

FINAL APPLICATION
HISTORIC LANDMARK ZONING PETITION
CITY OF DENTON, TEXAS

Site Address 2044 West Oak Street

Denton / Texas / 76201

Legal description (lot and block or metes and bounds – attach Exhibit A if necessary)

A0996A E. Puchalski

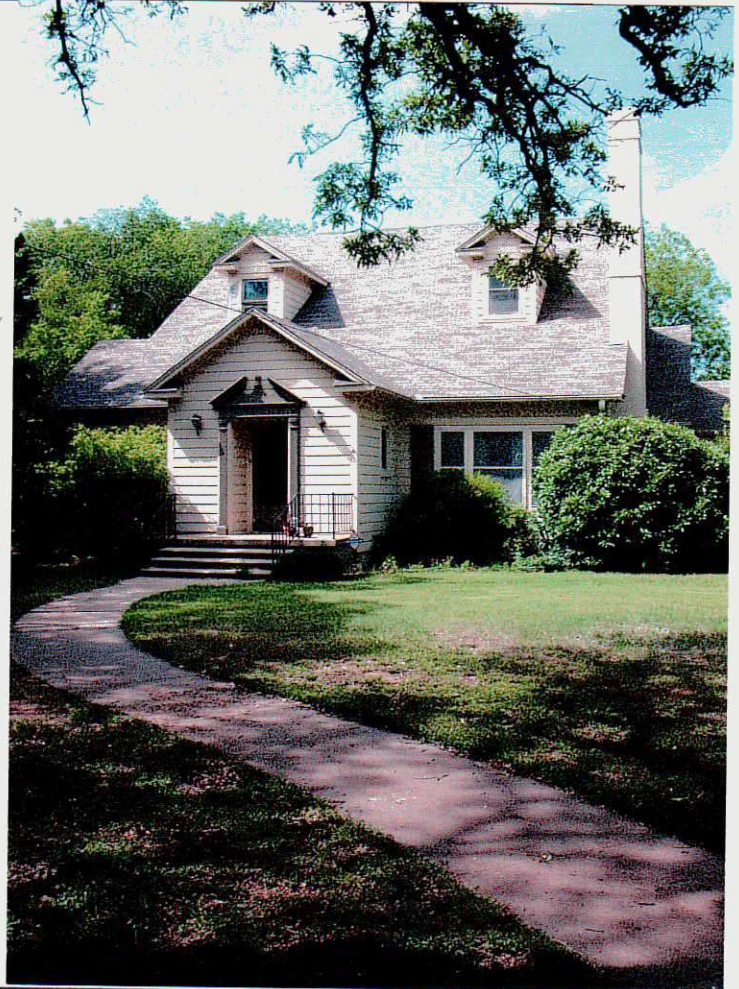
Tract 193

1.18 Acres

Old DCAD TR 114A

Present use: Home

Current zoning: NR-3



Name of owner(s) Elise Ridenour and Steven Friedson

Address 2044 West Oak Street / Denton / Texas / 76201

Telephone number/E-Mail 940-898-1428 / emride01@charter.net / friedson@music.unt.edu

Elise Ridenour and Steven Friedson
Signature of applicant

Signature of owner (if different from applicant.)

Construction/Description

1. Date(s) of historical occurrence, construction of feature, person, institution or archeological site:

There are two stories of origin for this house. One it turns out is a myth, although believable when looking at old photos of the house. The other is true, but with a few added details.

Version One: The house was built in the late 19th century and then extensively remodeled in 1950 by Francis M. Craddock Jr. and wife Gladys.

Version Two: The house was built in the late 19th century. In 1950 the house was torn down by Francis M. Craddock Jr. and wife Gladys, who salvaged the materials from the original house to build the house that is now on the site.

I have come to believe version one after speaking with Martha Len Nelson and viewing tax records from the mid 1940's to the mid 50's. Martha whose childhood friend, Dorothy Craddock, was raised in the house has a clear memory of Dorothy's mother, Gladys, wanting to modernize the house, in particular removing all of the porches and adding a foyer. She also recalls the remodeling that ensued while the Craddocks continued to reside in the house throughout the construction. Martha described to me the portion of the house that she spent time in as a child which well matches that interior portion of the house as it is today. The "before" and "after" exterior photographs clearly demonstrate that there was a dramatic alteration to the house in 1950, a transformation so substantial that one could readily believe that the original house was torn down and replaced by the current structure. But, when you compare the foot prints of the house from the 1940's to the existing footprint it is clear that they are the same foot print. The earlier tax record also shows that the garage, a house (no longer on the property) and a barn (no longer on the property) were added in 1924. I have heard oral accounts that there was an out building with an apartment above it at some point. Perhaps this was it.

2. Demonstrate the importance of the event, feature, person or institution. Provide a detailed explanation of why this site marker will be of importance to the entire community: (Exhibit "A")

The Duggan Abstract for the property shows Mr. and Mrs. J.M. & M.C. Copely (a local lawyer in the late 19th century) taking a mechanical lien out, dated in 1895, for "lumber and materials" to be used for improvements on the lot. In 1898 Francis M. Craddock purchased the property, where ownership remained constant in two generations of Craddocks, until 1955. The earlier tax record date the house to 1900. I suspect that Copley may have started the house and sold it to Craddock before it was completed.

The first Mr. Craddock who owned the house also owned Craddock's Saloon on the south side of the downtown square, documented in a photograph taken in 1877 and advertised in the 1890

Final zoning application—2 continued

Denton Business Review and Directory and again in the "D.M. Anderson Directory Co.'s Business Directory and Handy Guide of Denton" (photo copies of pertinent pages attached). He was also one of about two dozen merchants and individuals who contributed money to a loan made to the city of Denton in 1908 for an improved sewage system (interesting that there was a notable outbreak of typhoid in July and August of 1908 in Denton).

His son, Francis M. Craddock Jr. opened Craddock's Grocery and Market just south of the square on Elm Street (where Dusty's bar is currently located) sometime on or before 1910. This younger Mr. Francis M. Craddock purchased his mother and father's house from his sister Lillian Wilson in 1923. She owned it from 1918, after both senior Craddocks died, until the time she sold it to her brother. It was this Mr. Craddock and his wife Gladys who extensively remodeled the house in 1950. They resided in the house until both of their deaths by the mid 1950's. Mr. Craddock owned and operated Craddocks Grocery and Market his entire adult life and his son, Francis Keith Craddock, joined him in the business after a stint in the military. Francis M. Craddock Jr. was also active in Denton civic life and served at least two terms as a City Commissioner in the late 1920's and early 1930's. His name is among those on the plaque at the old city hall (photo copy attached).

Details about the family is included here to forefront a commitment to the community the Craddock family demonstrated over generations. They bought a house and lived in it for two generations, opened businesses that lasted their lifetimes, and made significant contributions to the growing community. Their children attended public school here and went on to North Texas State Teachers College. One daughter was a member of the first all girl's basketball team at Denton High School in 1910 and 1911.

After both Francis M. Craddock Jr. and his wife Gladys died their children sold the house to Emerald G. and Laura H. Ballard in 1955. Mr. Ballard was a professor at UNT; they raised their children in the house and lived here the remainder of their long lives. We purchased it from their estate in late 2003.

This house is like many on West Oak Street in the West Oak Area Neighborhood; they were built by early community leaders, business owners, and educators. They represented the hopes and dreams of a young and growing community, built in architectural styles popular at that time. Many have experienced winters of neglect but have, during recent years, begun to be remembered, restored, and valued as part of Denton's living history. This particular house is interesting and has an interesting history. I think of it as a house with a complex personality. There is the exterior, that "modern" Classical Revival revitalized vision of a house without porches that Mrs. Craddock dreamed of, and the interior space that speaks to Victorian detail and a labyrinth of rooms and spaces.

3. Documentation to verify importance (support for item 2). Attach copies of for permanent files (newspaper articles, government records, history books, photographs, etc.) Label as Exhibit "B."

Currently listed on

National Register? NO

Recorded Texas Landmark? NO

Local surveys or recognition? Denton Historic Resources Inventory

4. Architect UNKNOWN

5. Builder JOHN M. COPLEY and UNKNOWN

6. Exterior material WOOD, BRICK, AND ASBESTOS

(2nd story of largest gables on east + west sides only)

7. Roofing COMPOSITION

8. Doors 26 INTERIOR, 4 EXTERIOR

9. Windows 30

10. Porches 0

11. Outbuildings 1 - POOL ENCLOSURE

12. Landscaping and fencing OLD GROWTH TREES +

SHRUBS OF A WIDE VARIETY

PHOTO - TAX HOUSE 1940'S



1427

SEC. C	OWNERSHIP RECORD	Kind of Inst.	Vol.	Page	Date	Consideration	Revenue	Stamps
	F.M. Craddock 2014 W. Oak St. Denton, Texas	W.D.	186	439	12-20-23	\$5,000.00		
	<i>E.B. Bell</i>	W.D.	#1385		3-7-50	#1,000 - 50x200 front st purposes		
					9-28-55	10 ⁰⁰		23 15

E. PUCHALSKI SURVEY

LOT OR TRACT NUMBER: **24**

Location: **1061 W. Iron Bradley St.**

Name of Abstract: **E. PUCHALSKI SURVEY**

Zone Classification: **Residences**

Zone Number: **4**

Map Number: **4**

Number: **996**

Deed Restrictions:

SEC. D	LIENHOLDER RECORD	Kind of Inst.	Vol.	Page	Date	Consideration

SEC. B - TOPOGRAPHY: Level High Low

STREET IMPROVEMENT: Curb Gutter

PAVEMENT: Asphalt Concrete Gravel Shell

DRIVEWAY: Concrete Runners Solid Concrete Gravel

UTILITY SERVICE: Water Gas Sewer Garbage Telephone

DIST. TREND: **DP**

SEC. E	IRREGULAR SHAPE LOT	LAND VALUATION						PRESENT VALUES				ASSESSED VALUES				
		SIZE OF LOT	Depth	Unit Value	Depth Factor	Corner Factor	Special Factor	Land Value	Year	Land Value	Imp. Value	Land & Imp.	%	Land	Improvements	Total Value
		100	X 517	28.00	12.00			1800	1946	2000	5600	7600	150		1944	3600
			X						1947							3000
			X						1948							6000
			X						1949							6500
			X						1950							6500
			Ac.						1951							7200
			Ac.						1952							7200
			Ac.						1953							7200
			Ac.						1954							7200

SEC. H - REMARKS:



1527

OWNERSHIP

J. M. Wuchakales
2044 W. Oak St

Kind of Inst.	Vol.	Page	Date	Rev.	Amount

Abstract	<u>G. Wuchakales's Surv.</u>	City Map	<u>34</u>	4024
Location	<u>Hole to James Bradley</u>	Orig.		
	<u>Abt. 996</u>			

Permit No.	Date	Kind	Story	Rooms	To Build	To Repair	Amount
<u>582</u>	<u>1-14-50</u>	<u>Res</u>	<u>1</u>	<u>7</u>	<input checked="" type="checkbox"/>		<u>10,000</u>

Building use Residence 1 Story 7 Rooms 2 Bath

Outside dimensions x Outside walls built of concrete

Foundation Floors, Pine Hardwood Air Conditioned

Sheet Paved Gravel Dirt Sidewalk No. of feet Sewer Connections

Perimeter Lin. Ft. 9354 Floor Area Square Ft. 9354 Grade A B C + Date Completed

Reproduction Cost New \$ Percent Value for Taxation \$

Garage Built of Dim. x Story Rooms Baths

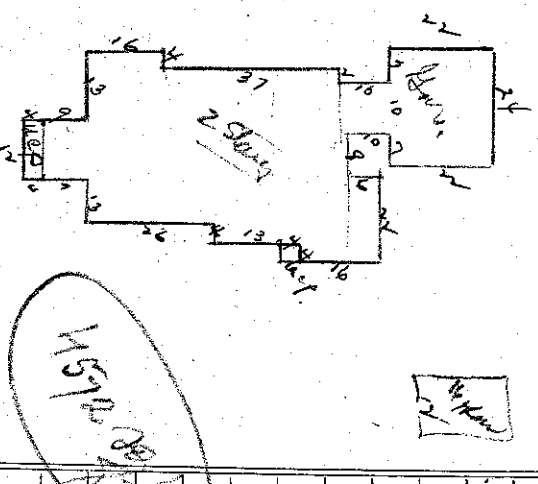
Floor built of Estimated Cost \$ Percent Value for Taxation \$

Out Buildings Dim. x Estimated Cost \$ % Cost \$

Total estimated value \$ % Taxation Value \$ 5800

Value change Date Permit No. \$

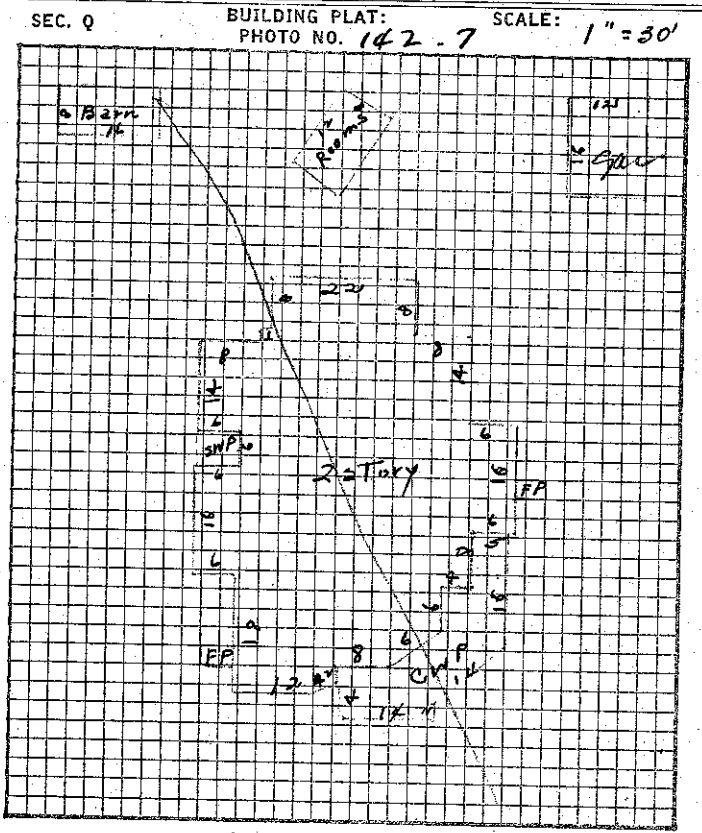
1st floor	2357
4x8 x 12 x 40	19
4x8 x 4 x 40	6
4x8 x 4 x 60	317
<u>Sub. 22x24 x 60</u>	<u>2696</u>
	<u>29</u>



MAJOR BUILDING DESCRIPTIONS

SEC. I ONE FAMILY RESIDENCE		ROOM DISTRIBUTION						SEC. L COMMERCIAL BUILDING				SEC. O BUILDING PERMITS			
1 Story Dwelling		B'nt	1st	2nd	3rd	Bath	Attic	Store		Oil & Gas Sta	Number	Date	Kind	Amount	
1 1/2 Story Dwelling								Store Office		Ice & Grocery	1046	1924	Repair	4000	
2 Story Dwelling			5	3		2		Store Apt.		Drive-in Cafe	309	1920	Repair	500	
3 Story Dwelling								Store Rms.		Public Garage	2895	1938	Gar. Apt.	1300	
Garage Apartment								Office Bldg.		Com. Warehouse					
								Hotel		Theatre					
								Apt. Hotel							
SEC. J MULTIPLE FAMILY APTS.		LIVING UNITS				SEC. M LIGHT INDUSTRIAL BUILDING				SEC. P No. Bldg. Est. Life					
Apartment		No. Apts.	Rooms	Baths				Factory		Mach. Shop					
1 Story Duplex								Warehouse		Storage					
2 Story Duplex								Elevator							
Tourist Apts.										Mill					
Converted Dwelling															
SEC. K OCCUPANCY		SEC. N RENTAL				SEC. O OBSERVED CONDITION									
Owner		Units	Rental Area	Monthly Rental	Stated Estimated	Grade:	Exterior	Interior							
Tenant						Good	Good	Good							
Vacant						Average	Fair	Fair							
						Cheap	Poor	Poor							
BUILDING USE <i>Residence</i>		OWNER'S ESTIMATE OF VALUE: Land \$				Bldg. \$				Total \$					
BUILDER:		ASKING PRICE \$				ON MARKET?				OFFER \$					
ARCHITECTURE <i>Old</i>		Remarks:													
F.H.A. COMMITMENT:		GRADE:													

FOUNDATION		INTERIOR TRIM	
<input checked="" type="checkbox"/> Solid	Concrete	<input checked="" type="checkbox"/> Pine	Milled
<input type="checkbox"/> Piers	Concrete Block	<input type="checkbox"/> Hardwood	Plain
<input type="checkbox"/> Piling	<input checked="" type="checkbox"/> Brick	<input checked="" type="checkbox"/> Ceiling <i>Comp</i>	
<input type="checkbox"/> Under Pinning	Stone	WINDOW SASH & ENTRANCES	
	Wood Piers	Number	<input checked="" type="checkbox"/> Plain Glass
BASEMENT		<input checked="" type="checkbox"/> Wood Sash	Plate Glass
Full . . . Half	Earth Floor	<input type="checkbox"/> Steel Sash	Wireglass
Finished	Concrete Wood	<input type="checkbox"/> Casement	Sky Lights
Unfinished	Garage	<input type="checkbox"/> Entrances	
Rooms	Size	<input type="checkbox"/> Front	<input type="checkbox"/> Rear
Thickness of Wall	Height	PLUMBING	
EXTERIOR WALLS		<input checked="" type="checkbox"/> GRADE: <i>M</i>	Water Heater
<input checked="" type="checkbox"/> Wood Frame	Native Stone	Modern	Lavatories
<input type="checkbox"/> Steel Frame	Cut Stone	<input checked="" type="checkbox"/> Old Style	Commodes
<input type="checkbox"/> Concrete Frame	<input checked="" type="checkbox"/> <i>Brk</i> Siding	<input type="checkbox"/> Septic Tank	Urinals
<input type="checkbox"/> Solid Masonry	Shingles	<input type="checkbox"/> Cess Pool	Slop Sinks
Veneer	Cor. Iron	Total Fixtures <i>9</i>	Laundry Tubs
Com. Brick	Sheet Metal	BATH ROOM	
Face Brick	Native Lumber	<i>2</i> 1-basin-1- <i>Leg</i> Tub	<input checked="" type="checkbox"/> Sink
Stucco	Box	<i>2</i> Lavatory	<input checked="" type="checkbox"/> Drain
Cement Block	<input checked="" type="checkbox"/> Paint Cond: <i>F</i>	<i>2</i> Commode	<input checked="" type="checkbox"/> Kitchen Cab'ts
Thickness of wall	Height	Shower Stall	Broom Closet
ROOF TYPE AND MATERIAL		Comb. S-Tub	<input checked="" type="checkbox"/> Water Heater
<input checked="" type="checkbox"/> Gable	<input checked="" type="checkbox"/> <i>W</i> Shingle	Med. Cab't	Incinerator
<input type="checkbox"/> Hip	Tile	Dress. Table	Ironing Board
<input type="checkbox"/> Flat	Slate	Linen Closet	Wainsc't
<input type="checkbox"/> Shed	Metal	Wainsc't	Floor
<input type="checkbox"/> Gambrel	Compo	HEATING	
<input checked="" type="checkbox"/> Pitch <i>N</i>	Conc. Slab	<input checked="" type="checkbox"/> Stoves	<input checked="" type="checkbox"/> Gas
Dormers	Size	Floor Heaters	Coal
Tar-Gravel		Closet Heaters	Oil
FLOORS AND FINISH		Central Plant	Wood
<input checked="" type="checkbox"/> Wood Joist	Tile	Fireplace Actual	Mantle Only
Steel Joist	Cement	LIGHTING	
Conc. Joist	Terrazzo	<input checked="" type="checkbox"/> Electricity	Fixtures
<input checked="" type="checkbox"/> Edge	Pine Rubberoid	Gas	Good
Hardwood	Linoleum	Lamps	<input checked="" type="checkbox"/> Moderate
Sub-Floors		System	Cheap
INTERIOR WALLS		STAIRWAYS	
Unfinished	Plaster	Front	Open
<input checked="" type="checkbox"/> Canvas & Papered	Textone	Rear	Closed
<input checked="" type="checkbox"/> Shiplap	Painted	Ramp	Straight
Wallboard	Decorated	Fire Escapes	Winding
Sheetrock	Lath	PORCHES	
PARTITIONS		<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Covered
<input checked="" type="checkbox"/> Woodstud	<input checked="" type="checkbox"/> Canvas & Papered	Concrete	Uncovered
Metalstud	Hollow Tile	Tile	Screened
<input checked="" type="checkbox"/> Shiplap	Textone	Stone	<input checked="" type="checkbox"/> Glassed
Sheetrock	Painted	BUILT-IN FEATURES AND SPECIAL EQUIPMENT	
Sheet Metal	Decorated	Linen Closets	Mirror Doors
Boxing	Unfinished	Clothes Chute	Book Shelves
		Dress. Table	Tel. Cab't
		China Cab't	Wall Beds
		<input checked="" type="checkbox"/> Breakfast Nook	Cedar Closets
			Air-Conditioning
			Insulation
			Elevators
			Weather Strips
			Refrigeration
			Ventilation
TOTAL			



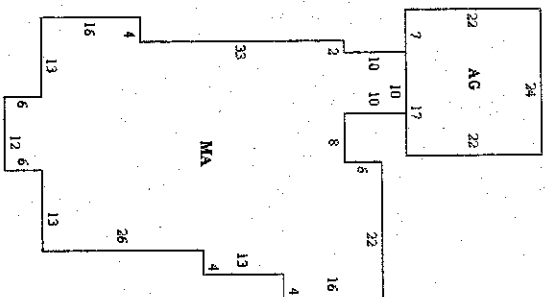
BASIC PERIMETER: 190		ACTUAL: 212	
SEC. R CALCULATED AREA		TOTAL	
1st floor		2104	
2nd floor		2104	
CWP 325 x 40		130	
SWP 36 x 50		18	
SEC. S SUMMARY OF VALUE		4356	
TYPE	GRADE <i>B</i>	RATE 2-216	BASIC COST 9923
ADJUSTMENTS		ADD	DEDUCT
Esterin Walls		176	
Round Cupols		65	
Edge Grain Floors			95
Blind in Seat		136	
1 Extra Fireplace		167	
NET (+)		449	
REPRODUCTION COST NEW		10372	
DEPRECIATION: 25	AGE: 53		
CONDITION:			
OTHER:			
PRESENT VALUE MAJOR BUILDING		5497	

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	
2.	1	P	F	WS	D	20	10	-	12 x 16	192	1924	.55	106	G	48	-
3.	1	P	Box	WS	W	20	-	-	8 x 12	96	1924	.75	72	G	48	-
4.	1	P	Box	WS	D	20	-	-	8 x 16	128	1924	.45	58	F	48	85
2.	Garage															
3.	Hurdle															
4.	Barr															
TOTAL BUILDING VALUE												5607				
LAND VALUE												1800				
1942 BUILDING AND LAND VALUE												7407				
BUILDING VALUATION ADJUSTMENTS BY YEARS										DEPRECIATION			ADJUSTED VALUE			
Year	Bldg.	Type	Grade	Rate	Basic Cost	Add.	Deduct	Reproduction Cost New	Cond.	% Age	% Cond.	Other				

Property ID and Legal Description R76415 A0996A-000-0193-0000		Tax Year: 2007		Owner Information FRIEDSON, STEVEN & ELISE RIDENOUR (O489008)	
A0996A E, PUCHALSKI, TRACT 193, ACRES 1.18, OLD DCAD TR 114A		2044 W OAK ST DENTON, TX 76201-3721		01/01/2008 (R-R-C POOL COND & REM)	
Property Site Address 2044 W OAK ST		Map ID		Map ID	
Match ID		Assessed Value \$157,307		Card # 1	
Neighborhood DC05280		Market Value \$157,307		Card Printed 05/02/2007	
Examined/Spec. Yr: HS		Comments HOUSE HAS MUR DAMAGE TO FOUND. POOL			



Testing Unit Information G01, S05, C05		Access		Other	
Topography		Utilities		Roof Style HS	
Course Style Foundation		Excl. Finish F		Flooring W	
Heat/AC GS		Plumbing 2.5		Rooms 3	
Date 12/10/2003		Price 147,000		Bedrooms 3	
Seller BALLARD, LAURA BALLARD, EMERALD G UNKNOWN		Book / Instrument 03-188946 030055191		Page 264	

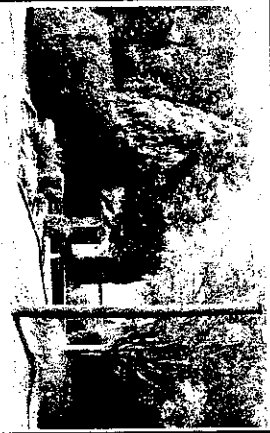


Type	Description	SI Cd, HS, Type	Class	Area	Area Factor	Adjusted Area	Improvements	Perimeter	Unit Price	Yr. Bt / Ave-Bt	Cond	% Gd	Pn %	Eso %	Fic %	% Comp	Value
MA	MA - Main Area	A1 YR	5-	2,166		2,166			58.95	1950-1965		90	51	100	100		59,067
AG	AG - Attached Garage	A1 YR	5-	528		528			19.45	1950-1965		90	51	100	100		4,714
MA2	MA2 - Second Floor	A1 YR	5-	1,000		1,000			55.41	1950-1965		90	51	100	100		25,433
TOTAL																	
89,214																	

Land Information		Table		ST Cd		HS		Math		Area		Unit Price		Fund %		Econ %		Ad %		Market Value		Ag Tbl		Math		Ag Unit Pr		Ag Value	
1	Homestead	L	SD0045A	A1	Y	L				1,1800		60,593.04	100	100	100.00						60,593						0.00		0
TOTAL																													
1,1800																													
60,593																													
0																													
0																													

NBH% 100
EFF. ACRES 1.1800
TOTAL 1.1800

Property ID and Legal Description		Tax Year 2007		Owner Information		Last Inspected		Market Value		Card Printed		Card #		Map ID	
R76415 A0996A-000-0193-0000		2004 W OAK ST DENTON, TX 76201-3721		FRIEDSON, STEVEN & ELISE RIDENOUR (0489009)		11/18/2006 (CHERYLM)		\$157,307		05/02/2007		2			
A0996A E PUCHALSKI TRACT 193 ACRES 1.18, OLD DCAD TR 114A						Next Inspection/Reason 01/01/2008 (R-RC POOL COND & REM		Assessed Value \$157,307						Comments HOUSE HAS MAJ DAMAGE TO FOUND, POOL.	

Property Site Address		Exemptions/Spec Yr/s			
2044 W OAK ST		HS			
Match ID		Neighborhood		Access	
DC06280		HS		Other	
Trading Unit Information		Utilities		Other	
G01-S05 C05					
Attributes		Length		Width	
Head/AC		Plumbing		Firplaces	
Date		Price		Seller	
12/10/2003		147,000		BALLARD, LAURA	
				Book / Instrument	
				03-199946	
Sales History		UNKNOW		Page	
				264	

Type	Description	St Cd, HS, Type	Class	Area	Area Factor	Adjusted Area	Improvements	Perimeter	Unit Price	Yr. Bl / Act-Ent	Cond	% Gd	Ph %	Epo %	Fin %	% Comp	Value
PL	PL - POOL	A1 Y R	1750S	1		1			15,000.00	-		100	100	100	50		7,500
TOTAL																	
7,500																	

NBH% 100

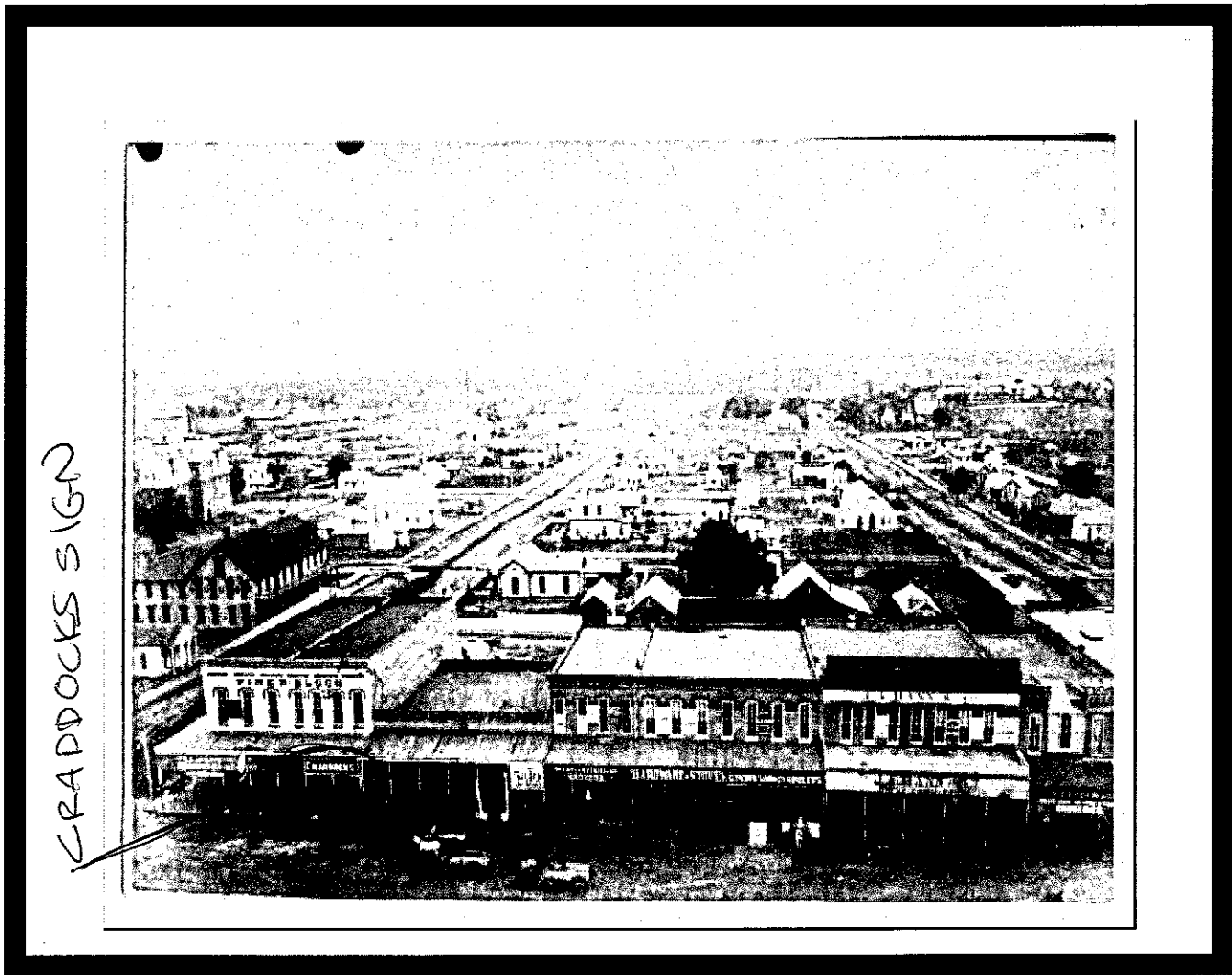
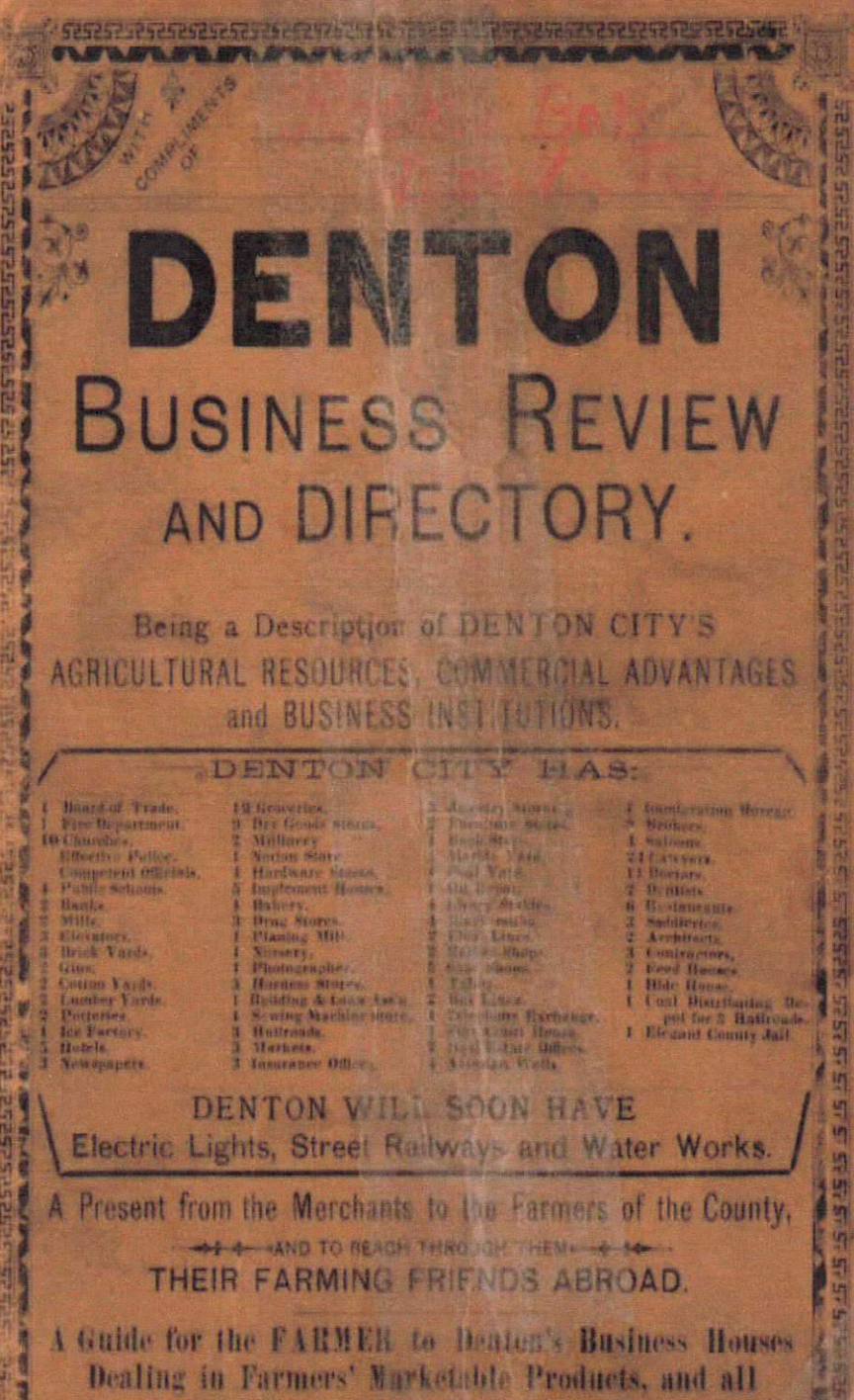


PHOTO SOUTH SIDE OF SQUARE 1877



DENTON

BUSINESS REVIEW AND DIRECTORY.

Being a Description of DENTON CITY'S
AGRICULTURAL RESOURCES, COMMERCIAL ADVANTAGES
and BUSINESS INSTITUTIONS.

DENTON CITY HAS:

<ul style="list-style-type: none"> 1 Board of Trade. 1 Fire Department. 10 Churches. 1 Electric Palace. 1 Comptrol Office. 4 Public Schools. 1 Bank. 1 Mills. 1 Elevator. 1 Brick Yards. 1 Gun. 1 Cotton Yards. 1 Lumber Yards. 1 Pottery. 1 Ice Factory. 1 Hotel. 1 Newspapers. 	<ul style="list-style-type: none"> 15 Sawmills. 1 Dry Goods Store. 2 Millinery. 1 Notion Store. 1 Hardware Store. 5 Implement Houses. 1 Bakery. 1 Drug Store. 1 Planting Mill. 1 Nursery. 1 Photographer. 3 Harness Stores. 1 Building & Loan Ass'n. 1 Sewing Machine Store. 3 Butcher. 3 Markets. 1 Insurance Office. 	<ul style="list-style-type: none"> 2 Jewelry Stores. 2 Furniture Stores. 1 Book Store. 1 Marble Yard. 1 Coal Yard. 1 Oil Depot. 4 Livery Stables. 1 Blacksmith. 2 Fly Lines. 2 Milling Shops. 1 Gun Shop. 1 Tannery. 2 Hat Lines. 1 Telephone Exchange. 1 Dry Clean House. 1 Coal Office. 1 Auctioneers. 	<ul style="list-style-type: none"> 1 Registration Bureau. 1 Notaries. 1 Saloons. 21 Lawyers. 11 Doctors. 2 Dentists. 6 Restaurants. 2 Saddlery. 2 Architects. 3 Contractors. 2 Feed Houses. 1 Hide House. 1 Coal Distributing Depot for 2 Railroads. 1 Elegant County Jail.
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DENTON WILL SOON HAVE
Electric Lights, Street Railways and Water Works.

A Present from the Merchants to the Farmers of the County,
 AND TO REACH THROUGH THEM
THEIR FARMING FRIENDS ABROAD.

A Guide for the FARMER to Denton's Business Houses
 Dealing in Farmers' Marketable Products, and all
 Articles Necessary to the Country Home.

BLAINE & FORSHY, PUBLISHERS.
DENTON, TEXAS, MAY, 1890.

Denton Historic Resources Inventory

Ralph Edward Newlan

Priority	Address	Identification	Exterior Materials	Date	Photographic Reference		Site No.			
					Roll/Frame	Slides				
H	M	L	Property Type	Subtype	Stylistic Influence					
X	924	W. Oak St.	Domestic	Bungalow	Craftsman	Syn Sliding	1920	7:35		543
X	1009-11	W. Oak St.	Domestic	Multi-Family		Brick	1925	5:19	X	596
X	1003	W. Oak St.	Domestic	Four Square	Prairie School	Wood	1910	5:18	X	597
X	1004	W. Oak St.	Domestic	Modified L-Plan	Queen Anne	Wood	1885	8:01	X	542
X	1015	W. Oak St.	Domestic	Bungalow	Tudor Revival	Brick	1925	5:20	X	595
X	1018	W. Oak St.	Domestic	Bungalow	Craftsman	Wood	1925	8:02	X	541
X	1023	W. Oak St.	Domestic	Asymmetrical	Mediterranean Revival	Stucco	1915	5:21	X	594
X	1035	W. Oak St.	Domestic	Asymmetrical	Classical Revival	Wood	1900	5:22	X	593
X	1204	W. Oak St.	Institutional	Educational		Brick	1945	18:01		540
X	1222	W. Oak St.	Domestic	Bungalow	Craftsman	Wood	1925	18:02	X	539
X	1226	W. Oak St.	Domestic	Bungalow	Craftsman	Wood	1925	18:03	X	538
X	1232	W. Oak St.	Domestic	Bungalow	Craftsman	Wood	1925	18:04	X	537
X	1235	W. Oak St.	Commercial	1-Part Comm.		Brick	1915	5:23		592
X	1302	W. Oak St.	Domestic	Rectangular		Syn Sliding	1920	18:05		536
X	1305	W. Oak St.	Domestic	Asymmetrical		Wood	1910	5:24		591
X	1407	W. Oak St.	Domestic	Asymmetrical		Wood/Syn	1910	5:25		590
X	1410	W. Oak St.	Domestic	Four Square		Syn Sliding	1910	18:06		535
X	1418	W. Oak St.	Domestic	Four Square		Wood	1910	18:07	X	534
X	1511	W. Oak St.	Domestic	Multi-Family		Wood	1940	5:26	X	589
X	1708	W. Oak St.	Domestic	Four Square	Classical Revival	Syn Sliding	1910	18:08		533
X	1718	W. Oak St.	Domestic	Bungalow		Syn Sliding	1935	18:09		532
X	1801	W. Oak St.	Domestic	Center-Passage	Colonial Revival	Syn Sliding	1925	5:27		588
X	1820	W. Oak St.	Domestic	Rectangular	Colonial Revival	Syn Sliding	1940	18:10		531
X	1822	W. Oak St.	Domestic	Bungalow		Wood	1920	18:11		530
X	1902-04	W. Oak St.	Domestic	Center-Passage		Wood	1900	18:12	X	529
X	1914	W. Oak St.	Domestic	Center-Passage	Colonial Revival	Syn Sliding	1925	18:13		528
X	2003	W. Oak St.	Domestic	Four Square	Colonial Revival	Brick	1925	18:14	X	527
X	2010	W. Oak St.	Domestic	Modified L-Plan		Wood	1910	5:28	X	587
X	2011	W. Oak St.	Domestic	Center-Passage	Colonial Revival	Wood	1925	18:15	X	526
X	2016	W. Oak St.	Domestic	L-Plan		Syn Sliding	1940	5:29		586
X	2021	W. Oak St.	Domestic	Center-Passage	Colonial Revival	Syn Sliding	1925	18:16		525
X	2026	W. Oak St.	Domestic	Rectangular	Colonial Revival	Wood	1940	5:30	X	585
X	2033	W. Oak St.	Domestic	Asymmetrical	Classical Revival	Syn Sliding	1910	18:17		524
X	2040	W. Oak St.	Domestic	Bungalow	Colonial Revival	Syn Sliding	1930	5:31		584
X	2041	W. Oak St.	Domestic	Asymmetrical		Syn Sliding	1935	18:18		523
X	2044	W. Oak St.	Domestic	Rectangular	Colonial Revival	Brick	1935	5:32	X	583
X			Domestic	Bungalow	Colonial Revival	Wood	1935	18:19	X	522

CRADDOCK'S SALOON,

South Side of Courthouse Square.

F. M. CRADDOCK, Proprietor.

An elegant assortment of Fine Old Whiskies, Wines, Liquors, Cigars, Tobaccos, Elegant Bar Fixtures, Cabinet, Finishings, etc. Separate Pool and Billiard Room.

In entering on a historical article relative to liquors and the liquor trade, it will not be necessary to define the different modes of manufacture, however, to be in keeping with the present subject, let us take wine as the earliest liquor known.

We must suppose that from this the desire for other liquors began, gradually increasing in kinds and quality until to-day; the manufacture of liquors in general has become one of the most important interests known to civilization.

The term wine may apply to any kind of liquor, but more particularly to the product of the grape, which gained great attention even from the ancients. The cultivation of the grape and making of wine are of remotest antiquity as shown in the Scriptural history of Noah, and mentioned in the works of many ancient authors.

Mythological fables tell us of the extension of wine culture from Asia into Europe, the oldest accounts being in the works of Virgil and Calumella. It was introduced into Marseilles six hundred years before Christ.

In the middle ages the monks were the first to plant vineyards and make wine, in many parts of Europe. The culture of grapes was introduced into England by the Romans at a much later date.

With the enlightenment of all nations we find the inventive mind of man devoted to the discovery of other kinds of liquors and to the concoction of various drinks making them more palatable to the taste of everybody, until the liquor business has become an industry which grants employment to thousands of people throughout all civilized countries and now occupies the attention of the most enterprising and trustworthy American citizens.

The industries of a thriving city like our own would not be complete without a mention of the pleasure resorts which lend enjoyment to our citizens and traveling public.

The Bible tells us that man shall improve his surroundings and that the weary traveller shall cease his onward march to take cooling refreshment from the springs of nature which are met in his path.

To-day the traveler instead of on the camel's back is drawn with the speed of steam, but he needs his rest as much as ever, and he must be thankful to those who provide him refreshment by the exercise of skill and intelligence.

Here we have particular reference to the bar and billiard parlor of Mr. F. M. Craddock, where everything the thirsty or forlorn tourist may desire is to be found.

The genial proprietor and assistants have, by their prompt and polite attention to the wants of patrons and the quality of goods handled over their counters secured a friendship among citizens, farmers and the traveling public which reflects a credit on the house and all connected with it.

Mr. Craddock the proprietor has lately gone to considerable expense and trouble to fit up his establishment in a way which is truly beautiful, attracting at once the eye and admiration of the visitor.

The billiard and pool room is entirely separated from the saloon, and all lovers of that sport may here have a quiet and social game.

Mr. Craddock has been a resident of Denton for years, and his upright dealings warrant us in saying that visitors to his establishment will receive a cordial welcome. He requests that we say to the farmers in particular that he

BUSINESS DIRECTORY

OF THE

CITY OF DENTON.

A

ALLIANCE MILLING CO., Located on spur of M. K. & T. Ry., near depot. J. E. Lively, Pres.; J. M. Rayzor, Mgr.; J. M. Roark, Sec. and Treas.; A. Grant, Miller; J. R. Stone, Corn Miller; J. R. Ham-bright, Weigher; Sam Smith, Miller; A. J. Whitt, Clerk; J. H. Gillespie, Eng.; Tom Smith, Fireman; Jno. March, Packer.

ALLISON, HANN & CO., Dealers in Shelf and Heavy Hardware, Implements, Wire, etc. S. E. Cor. Square.

ALLISON, S. P., Senior member firm Allison, Hann & Co.

ANDREWS, S. E., Member firm of Denton Pottery Company

AYCOCK, W. T., Clerk O. F. Parks & Bro.

B

BAKER, A., Jeweler, Baldwin's Drugstore.

BALDWIN & CO., Druggists and Apothecaries, S. W. Cor. Square.

BALDWIN, G. L., Firm W. H. Baldwin & Co.

BALLARD & BAKER, Proprietors Arcade, West side Square.

BANDY, G. B., Mfrs. Agt. for Agricultural Implements, office and warerooms N. W. Cor. Square.

BARB, G. B., Clerk J. E. Kimbrough.

BARRETT, JNO., Driver Durham & Mann's float line.

BARRETT, S. W., Clerk Mays Grocery.

BASS, R. L., Member firm J. E. Fain & Co. Texas Express Agt. S. Side Square.

BATES, JEFF., Delivery clerk, postoffice.

BELL, JNO. O., Machinist.

BENNERS, W. H., Jr., member firm of Carter & Benners.

BIGGERSTAFF, COL., City Engineer.

BLOUNT, DR. J. P., Druggist and Physician. Office and Store West side Square.

BLOUNT, J. M., City Recorder.

BOND, W. T., Clk G. A. Mizzy.

BOTTORF, T. J., County Attorney.

BUSHEY BROS., Proprs. Brick Factory. 1 mile east of Depot.

C

CARSON & COOKE, Dentists, South side of Square.

CARTER & BENNERS, Grocers, West side of Square.

CAUDLE, W. B., Clerk B. R. Greenlee's Hardware house.

CHAPMAN, J. S., Real Estate Dealer, W. side of Square.

CHISM, JILES, clerk Fry's Market.

CLEMENTS, C. H., Postmaster, Office North side Square.

CLEVELAND, W. C., Mgr. for W. H. Pierce.

COBDEN CLUB SALOON., L. C. Howard, Mgr. West Side.

COLLINS, BRUCE, Clerk Wells & Collins.

COKER, LOGAN, Tinner, Allison, Hann & Co.

COKER, JOE, Clerk A. F. Evers.

CONWEL, A. L., Propr Music House, North side Square.

CONWELL, DAVID, Bookkeeper for A. L. Conwell.

COOK, JOS., County Collector.

COVERT, W. B., Clk S. A. Lobdell's Implement House.

CRADDOCK, F. M., Liquor Dealer, South Side.

CRAWFORD, WM., Clk City Shaving Parlor.

CUNNINGHAM, G. H., Clk. for F. M. Craddock.

D

DARNALL, J. S., Clerk for G. B. Bandy.

DAVENPORT, J. H., Deputy Marshal.

DAVENPORT, B. H., City Treasurer.

DAVIDSON, F. M., County Judge.

DAVIDSON, W. O., Mgr. Western Union Telegraph Office.

DAVIDSON, JNO. L., Clerk for Jno.

1894

Compliments of, See page



★ THE ★

D. M. ANDERSON DIRECTORY CO.'S

BUSINESS

DIRECTORY

—•— AND —•—

© HANDY GUIDE ©

—•— OF —•—

DENTON,



DENTON BUSINESS DIRECTORY.

61

POTTERIES.

DOUGHERTY, B.
Griffith & Co.

RESTAURANTS:

Bains, J. W.
Taliaferro, W. A.

SALOONS.

Cradock, F. M.
Hilger & Co.
King & Fartrain
Roper, Waide

SEWING MACHINES.

SCHMITZ, J. B.
WILLIAMS, T. C.

SCHOOL SUPPLIES.

McCORMIK, T. C.
PONDER, T. C.

TOMPKINS, POE & MOUNTS,



FIRE, TORNADO,

LAWYERS.

- BELL, R. H.
- COWAN, A. S.
- DAVIDSON, F. M.
- FULTON, L.
- HOSKINS, SAM H.
- JAGOE & PONDER
- MOUNTS, PROVIDENCE
- OWSLEY & RAGSDALE
- PINER, F. E.
- SMITH, E. C.
- Bates, R. H.
- Bradley, S. M.
- Bottorf, J.
- Copley, J. M.
- Donson, A. G.
- Ferguson, H. C.
- Lobdell, H. E.
- McCormick, W. L.
- Robertson, A.
- Sullivan, J. W.
- Woods William

LIVERY, FEED AND SALE STABLES.

- BANDY & ROBINSON
- HENDERSON, H. T.
- STAATS & QUISENBURRY.

LUMBER MERCHANTS.

- Rinev, J. W.



Exhibit "C"
Legal Description

Being all that certain lot, tract or parcel of land lying and being situated in the CITY OF DENTON, DENTON COUNTY, TEXAS, out of the E. PULCHASKI SURVEY, ABSTRACT No. 996, and being a part of a tract out of said survey described in deed from LILLIAN WILSON to FRANCIS M. CRADDOCK, JR., shown of record at VOLUME 186, PAGE 439, DEED RECORDS OF DENTON COUNTY, TEXAS, and being more particularly described as follows:

BEGINNING at an iron stake for corner in the NORTH BOUNDARY LINE of OAK STREET, said beginning corner being 30.0 Feet NORTH of the SOUTHEAST CORNER of said tract described in deed from WILSON to CRADDOCK above mentioned;

THENCE WEST with the NORTH BOUNDARY LINE of OAK STREET, 100.0 Feet to an iron stake for corner in the EAST BOUNDARY LINE of a tract described in deed from FRANCIS M. CRADDOCK, JR., to MARY E. GRIFFIN, as shown of record at VOLUME 290, PAGE 279, DEED RECORDS OF DENTON COUNTY, TEXAS, said corner being 30.0 Feet NORTH of the SOUTHEAST CORNER of said MARY E. GRIFFIN CORNER;

THENCE NORTH with the EAST BOUNDARY LINE of said GRIFFIN TRACT, 501.0 Feet to a corner, said corner being the SOUTHWEST CORNER of a tract described in deed from FRANCIS M. CRADDOCK, JR. to CHARLES H. GREEF, as shown recorded at VOLUME 290, PAGE 471, DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE EAST with the SOUTH BOUNDARY LINE of said GREEF TRACT, 100.0 Feet to the SOUTHEAST CORNER of said GREEF TRACT above mentioned, said corner being in the EAST BOUNDARY LINE of said tract described in deed from LILLIAN WILSON to FRANCIS M. CRADDOCK, JR. above mentioned;

THENCE SOUTH with the EAST BOUNDARY LINE of said tract 501.0 Feet to the PLACE OF BEGINNING.

Exhibit "D"

Chain of title of site and/or enterprise

List the ownership title from present to original owner. Attach copies of each instrument where possible.

1. Name of owner ELISE RIDENOUR and STEVEN FRIEDSON

Type of instrument date

(Warranty deed) DECEMBER 9, 2003

Vol/Page # _____

Book-Deed records/Real property records DEED

2. Name of owner E.G. BAUARD and WIFE LAURA H. BAUARD

Type of instrument date

(Warranty deed) OCTOBER 11, 1955

Vol/Page # VOL 416 PAGE 264

Book-Deed records/Real property records DEED

3. Name of owner FRANCIS M. CRADDOCK, JR.

Type of instrument date

(Warranty deed) DECEMBER 20, 1923

Vol/Page # VOL 186 PAGE 439

Book-Deed records/Real property records DEED

4. Name of owner LILLIAN WILSON

Type of instrument date

(Warranty deed) JULY 30, 1918

Vol/Page # VOL 160 PAGE 343

Book-Deed records/Real property records DEED

(Additional records may be attached on separate page.)

Exhibit "D"

Chain of title of site and/or enterprise

List the ownership title from present to original owner. Attach copies of each instrument where possible.

5. Name of owner F. M. CRADDOCK

Type of instrument date
(Warranty deed) MARCH 11, 1898

Vol/Page # V. 67 PAGE 268

Book-Deed records/Real property records DEED

6 Name of owner JOHN M. COPLEY

Type of instrument date
(Warranty deed) MARCH 28, 1895

Vol/Page # VOL 59 PAGE 576

Book-Deed records/Real property records DEED

3. Name of owner _____

Type of instrument date
(Warranty deed) _____

Vol/Page # _____

Book-Deed records/Real property records _____

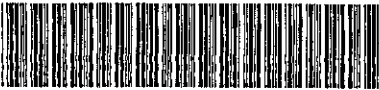
4. Name of owner _____

Type of instrument date
(Warranty deed) _____

Vol/Page # _____

Book-Deed records/Real property records _____

(Additional records may be attached on separate page.)



70 2003 00199946

Instrument Number: 2003-199946

As

Recorded On: December 10, 2003

Warranty Deed

Parties: LAROSA EVELYN CLAIRE BALLARD

Billable Pages: 7

To

Number of Pages: 7

Comment:

**** Examined and Charged as Follows: ****

Warranty Deed	26.00
Total Recording:	26.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2003-199946
Receipt Number: 74200
Recorded Date/Time: December 10, 2003 04:12P

Record and Return To:

TITLE RESOURCES OF NORTH TEXAS
WILL CALL
DENTON TX 76205

User / Station: B Smithers - Cash Station 3



THE STATE OF TEXAS }
COUNTY OF DENTON }

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

C. Mitchell

County Clerk
Denton County, Texas

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WARRANTY DEED WITH VENDOR'S LIEN

Date: DECEMBER ^{9th} ~~12~~, 2003

Grantor: EVELYN CLAIRE BALLARD LAROSA, Independent Executrix of the ESTATE OF LAURA HUTCHINS BALLARD, Deceased

Grantor's Address: 2044 WEST OAK STREET
DENTON, DENTON COUNTY, TEXAS 76201

Grantee: STEVEN FRIEDSON and wife, ELISE RIDENOUR

Grantee's Address: 2044 W. OAK STREET
DENTON, DENTON COUNTY, TEXAS 76201

Consideration: Cash and a note dated December 12, 2003, executed by Grantee and payable to the order of STEVE PRICE, in the principal amount of ONE-HUNDRED THIRTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$137,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of STEVE PRICE, and by a first-lien deed of trust dated December 12, 2003 from Grantee to HUGH L. MARSHALL, Trustee.

Property (including any improvements):

Being a tract of land situated in the E. PUCHALSKI SURVEY, ABSTRACT No. 996, DENTON COUNTY, TEXAS, and being more particularly described in "EXHIBIT A" attached hereto and incorporated fully herein by reference thereto.

Reservations: NONE

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed by Grantee or subject to which title is taken by Grantee; validly existing restrictive covenants common to the platted subdivision in which the Property is located; standby fees, taxes, and assessments by any taxing authority for the year 2004 and subsequent years, and subsequent taxes and assessments by any taxing authority for prior

years due to change in land usage or ownership; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; validly existing reservations or exceptions approved in writing by Grantee and described in Schedule B of the Owner Policy for Title Insurance issued to Grantee as part of this transaction; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) statutory water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to the Reservations from Conveyance and Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee, Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty

The foregoing covenants and agreements made by Grantor are made solely in her fiduciary capacity as Executrix and in no other capacity whatsoever, and the liability of Grantor under such covenants and agreements is limited to Grantor acting in such fiduciary capacity and is limited to the assets of the Estate of Laura Hutchins Ballard, deceased, held by Grantor at the time any such liability may be conclusively established.

STEVE PRICE, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of STEVE PRICE and are transferred to STEVE PRICE without recourse against Grantor.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

WITHOUT LIMITING THE WARRANTY OF TITLE HEREIN CONTAINED, GRANTOR AND GRANTEE AGREE THAT BY THE CONVEYANCE OF THE PROPERTY, GRANTOR MAKES NO WARRANTIES OR REPRESENTATIONS, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE CONDITION OR VALUE OF THE PROPERTY HEREIN DESCRIBED, OR ANY IMPROVEMENTS RELATED THERETO, INCLUDING, BUT NOT LIMITED TO, ANY WARRANTY OF SAFETY, HABITABILITY, MERCHANTABILITY OR

FITNESS FOR ANY PURPOSE. GRANTEE HAS CAREFULLY INSPECTED THE PROPERTY (OR HAS BEEN AFFORDED A REASONABLE OPPORTUNITY TO DO SO) AND, BY THE ACCEPTANCE OF THIS DEED, ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS", WITH ALL FAULTS AND IN ITS PRESENT CONDITION, INCLUDING, BUT NOT LIMITED TO, ANY LATENT FAULTS OR DEFECTS, WHETHER ABOVE, ON, OR BELOW GROUND. IN NO EVENT SHALL GRANTOR BE LIABLE TO GRANTEE, ITS SUCCESSORS OR ASSIGNS IN TITLE, FOR ANY DAMAGES TO PROPERTY OR PERSONS, WHETHER DIRECT, INDIRECT OR CONSEQUENTIAL, OR ANY LOSS OF VALUE OR ECONOMIC BENEFIT WHATSOEVER, RELATED TO ANY PRESENT OR FUTURE CONDITION OF OR AFFECTING THE PROPERTY OR IMPROVEMENTS.

GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM LIABILITY FOR ANY LATENT DEFECTS AND FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, OR THE TEXAS WATER CODE. GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVES. GRANTEE INDEMNIFIES, HOLDS HARMLESS, AND RELEASES GRANTOR FROM ANY LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY ARISING AS THE RESULT OF THEORIES OR PRODUCTS LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED HEREAFTER THAT WOULD OTHERWISE IMPOSE ON GRANTOR IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR:



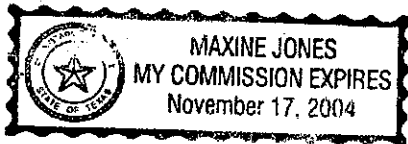
EVELYN CLAIRE BALLARD LAROSA, Independent Executrix of the ESTATE OF LAURA HUTCHINS BALLARD, Deceased

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF DENTON §

This document was acknowledged before me on this day by EVELYN CLAIRE BALLARD LAROSA, Independent Executrix of the ESTATE OF LAURA HUTCHINS BALLARD, Deceased, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in her duly-authorized capacity thereof.

Given under my hand and seal of office this 9 day of December, 2003.



Maxine Jones

Notary Public, State of Texas

ACCEPTANCE BY GRANTEE

STEVEN FRIEDSON and wife, ELISE RIDENOUR, collectively as Grantee, accepts the attached deed and consents to its form and substance. Grantee acknowledges that the terms of the deed conform with Grantee's intent and that they will control in the event of any conflict with the contract Grantee signed regarding the Property described in the deed.

Steven Friedson

STEVEN FRIEDSON

Elise Ridenour

ELISE RIDENOUR

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF DENTON §

This document was acknowledged before me on this day by STEVEN FRIEDSON and wife, ELISE RIDENOUR, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 9 day of December, 2003.



Maxine Jones

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:
STEVEN FRIEDSON AND ELISE RIDENOUR
2044 W. OAK STREET
DENTON, TEXAS 76201

PREPARED IN THE LAW OFFICE OF:
HUGH L. MARSHALL, PLLC
1112 DALLAS DRIVE
SUITE 405
P.O. BOX 1159
DENTON, TX 76202-115

EXHIBIT A

Being all that certain lot, tract or parcel of land lying and being situated in the CITY OF DENTON, DENTON COUNTY, TEXAS, out of the E. PULCHASKI SURVEY, ABSTRACT NO. 996, and being a part of a tract out of said survey described in deed from LILLIAN WILSON to FRANCIS M. CRADDOCK, JR., shown of record at VOLUME 186, PAGE 439, DEED RECORDS OF DENTON COUNTY, TEXAS, and being more particularly described as follows:

BEGINNING at an iron stake for corner in the NORTH BOUNDARY LINE of OAK STREET, said beginning corner being 30.0 Feet NORTH of the SOUTHEAST CORNER of said tract described in deed from WILSON to CRADDOCK above mentioned;

THENCE WEST with the NORTH BOUNDARY LINE of OAK STREET, 100.0 Feet to an iron stake for corner in the EAST BOUNDARY LINE of a tract described in deed from FRANCIS M. CRADDOCK, JR., to MARY E. GRIFFIN, as shown of record at VOLUME 290, PAGE 279, DEED RECORDS OF DENTON COUNTY, TEXAS, said corner being 30.0 Feet NORTH of the SOUTHEAST CORNER of said MARY E. GRIFFIN CORNER;

THENCE NORTH with the EAST BOUNDARY LINE of said GRIFFIN TRACT, 501.0 Feet to a corner, said corner being the SOUTHWEST CORNER of a tract described in deed from FRANCIS M. CRADDOCK, JR. to CHARLES H. GREEF, as shown recorded at VOLUME 290, PAGE 471, DEED RECORDS OF DENTON COUNTY, TEXAS;

THENCE EAST with the SOUTH BOUNDARY LINE of said GREEF TRACT, 100.0 Feet to the SOUTHEAST CORNER of said GREEF TRACT above mentioned, said corner being in the EAST BOUNDARY LINE of said tract described in deed from LILLIAN WILSON to FRANCIS M. CRADDOCK, JR. above mentioned;

THENCE SOUTH with the EAST BOUNDARY LINE of said tract 501.0 Feet to the PLACE OF BEGINNING.

having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Nevada Boyd

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 10th day of October, A.D. 1955

(L. S.) Geo. M. Hopkins

NOTARY PUBLIC DENTON COUNTY, TEXAS

FILED FOR RECORD: 11 day of Oct A.D. 1955 at 1:30 o'clock P.M.
 RECORDED: 30 day of Oct A.D. 1955 at 1:05 o'clock P.M.

A. J. Barnett, Clerk County Court,
 Denton County, Texas.
 By John Parker Deputy.

THE STATE OF TEXAS,

COUNTY OF DENTON

Know All Men By These Presents: 6157

THAT we, Francis Keith Craddock and wife Elma Cochran Craddock, of Denton County, Texas, Lutie Ethel Craddock Embry, joined herein by my husband, J. C. Embry, of Montague County, Texas, and Dorothy Jean McClanahan, joined herein by my husband, Frank McClanahan, of Dallas County, Texas, the said Francis Keith Craddock, Lutie Ethel Craddock Embry and Dorothy Jean McClanahan individually and as Executor and Executrixes and Trustees under the will of the Estate of Francis M. Craddock, Deceased, of the County of Denton, State of Texas, for and in consideration of

the sum of

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

to US paid, and secured to be paid by E. G. Ballard and wife, Laura Ballard, the receipt of which is hereby fully acknowledged, and the sum of \$17,500.00 advanced by Denton Federal Savings and Loan Association, a corp. as a part of the purchase price for the hereinafter described property, it being evidenced by one certain promissory vendor's lien note in the principal sum of \$17,500.00, secured by a first and superior vendor's lien on the hereinafter described property, payable in monthly installments of \$117.50 each, including principal and interest commencing on or before November 1, 1955, and monthly thereafter until fully paid, bearing 5% interest from date; and the execution and delivery by grantees of a second vendor's lien note of even date herewith for \$500.00, payable to the order of Francis Keith Craddock, Lutie Ethel Craddock Embry, and Dorothy Jean McClanahan, at Denton, Texas, in monthly installments of \$20.00 each, commencing on or before November 1, 1955, and monthly thereafter, bearing 10% interest from date of maturity, secured by second and inferior liens, each of said notes containing default and attorney's fee clauses, and the sum evidenced by the first note above described having been advanced by said Association at the special instance and request of grantees and for their special use and benefit as a part of the purchase price for the hereinafter described property, receipt of which is acknowledged by the grantors, and grantors agree that said note shall be secured by a first and superior lien to that securing the second note hereinabove described, and grantees acknowledge the vendor's lien to secure the payment of said notes, and it is agreed that said Association shall be subrogated to all of the rights, titles and liens to secure it in the payment of said note which the grantors would have if same were payable direct to them, said first note additionally secured by deed of trust of even date herewith to Beulah A. Dane, Trustee, said second lien note additionally secured by deed of trust of even date herewith to Bruce Davis, Trustee, for the use and benefit of the owners and holders thereof,

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

E. G. Ballard and wife, Laura Ballard,

of the County of Denton, State of Texas, all that certain

lot, tract or parcel of land lying and being situated in the City and County of Denton, State of Texas, and being out of the E. Puchalski Survey, Abstract No. 996, and being a part of a tract out of said survey described in deed from Lillian Wilson to Francis M. Craddock, Jr., as shown of record in Volume "186", page 439, Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron stake for corner in the north boundary line of Oak Street, said beginning corner being 30.0 feet north of the southeast corner of said tract described in deed from Wilson to Craddock above mentioned;

THENCE West with the north boundary line of Oak Street, 100.0 feet to an iron stake for corner in the east boundary line of a tract described in deed from Francis M. Craddock, Jr., to Mary E. Griffin, as shown of record in Volume 290, page 279, Deed Records of Denton County, Texas, said corner being 30.0 feet north of the southeast corner of said Mary E. Griffin corner;

THENCE North with the east boundary line of said Griffin tract, 501.0 feet to a corner, said corner being the southwest corner of a tract described in deed from Francis M. Craddock, Jr., to Charles H. Greef, as shown of record in Volume "290", page 471, Deed Records of Denton County, Texas;

THENCE East with the south boundary line of said Greef tract, 100.0

feet to the southeast corner of said Greef tract above mentioned, said corner being in the east boundary line of said tract described in deed from Lillian Wilson to Francis M. Craddock, Jr., above mentioned;

THENCE South with the east boundary line of said tract, 501.0 feet to the place of beginning.



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

E. G. Ballard and wife, Laura Ballard, 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

E. G. Ballard and wife, Laura Ballard, their

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

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described notes and all interest thereon are fully paid according to their face and tenor, effect and reading, when this deed shall become absolute.

Witness OUR hands at Denton, Texas, this 28th day of September, A.D. 19 55.

Witness our hands and seals
Francis Keith Craddock
(Francis Keith Craddock)
Individually and as Executor and
Trustee under the will of the Estate
of Francis M. Craddock, Deceased.
Lutie Ethel Craddock Embury
(Lutie Ethel Craddock Embury)
Individually and as Executrix and
Trustee under the will of the Estate
of Francis M. Craddock, Deceased.

Elma Cochran Craddock
(Elma Cochran Craddock)
J. C. Embury
(J. C. Embury)
Dorothy Jean McClanahan
(Dorothy Jean McClanahan)
Individually and as Executrix and
Trustee under the will of the Estate
of Francis M. Craddock, Deceased.
Frank McClanahan
(Frank McClanahan)

THE STATE OF TEXAS,

COUNTY OF DENTON

BEFORE ME,

the undersigned authority, a Notary Public

Denton

County, Texas, on this day personally appeared

Francis Keith Craddock, individually and as Executor and Trustee under the Will of the Estate of Francis M. Craddock, Deceased,

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, individually and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 7th day of October, A.D. 19 55.

Bruce Davis (BRUCE DAVIS) Notary Public, Denton County, Texas

THE STATE OF TEXAS,

COUNTY OF DENTON

BEFORE ME,

the undersigned authority, a Notary Public

Denton

County, Texas, on this day personally appeared

Elma Cochran Craddock

wife of

Francis Keith Craddock,

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

Elma Cochran Craddock,

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 7th day of October, A.D. 19 55.

Bruce Davis (BRUCE DAVIS) Notary Public, Denton County, Texas

THE STATE OF TEXAS,

COUNTY OF Montague

BEFORE ME,

the undersigned authority, a Notary Public

Montague

County, Texas, on this day personally appeared

J. C. Embry

and

Lutie Ethel Craddock Embry

his wife, both known to me to be

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

Lutie Ethel Craddock Embry,

wife of the said

J. C. Embry,

having been examined by me privily and apart from her

husband, and having the same fully explained to her, she, the said

Lutie Ethel Craddock Embry,

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.

individually and in the capacity

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 15th day of October, A.D. 19 55.

Chas. N. Dumbler Notary Public, Montague County, Texas

THE STATE OF TEXAS,

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF Dallas

BEFORE ME, the undersigned, a Notary Public,

Frank McClanahan

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

and Dorothy Jean McClanahan

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

Dorothy Jean McClanahan

wife of the said Frank McClanahan

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

Dorothy Jean McClanahan,

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, individually and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 5th day of October, A.D. 19 55.

Frank Giddens Notary Public, Dallas County, Texas

FILED FOR RECORD:

11 day of Oct

A.D. 19 55 at 3:05 o'clock P.M.

RECORDED:

30 day of Dec

A.D. 19 55 at 1:15 o'clock P.M.

A. J. Barnett, Clerk County Court, Denton County, Texas.

By Anita Parker Deputy.

DENTON, TEXAS

FROM VOL. PAGE , DEED OF TRUST RECORDS OF DENTON COUNTY, TEXAS

INSTRUMENT: Deed of Trust

GRANTOR: E. G. Ballard and wife, Laura Ballard, of said County of Denton, State of Texas

GRANTEE: Beulah A. Dane, Trustee for Denton Federal Savings and Loan Association of Denton, Texas

CONSIDERATION: of the sum of Ten and 00/100 (\$10.00) Dollars in hand paid by Beulah A. Dane, Trustee, the receipt of which is hereby fully acknowledged and in further consideration of the debt, covenants and trust hereinaftermentioned.

THIS CONVEYANCE is intended, however, as a trust for the following purposes:

To secure the Denton Federal Savings and Loan Association of Denton, Texas a corporation organized and doing business under the laws of the United States of America, its successors and assigns in the full and prompt payment of the sum of Seventeen Thousand Five Hundred & No/100 ----- (\$17500.00) Dollars according to the terms and conditions of a certain note or obligation bearing even date herewith executed by the said grantors and payable to the order of said Association at its office in Denton, Texas, in accordance with its reading, tenor and effect to which said note and obligation reference is here made and the same made a part hereof as though fully copied herein

The note hereby secured is payable in monthly installments of \$115.50 each, including principal and interest, the first installment being due and payable on or before the first day of November, 1955, and one like installment being due and payable on or before the first day of each succeeding month thereafter until said note, principal and interest, is fully paid, bearing interest from date at the rate of 5% per annum, and containing the usual default and 10% attorney's fee clauses, and being the same identical note as that first set out and described in a warranty deed of even date herewith executed by Francis Keith Craddock et al, conveyeing the First Tract of land hereinabove described to grantors herein, the Second Tract hereinabove described being given as additional security for the payment of said note, but it is distinctly understood and agreed that this deed of trust shall in no manner waive or impair the vendor's lien retained in said deed but is in addition to and cumulative thereof, said liens being first and superior liens.

GRANTING CLAUSE: have Granted, Bargained, Sold and Conveyed and do by these presents Grant, Bargain, Sell and Convey unto the said

DENTON, TEXAS

Beulah A. Dane, Trustee and to his successors or substitutes in this trust, and to his or their assigns forever.

CONVEYS: the following real property situated in the County of Denton State of Texas and fully described as follows, to-wit:

FRIST TRACT: All that certain lot, tract or parcel of land lying and being situated in the City and County of Denton, Texas, out of the E. Puchalski Survey, Abst No. 996, and being a part of a tract out of said survey described in deed from Lillian Wilson to Francis M. Craddock, Jr., shown of record in Volume 186, page 439, Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an iron stake for corner in the north boundary line of Oak Street, said beginning corner being 30.0 feet north of the southeast corner of said tract described in deed from Wilson to Craddock above mentioned;

THENCE West with the north boundary line of Oak Street, 100.0 feet to an iron stake for corner in the east boundary line of a tract described in deed from Francis M. Craddock, Jr., to Mary E. Griffin, as shown of record in Volume 290, page 279, Deed Records of Denton County, Texas, said corner being 30.0 feet North of the southeast corner of said Mary E. Griffin corner;

THENCE North with the east boundary line of said Griffin tract, 501.0 feet to a corner, said corner being the southwest corner a tract described in deed from Francis M. Craddock, Jr., to Charles H. Greef, as shown of record in Volume 290, page 471, Deed Records of Denton County, Texas;

THENCE East with the south boundary line of said Greef, 100.0 feet to the southeast corner of said Greef tract above mentioned, said corner being in the east boundary line of said tract described in deed from Lillian Wilson to Francis M. Craddock, Jr., above mentioned;

THENCE South with the East boundary line of said tract, 501.0 feet to the place of beginning.

SECOND TRACT: All that certain lot, tract or parcel of land situated in the City and County of Denton, State of Texas, out of the E. Puchalski Survey, and being the South one-half of Lot Number Five (5) of Ponder's Addition to said City of Denton, Texas, as shown by the plat of said Addition of record in the Deed Records of Denton County, Texas, and more particularly described as follows:

BEGINNING at a stake in the east line of Fry Street and at the southwest corner of said lot No. 5;

THENCE North 51 feet;

THENCE East 172 feet;

THENCE South 51 feet to the southeast corner of said Lot No 5;

THENCE West 172 feet to the place of beginning.

DENTON, TEXAS

SIGNED FOR IDENTIFICATION, this the 28th day of September
A. D. 1955.

E. G. Ballard

Laura Ballard

HABENDUM: TO HAVE AND TO HOLD all and singular the above described premises and property real and personal, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Beulah A. Dane, Trustee and to his successors or substitutes in this trust and to his or their assigns forever;

POWER OF SALE: Is granted in case of default in payment, also provisions for appointment of substitute trustee, in writing, in certain contingencies, etc.

HOMESTEAD CLAUSE: The second tract of land hereinabove described constitutes no part of the homestead of the grantors; that grantors have acquired the First Tract above described for use as a homestead and have removed from the Second Tract to the First Tract, and hereby disclaim all right of homestead in and to the Second Tract above described.

DATED: September 28th A. D. 1955.

SIGNED:

E. G. Ballard
Laura Ballard

THE STATE OF TEXAS :

COUNTY OF DENTON :

BEFORE ME, the undersigned authority a Notary Public in and for Denton County, Texas, on this day personally appeared E. G. Ballard, 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 the 11th day of October A. D. 1955.

(Seal)

Jimmie S. Underwood, Notary Public
in and for Denton County, Texas

THE STATE OF TEXAS :

COUNTY OF DENTON :

BEFORE ME, the undersigned authority a Notary Public in and for Denton County, Texas, on this day personally appeared Laura Ballard, wife of E. G. Ballard known to me to be the person whose name

200000 ABSTRACT COMPANY, INC.
DENTON, TEXAS

issubscribed 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 Laura Ballard acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of October A. D. 1955.

(Seal)

Jimmie S. Underwood, Notary Public
in and for Denton County, Texas

FILED FOR RECORD: Oct 11, 1955 at 3:05 P.M.

scripture

	<p>Wilson Griffin 241 70</p>	<p>FM Craddock 576</p>	<p>100</p>	<p>50 100</p>	<p>300 Schoepel</p>	<p>200 10 515 13 8 Craddock 1500 8 150</p>
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TAX OFFICE

DENTON INDEPENDENT SCHOOL DISTRICT
DENTON, TEXAS

TAX CERTIFICATE

SCHOOL MAP: City Lot 24 Block 4024 Co. Lot _____ Blk. _____ Survey _____

THE STATE OF TEXAS
COUNTY OF DENTON

I, Lee Preston, Assessor and Collector of Taxes for the Denton Independent School District, Denton, Texas, do hereby certify that I have this day made a careful examination of the records in this office and find no delinquent taxes against the following described tract or parcel of land in the Denton Independent School District:

CITY DESCRIPTION

COUNTY DESCRIPTION

LOT	BLK.	ADDITION OR SURVEY	NO. ACRES	SURVEY	ABSTRACT OR LOT NO.	CERT. TRACT OR BLOCK
100x517	_406	W from Bradley		E. Puchalski	# 996	

EXCEPT for the years _____ XXXX _____

which amount to _____ XXXX _____ if paid by _____ XXXX _____

The above described property was rendered for 1955 taxes in the name of F.M. Craddock and the 1955 taxes amounting to \$ 102.24 are not paid. (Due Oct. 1, 1955)

WITNESS MY OFFICIAL HAND THIS THE 7 day of September A. D. 19 55

D

Lee Preston
Assessor and Collector

By Lee Preston
Deputy

*1955
Assessor's Journal
10-11-55
L.P.*

CITY OF DENTON

TAX DEPARTMENT
DENTON, TEXAS

THE STATE OF TEXAS)
COUNTY OF DENTON)
CITY OF DENTON)

CITY MAP Lot 24 Block 4024

I do hereby certify that I have this day made a careful examination of the records in the office of the Assessor-Collector of taxes for the City of Denton, Texas, and find no delinquent taxes against the following described tract or parcel of land, to-wit:

100 x 517 - 406' W. from Bradley
E. Fuchalski Survey Abst. 996.

EXCEPT for the years none

which amount to if paid by

The above described property was rendered for 19 54 taxes in the name of F. M. Craddock and the 1954 taxes are also paid, in the amount of \$66.96.

WITNESS MY OFFICIAL HAND THIS THE 7th

DAY OF September A.D. 19 55.

W. D. Buttrill

Assessor-Collector

By Mary Helen Gray
Deputy

1955
Taxes paid
10-11-55
Done

C. C. ORR

STATE AND COUNTY ASSESSOR-COLLECTOR OF TAXES
DENTON COUNTY

DENTON, TEXAS

Sept. 7 1955

Tax Certificate

THE STATE OF TEXAS }
COUNTY OF DENTON }

I, C. C. Orr, Tax Assessor-Collector in and for Denton County, Texas, do hereby certify that I have carefully searched the Delinquent Tax records of this Office, in so far as they relate to:

100 x 550 ft E P Uchaliski Abst No. 996 Tr. 114A
Denton

And find no DELINQUENT Taxes appearing as of record against same, to include the year 1954

EXCEPT for the years none Amount necessary to redeem

\$ Francis Craddock
Rendered in the name of

For 19 54 and the Taxes are \$ if paid by

Paid 31.20 HS
School Taxes affecting this property are collected by

Denton IND.

This Certificate is made for the purpose of showing the condition of Taxes on this date and is not to be construed as a Tax receipt, or binding as to such Taxes.
No other special State or County Tax Levies.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 7 DAY OF

Sept. 5, A. D. 195 5

Searcher: FRP

O. N. SEAGRAVES

O. N. Seagraves
C. C. ORR, Tax Assessor and Collector
Denton County, Texas.

For: Duggan

996

*1455
Duggan paid
10-11-55
Duggan*

EXHIBIT D-3

FROM VOL. 186, PAGE 439, DEED RECORDS OF DENTON COUNTY, TEXAS.

INSTRUMENT: Warranty Deed, with vendor's lien retained.

GRANTOR: Lillian Wilson and husband, Tilford Wilson, of Denton County, Texas.

GRANTEE: Francis M. Craddock, Jr., of Denton County, Texas.

CONSIDERATION: Of the sum of Seven Thousand and no/100 Dollars, to us paid and secured to be paid by Francis M. Craddock, Jr., as follows: Two Thousand (2000.00) Dollars, cash in hand paid, the receipt of which is hereby fully acknowledged and the further consideration that the Grantee herein execute one promissory vendor's lien note in the sum of Five Thousand (\$5000.00) Dollars due one year after date, payable to the order of Lillian Wilson, drawing interest at the rate of 8 per cent per annum, from date until paid, with an additional amount of 10 per cent upon the principal and interest if said note should be sued upon for collection, as attorneys fees.

GRANTING CLAUSE: Have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Francis M. Craddock, Jr., of Denton County, Texas.

CONVEYS: All that certain tract or parcel of land situated in Denton County, and the City of Denton, Texas, being part of the Eugene Puchalski one-third league survey, Abstract No. 996, and more particularly described as follows, to-wit;

BEGINNING at a stake 310 varas West of the south west corner of a ten acre tract out of said survey sold to Charles Drinkard, a stake in the center of Oak Street;
THENCE West 72 varas for corner;
THENCE North 402.8 varas;
THENCE East 72 varas for corner;
THENCE South 402.8 varas to the place of beginning, containing 5.13 acres of land, more or less, and being part of the property conveyed by John M. Copley and wife to F. M. Craddock, on January 1, 1898, by deed recorded in Vol. 63, page 598 Denton County Deed Records, to which reference is here made. It is intended to convey the East Two Thirds (200 feet) of the F. M. Craddock 8 acre tract of land out of the E. Puchalski survey in the City of Denton, Texas, by this deed.

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 Francis M. Craddock, Jr., his heirs and assigns forever.

DATED: Dec. 20, 1923.

SIGNED: Lillian Wilson
Tilford Wilson.

\$7.00 Rev. stamps cancelled.

THE STATE OF TEXAS |

COUNTY OF DENTON |

BEFORE ME, J. W. Koons, the undersigned, a Notary Public, in and for Denton County, Texas, on this day personally appeared Tilford Wilson, 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 26 day of Dec. A. D. 1923.
(Seal)

J. W. Koons, Notary Public,
Denton County, Texas.

THE STATE OF TEXAS |

COUNTY OF DENTON |

BEFORE ME, J. W. Koons, the undersigned, a Notary Public, in and for Denton County, Texas, on this day personally appeared Lillian Wilson, wife of Tilford Wilson, 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 Lillian Wilson acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26th day of Dec. A. D. 1923.

(Seal)

J. W. Koons, Notary Public,
Denton County, Texas.

FILED FOR RECORD: Dec. 31, 1923, at 2;30 o'clock P. M.

FROM VOL. 36, PAGE 625, RELEASE RECORDS OF DENTON COUNTY, TEXAS.

RELEASE.

THE STATE OF TEXAS |
COUNTY OF DENTON |

WHEREAS, Lillian Wilson, joined by her husband, Tilford Wilson, of the County of Denton, State of Texas, did, on the 26th day of December, A.D. 1923, by deed of that date, duly recorded in the Records of Deeds in Denton County, volume 186, page 439, Grant, Sell and Convey to Francis M. Craddock, Jr., of the County of Denton, State of Texas, the following described property, to-wit:

All that certain tract or parcel of land situated in Denton County, Texas, and the City of Denton, Texas, being part of the Eugene Puchalski one-third league survey, Abstract No. 996, and more particularly described as follows;

BEGINNING at a stake 310 varas West of the Southwest corner of a ten acre tract out of said survey, sold to Charles Brinkard, a stake in the center of West Oak Street;

THENCE West 72 varas for corner;

THENCE North 402.8 varas;

THENCE East 72 varas for corner;

THENCE South 402.8 varas to the place of beginning, containing 5.13 acres of land, more or less, and being part of the property conveyed by John M. Copley and wife to F. M. Craddock, on Jan. 1, 1898, the same being the East two-thirds (200 feet) of the F. M. Craddock 8 acre tract of land out of said survey, and did in said deed retain a vendor's lien on the property so Granted, sold and conveyed to secure the payment of a part of the purchase money mentioned in said deed as follows, to-wit: One certain promissory vendor's lien note in the sum of \$5000. (Five Thousand Dollars), due one year after date, payable to the order of Lillian Wilson, with interest at the rate of 8% per annum from date, said note being more fully described in said deed.

AND WHEREAS, Said vendor's lien note given as aforesaid for part purchase money of said property has been paid to Lillian Wilson, the legal and equitable holder and owner of said note;

NOW, THEREFORE, Know all men by these presents: That I, Lillian Wilson, the present legal and equitable owner and holder of said vendor's lien note above mentioned, do hereby release, discharge and quitclaim unto the said Francis M. Craddock, Jr., his heirs and assigns all the right, title, interest and estate in and to the property above described, which I have or may be entitled to by virtue of being the owner of said vendor's lien note and do hereby declare said property released and discharged from any and all liens created

DENTON, TEXAS

by virtue of said vendor's lien note above described.

WITNESS my hand this 18th day of January, A. D. 1924.

Tilford Wilson
Lillian Wilson.

STATE OF TEXAS |

COUNTY OF DENTON |

Before me, J. W. Koons, the undersigned authority, a Notary Public, in and for Denton County, Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 28 day of January, A. D. 1924.

(Seal)

J. W. Koons, Notary Public, in and
for Denton County, Texas.

FILED FOR RECORD: Jan. 29th, 1924, at 2:10 P.M.

DENTON, TEXAS

FROM VOL. 223, PAGE 133, DEED RECORDS OF DENTON COUNTY, TEXAS.

HOMESTEAD AFFIDAVIT & DESIGNATION.

STATE OF TEXAS |

COUNTY OF DENTON |

BEFORE ME, the undersigned authority, on this day personally appeared Francis M. Craddock, Jr., and his wife, Gladys Craddock, both known to me to be credible persons, who after being by me duly sworn on oath, deposes and states;

That they do not reside upon, use, nor in any manner claim as either a residence or business homestead, and have no intention of ever occupying, using, or claiming as either a residence or business homestead in any manner, any part of the following described real estate, to-wit;

Situated in the City of Denton, in Denton County, Texas, being a lot 20 x 120 feet in dimensions, known and described as the West Twenty (W.20) feet of Lot Number Five (5), in Block Number One (1), of the Original Town of Denton, Texas, being the same property described as "Second Tract" in deed from Lillian Wilson, et al, to Francis M. Craddock, dated July 30, 1918, and recorded in Vol. 160, page 342, Deed Records of Denton County, Texas, which said property is rented to desirable tenants and which said property is being offered to Southwestern Life Insurance Company as security for a proposed loan;

This affiant, Francis M. Craddock, Jr., is engaged in the retail grocery business, and affiants use, designate and claim as their legal business homestead Lot Number One (1) in Block Number Ten (10), of the Original Town of Denton, in Denton County, Texas.

That they now reside upon, use, designate and claim as their legal residence homestead, the following described property: Two story house at 2044 W. Oak St., the lot is 200 ft. on Oak St., extending North 402 vrs. to Scripture St., consisting practically 5 acres, and being part of the E. Puchalski survey, Abstract #996, in Denton County, Texas, which said last described property is improved with a dwelling house, is within the corporate limits of said City of Denton, Texas, and is amply sufficient for their purpose as a homestead, and the fee simple title to which is vested in the affiants. Affiants hereby set apart and designate the said last described properties as the homestead to which their family is entitled under the Constitution and Laws of the State of Texas, exempt from forced sale.

Affiants further declare that this affidavit and designation is made for the benefit of the Southwestern Life Insurance Company, which, upon these representations, is advancing to them a loan of money secured by a deed of trust on the property first hereinabove described.

Francis M. Craddock, Jr.
Gladys Craddock.

SUBSCRIBED AND SWORN to before me, this the 26 day of
December, A.D. 1928.
(Seal)

Wylie Smith, Notary Public,
Denton County, Texas.

STATE OF TEXAS |
COUNTY OF DENTON |

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Francis M. Craddock, Jr., and Gladys Craddock, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Gladys Craddock, wife of the said Francis M. Craddock, Jr., having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Gladys Craddock, 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 26th, day of
December, A. D. 1928.

(Seal)

T. B. Davis, Notary Public,
Denton Co., Texas.

FILED FOR RECORD: Dec. 26, 1928, at 9:50 o'clock A.M.

DUGGAN ABSTRACT COMPANY, INC.
DENTON, TEXAS

FROM VOL. 160, PAGE 343, DEED RECORD, DENTON COUNTY, TEXAS.

INSTRUMENT: Warranty Deed.

GRANTOR: Francis M. Craddock Jr., and his wife Clayds Craddock, and Lutie Craddock, a feme sole, who with the grantee Lillian Wilson constitute the sole and only surviving heirs at law of F.M. Craddock deceased and his deceased wife, Lutie Craddock, of the County of Denton and State of Texas.

GRANTEE: Lillian Wilson, wife of Tilford Wilson, for her sole and separate use and benefit.

CONSIDERATION: One dollar to us cash in hand paid by Lillian Wilson, out of her separate funds and estate, the receipt of which is hereby fully acknowledged and further in consideration of the partition of the estates of F.M. Craddock deceased, and his deceased wife, Lutie Craddock.

GRANTING CLAUSE: Have Granted, Sold and Conveyed and by these presents do Grant, Sell and Convey unto the said Lillian Wilson wife of Tilford Wilson, for her sole and separate use and benefit and as her separate property and estate, of the County of Denton and State of Texas.

CONVEYS: All those tracts or parcels of land situated in Denton County, Texas, more particularly described as follows:

FIRST TRACT: Situated in Denton County, Texas, immediately west of the City of Denton, being of the Eugene Puchalski one third league survey, abstract No. 996, and more particularly described as follows, to-wit:

BEGINNING at a stake 310 varas west of the south west corner of a ten acre tract out of said survey sold to Charles Drinkard a stake in the center of Oak Street;

THENCE West 108 varas a rock;

THENCE North 402.8 varas;

THENCE East 108 varas a stake;

THENCE South 402.8 varas to the place of beginning, containing 7.7 acres of land more or less, and being the same property conveyed by John M. Copley and wife to F.M. Craddock on January 1, 1898, by deed recorded in Volume 63, page 598, Denton County deed records to which reference is here made.

SECOND TRACT: Situated in Denton County, Texas, out of the N.-Wade survey. (Description not material and omitted).

This deed is made for the purpose of partitioning the estate of F.M. Craddock and his wife Lutie Craddock, both deceased and the grantee herein accepts the property herein conveyed and transferred in full of her distributive share of each estate and in full settlement of all her right, title, interest and claim in and to each of said estate.

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 there to in anywise belonging unto the said Lillian Wilson, as her separate property and estate, her heirs and assigns forever.

DATED: 30th day of July, A.D. 1918 .

SIGNED: Francis M. Craddock, Jr.
Glays Craddock.
Lutie Craddock.

ACKNOWLEDGMENT:

THE STATE OF TEXAS,)
))
COUNTY OF DENTON.) BEFORE ME, J.W. Hoke, a Notary Public, in
) and for Denton County, Texas, on this day
personally appeared Francis M. Craddock Jr., and Lutie Craddock
a feme sole known to me to be the persons whose names are sub-
scribed to the foregoing instrument and acknowledged to me that
they executed the same for the purposes and consideration
therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 23 day of August,
A.D. 1918.

(Seal).

J.W. Hoke, Notary Public,
Denton County, Texas.

THE STATE OF TEXAS,)
))
COUNTY OF DENTON.) BEFORE ME, J.W. Hoke, a Notary Public, in
) and for Denton County, Texas, on this
day personally appeared Glays Craddock, wife of Francis M.-
Craddock Jr., known to me to be the person whose name is sub-
scribed 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 Glays Craddock, acknow-
ledged such instrument to be her act and deed and declared 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 23 day of
August, A.D. 1918.

(SEAL).

J.W. Hoke, Notary Public,
Denton County, Texas.

FILED FOR RECORD: Aug. 24, 1918, at 3 O'clock P.M.

DUGGAN ABSTRACT COMPANY, INC.
DENTON, TEXAS

FROM VOL. 63, PAGE 598, DEED RECORD, DENTON COUNTY, TEXAS.

INSTRUMENT: Warranty Deed.

GRANTOR: John M. Copley and Mrs. M. C. Copley, his wife, of the County of Denton, State of Texas.

GRANTEE: F. M. Craddock, of the County of Denton, State of Texas.

CONSIDERATION: Nine Hundred and (\$950.00) Fifty Dollars, to us in hand paid, by F. M. Craddock, all paid cash, the receipt whereof is hereby fully acknowledged.

GRANTING CLAUSE: Have granted, sold and conveyed and by these presents do grant, sell and convey unto the said F. M. Craddock, of the County of Denton, State of Texas, all that certain tract or parcel of land;

CONVEYS: Situate in Denton County, Texas, being a part of the E.-Puchalski one-third league survey;

BEGINNING at a stake 310 varas W. of the S.W. corner of a 10 acre tract sold to Charles Drinkard at a stake in the center of Oak street, from which a P.O. marked x bears N. 10 and two fifteenth varas;

THENCE W. 108 varas a rock from which a P.O. marked x bears N. 28 and eight-tenth varas;

THENCE N. 402 and eight tenths varas a stake on S. E. line of R. Beaumont survey, from which a B. J. marked x, bears S. 82 degrees E. 6 and one-fourth varas;

THENCE E. 108 varas a stake from which a B. J. marked X bears S. 62 degrees W. 5 varas; another bears S. 30 degrees E. 4 varas;

THENCE S. 402 and eight tenth varas to beginning, containing seven and seventeenth acres, more or less.

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 F. M. Craddock, and to his heirs heirs and assigns forever.

DATED: 1st. day of January, A. D. 1898.

SIGNED: John M. Copley.
M. C. Copley.

ACKNOWLEDGEMENT:

THE STATE OF TEXAS,)
COUNTY OF DENTON.)

DUGGAN ABSTRACT COMPANY, INC.
DENTON, TEXAS

BEFORE ME, J.D.Parks, a Notary Public, in and for Denton County, Texas, on this day personally appeared John M.Copley, who is well 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 1st. day of January, A. D. 1898.

(SEAL).

J.D.Parks, A Notary Public, in & for Denton County Texas.

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

BEFORE ME, J.D.Parks a Notary Public, in and for Denton County Texas, on this day personally appeared Mrs.M.C.Copley, wife of John M.Copley, well known to me to be the persons whose names are 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 Mrs.-M.C.Copley, 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 1st. day of January, A.D. 1898.

(SEAL).

J.D.Parks, a Notary Public, in & for Denton Co., Texas.

FILED FOR RECORD: 1st day of Dec. A.D. 1898, at 5:10 O'clock P.M.

DUGGAN ABSTRACT COMPANY, Inc.
DENTON, TEXAS

FROM VOL. 67, PAGE 268, DEED RECORD, DENTON COUNTY, TEXAS.

INSTRUMENT: Warranty Deed.

GRANTOR: John M. Copley & M.C. Copley, his wife, of the County of Denton and State aforesaid.

GRANTEE: F.M. Craddock, of the County of Denton, and State of Texas

CONSIDERATION: Nine Hundred and fifty (950 /00) Dollars, to us cash in hand paid by F.M. Craddock.

GRANTING CLAUSE: Have granted, bargained, sold, conveyed and released, and by these presents do grant, bargain, sell convey and release unto the said F.M. Craddock, his heirs and assigns

CONVEYS: The following described property, to-wit: Situated in Denton County, Texas, a part of the E. Puchalski 1/3 League sur;

BEGINNING at a stake 310 varas W. of S.W. cor. of a 10 acre tract sold to Chas. Drinkard, in the center of Oak St., from which a P.O. marked x brs. N. 10 2/5 varas;

THENCE W. 108 varas a rock from which a P.O. mkd x, brs. N. 28 8/10 varas;

THENCE N. 402 8/10 varas, a stk. on S.E. line R. Beaumont sur., from which a B.J. Marked x, brs. S. 82-o E. 6 1/4 vrs.;

THENCE E. 108 varas a stk. from which a B.J. marked x, brs. S. 62-o W. 5 varas, another brs. S. 30-o E. 4 varas;

THENCE S. 402 8/10 varas to the beginning, containing 7 7/10 acres more or less. This conveyance is intended as a substitute for and in lieu of a former deed to the same property and for the same consideration, executed by us to said F.M. Craddock Jan. 1st, 1898, Recorded in Vol. 63, page 598, Denton Co. Records in which said deed there has been raised some question as to the legality of acknowledgment in that the officer was interested in the trade to the extent of a commission.

HABENDUM: To have and to hold, all and singular the premises, above mentioned, unto the said F.M. Craddock, his heirs and assigns forever.

DATED: 11th day of March, A.D. 1898.

SIGNED: John M. Copley.
M.C. Copley.

ACKNOWLEDGEMENT:

DUGGAN ABSTRACT COMPANY, INC.
DENTON, TEXAS

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

BEFORE ME, James E. Stringer, a Notary Public, in and for the County of Denton, on this day personally appeared John M. Copley & M. C. Copley, his wife, both to me well known to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed and delivered the same for the purposes and consideration therein stated.

And the said M. C. Copley, wife of said John M. Copley, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said M. C. Copley, 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.

IN TESTIMONY WHEREOF, I hereunto sign my name and affix the impress of my official seal at my office in Denton, this 11 day of March, 1898.

(SEAL).

James E. Stringer, Notary Public
in & for Denton Co., Texas.

FILED FOR RECORD: 11th day of Mch., 1898, at 4:20 O'clock P.M.

DUGGAN ABSTRACT COMPANY, INC.
DENTON, TEXAS

FROM VOL. 59, PAGE 576, DEED RECORD, DENTON COUNTY, TEXAS.

INSTRUMENT: Warranty Deed.

GRANTOR: The First National Bank of Denton, Texas, of the County of Denton in the State aforesaid.

GRANTEE: John M. Copley, of the County of Denton, State of Texas.

CONSIDERATION: Six Hundred Dollars to it paid and secured to be paid by John M. Copley, as follows: One Hundred dollars cash in hand paid and one promissory note for five hundred dollars bearing even date herewith and due on October first 1895, and bearing interest at ten per cent per annum from June 26th, 1895, and executed by said John M. Copley.

GRANTING CLAUSE: Have granted, sold and conveyed, and by these presents do Grant, sell and convey, unto the said John M. Copley, of the County of Denton, State of Texas.

CONVEYS: All that certain tract or lot of land described as follows: Part of the Eugene Puchalski survey situated immediately west of the City of Denton, Denton County, Texas; BEGINNING at a stake 310 varas west of the S.W. corner of the ten acre tract sold by John Atchison, to Charles Dunkard, at a stake in the center of Oak street, from which a post oak marked x bears north 11 $\frac{2}{15}$ varas; THENCE West 108 varas to a rock from which a post oak marked x, bears north 28 $\frac{8}{10}$ varas; THENCE North 402 $\frac{8}{10}$ varas to a stake on south line of R. Beaumont survey from which a black jack marked x bears north 50-0 East 5 varas and another marked x bears south 82-0 E. $6\frac{1}{4}$ varas; THENCE East 108 varas to a stake from which a Black Jack marked X bears south 62-0 West 5 varas and one marked x bears south 30-0 East 4 varas; THENCE South 402 $\frac{8}{10}$ varas to the place of beginning. Hereby reserving 30 feet in width across the entire south end of said tract which said strip now constitutes and shall forever remain a part of Oak Street.

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 John M. Copley, his heirs and assigns forever.

DATED: March 28th, A.D. 1895.

SIGNED: The First National Bank of Denton, Texas.
BY M.S. Stout, President.

(Seal).

DUGGAN ABSTRACT COMPANY, INC.
DENTON, TEXAS

ACKNOWLEDGEMENT:

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

BEFORE ME, a Notary Public, in and for Denton County, Texas, on this day personally appeared M.S. Stout, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 28 day of March A.D. 1895,

(SEAL).

S.H. Hoskins, Notary Public,
Denton Co., Texas.

FILED FOR RECORD: April 10", 1897, at 10:25 O'clock A.M.

DUGGAN ABSTRACT COMPANY, INC.
DENTON, TEXAS

FROM VOL.1, PAGE 70, MECHANICS LIEN RECORDED DENTON COUNTY, TEXAS.

THE STATE OF TEXAS,)
COUNTY OF DENTON.)

KNOW ALL MEN BY THESE PRESENTS, ...of the County of Denton and State of Texas, for and in consideration of the lumber and material hereby contracted for and bought from The Denton Lumber Company a firm composed of J.W.Ripy & I.B.Walker amounting in value to the sum of one hundred and twenty five dollars furnished by said Denton Lumber Co., said lumber and material so furnished to be placed upon and used on the improvements of the following parcel or lot of land situated in or near the City of Denton, in Denton County, Texas, and located on the north side of Oak street and

BEGINNING at the S.W. corner of the place known as the H.H.-Dawson place;

THENCE West $108 \frac{1}{3}$ vrs. to the W.B.Reter place;
THENCE North $408 \frac{1}{3}$ vrs. to stake;
THENCE East $108 \frac{1}{3}$ vrs. to stake;
THENCE South $408 \frac{1}{3}$ vrs. to the place of beginning.

And, therefore for and inconsideration of the above mentioned lumber and material we promise to pay to said Denton Lumber Co., or order the sum of one hundred and twenty-five dollars with interest thereon at the rate of 10% per annum due and payable in monthly installments of ten (\$10.00) dollars each as follows: Ten (\$10.00) dollars to be due and payable 30 days after date hereof and ten (\$10.00) dollars at the expiration of each 30 days thereafter successively till said sum and interest shall be fully paid;

And we do hereby grant, give, establish and fix unto said Denton Lumber Co., a lien into and upon the above described lot or parcel of land and all improvements thereon and to be placed thereon to secure the payment of the aforesaid amount in full and it is hereby agreed that in case of default in any three of said monthly payments in succession then all of said payments and sums of money then unpaid shall become due and payable at once and the lien herein may be foreclosed and in case of legal proceedings ten per cent of same amount shall be added for attys. fees. We further agree to keep said property insured against loss by fire in a sum not less than \$150 payable to said Denton Lumber Co., as their interest may appear.

Witness our hands this March 4th, A.D. 1895.

J.M. Copley.

M.C. Copley.

DUGGAN ABSTRACT COMPANY, INC.
DENTON, TEXAS

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

BEFORE ME, W.L. McCormick, a Notary Public, in and for Denton County, Texas, on this day personally appeared J.M. Copley, and M.C. Copley his wife, to me well known to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed and delivered the same for the purposes and consideration therein stated and the said M.C. Copley, wife of said J.M. Copley, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said M.C. Copley, 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.

In Testimony Whereof I hereunto sign my name and affix the impress of my official seal at my office in the City of Denton, Texas, this the 4 day of March, A.D. 1895.

(SEAL).

W.L. McCormick, Notary Public,
Denton Co., Texas.

FILED FOR RECORD: 26 day of April, A.D. 1895, at 8:40 O'clock A.M.

Additions to original construction
(Where applicable)

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

Date 1971

Contractor Travis Pools, Arlington, Texas

Description/nature of work Swimming pool and pool enclosure built behind the house

Cost \$5,650.

Type of legal instrument--Vol/Page _____

Date 1956

Contractor Unknown

Description/nature of work Adding interior stairwell and finishing of attic into two bedrooms and one bath

Cost Unknown

Type of legal instrument--Vol/Page _____

Date 1950

Contractor Unknown

Description/nature of work Extensive remodeling/rebuilding. Included removing all porches, adding a foyer to the front, updating kitchen, and adding a master bath.

Cost Unknown

Type of legal instrument--Vol/Page _____

(Additional records may be attached on separate page.)

Final zoning app—6 continued

Date 1924

Contractor Unkown

Description/nature of work Garage, House and Barn built

Cost Unknown

Type of legal instrument--Vol/Page _____

Exhibit "F" Surveys

Attach subdivision map or Old Town Plat; attach copies of old surveys, an old on-the-ground survey, or a current on-the-ground survey locating all improvements, easements, access to public roads, public improvements, encroachments and protrusions.

ABSENCE (SHEET 2) (PARTS 154 ~ 209)
E. PLOCHALSKI SIR.

Aerial 6.6, 6.7, 7.6 + 7.7

A 31

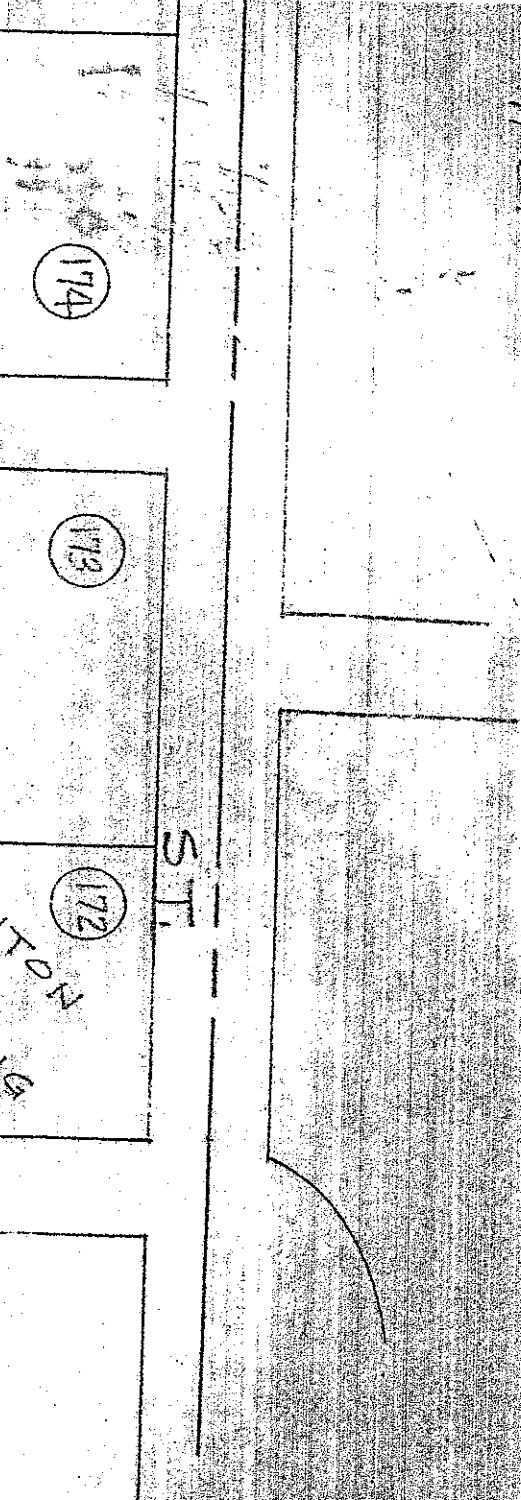




EXHIBIT G PHOTO
EAST SIDE - note "G" on chimney



EXHIBIT G PHOTO
NORTH SIDE



EXHIBIT 6 PHOTO
NORTH AND EAST SIDES



EXHIBIT 6 PHOTO
NORTH SIDE WITH CORNER OF PORCH



EXHIBIT G PHOTO
WEST SIDE TOWARD FRONT



EXHIBIT G PHOTO
WEST SIDE TOWARD BACK

Exhibit "G" Exterior Photographs

Attach four (4) photographs of the historical marker site, one from each direction (North, South, East, and West).

Exhibit "H" Criteria to be used in Historical Landmark Designation

The petitioner will be responsible for furnishing data to the Historic Landmark Commission for substantiating that the property meets one or more of the following 13 criteria 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 authorize the City of Denton to place a sign or signs on the above property for public notification of the proposed notification of the proposed historic designation

Name ELISE RIDENOUR AND STEVEN FRIEDSON

Address 2044 WEST OAK STREET

City/State/Zip DENTON, TEXAS, 76201

Phone 940-898-1428

E Mail emride07@charter.net
friedson@music.unt.edu

Submitted this 8 day of MAY 2007

Comments from legal department _____

Comments from planning director _____

**Optional Information
Interior Photographs**

At your option, you may attach photos of interior architectural details that add to the character of the property.