

# H-94-003

HISTORIC LANDMARK ZONING PETITION  
FINAL APPLICATION  
CITY OF DENTON, TEXAS

SITE ADDRESS: 1018 West Oak Street  
Denton, TX 76201

LEGAL DESCRIPTION (LOT AND BLOCK  
OR METES AND BOUNDS - ATTACH  
EXHIBIT "A" IF NECESSARY):

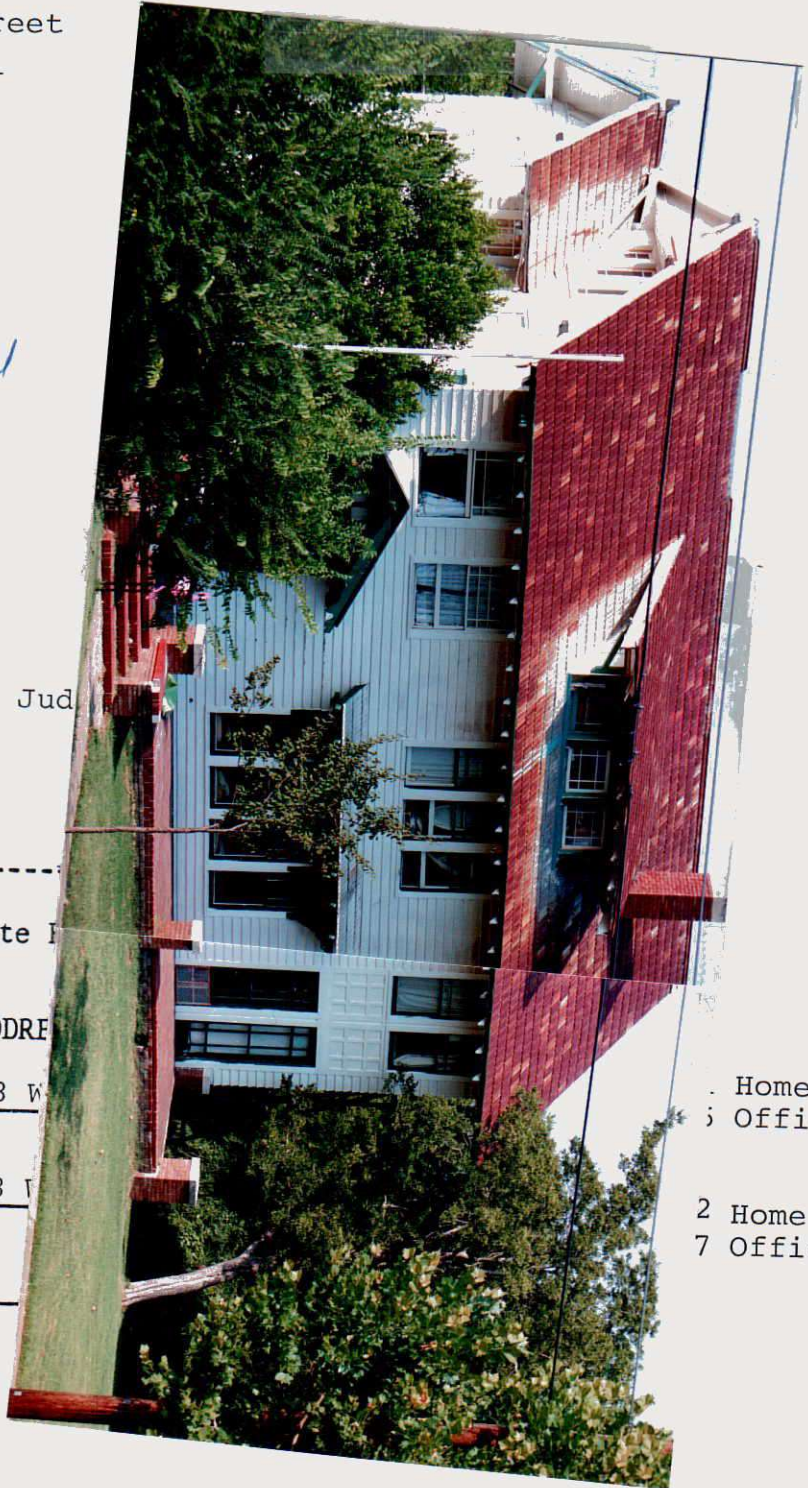
lot 4 + the west 1/2 of lot 3,  
Mounts Addition, according  
to the map or plat recorded  
in Vol 35, page 383, Deed  
Records of Denton Co. TX

PRESENT USE, IF NOT SAME -  
RELATIONSHIP OF APPLICANT TO  
CURRENT OWNER: Charles Stafford & Jud

ZONING: MF-1

(Also complete F

NAME OF OWNER(S)	ADDRESS
<u>Charles Stafford</u>	<u>1018 W</u>
<u>Judith Abbott</u>	<u>1018 W</u>



. Home  
; Office

2 Home  
7 Office





CONSTRUCTION/DESCRIPTION:

- 1) DATE(S) OF HISTORICAL OCCURRENCE, CONSTRUCTION OF FEATURE, PERSON, INSTITUTION OR ARCHAEOLOGICAL SITE: House built in 1914 - Craftsman Style

---

- 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? No Recorded Texas Landmark? No Local surveys or recognition? Contributing structure in Oak-Hickory Historical District

---

- 4) ARCHITECT: \_\_\_\_\_
- 5) BUILDER: Davidson
- 6) EXTERIOR MATERIAL: Cypress siding
- 7) ROOFING: Pressed metal shingles
- 8) DOORS: Pine French doors - lights divided unequally
- 9) WINDOWS: Pine
- 10) PORCHES: Front - tile on slab on pier and beam; Back-originally screened, now enclosed
- 11) OUTBUILDINGS: none
- 12) LANDSCAPING AND FENCING: In progress

Exhibit "C"  
Legal Description

Lot 4, and a portion of Lot 3, of MOUNTS ADDITION, an Addition to the City of Denton, Denton County, Texas, according to the Plat thereof recorded in Volume 35, Page 383, Deed Records, Denton County, Texas; and further described as follows:

BEGINNING at a point on the North side of West Oak Street, 105 varas West of the Southwest corner of a lot sold by W.H. Mounts and wife to C. Lipscomb, said point being also the Southwest corner of a lot conveyed by J.A. Long and wife to Mrs. M.A. Woodward by deed dated March 20, 1897, recorded in Book 62, Page 306, of the Deed Records of Denton County, Texas;

THENCE North 70 varas to South line of Mounts Avenue, the Northwest corner of Mrs. M.A. Woodward's lot;

THENCE West along the South side of Mounts Avenue, 55 varas, to the Northwest corner of Lot No. 4, Mounts Addition to the City of Denton;

THENCE South with the West line of said Lot No. 4 at 70 varas, its Southwest corner on the North line of Oak Street;

THENCE East with the North side of Oak Street, 55 varas, to the PLACE OF BEGINNING.

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.

*see attached*

NAME OF OWNER(S)	TYPE OF INSTRUMENT DATE (WARRANTY DEED)	VOLUME/PAGE NUMBER	BOOK-DEED RECORDS/ REAL PROP. RECORDS
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

THE HISTORY OF THE STAFFORD-ABBOTT HOUSE  
1018 WEST OAK STREET

The Craftsman style house located at 1018 West Oak St. was built in 1914 by Eva Woodward Long (Mrs. Joseph A. Long). Mrs. Long as a child moved to Denton County in 1877 with her parents and 6 siblings. She graduated from Baylor University in 1894. In the fall of that year, she married Joseph A. Long. J.A. Long bought Tracts 2, 3 and 4 of the Mounts addition in 1896. J.A. and Eva sold Tract 2 and part of Tract 3 to Eva's widowed mother, Mrs. M.A. Woodward, in 1897. Mrs. Woodward built a house there that is now known as 1004 West Oak St.

J.A. Long died in New Mexico in 1899 at the age of 29. He and Eva had no children. A Temporary Administration was opened in Denton County, with Eva acting as the Temporary Administrator. The application for Temporary Administration recited that the corpus of the estate contained numerous parcels of real property and the proceeds from insurance policies. The application was granted. After 6 months, the administration expired. No Will was ever probated in Denton County.

Eva lived with her mother in the house at 1004 West Oak until the time of her mother's death in 1913. Eva's mother's brother, Henry Fox, also lived with them. "Uncle Banny" made his home with Eva at 1018 West Oak after that house was built. According to family members, Eva was called "Aunt Tot". Uncle Banny used the room on the west side of the 2nd floor as his sitting room. His bedroom was the room on the southwest corner. Family members also said that Uncle Banny liked to garden. Aunt Tot didn't like having mud and dirt tracked into the house, so she had a half bath tacked onto the back of the house in a small lien-to addition for Uncle Banny's use.

Talking to Eva's family members turned up some other interesting details about the house. There was a speaking tube that ran from the front door to the kitchen and the 2nd floor sleeping porch (attached to the bedroom on the east side of the house). The 2nd floor bathroom was built as a large room with the bathtub sitting out in the middle of the floor.

According to Eva's obituary, she was active in local social life. She was president of the Ariel Club and was a "large contributor" to the construction in the late 1920s of the Woman's Club building on Oakland St. in Civic Center Park. Eva was in the habit of leaving town in the summers, either staying with relatives in Los Angeles, going to Europe or Denver. One of the debts paid by her estate was the storage fee paid to a garage in Dallas where her Cadillac was stored during the last summer trip to Los Angeles. Eva was an active member of the First Baptist Church.

Eva died in Los Angeles in July of 1930. Eva left her house to one of her sisters, Leda, who moved into the house only to die about 6 months later. Eva's estate was then administered by a brother. Eva's estate was sizable for the time. The estate sold the house to Maude Hopkins right after Christmas in 1932. The last heir signed in January of 1933. Maude bought the house in her individual capacity. However, as a married woman, her husband, Robert H. "Bob" Hopkins, was legally required to co-sign the deed of trust.



Like Eva, Maude Hopkins was college educated. She and Bob married in the early 1900s. They made their home on North Elm St. where they lived until they moved to 1018 West Oak. Their home on North Elm shows up in the catalog of work of the architect Willy G. Clarkson (designer of the Women's Club Building and Lee and Peggy Capp's house on Oak St.

R.H. "Bob" Hopkins was the child of another pioneer family. His father was sheriff of Denton County at the end of the last century. Bob's brother, George Hopkins, Sr. served as the State Senator from Denton County. George, Sr. practiced law in Denton County for his entire adult life. Bob's nephew, who as a child was called "Little George", has just retired from the practice of law after over 50 years of practice in Denton. Bob served as the Judge of the 16th District Court from 1912 until 1914. His picture hangs on the wall of that Court in the Carroll Courts Building. Bob died in 1938. Maude lived in the house until the time of her death in 1957.

George Hopkins Sr. handled Maude's estate. The house was sold to the Gamma Xi Alumni of Delta Sigma Phi Fraternity in 1957. Hal Jackson, a life long Denton resident, was an alumni of the fraternity. He co-signed the note for the house in his individual capacity. The fraternity owned the house until January 1992 when it was purchased by Charles Stafford and Judith Abbott. Over the years of ownership, a procession of approximately 750 young men in turn made 1018 West Oak their home.

Prepared by Judith Abbott  
September 2, 1994

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. *see attached*

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

\*VOLUME AND PAGE



Exhibit E Attachment

The house was built as a two story structure. Mrs. Long apparently paid cash for the construction of the house, as there are no construction liens recorded. According to a family member, mortgages were frowned on among the family.

The only firm date for construction came by a piece of good luck. In the process of our work on the house, we found a torn fragment of brown paper bag that had been signed in pencil. The text of that note is as follows: W.A. Croaley & Kit Berry laid this floor Nov 20, 1914". Also appearing were the following names : Edgar Davidson (Dewey), H.F. Davidson, Contractor; E.S. Litrell, Clyde Berry.

There was a one car garage north of the house that was torn down at some point in the 1960s or 1970s. By the time the tax card was prepared in 1943, a lean-to had been added to the north side of that garage. Bill Sullivant, former State Representative from Cooke County, has told us that he lived in the house as a college student. During his residency at 1018 West, he says that he installed a gym in the garage for the fraternity members to use as a work-out space.

The 3rd floor, originally attic space, was converted into 3 rooms at the time that the fraternity bought the house in 1957. Billie Clearman, Hank and Monk's brother, did the work.

We bought the house in January, 1992. Since that time, we have rebuilt much of the north wall (extensive termite damage), replaced the brick skirting, established a french drain, added piers under the middle of the living room and dining room floors. We have replumbed and rewired the house. We removed the aluminum siding that was added by the fraternity (covering the cypress siding). Much of the electrical wiring work done in the last 20 + years had been added to the house by putting conduit over the aluminum siding. We have rebuilt all the windows on the 2nd and 3rd floor, reglazing with old glass. We still have the first floor windows left to do.

The cantilevered staircase was supported by the north wall of the staircase, the wall that was used as the plumbing chase to the 2nd floor bath. The fraternity had allowed water to run into that wall for a period of not less than 2 decades. The wall had moved south about 6". The stair structure from the 2nd to the 3rd floor had racked. The stair had come loose from the 3rd floor landing. We put the wall back into an upright position and had steel plates fabricated to stabilize the stairs.

The walls of the house are plaster. 4 plaster ceilings had failed (they had come loose from the rafters where the lath or expanded wire supporting the plaster was originally attached). We were able to save all of the ceilings except for the living room ceiling.

The flooring on the first floor is quarter-sawn oak (livingroom, hall, dining room), pine in the original kitchen room and tile in the sunroom. We removed 4 layers of flooring to get down to the wood. Termites had destroyed the north 6 feet of the flooring in the dining room and about half of the floor in the original kitchen room and breakfast room. We located salvage oak to rebuilt the floor in the dining room and entry hall. We used the salvage from the original breakfast room to complete the flooring in the original kitchen. The original breakfast room (now the kitchen) currently has a painted plywood floor.

At some point the fraternity decided that they needed an additional bedroom worse than they needed a kitchen. They stripped out the kitchen. We decided to change the kitchen to the room directly under the 2nd floor bathroom. We are using the original kitchen room as a pantryroom and breakfast area. We have used salvage cabinets throughout. Nancy and Randy Boyd had saved the original cabinets and the sink from their house. They gave them to us. I bought 3 large cabinets from a salvage yard. We inherited a 7' long, 20 drawer base cabinet (salvaged by Charlie's aunt, Dorothy Stafford. She had gotten it from her church, the Northside Bapt. Church, in Ft. Worth when they remodeled in the 1950s). As money becomes available, we have been filling in around the salvaged cabinets with custom cabinets that fill out the space available.

*Judith Abbott*  
*Sept. 1994*

EXHIBIT "F"

SURVEYS

Instructions:

*none*

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 side view on cover sheet & in back up packet.*

*North side,  
1018 West Oak  
view from  
Fulton + Gregg St.*



*West side,  
1018 West Oak  
View from  
Oak St. at  
intersection  
of Fulton St.*







East side 1018 West Oak

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 "I"

I/We, the undersigned, owner(s) of, or party(s) with financial interest in, all property herein described, do hereby file this, my/our petition, asking that the said property be designated as a historic landmark under the provisions of Ordinance #80-30 of the Code of Ordinances of the City of Denton, Texas.

I/We herewith tender the filing fee of sixty-five dollars (\$65.00).  
I/We authorize the City of Denton to place a sign or signs on the above property for public notification of the proposed historic designation.

Name Charles Stafford & Judith Abbott  
Address 1018 West Oak St.  
City Denton State TX  
Phone (817) 387-7557

Submitted this Sept 17 ~~day of~~ \_\_\_\_\_ 1994

COMMENTS FROM LEGAL DEPARTMENT: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

COMMENTS FROM FRANK H. ROBBINS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Photo of 1018 W. Oak taken in 1943 as part of the tax appraisal records



It also shows the amount of tax claimed due from the respective beneficiaries, but without prejudice to this affiant or to any of said beneficiaries to appeal from or otherwise contest any order of the County Judge assessing a tax in this estate.

NOTE.—In setting forth information relating to the first four columns in the form below, commence in the proper columns as indicated at the top of the form, using as much space to the right as necessary, and dropping down one line as to each succeeding column. For example:

John Doe,

812 Congress Ave.,

Austin, Texas

Nephew, a son of Wm. Doe, a brother  
of decedent, adult, age 50.

1/2 net personal property.....\$30,000  
Life estate in Tract No 1 Schedule A1  
(Item 5 of the will)..... 10,000

Name of beneficiary	Post Office Address	Relationship to decedent, whether minor or adult, age if life tenant, interest received	Actual market value		Amount of Exp. claimed	Net Taxable Value		Rate	Tax claimed due	
va Woodward Hooper	San Antonio Texas	Niece, adult	7,801.70	10000		None				
rville Woodward	Wichita Falls, Tex.	Nephew, adult	7,801.70	10000		None				
lifford Woodward	San Antonio Texas	Nephew, adult	7,801.70	10000		None				
azel McCormick Hoelzel	Wink, Tex.	No relative, adult	7,801.70	500	7301.70		5%		365.08	
enry Fox	Denton, Tex.	Uncle, adult	7,801.70	1000	6801.70		4%		272.06	
eda McCormick	Denton, Tex.	Sister, adult	46,810.47	10000	36810.47		6%		450.00	
							4%		872.42	
<p>(Leda McCormick died testate on the 9th day of December, 1930 and the sole beneficiaries under her will are Nina McCormick Wooten and Areta McCormick, each more than 21 years of age.)</p>										
<b>Total</b>									<b>\$1959.56</b>	

(If more space is required, use back of this sheet or attach additional sheet or sheets, immediately following.)

COUNTY COURT  
AND  
COMMISSIONERS COURT:  
R. ERL ROSS

RECORDING:

DAISY HILL  
BERTHA M. ANDERSON  
JOSIE B. FENWICK

# JACK CHRISTAL

County Clerk, Denton County, Texas

Denton, Texas

Estate Of Leda McCormick, Deceased,  
In Account Of Estate  
Eva. W. Long Deceased.

Cash Paid Research Hospital Glendale California, \$100.00

~~Cash Paid Dr., Emer. Glendale California For Operation \$750.00~~

Cash Paid Attorney Glendale California For Writing Will \$ 20.00

-----\$870.00-----

I Jack Christal Executor Of Estate Leda Mc Cormick Estate Deceased do hereby Certify that the above account is true and correct

*Jack Christal*  
Executor Estate Of Leda Mc Cormick Estate

Sworn and subscribed to before me this Jan., 22nd., 1931.

*Beal Ross*  
Notary Public In and For Denton  
County Texas

LOS ANGELES, CAL., Jan. 27th, 1931.

Mrs. Eva Long, Estate.

Denton, Texas.

DR. TO

DR. MOORE'S  
HEALTH-RE-STORIUM

2702 WILSHIRE BOULEVARD

TELEPHONE DUNHAK 2441

personally appeared  
by me duly sworn

TO PROFESSIONAL SERVICES Rendered Mrs. Eva W. Long.

July 3rd, 1930, to July 15th, 1930.	\$120.80
King's Maelum,	15.00
Special Nurse,	30.00
	<u>\$165.80</u>

.....Dollars,  
.....payments and credits  
.....obtained in this affi-

.....19.....

.....County, Texas.

.....Deputy.

*I certify that the above is a  
current statement of account.*

*H. W. Moore*

Subscribed and sworn to before me this

*28th day of January, 1931*

*[Signature]*

IN AND FOR THE COUNTY OF DENTON, TEXAS  
My Commission Expires October 15, 1931

NO. 2916

ESTATE OF

EVA W. LONG,

DECEASED.

W. F. WOODWARD, ADMINISTRATOR  
DE BONIS NON

IN THE COUNTY COURT OF  
DENTON COUNTY, TEXAS,

JANUARY TERM, A. D. 1931.

TO THE COUNTY JUDGE OF DENTON COUNTY, TEXAS:

Comes now your administrator de bonis non of the estate of Eva W. Long, deceased and shows to the court that the residence property in his hands situated at No. 1018 West Oak Street in Denton, Denton County, Texas is badly in need of repair; that the walls in said house are plastered and that the roof thereon is so defective that it leaks so badly that the interior is depreciating rapidly. ★

Your administrator personally knew that the said Eva W. Long, deceased, fully intended to have a new roof placed on said house at an early date for the protection of said property, all of which was and is essential and necessary to the preservation thereof.

Your administrator has investigated the expense and quality of roofing and that it will require something less than Three Hundred (\$300.00) Dollars to place a roof thereon such as is necessary for the protection of said property.

He prays that an order of this court be entered authorizing him to employ competent workmen and to purchase material of suitable quality for the purpose of re-roofing said house at an expense not to exceed Three Hundred (\$300.00) Dollars, and for general and special relief.

W. F. WOODWARD, Administrator  
BY SULLIVAN, SPEER & MINOR  
His attorneys.

*Approved*  
*Feb 12 - 1931*



THE STATE OF TEXAS  
COUNTY OF DENTON

Before me, the undersigned authority, on this day personally appeared W. F. Woodward, administrator de bonis non for the estate of Eva W. Long, deceased, who after being by me duly sworn upon his oath says the matters and things set forth in the above and foregoing final report are within his knowledge true and correct.

W. F. Woodward  
Administrator as aforesaid.

27<sup>th</sup> day of January, A. D. 1932.

Lida Swanson  
Notary Public in and for Denton  
County, Texas.

No. 2916

ESTATE OF  
EVA W. LONG,  
DECEASED.

o  
o  
o  
o

IN THE COUNTY COURT OF  
DENTON COUNTY, TEXAS,  
JANUARY TERM, A. D. 1931.

-----  
TO THE HON. WALTER A. KOONS, JUDGE OF SAID COURT:

Comes now W. F. Woodward, administrator de bonis non in the above styled cause and shows to the court that practically every one, if not all, of the provable debts against the estate represented by him have been presented and paid by him and that there are no other accounts against said estate within your applicant's knowledge and that the net worth of said estate is Eighty Thousand (\$80,000.00) Dollars or more.

That one of the beneficiaries in said will, to-wit: Areta McCormick, a daughter of Leda McCormick, now deceased, is a confirmed invalid and is of necessity confined to a hospital in the State of Colorado in an effort to prolong her life, that a considerable expense is incurred by her to meet the demands of such a condition of living and that she is without funds for that purpose other than such as she may receive from this estate.

That another beneficiary under said will, to-wit: Henry Fox, is a man of advanced years, feeble in health and unable to earn a livelihood and to support himself and is wholly dependent upon the legacy bequeathed to him by testatrix for his support.

That other beneficiaries in said will, while not in such embarrassed financial condition, are in a position to use to a good advantage any funds that shall come to them through said estate and that it would be to the advantage of said estate, as well as to said beneficiaries that a partial distribution thereof and an advancement to each of the beneficiaries should be ordered by the court.

Your applicant further shows that five of said beneficiaries are to receive under said will an undivided 1/11th interest in the residue of said estate, while Leda McCormick, the now deceased sister of testatrix, was to receive 6/11ths thereof; that the said Leda McCormick died testate subsequent to the original probate of said will and left as her sole beneficiaries her two daughters, to-wit: Nina McCormick Wooten and Areta McCormick, and that this administrator will be relieved of the additional financial responsibility if he be permitted to advance to all of said beneficiaries out of the personal property of said estate the sum of Forty-four Thousand (\$44,000.00) Dollars, dividing the same pro rata with said beneficiaries in proportion to the sums bequeathed to them by said Eva W. Long, deceased.

He further shows to the court that about Twenty-eight Thousand (\$28,000.00) Dollars of the Government bonds held by him belonging to said estate are on call by the Government for March 15th, 1931, at which time the interest thereon ceased and that others of the United States bonds on hand are at a premium and have a market value over and above the face value thereof and that on account of the fluctuation in the money market throughout the country he fears that said bonds will depreciate in value and sustain a loss to said estate and that if he be permitted to surrender to the Government a sufficient number of said bonds

to acquire a fund, which when added to the sum on hand will enable him to distribute and partition to said heirs and beneficiaries the said sum of Forty-four Thousand (\$44,000.00) Dollars, it will be to the best interest of the estate and all parties concerned.

He further shows that said estate owns a Cadillac automobile which is perishable and because thereof is deteriorating in value as time passes, that one of the beneficiaries under the will of Leda McCormick, a beneficiary under the will of Eva W. Long, to-wit: Nina McCormick Wooten, has expressed a willingness to purchase said automobile from said estate at its appraised value of Seven Hundred Fifty (\$750.00) Dollars, and that Jack Christal is the independent executor of the estate of Leda McCormick and it would be to the best interest of said estate that he be permitted to deliver said automobile to the said Jack Christal, executor aforesaid, under a private contract and agreement, that he in turn might deliver it to Nina McCormick Wooten as an advancement upon her inheritance and devise under her mother's said will.

Said estate also owns a business house on the East side of the Court Square in the town of Denton, known as the north half of Lot No. Five (5) in Block No. Seven (7) of the Plat of the City of Denton, and the rental contract thereon will expire on April 1st, 1931 and that the present tenants, who have proven very satisfactory to the estate, desire to rent the same under private contract for three years, beginning with April 1st, 1931 at a cash rental of One Hundred Twenty-five (\$125.00) Dollars per month, which amount and term your administrator considers fair and reasonable.

Premises considered, your applicant prays that this court enter its order especially authorizing and empowering him to make a partial partition of said estate and distribution of an advancement to the beneficiaries under the will of Eva W. Long and the independent executor of the estate of Leda McCormick, deceased, of a total sum of Forty-four Thousand (\$44,000.00) Dollars and that to raise said fund he be especially authorized and empowered to surrender to the Government for the market value thereof a sufficient amount of Government bonds and certificates shown by the inventory and appraisement herein, which when added to other available funds in his hands at such time of distribution and advancement shall enable him to make such partition, distribution and advancement, and that said order shall further provide for the sale and delivery of said automobile to Jack Christal, independent executor of the estate of Leda McCormick, deceased, at private sale, at the valuation of Seven Hundred Fifty (\$750.00) Dollars, the amount at which it was inventoried to this applicant, same to be received by said executor for delivery to Mrs. Nina McCormick Wooten as an advancement to her hereunder, and that said order of court shall further authorize and empower your applicant to rent said store building in the City of Denton above referred to, to Hoffman-Lakey Company for a period of three years, beginning with April 1st, 1931 at a monthly rental of One Hundred Twenty-five (\$125.00) Dollars, and that said contract should be made privately and payments to be made in cash.

W. F. WOODWARD,  
Administrator de bonis non

BY SULLIVAN, SPEER & MINOR  
His attorneys.

(whose office was in the Texas Bldg.)

Wed. July 23, 1930

Thurs. July 24, 1930

Eva

## Mrs. Joe Long of Denton Dies in Los Angeles, Cal.

Mrs. Joe Long died at 10:45 o'clock Tuesday evening in Los Angeles, Cal., according to word received by Denton relatives. Funeral arrangements had not been announced at noon Wednesday. Her brother, W. F. Woodward, was en route to Los Angeles at the time of her death and was expected to arrive there some time Wednesday when plans will be made, it is thought by members of the family here.

Mrs. Long was spending the summer in Los Angeles and was operated upon there a week ago Tuesday. She had been in a serious condition since. Her sister, Mrs. Leda McCormick of Dallas, left here Thursday and reached Los Angeles Sunday. Woodward, who was in San Antonio, left there Monday for Los Angeles. Mrs. Phillip Coury of Denton, who was visiting in California, and Mrs. Don McClurkan, Sacramento, nieces, both went to her bedside on hearing of Mrs. Long's illness.

Saturday, July 26, 1930

### Funeral Services for Mrs. Joe Long

Funeral services for Mrs. Joe Long, who died Tuesday evening in Los Angeles, Cal., were held Friday afternoon at her home on West Oak Street, followed by burial in the I. O. O. F. cemetery. The Rev. W. C. McClung, pastor of the First Baptist Church, of which Mrs. Long was a member and active worker, was in charge of the services. Music was furnished by Mr. and Mrs. W. A. Wilson, who sang a duet, "Lead Kindly Light," and Wilson a solo, "No Night There."

Pallbearers were J. K. Ruthbone, W. L. McCormick, L. L. Fry, Jack Christal, R. M. Barnes and F. V. Garbon.

Out of town relatives and friends here for the services included Mr. and Mrs. W. O. Wooten and two sons, Mr. and Mrs. Ed Long, Mr. and Mrs. Frank Long, Mrs. Leda McCormick, Mrs. Lee Long and daughter, Miss Frances Mae Long, Mrs. J. S. Isleth Mr. and Mrs. J. A. Sanders, all of Dallas; Mrs. Lloyd Wilson, New Boston; P. L. Lyles and children, Mrs. Sam Sullivan and daughter, Miss Eunice Sullivan, all of Sanger.

all clippings from  
the Denton  
Record-Chronicle

## Mrs. Long's Body to Reach Denton Friday Afternoon

Word was received at 3 o'clock Thursday that the body would arrive here at 3 o'clock Friday afternoon and that funeral services would be held at Mrs. Long's home, West Oak and Fulton Streets at 4 o'clock.

The body of Mrs. Joe Long, who died in Los Angeles, Cal., Tuesday evening, will reach here Friday afternoon at 3:10 o'clock, according to word received by her uncle, Henry Fox, Wednesday afternoon. The funeral will be held some time Saturday, it is thought.

Mrs. Long was the daughter of the late Mr. and Mrs. S. J. Woodward, pioneer citizens of Denton. She was born in Slate Springs, Miss., and came to Texas with her parents in 1874 when about a year old, settling in Cass County. Her parents and seven children came to Denton in 1877, where Mrs. Long had lived continuously since.

Mrs. Long, who before her marriage was Miss Eva Woodward, was graduated from Baylor University shortly before her marriage to Joe A. Long, which took place in October, 1894. Long died five years later, after which Mrs. Long made her home with her mother until the latter's death in 1913. She was a member of the Baptist Church. Mrs. Long had been a member of the Ariel Club about 30 years, serving as its president a term of two years and being elected to another term, which she did not fill because of a death in the family. She also served as a department chairman, and on important committees, and was a large contributor to the Woman's Club project. For about 20 years she had spent the summers in California, except for two in Europe.

Mrs. W. O. Wooten of Dallas, a niece, arrived at noon Thursday with her husband to be present for the funeral. The body is being accompanied here by W. F. Woodward, a brother, and Mrs. Leda McCormick of Dallas, a sister, who were called to California the latter part of last week. They, with her uncle, Henry Fox, who has made his home with her for a number of years, are the only immediate survivors. There are several nieces and nephews, and Will S. Long of Denton is a brother-in-law.



Eva's mother

Jan. 7, 1913

## MRS. M. A. WOODWARD DIED MONDAY EVENING

~~Denton A.C. Jan 7, 1913~~

After an illness of little more than a week's duration, Mrs. M. A. Woodward died Monday evening before 7 o'clock, at her home on West Oak street.

Mrs. Woodward was an old and well known citizen of Denton, and friends over Denton have been very anxious about her for the past four or five days, when it was thought each day that she could not live more than a few hours.

Death was caused partly by an attack of la grippe, but a fall that she received last winter was partly responsible, in that it weakened her greatly.

All of the children were at the death bed, having been summoned several days ago. Will F. Woodward, Mrs. Leda McCormick and Mrs. Eva Long of Denton. Mrs. Fred McCormick of Aubrey and Harry J. Woodward of Henrietta. Mr. Henry Fox, her brother, was also present.

Mrs. Woodward was born in Calhoun county, Miss., on February 10, 1840, and was afterwards married to S. J. Woodward of her native state. They moved to Denton in the fall of 1876, and after moving to Jack county, where Mr. Woodward died in 1893, Mrs. Woodward moved back to Denton with her children.

Deceased is survived by three brothers, Henry Fox, who made his home with her, J. T. Fox of Stamps, Ark., and A. H. Fox of West Point, Miss.; also by her five children before mentioned. She had a number of grandchildren and one great-grand child, most of whom reside in or near Denton.

The funeral services will be held at the home on West Oak street, Wednesday morning at 10:30 o'clock.

Eva's uncle

July 8, 1936

## H. Fox Dies at Age of 88 Years

H. Fox, 88, known to his friends as "Uncle Banny," died at 9 p. m. in the Denton Hospital Tuesday evening following an illness of several days. He was a native of Mississippi, where he was born Aug. 1, 1848, but had lived in Texas most of his life. He was a member of the Baptist Church.

Funeral services will be held Thursday at 4:30 p. m. in the home of Mr. and Mrs. W. F. Woodward, 1302 West Oak Street. Burial will be in the I. O. O. F. cemetery, and pallbearers will be Sam Fritz, Frank Shrader, Phillip Coury, Arthur Anderson, L. L. Fry and O. S. Chastain.

Fox is survived by a brother, A. H. Fox, West Point, Miss.; three nephews, W. F. Woodward of Denton, William Fox of West Point and Jack Fox of Peoria, Ill., and five nieces, Miss Alice Fox of West Point, Mrs. Vernon Kethly of Atlanta, Ga., Mrs. Gusie Stevens of Peoria, Ill., and Mrs. A. K. and Lila Cross of North Carolina.

First coming to Texas in 1871, Fox was associated in the cattle business in Cooke and Montague Counties with the late Bob Stephens of Galesville. He returned to Mississippi in 1874, and came to Denton in 1877 with his sister and husband, the late Mr. and Mrs. S. J. Woodward. For several years he was associated with Woodward in the cattle business, then later was in the mercantile business with a brother in East Texas. He returned to Denton in 1903, and had made his home here practically ever since.

Fox had been retired a number of years, and had been in ill health for several years. He entered the Denton Hospital last week.

he made his home with Eva until her death in 1930

TUESDAY, DECEMBER 9, 1930

Denton R-C

Jan. 30, 1926

## Harry J. Woodward Dies in Bellevue; Burial to Be Here

Harry J. Woodward, former Denton citizen and son of the late Captain Sam J. Woodward and Mrs. Woodward, pioneer of Denton, died at his home at Bellevue at 10:30 o'clock Friday night. Acute indigestion was the direct cause of death, but he had been unwell for a couple of weeks. Death occurred just after he had closed his general merchandise store and gone to his home.

Born in Cass County in 1875, he came here with his parents when an infant, and lived here until 1890 when the family moved to near Antelope, Jack County. He had stayed on the Woodward ranch since then up to a couple of years ago when he moved to Bellevue and went into business.

Woodward is survived by his wife and one daughter, Mrs. Jack Hooper of Los Angeles Cal. and two sons Clifford and Orville of Bellevue. Two sisters, Mrs. Loda McCormick of Dallas and Mrs. Eva W. Long of Denton, and one brother, Will F. Woodward of Denton, also are surviving members of his family.

Burial will be made here Sunday afternoon. The body will arrive on the 9:30 train from Fort Worth Saturday night and will be taken to the home of Mrs. Long, 1018 West Oak St., where the services will be held at 3 o'clock Sunday. Pallbearers, selected mostly from among former schoolmates here, will be R. A. Sledge, T. E. Carruth, L. H. Schweer, W. C. Edwards, W. S. Long and Jack Christal.

Eva's brother

## Mrs. McCormick Dies Here Tuesday

Mrs. Leda McCormick died at her home, 1018 West Oak Street early Tuesday morning following an illness of a few days. She became ill last Friday but was not thought seriously sick until Monday evening.

Mrs. McCormick is survived by two daughters, Miss Areta McCormick and Mrs. W. O. Wooten of Dallas, a brother, W. F. Woodward of Denton, two grandsons, William and James Wooten, and an uncle, Henry Fox, who made his home with her. She was one of a family of seven children of the late Sam J. and Mary A. Woodward, pioneer residents of Denton who died in 1893 and 1913, respectively.

Mrs. McCormick was born in Slate Springs, Miss., Aug. 8, 1868, and came to Texas in July 4, 1874, with her family, settling in Cass County, and coming to Denton in January, 1877. She received her education at Kidd Key College, Sherman, and at Baylor University, Waco, and joined the Baptist Church when a student in the latter University.

Mrs. McCormick was married to J. O. McCormick, a member of an early family, in 1890, and he died about eight years later. She made her home here for a time and went to Dallas 18 years ago returning here in July following the death of her sister, Mrs. Joe Long.

Funeral services will be held at the home at 4 o'clock Wednesday afternoon.

Eva's sister + main heir

Leda

### Death Claims W. F. Woodward

Will P. Woodward, about 75 years of age, a former resident of Denton, died at the home of a daughter, Mrs. J. Lloyd Wilson, at New Boston Tuesday night, word was received here Wednesday morning by friends. He had been in ill health for several years as the result of injuries sustained in an automobile collision in Indiana en route to New York, where he was associated with Tom Johnson of San Antonio in presenting rodeos.

Woodward was an almost life-long resident of Denton. He was born on the ranch of his late father, Sam J. Woodward, near Henrietta, and the family moved to Denton in the early 1880's. When a young man he was associated with his father in running the ranch for several years, and later engaged in the furniture business here, and then was assistant-cashier of the First National Bank for a number of years, until 1928.

Woodward is survived by five children: Mrs. Wilson, Mrs. Frances Coury, Mrs. Don McClurkan, Jack and Bill Woodward, all of Los Angeles, Calif. His wife died while visiting in New Boston Sept. 7, 1940.

The body will be brought to the Schmitz Funeral Home here probably Friday, but definite arrangements of funeral services and burial were pending arrival of children from California.

*Eva's brother +  
Administrator of her  
estate after  
leola's death*

*"Will"*

### Final Rites For Mrs. Woodward

Funeral services for Mrs. May Daisy Woodward, wife of W. F. Woodward, who died in a Texarkana Hospital Saturday at noon, were held Sunday afternoon in the Woodward home, 1302 West Oak Street, conducted by Rev. W. V. Hite, pastor of the First Methodist Church. A quartet composed of Mrs. M. L. Hutcheson, Miss Ethelston Provence, R. B. Neale Jr. and J. W. Pender sang "Now the Day Is Over" and "Love that Will Not Let Me Go." Ralph Daniel was accompanist and at the request of the family played "The Lost Chord," at the close of the service.

Mrs. Woodward, born March 7, 1879, was a native Texan and had lived in Denton for more than 40 years. She had been in the Texarkana hospital, with which an uncle is associated, for several weeks. She was a member of the First Methodist Church and active in the Women's Missionary Society of the church.

Surviving are her husband, who is seriously ill in the same Texarkana hospital, and was not able to attend the service; four children.

J. L. Woodward, W. F. Woodward Jr. and Mrs. Frances Woodward Courey of Los Angeles, Calif., and Mrs. Loyd Wilson of New Boston; a step-daughter, Mrs. D. B. McClurkan of Santa Monica, Calif.; three brothers, T. V. Lyles of Emory, D. K. Lyles of Houston and P. L. Lyles of Ponder; an uncle, Dr. K. M. Kelley of Texarkana; five grandchildren and three great-grandchildren.

Burial was in the I. O. O. F. cemetery, and pallbearers were John Rochelle, T. L. Carruthers, S. W. Fritz, L. L. Fry, Tom Moore Cox and J. P. Harrison.

*Will's wife*

MONDAY, MARCH 6, 1933

## Jas. E. Stringer, Pioneer Resident, Dies Sunday Night

Funeral services for James E. Stringer, 87, a resident of Denton for 50 years, and who died at 2 a. m. Monday at the home of his daughter, Mrs. R. H. Hopkins, will be held Tuesday afternoon at 3 o'clock in the Schmitz Funeral Home. The place of burial had not been decided.

Pallbearers will be Joe Jagoe, Joe Ciambill Jr., George Alexander, Arthur Anderson, J. A. Barton and C. Lipscomb. Honorary pallbearers will be S. H. Hoskins, J. C. Coit, J. R. Christal, Jack Christal, George P. Elbert, Ben W. Boyd, Dr. W. O. Kimbrough, Erl Ross, H. L. Shifflett, Will Williams Sr., W. C. Orr, H. F. Browder, John Alexander, J. T. Teel and W. L. McCormick.

Besides Mrs. Hopkins, other children surviving include J. Loren Stringer of Lubbock, Mrs. A. B. Hubbard of Denver, Colo., Mrs. Richard Taylor of Ardmore, Ok., and J. T. Stringer. Mrs. Stringer, who was Miss Georgia Alexander, died in 1896.

Stringer served during the Civil war as a private in the Federal army and was discharged in September, 1864. He was born in Indiana Sept. 18, 1845, and had lived in Denton since coming to Texas. He was in the abstract business before retiring from active business life.

Maude's  
father

Wednesday, May 29, 1937

## Rites Set Today For Mrs. Hopkins

Funeral services will be held today at 4 p.m. in the Schmitz-Floyd-Hamlett Chapel for Mrs. Maude M. Hopkins, 1018 W. Oak, who died Tuesday afternoon.

Mrs. Hopkins, who had lived in Denton most of her life, was the widow of Robert H. Hopkins, Denton attorney and former district judge.

The Rev. T. Herbert Minga, district superintendent of the Methodist Church, will officiate for the funeral service and burial will be in the IOOF Cemetery.

Survivors are two sisters, Mrs. Alice Naylor of Ardmore and Mrs. A. B. Hubbard of Denver; a brother, J. L. Stringer of San Angelo; and a brother-in-law, George M. Hopkins of Denton.

Maude

No. 2916.

ESTATE OF  
EVA W. LONG,  
DECEASED.

IN THE COUNTY COURT OF  
DENTON COUNTY, TEXAS,  
JANUARY TERM, A. D. 1932.

TO THE HON. T. B. DAVIS, JUDGE OF SAID COURT:

Comes now W. F. Woodward, administrator de bonis non in the above styled and numbered cause, and shows to the court that heretofore, to-wit; on the 21st day of January, A. D. 1931, he was by an order of this Honorable Court appointed as such administrator de bonis non of the estate of Eva W. Long, deceased, and duly qualified as such on said date. That at this time all debts known to exist against the estate of the said Eva W. Long, deceased, have been paid, and that there is remaining in his hands property belonging to said estate for distribution and should be transmitted by him to those entitled to the same, as shown by the terms and conditions of the last will and testament of Eva W. Long, deceased, their respective names and addresses are hereinafter shown to the court.

1. All of the property coming into this administrator's hands listed and shown by the original inventory and appraisement herein filed on January 20th, 1931, has been by orders of this court disposed of and converted into cash, except the following, which is still on hand:

- (a) Homeplace in the City of Denton  
at 1018 W. Oak Street - - - - \$6,000.00
- (b) Business house on Court Square-10,000.00
- (c) Vacant lot in the City of  
Denton on Hickory Street - - 5,000.00
- (d) Vacant lot in Antelope, Texas- 15.00
- (e) Ten shares of Bank stock in  
Denton County National Bank- 1,000.00
- (f) U. S. Treasury Certificates - 8,000.00

Total - - - - - \$30,015.00

2. (a) Total receipts since appointment:

1931		
Jan. 22	- Balance in Denton County National Bank	- \$912.29
Jan. 22	- Balance in First National Bank, Dallas, (Savings Account)	- 2,830.23
Jan. 24	- Interest on U. S. Bonds	665.00
Jan. 26	- Interest on Savings account	46.40
Feb. 3	- Rent, Hoffman & Lakey	150.00
Feb. 6	- Payment on G. H. Neely note	50.00
Feb. 21	- Payment on G. H. Neely note	50.00
Mar. 2	- Rent, Hoffman & Lakey	150.00
Mar. 7	- Payment on G. H. Neely note	50.00
Mar. 19	- Payment on G.H.Neely note	50.00
Mar. 31	- Rent, Hoffman & Lakey	125.00
Apr. 3	- Payment on G.H.Neely note	50.00
Apr. 10	- U. S. Treasury notes (Bonds)	- 28,000.00
Apr. 10	- Interest on U. S. Treasury notes	490.00
Apr. 17	- Payment on G. H. Neely note	50.00
Apr. 29	- U. S. Bonds	- 15,000.00
Apr. 29	- Interest and premiums on bonds	537.02
Apr. 30	- Rent, Hoffman & Lakey	125.00
Apr. 30	- Payment on G. H. Neely note	50.00
May 7	- Interest on bonds	516.25
May 15	- Payment on G. H. Neely note	50.00
May 18	- Sale of Cunningham land	640.00
May 18	- Sale of Clay County land	5,600.00
June 2	- Rent, Hoffman & Lakey	125.00
June 13	- Payment on G. H. Neely note (Balance)	59.50
June 30	- Rent, Hoffman & Lakey	125.00
July 31	- Rent, Hoffman & Lakey	125.00
Sept. 1	- Rent, Hoffman & Lakey	125.00
Aug. 3	- Interest on bonds	135.00
Sept. 23	- Exchange National Bank Dividend	5.52
Sept. 30	- Rent, Hoffman & Lakey	125.00
Oct. 31	- Rent, Hoffman & Lakey	125.00
Nov. 30	- Rent, Hoffman & Lakey	125.00
Dec. 26	- Interest on bonds	135.00
1932		
Jan. 2	- Rent, Hoffman & Lakey	125.00
Jan. 18	- U. S. Bonds and interest	5,175.00
Total receipts		<u>\$62,697.21</u>

(b) Total disbursements since appointment:

1931		
Jan. 22	- Storage on automobile with Prather-Cadillac LaSalle Automobile Co.	\$60.00
Jan. 27	- State and County and City taxes for Denton, Jack	



Disbursements continued:

1931	Amount brought forward	\$817.06
Feb. 3	- Jack Christal, Executor, Account due Leda McCormick	870.00
Feb. 3	- Denton County National Bank, note, a/c funeral expense	729.00
Feb. 5	- Jack Christal, County Clerk, cost of Leda McCormick's administration as executrix of the estate	43.15
Feb. 10	- Gas, lights, water and telephone, care of home	12.23
Feb. 17	- Dr. D. V. Moore, Los Angeles, a/c hospital and services	165.80
Feb. 17	- J. P. Magee, premium on administrator's bond	470.00
Feb. 21	- Will F. Parks, a/c Fox care of home	4.81
Feb. 24	- J. B. Cox, a/c Leda McCormick care of home	30.37
Feb. 28	- W. F. Woodward, sundry expense	20.11
March 8	- Southern States Iron Roofing Co., shingles for homeplace	263.58
March 8	- Gas, lights, water and telephone, care of home	9.43
Mar. 14	- W. F. Woodward, advance on commission	150.00
Mar. 23	- County Clerk, Clay County, recording probate papers	44.00
Apr. 1	- On contract covering house	90.00
Apr. 10	- Gas, lights, water and telephone, care of home	9.80
Apr. 10	- Duggan Abstract Company, abstract to Cunningham land	50.00
Apr. 17	- Will F. Parks, a/c supplies Fox care of home	2.95
Apr. 17	- Jack Christal, County Clerk, record and certified copies	252.75
Apr. 29	- Emma Opitz, Cleaning home	2.00
May 1	- Mae C. Pierce, Tax Collector, register automobile	16.34
May 1	- J. B. Cox, supplies a/c Fox, care of home	11.82
May 1	- Henry Fox, partial distribution	4,000.00
May 1	- Eva Woodward Hooper, partial distribution	4,000.00
May 1	- J. Orville Woodward, partial distribution	4,000.00
May 1	- Clifford Woodward, partial distribution	4,000.00
May 1	- Hazel McCormick Heelzel, partial distribution	4,000.00
May 1	- Jack Christal, executor estate of Leda McCormick, deceased, partial distribution	23,250.00
May 2	- W. F. Woodward, partial commission	1,525.27
May 7	- Sullivan, Speer & Minor, attorney's fees for services rendered	400.00
May 9	- Gas, lights, water and telephone, care of home	8.20
May 9	- Will F. Parks a/c Fox care of home	1.50
May 15	- W. F. Woodward, sundry expense, interurban book and postage	7.50
May 18	- Henrietta Abstract Co., abstract to Clay County land	141.95
May 18	- S. A. Woodward, Commission on sale of Clay County land	275.00
May 18	- L. S. Wright, Refund on lease and 1/2 acres of land (road)	97.00
Aug. 3	- Rent on safety box	3.00
Aug. 3	- Mae C. Pierce, Tax Collector, inheritance tax	1,959.56
Sept. 10	- Jack Christal, Executor, advancement to Leda McCormick's estate	50.00
	Amount carried forward	\$51,784.28

*of the roof now on the house*

Disbursements continued;

1931	Amount brought forward - - - - -	\$51,784.28
June 1	- Gas, lights, water and telephone, care of home - - - - -	6.40
July 6	- Gas, lights, water and telephone, care of home - - - - -	6.35
Aug. 3	- J. P. Magee, Premium on administrator's bond - - - - -	33.50
Aug. 4	- Duggan Abstract Co., supplemental abstract to Cunningham land - - - - -	11.00
Aug. 4	- Gas, lights, water and telephone, care of home - - - - -	5.48
Sept. 10	- Gas, lights, water and telephone, care of home - - - - -	5.48
Sept. 28	- Gas, lights, water and telephone, care of home - - - - -	5.68
Oct. 10	- Gas, lights, water and telephone, care of home - - - - -	6.50
Dec. 9	- Gas, lights, water and telephone, care of home - - - - -	6.70
Dec. 9	- Emma Opitz, cleaning home - - - - -	4.00
Dec. 9	- Jack Christal, County Clerk, Recording and County Judge's commission - - - - -	154.40
1932		
Jan. 6	- R. E. Cobb, repair roof on business house - - - - -	5.50
Jan. 11	- Gas, lights, water and telephone, care of home - - - - -	9.13
Jan. 19	- City of Denton, City tax 1931 - - - - -	367.50
Jan. 19	- Mae C. Pierce, Tax Collector, State and County 1931 taxes - - - - -	221.95
Jan. 19	- Evers Hardware Co., roofing repair material - - - - -	3.50
	Total disbursements - - - - -	\$52,637.45

Analysis of certain items in disbursements;

(a) Under the will of Eva W. Long five persons named therein were entitled each to an undivided 1/11th interest while Leda McCormick, now deceased, and for whose estate Jack Christal is independent executor, was entitled to 6/11th interest. Under a previous order of this court, a partial distribution of funds has been made to these beneficiaries aggregating forty-four thousand (\$44,000.00) Dollars. In the above disbursements appears an item to Jack Christal, executor, of twenty-three thousand two hundred fifty (\$23,250.00) Dollars, which lacks \$750.00 being 6/11ths of the \$44,000.00 so disbursed, but under another order of the court said executor was permitted to accept a certain automobile belonging to the estate at a value of \$750.00, which added to the partial disbursement will aggregate the full amount to which Jack Christal as executor was entitled under said partial disbursement. Since the automobile was not sold by this

administrator it did not enter into the cash receipts and disbursements and this occasioned the apparent difference in the amounts received by the several legatees.

(b) The item in the disbursements of \$1675.37 as commissions to this administrator is shown to be a partial payment for the reason it was not known at that time what the aggregate commission would be but later in this report a complete statement is shown of commissions earned, crediting the estate with the above amount shown paid.

RECAPITULATION:

Total amount of receipts - - -	\$62,697.21
Total amount of disbursements -	<u>52,637.45</u>
Net balance on hand - - - - -	\$10,059.76

3. Exhibit and explanation of commissions to administrator:

Total receipts from all sources - - \$62,697.21

Less:

Cash in banks at beginning of administration - - - - -	\$3,742.52
Sale of Cunningham land - - - - -	640.00
Sale of Clay County land - - - - -	5,600.00

Total - - - - - \$ 9,982.52

Net amount collected subject to commission - - - - - \$52,714.69

Total amount of disbursements - - - \$52,637.45

Less:

Partial distribution - - - - -	\$43,250.00
Commission on sale Clay County land - S.A. Woodward - - -	275.00
Commission received -	1,675.37

Total - - - - - \$45,200.37

Net amount disbursed subject to commission - - - \$ 7,437.08

Total amount collected and disbursed subject to commission - - - - - \$60,151.77

Total commission on \$60,151.77 @ 5% - \$3,007.58

Less amount received - - - - - 1,675.37

Balance due on commission - - - - - \$1,332.21

4. There are no debts known to your applicant owing by said estate which have not been paid and that he estimates that there will be expenses, including the balance of his commissions, necessary to close said estate, amounting to One Thousand Six Hundred Fifty (\$1,650.00) Dollars; that this estimated item consists of balance of commissions to your administrator of One Thousand Three Hundred Thirty-two and 21/100 (\$1,332.21) Dollars; renewal of bond Seventy-five (\$75.00) Dollars; court costs including Judge's Commission One Hundred Forty-three (\$143.00) Dollars; and attorney's fees One Hundred (\$100.00) Dollars.

5. The property of the estate still remaining on hand as hereinabove shown consists of certain real estate of the appraised value of Twenty-one Thousand Fifteen (\$21,015.00) Dollars; ten shares of stock in Denton County National Bank, One Thousand (\$1,000.00) Dollars; U. S. Treasury Certificates, Eight thousand (\$8,000.00) Dollars; Cash in Denton County National Bank, Ninety-eight and 30/100 (\$98.30) Dollars; and cash in First National Bank, Dallas, Texas, Nine Thousand Nine Hundred Sixty-one and 46/100 (\$9,961.46) Dollars.

6. The persons entitled to receive the residue of this estate and their respective residence, they all being adults, are as follows:

To Jack Christal, Denton, Texas, independent executor of the estate of Leda McCormick, deceased, an undivided 6/11ths interest.

To Eva Woodward Hooper, Los Angeles, California, an undivided 1/11th interest.

To J. Orville Woodward, Wichita Falls, Texas, an undivided 1/11th interest.

To Clifford Woodward, Wichita Falls, Texas, an undivided 1/11th interest.

To Henry Fox, Denton, Texas, an undivided 1/11th interest.

To Hazel McCormick Hoelzel, Pecos, Texas, an undivided 1/11th interest.

7. As hereinabove shown, this administrator has heretofore under orders of this court made partial distribution of said estate to the above named persons in the proportion therein named in the aggregate sum of forty-four thousand (\$44,000.00) Dollars, the amount paid to each thereunder being shown herein in the itemized list of disbursements except the item paid Jack Christal, executor, but the amount shown therein plus seven hundred fifty (\$750.00) Dollars for the automobile delivered to him as above explained accounts for the Twenty-four Thousand (\$24,000.00) so paid to him under said partial distribution.

8. Your applicant further shows that he accompanies this report with vouchers in support of each item thereof and tenders the same for filing in this cause and for verification by the court.

Premises considered, your applicant prays that notice of this his final account and application for discharge be given in the manner and for the length of time required by law, and that upon final trial hereof his said account be approved and that he be ordered to retain from said estate the sum of One Thousand Three Hundred thirty-two and 21/100 (\$1,332.21) Dollars as balance of his commissions, and that he pay all court costs to be accrued and to accrue herein by virtue of this application, as well also the sum of One Hundred (\$100.00) Dollars as attorney's fees for legal services rendered herein, which amount he alleges to be reasonable, right and proper, and that thereafter he shall deliver to the persons hereinabove shown to be entitled thereto all of the said estate remaining in his hands and that he be discharged herein as administrator de bonis non, together with his bondsmen, and that this administration be closed, for all of which in duty bound he will ever pray.

SULLIVAN, SPEER & MINOR,  
Attorneys for said  
administrator.