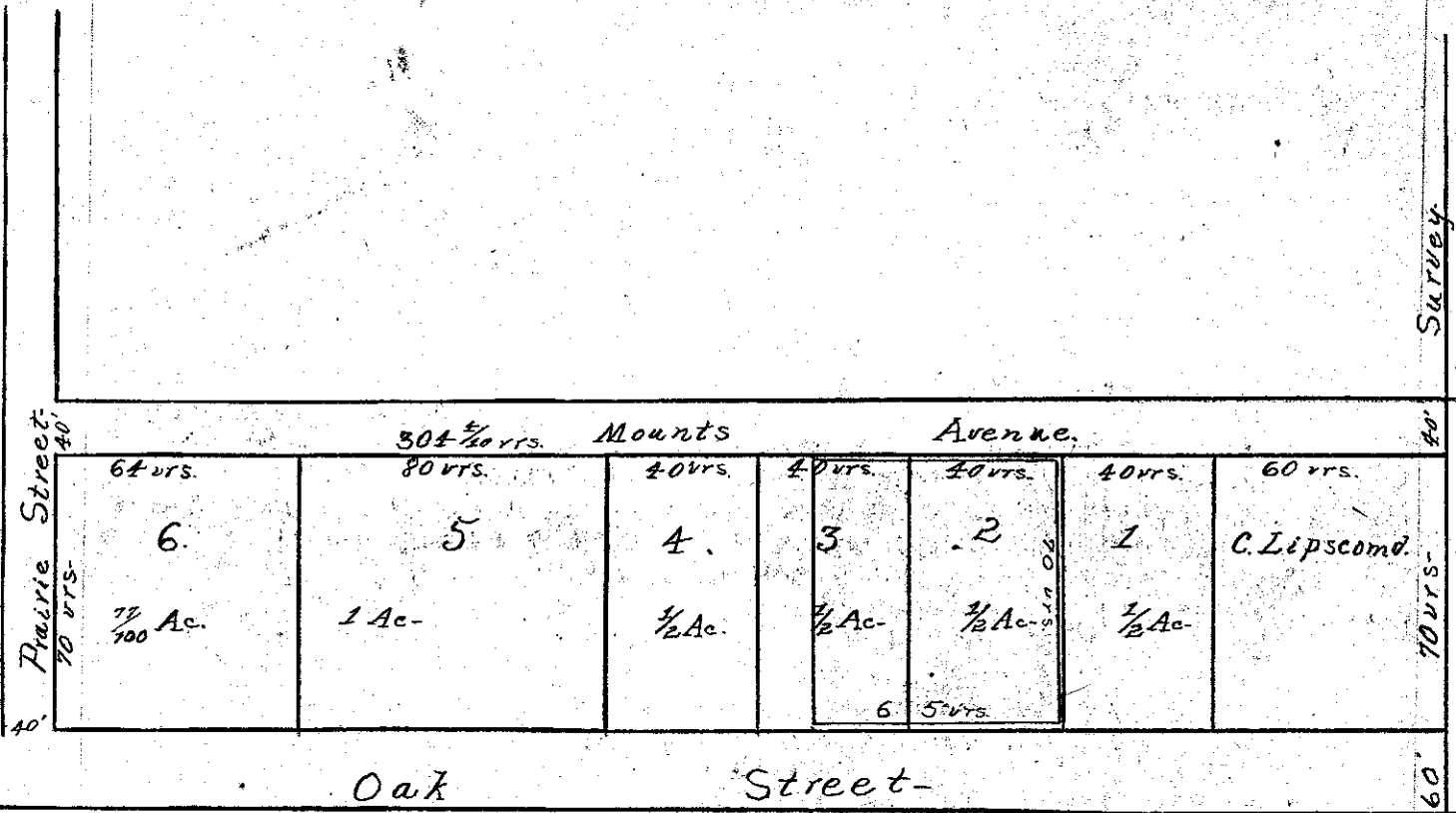
THE STATE OF TEXAS :

COUNTY OF GALVESTON : BEFORE ME, Edward T. Austin a Notary Public for the County of Galveston on this 10 Sept. 1868 personally came and appeared Daniel D. Atchison to me known and acknowledged that he had executed and delivered the foregoing Power of Attorney as his act for the purposes and considerations therein expressed.
Given under my hand and Notarial seal this 10th day of Sept. 1868.
(seal) Edward T. Austin Notary Public
For Galveston Co.

FILED FOR RECORD: Sept 29th, 1868 at 10 o'clock A.M.

RECORDED: Vol. B, page 30, Denton County Power of Attorney Records.

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Prairie Street-
40'
70 yrs

30 1/2 yrs. Mounts Avenue.

Survey

40'
70 yrs

64 yrs. 6. 7/100 Ac.	80 yrs. 5. 1 Ac.	40 yrs. 4. 1/2 Ac.	40 yrs. 3. 1/2 Ac.	40 yrs. 2. 1/2 Ac.	40 yrs. 1. 1/2 Ac.	60 yrs. C. Lipscomb.
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Oak Street-

60'
East Line of Puchalski



Scale: 1 inch = 50 yrs.

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

FIELD NOTES AND DESCRIPTION OF PLAT OF W. H. Mounts

Addition to Denton;

Beginning at S.W. corner of a lot sold by W. H. Mounts and wife to C. Lipscomb on the North line of Oak Street and 60 varas West from the N.W. corner of lot No. 6, of the sub-division of the Wm. Niel survey and 60 varas West of the East line of Eugene Pulaski survey;

Thence North 70 vrs to the south line of Mounts Avenue and the N. W. corner of said lot sold to C. Lipscomb;

Thence ^{West} along the South line of Mounts Avenue at 40 vrs the N.W. cor. of lot No. 1, & the N.E. corner of lot No. 2 at 80 vrs the N.W. cor of No. 2, and the N.E. cor of No.3, at 120 vrs the N.W. cor of No. 3, and the N. E. cor of No. 4 at 160 vrs the N.W. cor of No. 4 and the N.E. cor of No. 5, at 240 vrs the N.W. cor of lot No. 5 and the N.E. cor of lot No. 6 at 304-4/10 vrs the N.W. cor of No. 6 on the East line of prairie Street as designated on accompanying Plat.

Thence South with the East line of said Street 70 vrs the S. W. corner of Lot. No. 6 on the N. line line of Oak Street, then

Thence East at 64-4/10 the S.E. cor. of No. 6 & W. Cor No. 5/
" " " 80 vrs S.E. cor of No 5 S.W. cor No. 4.
" " " 40 " S.E. cor " " 4 S.W. cor No. 3.
" " " 40 " S.E. cor No 4 " S.W. cor No. 2
" " " 110 " S.E. Cor " " 2 S.W. Cor No. 1.
" " " 40 " S.E. cor of Lot No. 1 the place of

beginning making in all 304-4/10 vrs East containing an all three and 77/100 acres of land divided as follows Lots No. 1, 2, 3, & 4 containing one half acre Lot No. 5 one acre and Lot No. 6 containing 77/100 acres of land. The small figures in each lot is its distance in varas from N.E. to N.W. corners each lot is 70 varas in length from north to South Mounts Avenue and Prairie Street are each 40 feet in width, Oak and Hickory Streets are each 60 feet in width running from the N.W. and S. W. corner of the Public Square of the town of Denton survey made at the instance and under the direction of W. H. Mounts February 15, 1878.

John Bacon, City Engineer of Denton.

W. H. Mounts.

C. Lipscomb, Chain carriers.

I, John Bacon City Engineer of the City of Denton do hereby certify that the foregoing survey was made according to law and the lines corners and boundaries of the lots therein described are correct and correctly represented on the accompanying plat.

Given under my hand this 21st. day of Feby. 1878.

John Bacon, City Engineer of Denton,

RECORDED VOL. 35, page 381, Deed Records, Denton County, Texas.

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

GRANTOR: William H. Mounts & Mattie E. Mounts his wife of the County of Denton, State of Texas.

GRANTEE: Dwight Ripley Trustee of the County of New York, State of New York.

KIND OF INSTRUMENT: Deed, dated May 28th, 1879.

CONSIDERATION: SEVENTEEN Hundred and Seventy Six Dollars to us paid by Dwight Ripley, Trustee, the receipt of which is hereby acknowledged

GRANTING CLAUSE: Grant, bargain, sell, convey and release unto the said Dwight Ripley trustee, heirs and assigns.

ESTATE GRANTED: The following described property, to-wit: Two tracts or parcels of town lots situated in the Western part of the City of Denton and being a portion of our present homestead; The first parcel of lots being more particularly described as follows: viz:

Beginning 40 varas West of the S.W. corner of a lot sold by us to C. Lipscomb on the North line of Oak Street and 100 varas West from the N.W. corner of Lot No. 6 of the subdivision of the Niel Survey; and 100 varas West of the East line of the Eugene Puchalski survey;

Thence North 70 varas to the South line of Mounts Avenue and the N. West corner of said Lipscombs lot;

Thence West along the South line of Mounts Avenue 120 varas to the N.W. corner of Lot No. 4 in Mounts Addition to the town of Denton;

Thence South with the West line of said Lot No. 4 at 70 varas the S.W. corner of said lot on Oak Street;

Thence East with the N. line of Oak Street 120 varas, the place of beginning, Embracing Lot 2, 3, and 4 of said Mounts addition to the town of Denton and containing $1\frac{1}{2}$ acres of land;

The Second tract or parcel of lots being described as follows
Viz: Beginning at the N. East corner of a one acre lot sold by us to H. H. Hardin;

Thence North $314-8/10$ varas a stake; THENCE West $75-2/10$ varas a stake;

Thence South $314-8/10$ varas to Hardins N.W. corner;

Thence East with Hardins North boundary line $75-2/10$ varas the place of beginning, containing 8 lots of one half acre each or 4 acres in all besides the Streets which are not completed, said Streets being a 40 foot Street off the East end of same running its entire length and 14 varas for Street off the South end of said 4 acres long its South and which said streets are hereby forever dedicated to Public uses as streets for the City of Denton and never to be enclosed.

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

HABENDUM: TO HAVE AND TO HOLD, all and singular th e above mentioned unto the said Dwight Ripley, Trustee, his heirs and assigns forever.

COVENANTS: General Warranty.

W. H. Mounts,
M. E. Mounts.

THE STATE OF TEXAS:|

COUNTY OF DENTON:| BEFORE ME, F. E. Piner a Notary Public in and for the County of Denton personally appeared Wm. H. Mounts and M.E. Mounts his wife to me well known, parties in the above instrument of writing bearing date the 28th day of May A.D. 1879, and acknowledged that they had signed, sealed and delivered the same for the purposes and consideration therein stated, and the said Mattie E. Mounts having been examined by me privily and apart from her husband and having the same fully explained to her, she the said Mattie E. Mounts acknowledged the same to be her act and deed undeclared to me that she had willingly sealed and delivered the same of her free will and accord with out fear or compulsion on the part of her said husband and that she wished not to retract it.

In testimony whereof I hereunto sign my name and affix the impress of my official seal, at my office in Denton Texas this 29th day of May A.D. 1879.

F. E. Piner -----

(SEAL)

FILED FOR RECORD: May 29th, 1879, at 10 o'clock A. M.

RECORDED: VOL. K, page 401, Deed Records, Denton County, Texas.

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

GRANTOR: Dwight Ripley, Trustee, of the County of New York and State of New York.

GRANTEE: J. A. Long of the City & County of Denton, Texas.

KIND OF INSTRUMENT: Deed, dated October, 5th, 1896.

CONSIDERATION: Fifteen hundred Dollars to me in hand paid by J. A. Long.

GRANTING CLAUSE: Grant, sell and convey unto the said J. A. Long.

ESTATE GRANTED: All that certain parcel of town lots situated in the Western part of the City of Denton more particularly described as follows;

Beginning 40 varas West of the $\frac{1}{2}$ W. corner of a lot sold by William H. Mounts and Mattie E. Mounts to C. Lipscomb on the North side of Oak Street and 100 varas West from the N.W. corner of the Lot No. 6 of the subdivision of the Niel survey and 100 varas West of the East line of the Eugene Puchalski survey;

Thence North 70 varas to the South line of Mounts Avenue and the N. West corner of said Lipscomb lot;

Thence West along the South line of Mounts Avenue 120 varas to the N.W. corner of lot No. 4 in Mounts addition to the town of Denton

Thence South with the West line of said lot No. 4 at 70 varas the S.W. corner of said lot on Oak Street;

Thence East with the N. line of said Oak Street 120 varas the place of beginning embracing lots 2, 3 & 4 of said Mounts Addition to town of Denton and containing $1\frac{1}{2}$ acres of land;

HABENDUM: 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 J. A. Long his heirs and assigns forever.

COVENANTS: General Warranty

Witnesses: *Robert J. Howe*
Hans Barming

Dwight Ripley, Trustee, Dwight Ripley.

THE STATE OF NEW YORK: I BEFORE ME, Otta Walter Notary Public in

KINGS COUNTY OF NEW YORK: and for Kings County, New York on this

day personally appeared Dwight Ripley to me well and personally known 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 in expressed and in the capacity therein stated

as well as in his individual capacity.

Given under my hand and seal of office this 5th day of October
A. D. 1896.

Otto Walter Notary Public, Kings
Cou Certificate, ^{filed} in N.Y. Co..

(SEAL)

FILED FOR RECORD: October 28th, 1896. at 3:05 o'clock P. M.

RECORDED: VOL. 62, page 17, Deed Records, Denton County, Texas,

WITNESSES: [Illegible]

[Illegible text at the bottom of the page]

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

GRANTOR: J. A. Long and Eva W. Long his wife of the County of Denton State of Texas.

GRANTEE: Mrs. M. A. Woodward of the County of Denton, State of Texas.

KIND OF INSTRUMENT: Deed, dated March 20th, A.D. 1897.

CONSIDERATION: Seven Hundred and Fifty Dollars to us paid by Mrs. M. A. Woodward the receipt of which is hereby acknowledged.

GRANTING CLAUSE: Grant, sell and convey unto the said Mrs. M.A. Woodward.

ESTATE GRANTED: All that certain tract or parcel of land situated in the City and County of Denton, State of Texas and part of Lots Nos. 2, 3, & 4, of the William H. Mounts, Addition to the City of Denton and part of the $\frac{1}{2}$ acres of land sold and conveyed by Dwight Ripley to the said J. A. Long October 5th 1896 by his deed of that date and which is recorded in Book 62 page 17 deed Records of Denton County to which reference is here made for further description of the land hereby conveyed and which parcel of land hereby conveyed is more particularly described as follows:

Beginning at the South east corner of said $\frac{1}{2}$ acre tract of land;
Thence West on the S.B. line of said $\frac{1}{2}$ acre tract 65 varas to a stake on said line.
Thence North 70 varas to the N.B. line of said $\frac{1}{2}$ acre tract a stake;
Thence East along said N.B. line 65 varas to the N.E. corner of said $\frac{1}{2}$ acre;
Thence South along the E.B. line of said tract 70 varas to the place of beginning.

HABENDUM: 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 Mrs M.A. Woodward her heirs and assigns forever.

COVENANTS: General Warranty.

J. A. Long.

Eva. W. Long.

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

THE STATE OF TEXAS:|

COUNTY OF DENTON:| BEFORE ME, E. C. Smith Notary Public in and for Denton County, Texas on this day personally appeared J. A. Long and Eva W. Long wife of J. A. Long known by 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 Eva W. Long wife of ~~the~~ said J. A. Long having been examined by me privily and apart from her husband and having the same be me fully explained to her, she, the said Eva W. Long acknowledged such instrument to be her act and deed and she declared that she had willingly signed the same for the purposes and considerations therein expressed and that she did not wish to retract it.

Given under my hand and seal of office this 20th day of March A.D. 1897.

(SEAL)

E. C. Smith, Notary Public,
Denton County, Texas.

FILED FOR RECORD: Mch. 23th 1897, at 10 o'clock A. M.

RECORDED: VOL. 62, page 306, Deed Records, Denton County, Texas.

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

THE STATE OF TEXAS:|

COUNTY OF DENTON:|

BEFORE ME, the undersigned authority, in and for Denton County, Texas, on this day personally appeared W. F. Woodward, and H. F. Schweer, both personally known to me, and known to me to be resident credible citizens of Denton County, Texas, who being by me first duly sworn, each for himself deposes and says:

I was personally and well acquainted with Mrs. M. A. Woodward for more than twenty years last past; I know that she was a widow on the 20th day of March, 1897, when she purchased a part of Lots Nos. 2, 3, and 4, of Mounts Addition to the city of Denton, Denton County, Texas, from J. A. Long and wife, and that she never married again;

Said Mrs. M. A. Woodward died intestate in Denton County, Texas, on the 6 day of January 1913, and left surviving her as her sole and only heirs two sons and three daughters, to-wit:

W. F. Woodward of Denton County, Texas, H. J. Woodward, of Clay County, Texas; Eva W. Long, a widow, Leda McCormick, a widow, and Lida McCormick, the wife of Fred McCormick, the last four named living in Denton County, Texas.

There has never been any administration on the estate of Mrs. M. A. Woodward, as none was necessary, there being no debts against said estate, except such as has been paid.

The said Mrs M. A. Woodward left no other child or children nor descendants of any deceased child.

W. F. Woodward.

(SEAL)

H. F. Schweer.

SUBSCRIBED and sworn to be fore me this 17th day of June, A.D. 1914.

J. J. McCook, a Notary Public,
Denton Co. Tex.

FILED FOR RECORD: June, 17, 1914, at 9:50 o'clock A. M.

RECORDED: VOL. , page , deed records, Denton county, Texas.

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

Mrs. Eva Long

|

3546. vs.

|

March 5th. 1901.

D. R. Long et al. | This day came on to be heard the above entitled cause and the plaintiff and defendants therein appeared by attorney announced ready for trial and moved the Court to render Judgment upon and in accordance with the following written agreement of settlement of the matters in dispute herein and which is as follows:

Mrs. Eva Long,

|

3546. vs

|

In the District Court of Denton County, Texas.

D. R. Long et al.

|

In the settlement of all the Matters involved in this suit the plaintiff and the defendants .

1st. That the plaintiff Mrs. Eva Long have judgment against the defendants D. R. Long and M. I. Long for all the real estate described in plaintiffs petition, except that No. 3 described in said petition and as to said tract No. 3 which is lot No. 2 and part of lot No. one in Block No. 8 in the City of Denton, Texas, the Plaintiff is to have judgment for an undivided $\frac{1}{2}$ thereof and the defendants are to have judgment for the remaining $\frac{1}{2}$ of said tract No. three.

2nd. The defendants are to have judgment against plaintiff for the sum of five Hundred Dollars.

3rd. That each party hereto is to pay costs incurred by each herein.

E. C. Smith, Atty. for Plaintiff.

H. C. Ferguson & Owsely & Ragsdale,

Atty's. for Defts.

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

And it appearing unto the Court that the Real Estate described in plaintiffs petition and mooved herein is described as follows; to-wit: and

FIRST TRACT: A certain lot or parcel of land situated in the town and County of Denton, State of Texas, and on the East side of the Public square of said town and designated as the North one half of Lot No. 5 in Block No. 7 as shown by the original map or plat of said town and being the same lot of land conveyed by J. A. Douglass to A. E. Hogg by his deed duly recorded in the Deed Records of Denton County to which reference is here made.

SECOND TRACT: A certain lot or parcel of land situated in the western part of said Town of Denton Texas and more particularly described as follows, beginning 40 vrs. West of the South West Corner of a lot sold by W. H. Mounts and wife to C. Lipscomb on the North side of Oak Street, and 100 vrs. West from the N. W. Corner of Lot No. 6 in the subdivision of the Niel survey and 100 vrs. West of the East line of Eugene Puchalski survey; THENCE North 70 vrs. to S. line of Mounts Avenue and N. W. Corner of said Lipscomb Lot ; THENCE along the South line of Mounts avenue 20 vrs. to N.W. Corner of Lot No. 4 in Mounts Addition to the City of Denton; THENCE South with West line of said lot No. 4 at 70 vrs. S. W. Corner of said lot on Oak Street; THENCE East with N. Line of said Oak Street 120 vrs. to the place of beginning.

THIRD TRACT: A parcel or lot of land situated in Town and County of Denton, State of Texas and known and designated on the original map or plat of said town as lot No. two (2) and part of lot No. one (1) in Block No. 8 of said City of Denton and more

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

particularly described as beginning 45 feet East from the N. W. Corner of said Block No. 8 at the North line of said Block No. 8; THENCE East 75 feet to N. E. Corner of said Block No. 8; THENCE South 120 feet to South East Corner of said Block No. 8; THENCE West along South Line of said Block No. 8 to corner 45 feet East of S. W. Corner said Block No. 8; THENCE North 120 feet to place of beginning.

It is the judgment of the court that the plaintiff Eva Long's title to and possession of the first and second and an undivided one half of the third tract above described be confirmed and that all the right, title interest and claim which the defendants D. R. Long and M. I. Long have in and to the same be divested out of them and each of them and vested in the plaintiff Eva Long, that the defendants D. R. Long and M. I. Long do have and recover of the Plaintiffs an undivided one half of the Third tract of land hereinbefore described and what ever interest or claim that the plaintiff has therein. And it appearing unto the Court by written receipt on file among the papers of this cause that the plaintiff has paid the said defendants the said sum of Five Hundred Dollars mentioned in said written agreement it is therefore the judgment of the Court that the plaintiff has fully complied with that portion of said agreement in which she obligated herself to pay the said sum of money therein mentioned to the defendants; that the costs of suit incurred by the plaintiff and defendants respectively be paid, by the part incurring the same for which let the officers have execution.

RECORDED: Vol. 0; page 247, District Court Minutes, Denton Co. Texas,

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DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

GRANTOR: D. R. Long and his wife M. I. Long of the County of Dallas, State of Texas, father and mother of J. A. Long deceased late of the County of Denton, State of Texas.

GRANTEE: Mrs. Eva W. Long surviving wife of said J. A. Long, deceased, of the County of Denton, State of Texas.

KIND OF INSTRUMENT: Deed, dated March 6th. A. D. 1901.

CONSIDERATION: Five Hundred (\$500.00) Dollars paid to us cash in hand by Mrs. Eva W. Long surviving wife of said J. A. Long deceased the receipt of which is hereby acknowledged.

GRANTING CLAUSE: Grant, sell and convey unto the said Eva W. Long,

ESTATE GRANTED: All that certain parcel or lot of land situated in the town and County of Denton, State of Texas and on the East side of the Public square of said town and designated as the North one half ($\frac{1}{2}$) of Lot no. Five (5) in Block No. Seven (7) as shown by the original map or plat of said town and being the same lot of land conveyed by J. A. Douglas to A. E. Hogg by deed duly recorded in the Deed Records of Denton County to which reference is here made.

SECOND: Also another tract of land situated in said town and County and in the Western part of said town of Denton, Texas, and more particularly described as follows: BEGINNING 40 vrs. west of the S. W. Corner of a lot sold by W. H. Mounts and wife to C. Lipscomb on the North side of Oak Street and 100 vrs. west from the N. W. Corner of Lot No. 6 of the subdivision of the Neil survey and 100 vrs. West of the East line of the Eugene Puchalski survey;

Thence North 70 vrs. to South line of Mounts Avenue and N. W. Corner of said Lipscomb lot;

Thence West along south line of Mounts Avenue 120 varas to the N. W. Corner of Lot No. 4 in Mounts Addition to the town of Denton;

Thence South with the west line of said Lot No. 4 at 70 vrs. southwest corner of said Lot On Oak Street;

Thence East with the N. line of said Oak Street 120 vrs. to the place of beginning.

THIRD: Also another Lot or Parcel of land situated in said town and County and being part of Lot Two (2) in Block Eight (8) as shown and designated on the original map or plat of said town of Denton, Texas, and more particularly described as follows, to-wit: BEGINNING at the North east corner of said Lot No. 2 in said Block No. 8;

Thence South 120 feet to the Southeast corner of said lot No. 2;

Thence West $37\frac{1}{2}$ feet along the south line of said Lot

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

No. 2;

2;

Thence North 120 feet to the North line of said Lot No.
Thence East $37\frac{1}{2}$ feet to the place of beginning.

HABENDUM: To have and to hold the above described premises together with all and singular the rights and appurtenances thereto in any wise belonging unto the said Eva W. Long her heirs and assigns forever.

COVENANTS: --- --- ---

D. R. Long.

M. I. Long.

THE STATE OF TEXAS, I

COUNTY OF **DALLAS**. I Before me, T. A. Work, a Notary Public in and for Dallas County, Texas, on this day personally appeared D. R. Long known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this 7th day of March A. D. 1901.

(Seal)

T. A. Work, Notary Public,
Dallas Co. Texas.

THE STATE OF TEXAS, I

COUNTY OF **DALLAS**. I Before me, T. A. Work, a Notary Public in and for Dallas County, Texas on this day personally appeared M. I. Long wife of D. R. Long known to me to be the person whose name is subscribed to the foregoing instrument and having been examined by me privily and apart from her husband and having the same by me fully explained to her she the said M. I. Long acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and considerations therein expressed and that she did not wish to retract it.

GIVEN under my hand and seal of office this 7 day of March A. D. 1901.

(Seal)

T. A. Work, Notary Public
Dallas County, Texas.

FILED FOR RECORD: March 7th. 1901, at 4:20 o'clock P. M.

RECORDED: Vol. 78, Page 216, Deed Records, Denton Co. Texas.

"CERTIFICATE"

**THE STATE OF TEXAS, }
County of Denton. }**

THE DUGGAN ABSTRACT COMPANY, a corporation, duly incorporated and doing business under and by virtue of the laws of the State of Texas, hereby certifies, that the foregoing pages numbered from **one** to ~~Thirty~~^{Six} inclusive contain a true and correct abstract of all the instruments of record, or on file for record in the office of the County Clerk of said County, that in any way affect the title to part of Lots Nos. Two (2) and Three (3), of Mounts Addition to the City of Denton, Denton County, Texas, as shown by the map or plat of said Addition recorded in Vol. 35, page 381, of the Deed Records of Denton County, Texas, same being out of the Eugene Puchalski one third League survey, Abstract No. 996, and situated on the North side of West Oak Street, in the City of Denton, County of Denton, and State of Texas,

and fully described on page **one** of this abstract, and that except as herein shown, there are no suits pending in the District Court of said County and no abstract of judgments filed in the County Clerk's office affecting the title to said property.

No. **5812**.

P. R. B.
Searcher.

IN WITNESS WHEREOF, the said DUGGAN ABSTRACT COMPANY, has caused this Certificate to be signed and its corporate seal to be hereunto affixed by its Manager at its office in Denton, Texas, on this the **16th** day of **June**, A. D., 191**4**, at **seven** o'clock, **A. M.**

DUGGAN ABSTRACT COMPANY,

By *J. D. Bell*

Mgr. **36**

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

THE STATE OF TEXAS, |

COUNTY OF DENTON. | BEFORE ME, the undersigned authority, on this day personally appeared Mrs. Emma Lipscomb, wife of Doctor C. Lipscomb, Sr., and daughter of Wm. H. & M. E. Mounts, who on oath states that her father was in the mercantile business in Denton, Texas in 1872 and after that date, that while so engaged in said mercantile business, he made purchases of goods, wares and merchandise from various wholesale merchants, one of said merchants being Dwight Ripley of the City of New York, and about 1874, the said W. H. Mounts' mercantile business in Denton, Texas, was destroyed by fire by what was then known as spontaneous combustion. After the said destruction of the said goods by the said fire of the said W. H. Mounts, he the said Mounts, was indebted to the said Dwight Ripley and as his goods were destroyed by fire, he the said Mounts had no means of paying the said Dwight Ripley what he owed him. Whereupon, in order to satisfy and pay off the said Dwight Ripley the amount due him by the said Mounts he the said Mounts, joined by his wife, deeded by a general Warranty Deed to pay off and satisfy the amount due by the said Mounts to Ripley, four acres of land out of the Robert Beaumont survey, and beginning at the North West Corner of a One Acre tract deeded by W. H. Mounts and wife to H. H. Hardin; THENCE E. 75-2/10 varas; THENCE N. About 375 varas; THENCE W. 75-3/10 varas; THENCE South about 375 varas to the place of beginning. Also another tract of land on Oak Street deeded by Dwight Ripley to J. A. Long, and now owned by Mrs. J. A. Long and the Woodward Estate.

THAT the said deed executed by W. H. Mounts and wife to Dwight Ripley, Trustee, was in full satisfaction and settlement of the indebtedness due by the said W. H. Mounts to the said Dwight Ripley. That the heirs of W. H. & M. E. Mounts have no interest whatever in any of the above described land deeded by W. H. Mounts and wife to Dwight Ripley, Trustee. Said deed executed in 1879, and being the only deed ever executed by W. H. Mounts and wife to Dwight Ripley.

IN TESTIMONY where of I hereunto sign my name this the 1st. day of June A. D. 1914.

(Seal)

Mrs. Emma Lipscomb.

Subscribed and sworn to before me this the 2nd. day of June A. D. 1914.

O. P. Poe, a Notary Public in and for
Denton County, Texas.

DUGGAN ABSTRACT COMPANY, INC.

THE STATE OF TEXAS, |

DENTON, TEXAS

**COUNTY OF DENTON. | BEFORE ME, O. P. Poe, a Notary Public in and
for Denton County, Texas, on this day personally appeared Mrs.
Emma Lipscomb, known to me to be the person whose name is subscribed
to the foregoing instrument, and she acknowledged to me that she
executed the same for the purposes and consideration therein express-
ed.**

**GIVEN under my hand and seal of office this the 2nd.
day of June A. D. 1914.**

(Seal)

**O. P. Poe, a Notary Public in
and for Denton County, Texas.**

FILED FOR RECORD: June 23, 1914, at 11:30 A.M. o'clock.

RECORDED: Vol. Page Deed Records, Denton County, Texas.

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

STATEMENT OF JOSEPH R. NOYES.

On the 28th. day of May 1879 William H² and Mattie E. Mounts did make a deed to Dwight Ripley to two tracts of land in Denton Texas the deed to which land is recorded in Volume K, Page 401, Deed Records of Denton County, Texas and the consideration of said deed is \$1276.

That Dwight Ripley and Eliza Ripley were married in 1873 and had issue one child to-wit: Elise R. Noyes, wife of Joseph R. Noyes and said Elise R. Noyes is the sole and only heir of Dwight Ripley.

That on the said 28th day of May 1879 at the date of said deed William H. Mounts was to the best of affiants knowledge and belief indebted to him the said Dwight Ripley in the sum of said Seventeed Hundred and Seventy Six Dollars and said deed from said Mounts and wife was executed to him to pay off and satisfy said indebtedness to him as he had sold the said Mounts goods, wares and merchandise for which he was not able to pay.

In witness whereof I hereunto sign my name this the 12th. day of June 1914.

Joseph R. Noyes.

SUBSCRIBED and sworn to before me this the 12th day of June 1914.

(Seal)

F. J. McMahon, Notary Public.
Notary Public Kings County No. 36 Kings County
Registers No. 6627. Cert. Filed in N. Y. Co. Clks.
Office No. 3. N. Y. Registers No. 5328 Commission
Expires March 30, 1915.

STATE OF NEW YORK, |

COUNTY OF NEW YORK. | BEFORE ME, the undersigned authority appeared Jos. R. Noyes known to me to be the person whose name is subscribed to the fore going instrument and acknowledged to me that he executed the same for the purposes and considerations therein stated and expressed.

IN testimony whereof I hereunto sign my name and affix the impress of my official seal this the 12th day of June 1914.

(Seal)

F. J. McMahon, Notary Public.
Notary Public Kings County No. 36 Kings County Reg-
isters No. 6627. Cert. filed in N. Y. Co. Clks. Off-
ice No. 3. N. Y. Registers No. 5628 Commission ex-
pires March 30, 1915.

FILED FOR RECORD: June 23, 1914, at 11:30 A.M.
RECORDED: Vol. Page Deed Records Denton Co. Texas.

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

THE STATE OF TEXAS,)
COUNTY OF DENTON.)

BEFORE ME, the undersigned authority, on this day personally appeared W. F. Woodward and H. F. Schweer, to me personally known, and known to me to be resident credible citizens of Denton County, Texas, who being by me first duly sworn deposes and says, each for himself: I was personally and well acquainted with J. A. Long, late of Denton County, Texas, during his lifetime, with Eva W. Long, his wife, D. R. Long, his father, and M. I. Long, his mother; That J. A. Long married Eva Woodward on the 10th day of Oct. 1894; They lived together as husband and wife until the death of said J.A. Long; No children were born of said marriage; J. A. Long died intestate in Denton County, Texas, on or about the 3rd day of Jany. 1898; He left surviving him as his sole and only heirs at law, his widow, Eva W. Long, his father D. R. Long, and his mother, M. I. Long.

W. F. Woodward.
H. F. Schweer.

SUBSCRIBED and sworn to before me, this 23rd day of June, 1914.

(SEAL)

P. R. Bird, Notary Public,
Denton County, Texas.

* * * *

The DUGGAN ABSTRACT COMPANY hereby certifies that the above and foregoing is a true and correct copy of the original affidavit, as made by W. F. Woodward and H. F. Schweer, on the 23 day of June, 1914, said original now being on file in our office.

Given under my hand and the seal of said Company, at Denton, Texas, this the 4th day of November, 1914.

DUGGAN ABSTRACT COMPANY,
By *P. R. Bird*
Sec'y.

"CERTIFICATE"
(Continuation.)

**THE STATE OF TEXAS, }
County of Denton. }**

THE DUGGAN ABSTRACT COMPANY, a corporation, duly incorporated and doing business under and by virtue of the laws of the State of Texas, hereby certifies, that the foregoing pages numbered from **thirty seven** to **forty one** inclusive contain a true and correct abstract of all the instruments of record, or on file for record in the office of the County Clerk of said County, that were filed for record subsequent to the **16th** day of **June, 1914,** at **7:00** o'clock **A. M.** which in any way affect the title to **part of Lots Nos. Two (2), and Three (3),** of **Mounts Addition to the City of Denton, Denton County, Texas,** as shown by the map or plat of said Addition recorded in **Vol. 35, page 381,** of the Deed Records of said County, said Addition being out of the **Eugene Puchalski one third League survey, Abstract No. 996,**

and fully described on page **one** of this abstract, and that except as herein shown, there are no suits pending in the District Court of said County and no abstract of judgments that have been filed for record in the office of the County Clerk of said County since the date aforesaid, affecting the title to said property.

No. 5812.

IN WITNESS WHEREOF, the said DUGGAN ABSTRACT COMPANY, has caused this Certificate to be signed and its corporate seal to be hereunto affixed by its ~~Manager~~ ^{Secretary,} at its office in Denton, Texas, on this the **25th** day of **June,** A. D., **1914,** at **seven** o'clock., **A. M.**

P. R. B.
Searcher.

DUGGAN ABSTRACT COMPANY,

By *P. R. B.*

Sec'y. ~~Ex.~~ 41

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

SUPPLEMENTAL ABSTRACT OF TITLE

TO

All that certain lot, tract or parcel of land, situated on the North side of Oak Street, in the City of Denton, County of Denton and State of Texas, out of the Eugene Puchalski one third League survey, Abstract No. 996, and being part of Lots Nos. Two (2) and Three (3), of Mounts Addition to said City of Denton, as shown on the map or plat of said Addition recorded in Vol. 35, page 381, of the deed records of Denton County, Texas, and more particularly described as follows, to-wit:

Beginning 65 feet West of the South East corner of said Lot No. 2, same being the South West corner of a part of said Lot No. 2, conveyed by J. D. Bell and wife to P. R. Bird;

Thence West 115-5/9 feet to the South West corner of a lot conveyed by W. F. Woodward, et al, to J. D. Bell, on June 15th, 1914, by deed recorded in Vol. 137, page 88, of the deed records of Denton County, Texas, on the South line of said Lot No. 3;

Thence North 70 varas to the North line of said Lot No. 3, same being the North West corner of said lot conveyed to J. D. Bell;

Thence East 115-5/9 feet to the North West corner of said lot conveyed to said P. R. Bird;

Thence South 70 varas to the place of beginning.

FOR

J. D. BELL.

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

GRANTOR: W. F. Woodward and wife, May D. Woodward; Leda McCormick, a widow; Eva W. Long, a widow; Lida McCormick, hoined by her husband, Fred McCormick, all of Denton County, Texas, and H. J. Woodward and wife, Chloe Woodward, of Clay County, Texas, being the sole and only heirs-at-law of Mrs. M. A. Woodward, deceased, late of the County of Denton, State of Texas.

GRANTEE: J. D. Bell, of the County of Denton, and State of Texas.

KIND OF INSTRUMENT: Deed, dated June 15th, A. D. 1914.

CONSIDERATION: Seven Thousand and no/100 (\$7,000.00) Dollars to us paid and secured to be paid by J. D. Bell, as follows: \$5,000.00 to us cash in hand paid, the receipt of which is hereby fully acknowledged, and the further consideration of the execution and delivery by the said J. D. Bell, of his one certain promissory vendor's lien note, of even date herewith, payable to the order of W. F. Woodward, and described as follows, to-wit: Said note for the sum of \$2,000.00 due and payable two years after date, bearing interest from date until paid at the rate of eight per centum per annum, payable annually, and providing that all past due interest shall bear interest from the maturity thereof until paid at the rate of ten per centum per annum, and containing the usual default, maturity and ten per cent attorney's fee clauses.

GRANTING CLAUSE: Grant, sell and convey unto the said J. D. Bell.

ESTATE GRANTED: All that certain lot, tract or parcel of land, situated in the City of Denton, County of Denton, and State of Texas, on the North side of West Oak Street in said City of Denton, out of the Eugene Puchalsi one third League survey, Abstract No. 996, and being part of Lots Nos. Two (2) and Three (3), of Mounts Addition to said City of Denton, as shown by the map or plat of said Addition recorded in Vol. 35, page 381, of the deed records of Denton County, Texas, and more particularly described as follows, to-wit:

Beginning at the South East corner of a $1\frac{1}{2}$ acre tract sold by Dwight Ripley to J. A. Long, on October 5th, 1896, same being the South East corner of Lot No. 2, of said Mounts Addition;

Thence West with the North line of Oak Street 65 varas to corner in said line, and in the South line of Lot No. 3 of said Addition;

Thence North 70 varas to the North line of Lot No. 3, of said Addition;

Thence East 65 varas to the North East corner of said Lot No. 2;

Thence South 70 varas to the place of beginning.

180' x 200' lot

DUGGAN ABSTRACT COMPANY, Inc.

DENTON, TEXAS

HABENDUM: 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 J. D. Bell, his heirs and assigns forever.

COVENANTS: General Warranty, with vendor's lien retained.

W. F. Woodward.	H. J. Woodward.	Mrs. Leda McCormick
May D. Woodward.	Chloe Woodward.	Fred McCormick.
Eva W. Long.		Lida McCormick.

THE STATE OF TEXAS,)
COUNTY OF DENTON.)

BEFORE ME, the undersigned authority, in and for Denton County, Texas, on this day personally appeared W. F. Woodward, Leda McCormick, a widow, and Eva W. Long, a widow, known to me to be the persons whose names are subscribed to the foregoing instrument, and each acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND and seal of office, this 20th day of June, A. D. 1914.

(SEAL)

J. J. McCook, Notary Public,
Denton County, Texas.

THE STATE OF TEXAS,)
COUNTY OF DENTON.)

BEFORE ME, the undersigned authority, in and for Denton County, Texas, on this day personally appeared May D. Woodward, wife of W. F. Woodward, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said May D. Woodward 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 20th day of June, A. D. 1914.

(SEAL)

J. J. McCook, Notary Public,
Denton County, Texas.

THE STATE OF TEXAS,)
COUNTY OF DENTON.)

BEFORE ME, the undersigned authority, in and for Denton County, Texas, on this day personally appeared Fred McCormick, 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.

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

GIVEN UNDER MY HAND and seal of office this 20th day of June, A. D. 1914.

(SEAL)

T. L. Phillips, a Notary Public,
in and for Denton County, Texas.

THE STATE OF TEXAS,)
COUNTY OF DENTON.)

BEFORE ME, the undersigned authority, in and for Denton County, Texas, on this day personally appeared Lida McCormick, wife of Fred McCormick, known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Lida McCormick, 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 20th day of June, A. D. 1914.

(SEAL)

T. L. Phillips, a Notary Public,
in and for Denton County, Texas.

THE STATE OF TEXAS,)
COUNTY OF CLAY.)

BEFORE ME, the undersigned authority, in and for said County and State, on this day personally appeared H. J. Woodward, and Chloe Woodward, wife of H. J. Woodward, 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 Chloe Woodward, wife of the said H. J. Woodward, having been examined by me, privily and apart from her husband, and having the same by me fully explained to her, she, the said Chloe Woodward 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 22nd day of June, A. D. 1914.

(SEAL)

Lucian W. Parrish, Notary Public,
Clay County, Texas.

FILED FOR RECORD: July 6th, A. D. 1914, at 8:45 o'clock A. M.

RECORDED: Vol. 137, page 88, Deed Records, Denton County, Texas.

DUGGAN ABSTRACT COMPANY, INC.

DENTON, TEXAS

STATE OF TEXAS, }
COUNTY OF DENTON. }

I, H. V. Hennen, Tax Collector, Denton County, Texas, hereby certify that I have carefully examined the records of this office and find no delinquent taxes against that part of Lots 2 and 3, of the Mounts Addition to the City of Denton, which was rendered and paid for 1913 taxes by Mrs. M. A. Woodward Est. as $\frac{1}{2}$ acre in the E. Puchalski survey, Abstract No. 996.

Given under my hand and seal of office, this 19th day of June, A. D. 1914.

(SEAL)

H. V. Hennen, Tax Collector,
Denton County, Texas.

* * * *

City of Denton, Texas, Aug. 23rd, 1914.

This is to certify that I have carefully examined the records of this office, and find no delinquent tax against a lot 180 X $194\frac{1}{2}$ feet out of the E. Puchalski survey, and known as part of lots 2 and 3, of the Mounts Addition, rendered for 1914 taxes by Mrs. M. A. Woodward Estate.

J. W. Erwin Assessor and
Collector.

* * * *

The DUGGAN ABSTRACT COMPANY hereby certifies that the above and foregoing is a true and correct copy of the original tax certificates, as made by H. V. Hennen, Tax Collector of Denton County, Texas; and J. W. Erwin, Assessor and Collector, of the City of Denton, Denton County, Texas, said originals now being on file in our office.

Given under my hand and the seal of said Company, at Denton, Texas, this the 4th day of November, A. D. 1914.

DUGGAN ABSTRACT COMPANY,

By *J. W. Erwin*
Sec'y.

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