
FINAL APPLICATION

HISTORIC LANDMARK ZONING PETITION
CITY OF DENTON, TEXAS

SITE ADDRESS:

“Old Mill” at 421 E. Hickory

LEGAL DESCRIPTION:

Fulton and Spalding, Block 2
Lot 12
(From current tax records)

PRESENT USE:

Office/Warehouse

ZONING:

Light Industrial



NAME OF OWNER:

Tim Beaty

421 E. Hickory
Rt. 2 Box 244G

Denton, TX 76201 940/387-3275
Aubrey, TX 76227 940/365-2328

CONSTRUCTION/DESCRIPTION:

DATE BUILT: 1941--The building that is now addressed as 421 E. Hickory is an addition to the old Graham Mill and Elevator Co. which was originally built in 1900. In 1934 it became the Kimbell-Diamond Milling Co.

EXHIBIT A:

IMPORTANCE:

INDUSTRIALLY

Because of its central location and transportation facilities, Denton County produced a wide variety of agricultural products grown in one of the most productive areas in Texas. The area was especially suited to the growing of wheat and earned international recognition for the quality of this crop. The Denton wheat was a new and hardy variety developed by an agricultural experiment substation west of the city. To the county seat fell the responsibility of preparing the wheat for market and the need arose for a number of mills. As late as the 1930's, manufacturing remained relatively insignificant in Denton County and the economy was still dominated by agriculture and the processing of its products, particularly flour mills. The building standing at 421 E. Hickory was a mill for processing commercial feed and a warehouse. It is what remains of the Kimbell-Diamond Milling Co. complex after a fire on Wednesday, June 14, 1967 destroyed the flour mill and grain elevator which produced enough flour in one day to supply every housewife in Denton with one month's supply.

ARCHITECTURALLY

Structures housing the machinery for mills of the day were efficient in the use of building materials and strictly functional in form. Therefore, industrial structures, unless spectacular in size, have rated little esteem. Consequently few records were made of their design while they were still active and after they ceased to be productive, they rapidly disappeared. It is unfortunate that so few utility buildings have survived and that those that have are rapidly disappearing. The preservation and adaptive reuse of older commercial or industrial structures offers benefits to both owners and the city. "Old Mill" is an excellent example of attractive and efficient reuse of such a building.

EXHIBIT B—DOCUMENTATION OF IMPORTANCE

For All Departments
Of Record-Chronicle
Telephone 387-3811

DENTON RECORD-CHRONICLE

A Complete Report Of News In The Denton Area

JUN 15 1967

Sell It, Buy It
In Classified Ads

Pp. 12, 13, Sect. 2

64TH YEAR OF DAILY SERVICE—NO. 259

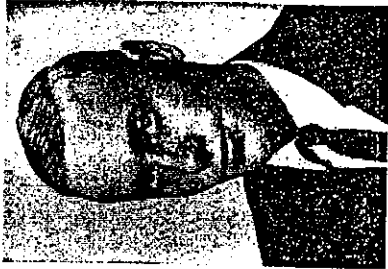
DENTON, TEXAS, THURSDAY AFTERNOON, JUNE 15, 1967

28 Pages In 2 Sections Ten Cents Daily, 15 Cents Sunday

Fireman Dies As Wall Collapses

Denton City Fire

Mill Is Destroyed In Downtown Blaze



KENNETH A. KRAMER

By MIKE MOON, Staff Writer
Firemen continue to keep watch over the rubble of the Kimbell-Diamond Milling Co. today after Wednesday night's spectacular blaze which claimed the life of a student fireman when a wall collapsed on him.

Flames still were licking the inside of the gutted structures after dawn this morning despite the fact that firemen played water on the area all night.
The fire started in the basement of the milling plant and spread throughout the building, eventually involving an adjoining elevator and threatening more than half a dozen grain storage silos and a half million dollars worth of wheat.
First Assistant Fire Chief Raymond Stephenson said fire damage may run as high as \$150,000. Fire Chief Jack Gentry and Fire Marshal Joe Erwin were in Lubbock attending a firemen's convention. Stephenson was the ranking fireman with Erwin, said the cause of the fire had not been determined.

The mill is located at 406 E. Oak St. on the east end of the downtown area and a block south of the southeast corner of the Civic Center park.
More than 50 firemen from Denton, Lewisville, Pilot Point and Aubrey battled the blaze until daylight, continually hampered by falling debris. The fire burned more than seven hours before it was brought under control. Water was still being poured on the elevator this morning and firemen said they may continue to wet it down for a couple of days.
Crushed under tons of brick and metal was Kenneth Alan Kramer, 21, of Dallas, who had been a student fireman for only 15 days. He was a senior government student at North Texas State University and lived at fire station No. 2, 1515 N. Elm St. Student firemen receive free room and board plus \$85 a month for being part-time firemen.

He is survived by his parents, Mr. and Mrs. Guy W. Kramer of Dallas, and a sister. Schmitz-Floyd-Hamlett Funeral Home is handling local arrangements.
The fire was reported at 8:41 p.m. by mill workers. All of-

duty firemen were summoned to action. It was confined to the basement area of the milling plant until about 9 p.m. when it broke through to the upper floors. Starting at 9:38 p.m., portions of the third floor brick walls started giving way on all four sides.

Kramer and four other firemen were about 10 feet from the east wall of the building under a tin canopy which covered the railroad loading dock. They were putting water into the building through a large window.

The metal band around the top of the building started to crack and the firemen scrambled to safety, except Kramer. He was found in the rubble almost an hour later, still clutching the fire hose.

He was pronounced dead on arrival at Flow Memorial Hospital at 11:20 p.m. Workers retrieved his body from the debris at the same time the rest of the wall threatened to collapse.

Albert Hampton, a fireman of seven months experience, was the other man holding the hose with Kramer.
"We all thought we were gone," Hampton said. "When that brick wall tumbled, we all fit the ground."
"He (Kramer) might have tripped; where they were digging is where we were when the wall fell."

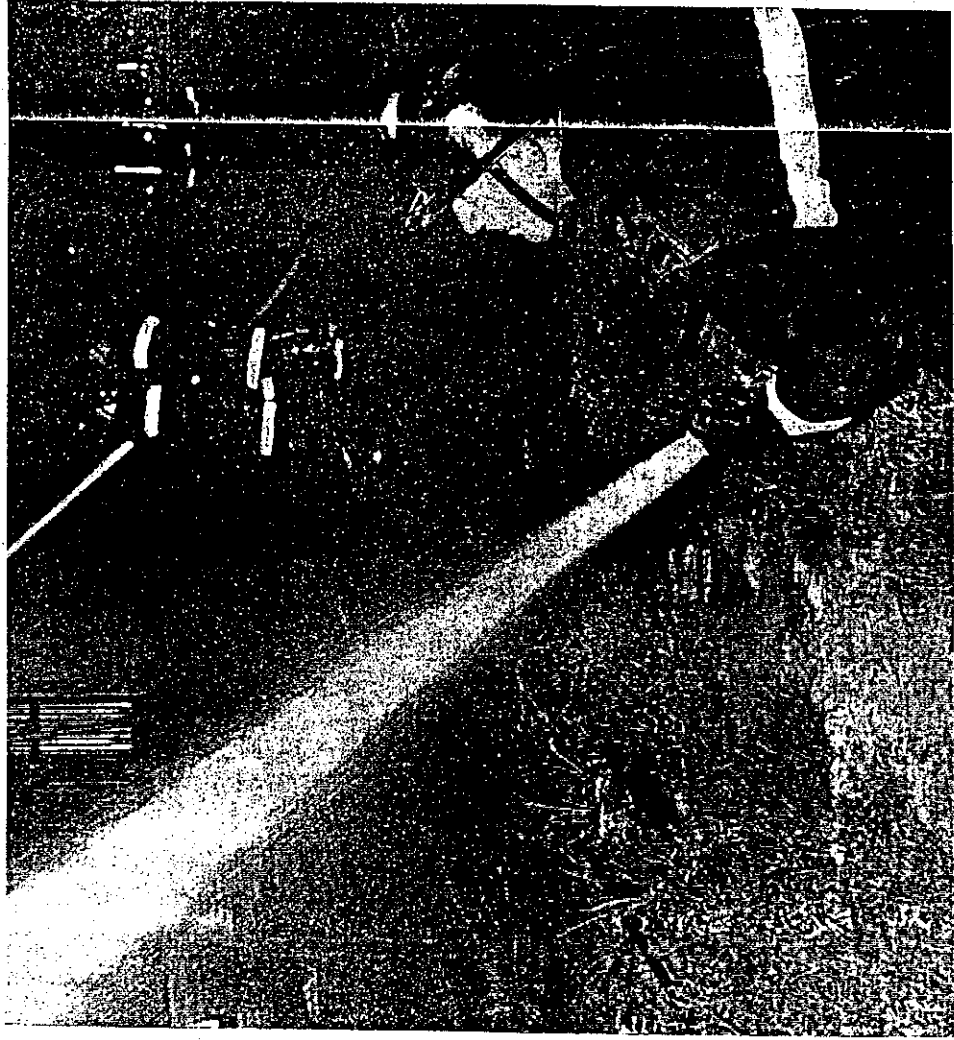
Hampton said, "Instinct told me to run south." Had he or the other firemen run east, the falling wall would have collapsed on them.

Kirby Millsop, president of the North Texas Citizens Band Radio group, said he found Kramer's body. Millsop said that the dead fireman was face up with his helmet over his face. His entire body was crushed.

"He evidently didn't move when the wall began to collapse," Millsop said. "The rubble knocked him backwards and covered him."

Before the combined fire fighting force had the situation under control, fire had destroyed the main milling building and one elevator building.

See MILL FIRE, Page 2



FALLEN FIREMAN SHOWN MINUTES BEFORE WALL COLLAPSED ON HIM.
Ken Kramer in Background, Left, With Albert Hampton; John Robinson in Foreground and

—Staff Photo by ROY HAMRIC



—Denton Record-Chronicle

MACHINERY THAT MAKES FLOUR
 From Left: Rhea, Wright, Ballard At *Kimbell - Diamond Milling Co*
IN ONE DENTON PLANT

Month's Flour Supply For Everyone Milled Each Day

Enough flour is produced every day in one Denton mill to supply every housewife in Denton with about one month's supply.

That's one of the things a Denton Chamber of Commerce committee learned Friday on its monthly tour of local industry.

Visited Friday were Kimbell-Diamond Milling Co. and Magnolia Bedding Co.

This month's committee, composed of Knox Rhea, Rev. Edward H. Campbell, Bill Wright, C. F. Ballard, Bill Utter and Her-

man Moore, has as its purpose to let industry know that the city acknowledges and appreciates their presence and contributions to the community.

The first tour was of Kimbell-Diamond Milling Co. at East Oak and Blount. This is only one of four Kimbell mills. Others are at Seguin, Clifton and Graham.

The Denton mill, started in 1934, produces both baker's and family flour. Also, local dairymen can obtain bran and shorts easily from this company that produces be-

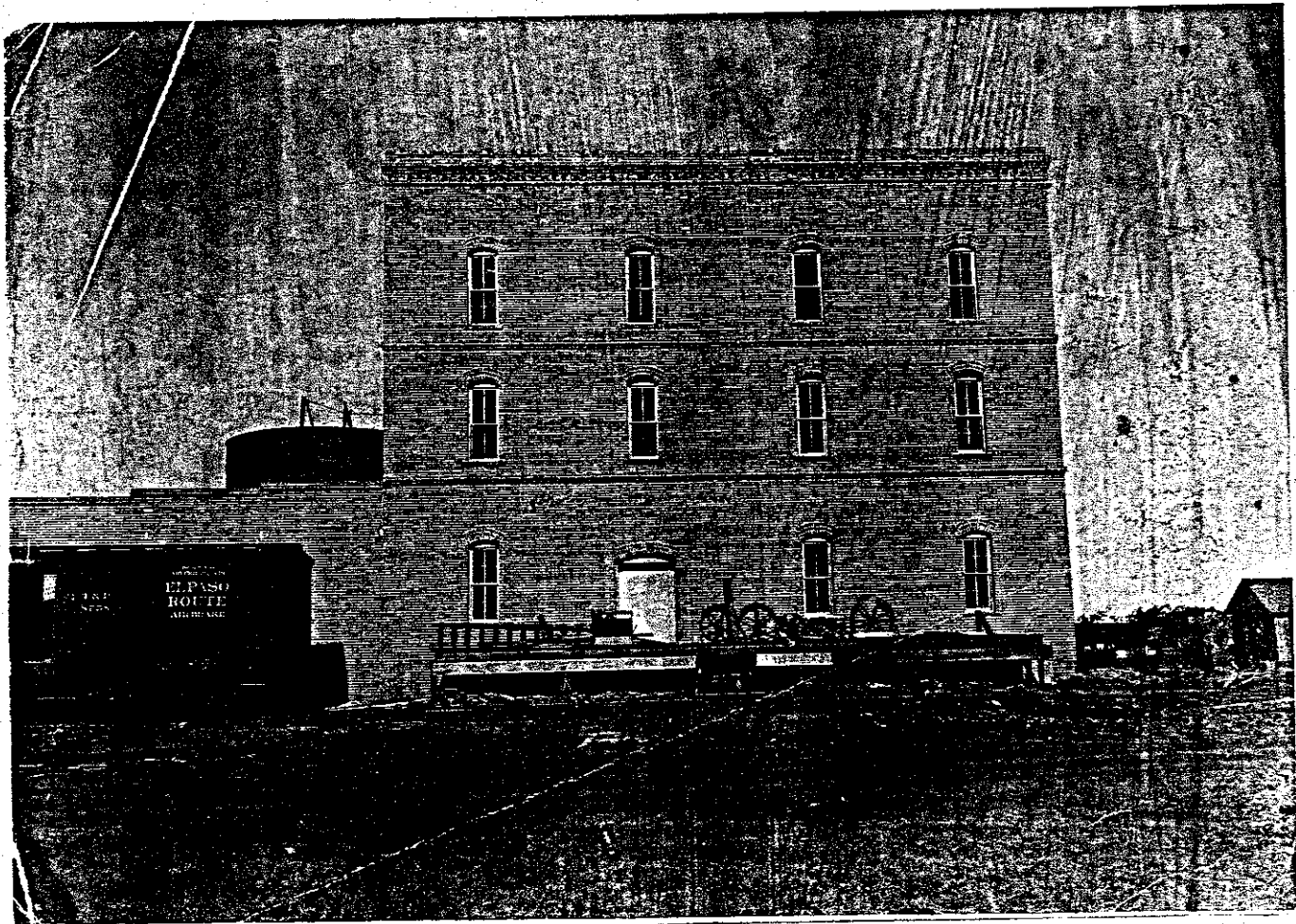
tween 400 and 450 sacks of feed a day.

Among the many contributions to the area are employment of 30 men with a payroll of more than \$2,000 a week, use of the railway and trucklines to ship wheat and provision of a ready market for all locally produced wheat.

The mill produces approximately 120,000 pounds of flour a day by working on a three-shift system, 24 hours a day. By operating around the clock, the machinery is kept hot and there is no slowdown of production.

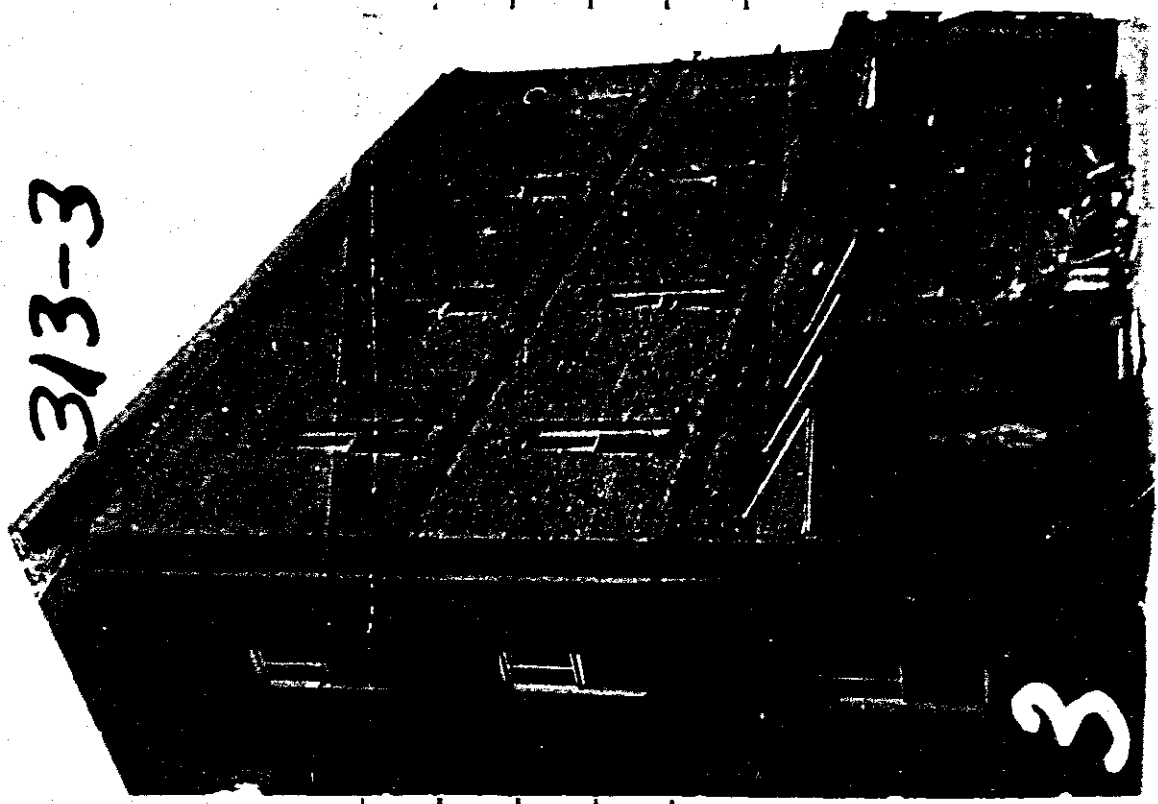
Chester A. Grabbie, plant manager, has been with Kimbell-Diamond Milling for 15 years. Asked if the local company had ample room to expand, he said, "We do have enough room and we are planning to put in two more mills in the future."

From Kimbell - Diamond, the committee went to the Magnolia Bedding Co., 210 Dallas Dr. W. F. Parker, owner for the past year and a half, said the plant had been in Denton for 22 years. He said the tendency in the

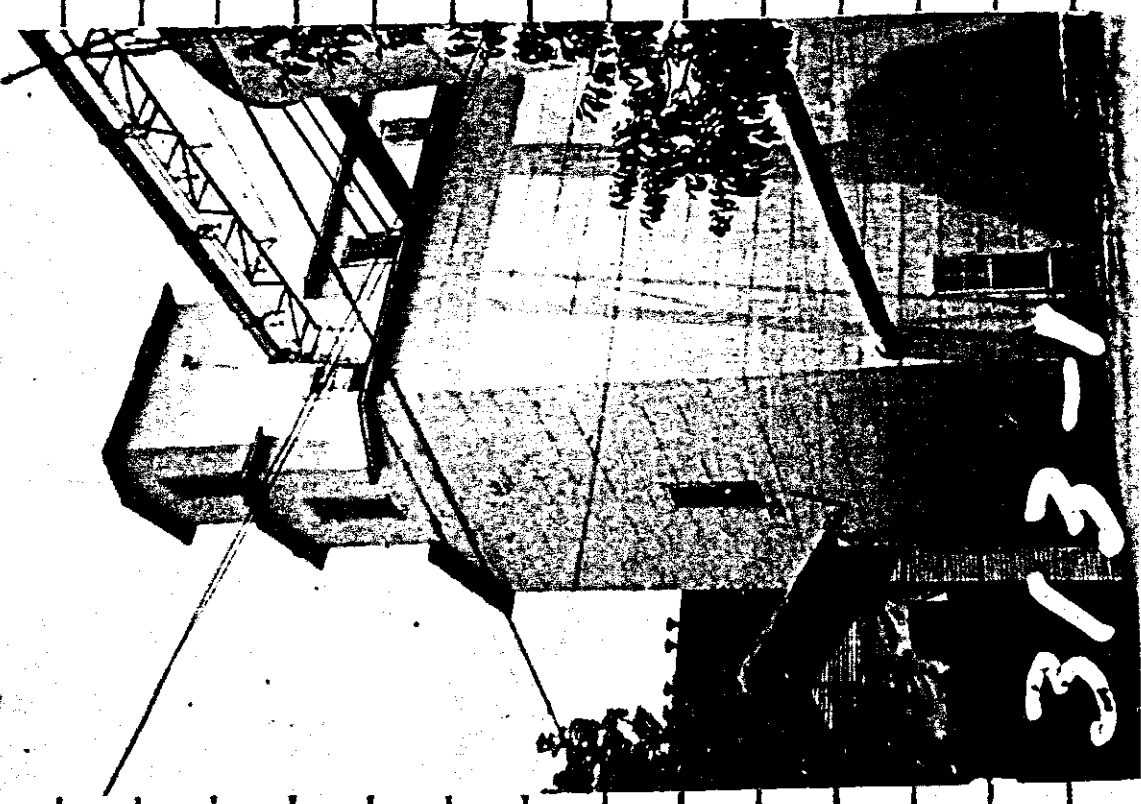


Three Story Flour Mill

313-3



Three Story Flour Mill



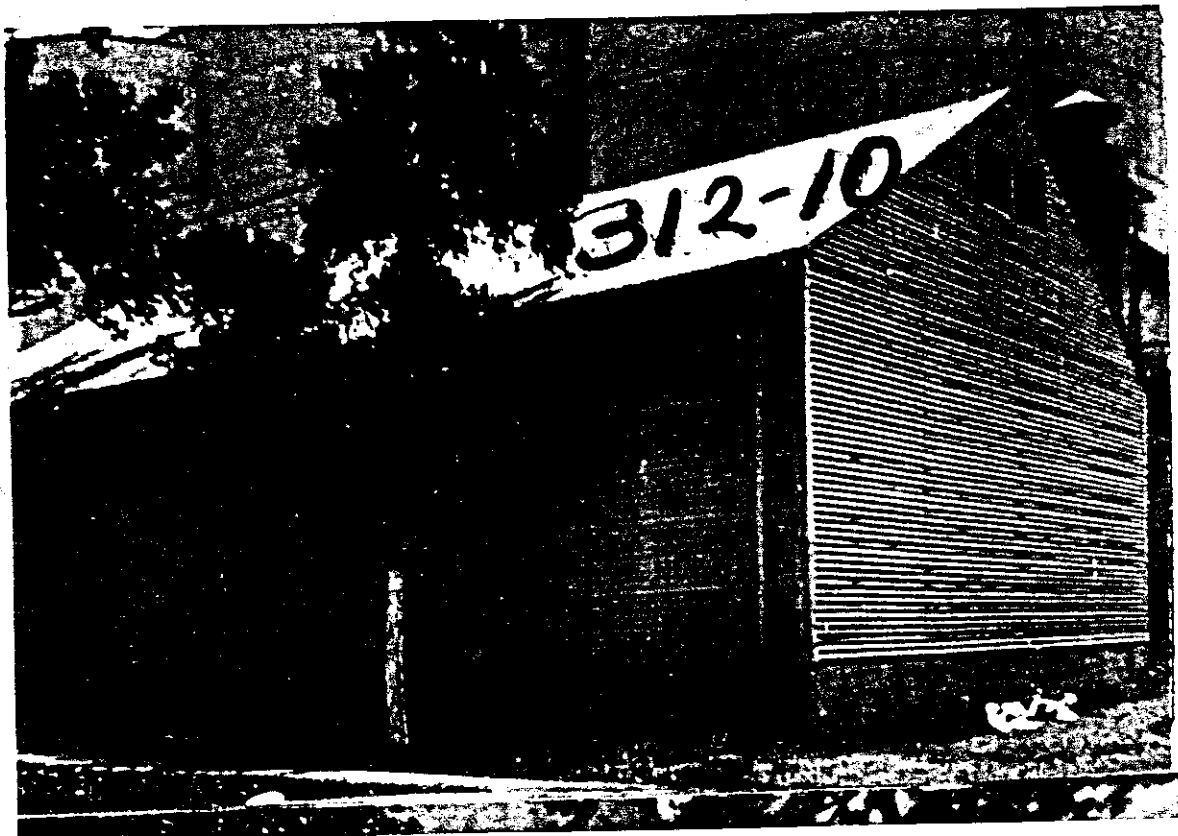
Wood Elevator



421 E. Hickory—"Old Mill"



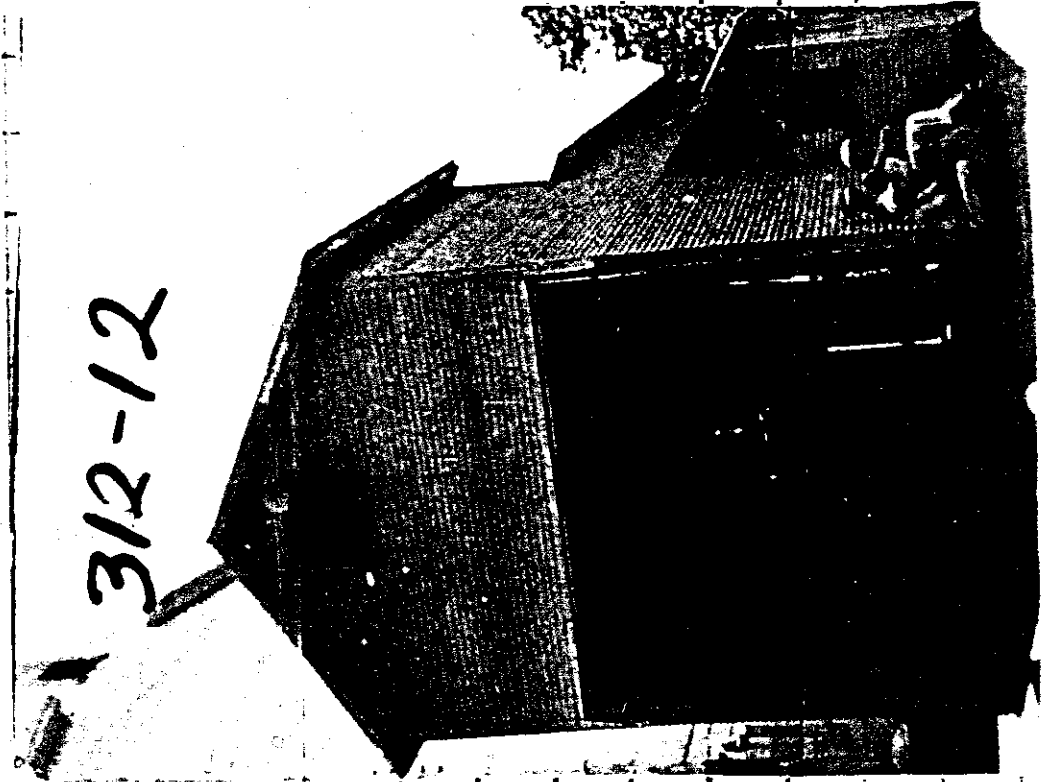
Scale House



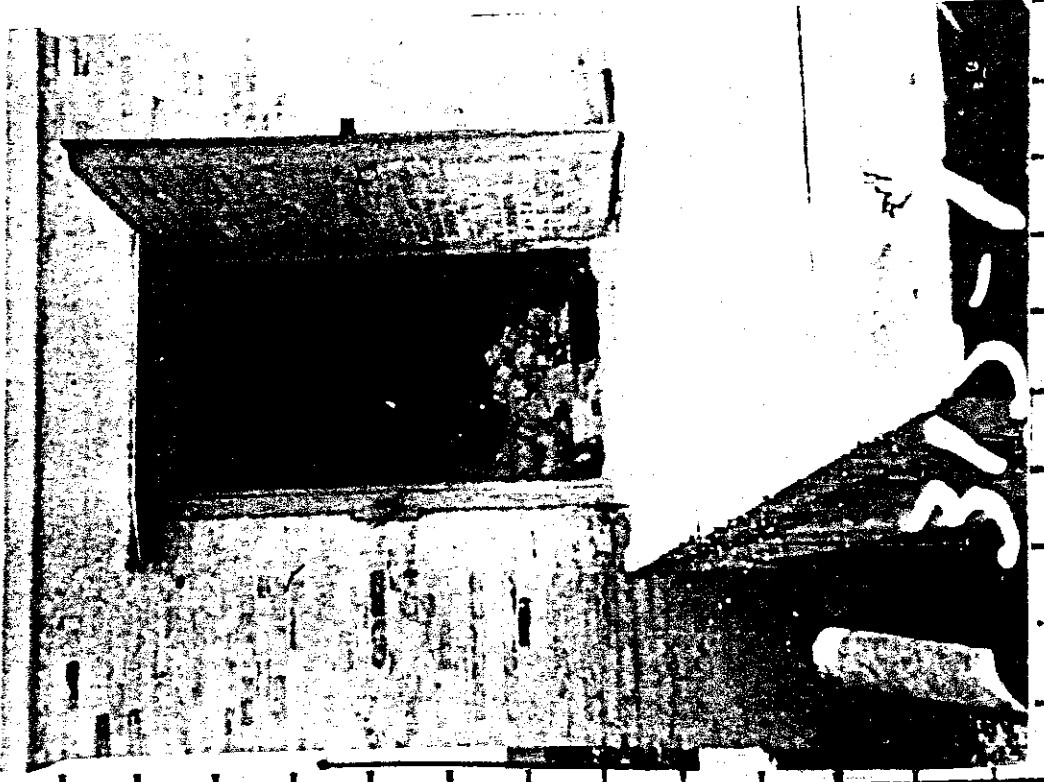
Feed Warehouse



Office



Engine Room



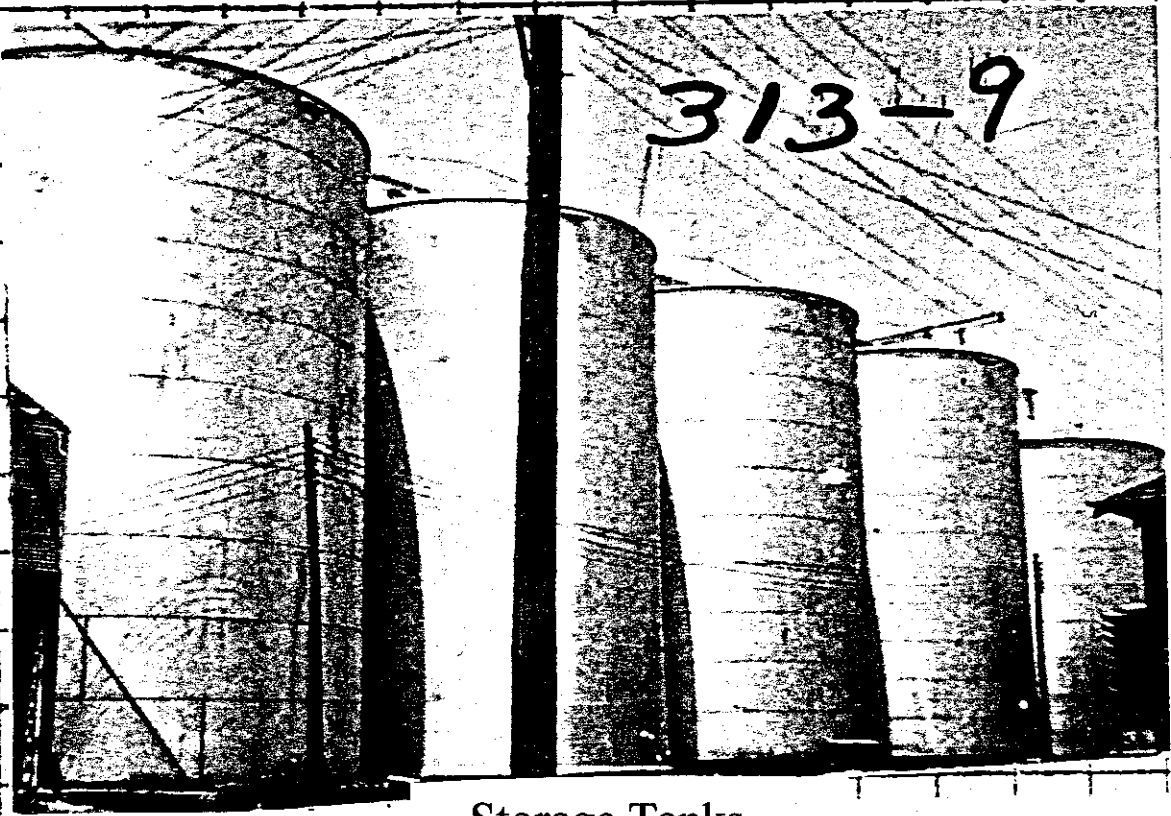
Bug House

313-6



Warehouse

313-9

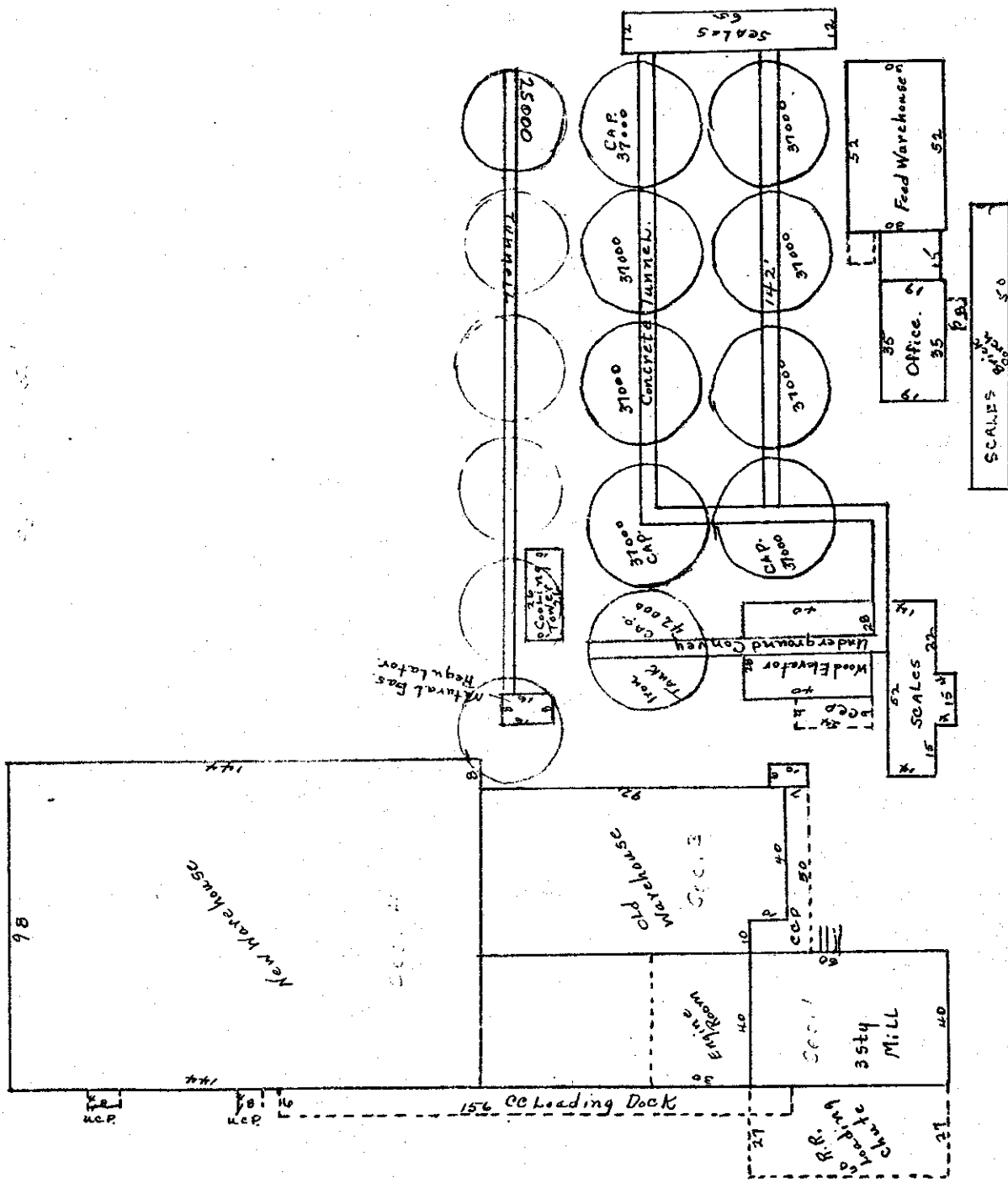


Storage Tanks

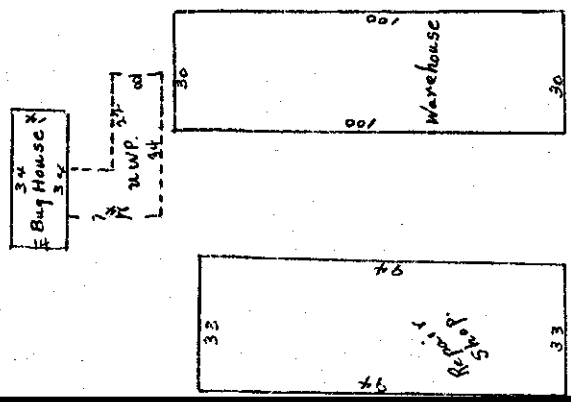


Scale Warehouse

328,000
15,000
25,000



FRONT - 406 E. OAK St.



SEC. C	OWNERSHIP RECORD	Kind of Inst.	Vol.	Page	Date	Consideration	Revenue Stamps
1943	Graham Mill & Elevator Company	W. D.	287	607	12-04-40	\$ 700.00	
		W. D.	281	285	7-25-41	200.00	
	Denton, Texas	W. D.	279	61	3-1-40	200.00	

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

SEC. E	LOT	LAND VALUATION						PRESENT VALUES			ASSESSED VALUES					
		Front	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
		200x	140	1200	106-1/3		3900.	2546								
		140x	160	800	87-1/2		1120	775								
		140x	110	800	91-9/10		1164	1029								
		100x		1000			1070	1005	1943	4650	2680	457,500				
		ACREAGE														
			Ac													
			Ac													
			Ac													
		SEC. H-REMARKS:														

FULTON & SPALDING
 LOT OR TRACT NUMBER
 1 to 10 Inclusive
 Old #15 on map

Location: 1st. 300' W. from R. R. R/W
 1st. 300' S. from Oak St.

Name of Abstract: **H. CISCO**
 Zone Number: **1**
 Map Number: **1**

Zone Classification: **Manufacturing**
 Deed Restrictions:

SEC. B - TOPOGRAPHY: Level | High | Low
 STREET IMPROVEMENT: Curb | Gutter
 PAVEMENT: None | Asphalt
 Concrete | Gravel
 Brick | Shell
 Alley, Width, Ft. _____
 Street, Width, Ft. _____
 Street Lights
 Fire Protection
 DIST. TREND: **S**

LAND IMPROVEMENT: Landscaping
 Sidewalks
 DRIVEWAY
 Concrete Runners
 Solid Concrete
 Gravel | Shell

UTILITY SERVICE: Water | Sewer
 Gas | Garbage
 Electricity | Telephone

ASSESSED VALUES: Land: 115, Improvements: 3287, Total Value: 61,900
 Land: 8700, Improvements: 29280, Total Value: 90,000
 Land: 16520, Improvements: 78492, Total Value: 90,000
 Land: 2800, Improvements: 16470, Total Value: 88,500
 Land: 105,372, Improvements: 90,000, Total Value: 90,000
 Land: 105,350, Improvements: 90,000, Total Value: 90,000

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					
2 Story Dwelling													Store Apt.		Drive-in Cafe					
3 Story Dwelling													Store Rms.		Public Garage					
Garage Apartment													Office Bldg.		Com. Warehouse		Fire Loss			
													Hotel		Theatre		Date Replaced			
													Apt. Hotel				Building Removed		Insurance \$	
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		No. Stys.	Year	Stated Estimated	Cost
1 Story Duplex													Warehouse		Storage		Built			
2 Story Duplex													Elevator				Recondit'd			
Tourist Apts.																				
Converted Dwelling																				
SEC. K OCCUPANCY							SEC. N RENTAL				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							OWNER'S ESTIMATE OF VALUE: Land \$ Bldg. \$							Total \$						
BUILDER:							ASKING PRICE \$ ON MARKET?							OFFER \$						
ARCHITECTURE:							Remarks:													
F.H.A. COMMITMENT:							GRADE:													

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

SEC. Q BUILDING PLAT: SCALE: 60'

PHOTO NO. 312-9-10-11 1" = 60'

BASIC PERIMETER:		ACTUAL: 108
SEC. R	CALCULATED AREA	TOTAL
	<i>Front floor office</i>	665
	<i>C.B.P. 60 x 50 90</i>	30
		695

SEC. S SUMMARY OF VALUE			
TYPE	GRADE	RATE	BASIC COST
	B-	3-929	2750
ADJUSTMENTS		ADD	DEDUCT
<i>Entire Walk-</i>		424	-
<i>Built-in Feat</i>			401
<i>Fireplace</i>			118
<i>Dormer</i>			27
NET (-)			72

REPRODUCTION COST NEW		2680
DEPRECIATION: 23 AGE: 55 %		1474
CONDITION: %		
OTHER: %		
PRESENT VALUE MAJOR BUILDING		1474

SEC. T GARAGE AND OTHER MINOR BUILDINGS															
Bldg.	Sty.	Found.	Walls	Roof	Floor	Plumb.	Type	Grade	Dimensions	Area	Year Built	Rate	Reproduction Cost New	Cond.	DEPRECIATION % Age % Cond.
1		Con	M	M	W	-			30 x 52	1560	1940	79	1282	G	91 -
1		Con	M	M	W	-			12 x 65	780	1940	140	858	G	91 -
X															
<i>Front Workshop</i>															
<i>Seal Workshop</i>															
TOTAL BUILDING VALUE															
LAND VALUE															
BUILDING AND LAND VALUE															

BUILDING VALUATION ADJUSTMENTS BY YEARS										DEPRECIATION			ADJUSTED VALUE
Year	Bldg.	Type	Grade	Rate	Basic Cost	Add.	Deduct	Reproduction Cost New	Cond.	% Age	% Cond.	Other	
1946		Office			15 x 20			800.00					10,816
1940		Shed			10 x 50			2,000					
(over)													

ADDRESS: Sraham Mill & Elevator Co. SECTION OR SUB-DIVISION: Fullerton & Spalding BLOCK: 120
 LOT OR TRACT NUMBER: 1 to 10. Incl. CARD: 3 OF 8

MAJOR BUILDING DESCRIPTIONS

SEC. I ONE FAMILY RESIDENCE		ROOM DISTRIBUTION					SEC. L COMMERCIAL BUILDING			SEC. O BUILDING PERMITS				
		B'nt	1st	2nd	3rd	Bath	Attic	Store	Oil & Gas Sta	Number	Date	Kind	Amount	
1 Story Dwelling								Store Office	Ice & Grocery					
1 1/2 Story Dwelling								Store Apt.	Drive-in Cafe					
2 Story Dwelling								Store Rms.	Public Garage					
3 Story Dwelling								Office Bldg.	Com. Warehouse					
Garage Apartment								Hotel	Theatre					
								Apt. Hotel						
SEC. J MULTIPLE FAMILY APTS.		LIVING UNITS					SEC. M LIGHT INDUSTRIAL BUILDING			SEC. P BUILDING PERMITS				
		No. Apts.	Rooms	Baths				Factory	Mach. Shop	No. Stys.	Bldg. Hght.	Est. Life	Cost	
Apartment								Warehouse	Storage	3		50		
1 Story Duplex								Elevator	Mill					
2 Story Duplex									Mill					
Tourist Apts.									Mill					
Converted Dwelling									Mill					
SEC. K OCCUPANCY		SEC. N RENTAL					GRADE:			OBSERVED CONDITION				
		Owner	Tenant	Vacant				Units	Rental Area	Monthly Rental	Stated Estimated	Good	Good	Good
												Average	Fair	Fair
												Cheap	Poor	Poor
BUILDING USE <u>Mill #9-</u>		REMARKS:												
BUILDER:														
ARCHITECTURE:														
F.H.A. COMMITMENT:														

FOUNDATION		INTERIOR TRIM	
<input checked="" type="checkbox"/> Solid	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Pine	<input type="checkbox"/> Milled
<input type="checkbox"/> Piers	<input type="checkbox"/> Concrete Block	<input type="checkbox"/> Hardwood	<input checked="" type="checkbox"/> Plain
<input type="checkbox"/> Piling	<input type="checkbox"/> Brick	<input type="checkbox"/> Ceiling <u>NO</u>	
<input type="checkbox"/> Under Pinning	<input type="checkbox"/> Stone	WINDOW SASH & ENTRANCES	
	<input type="checkbox"/> Wood Piers	Number	<input checked="" type="checkbox"/> Plain Glass
BASEMENT		<input checked="" type="checkbox"/> Wood Sash	<input type="checkbox"/> Plate Glass
<input checked="" type="checkbox"/> Full	<input type="checkbox"/> Half	<input type="checkbox"/> Steel Sash	<input type="checkbox"/> Wireglass
<input type="checkbox"/> Finished	<input checked="" type="checkbox"/> Earth Floor	<input type="checkbox"/> Casement	<input type="checkbox"/> Sky Lights
<input checked="" type="checkbox"/> Unfinished	<input type="checkbox"/> Concrete Wood	<input type="checkbox"/> Entrances	
Rooms	Size <u>40 x 60</u>	Front	Rear
Thickness of Wall	Height	PLUMBING	
EXTERIOR WALLS		GRADE:	Water Heater
<input type="checkbox"/> Wood Frame	<input type="checkbox"/> Native Stone	Modern	Lavatories
<input type="checkbox"/> Steel Frame	<input type="checkbox"/> Cut Stone	Old Style	Commodos
<input type="checkbox"/> Concrete Frame	<input type="checkbox"/> Siding	Septic Tank	Urinals
<input checked="" type="checkbox"/> Solid Masonry	<input type="checkbox"/> Shingles	Cess Pool	Slop Sinks
	Veneer	Total Fixtures	Laundry Tubs
<input checked="" type="checkbox"/> Com. Brick	<input type="checkbox"/> Cor. Iron	BATH ROOM	
Face Brick	<input type="checkbox"/> Sheet Metal	Tub	Sink
Stucco	<input type="checkbox"/> Native Lumber	Lavatory	Drain
Cement Block	<input type="checkbox"/> Box	Commode	Kitchen Cab'ts
Thickness of wall	Height	Shower Stall	Broom Closet
ROOF TYPE AND MATERIAL		Comb. S-Tub	Water Heater
<input type="checkbox"/> Gable	<input type="checkbox"/> Shingle	Med. Cabt.	Incinerator
<input type="checkbox"/> Hip	<input type="checkbox"/> Tile	Dress. Table	Ironing Board
<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Slate	Linen Closet	Wainsc't
<input type="checkbox"/> Shed	<input type="checkbox"/> Metal		Floor
<input type="checkbox"/> Gambrel	<input checked="" type="checkbox"/> Compo		
<input type="checkbox"/> Pitch	<input type="checkbox"/> Conc. Slab	HEATING	
Dormers Size	Tar-Gravel	<input checked="" type="checkbox"/> Stoves	<input checked="" type="checkbox"/> Gas
FLOORS AND FINISH		Floor Heaters	Coal
<input checked="" type="checkbox"/> Wood Joist	<input type="checkbox"/> Tile	Closet Heaters	Oil
Steel Joist	<input type="checkbox"/> Cement	Central Plant	Wood
Conc. Joist	<input type="checkbox"/> Terrazzo	Fireplace Actual	Mantle Only
<input checked="" type="checkbox"/> Pine	<input type="checkbox"/> Rubberoid	LIGHTING	
Hardwood	<input type="checkbox"/> Linoleum	<input checked="" type="checkbox"/> Electricity	Fixtures
Sub-Floors		Gas	Good
INTERIOR WALLS		Lamps	Moderate
Unfinished	<input type="checkbox"/> Plaster	System	<input checked="" type="checkbox"/> Cheap
Canvas & Papered	<input type="checkbox"/> Textone	STAIRWAYS	
Shiplap	<input type="checkbox"/> Painted	Front	<input checked="" type="checkbox"/> Open
Wallboard	<input type="checkbox"/> Decorated	Rear	Closed
Sheetrock	<input type="checkbox"/> Lath	Ramp	Straight
PARTITIONS		Fire Escapes	<input checked="" type="checkbox"/> Winding
Woodstud	<input type="checkbox"/> Canvas & Papered	PORCHES	
Metalstud	<input type="checkbox"/> Hollow Tile	Wood	Covered
Shiplap	<input type="checkbox"/> Textone	Concrete	Uncovered
Sheetrock	<input type="checkbox"/> Painted	Tile	Screened
Sheet Metal	<input type="checkbox"/> Decorated	Stone	Glassed
Boxing	<input type="checkbox"/> Unfinished		
BUILT-IN FEATURES AND SPECIAL EQUIPMENT			
Linen Closets	Mirror Doors	Air-Conditioning	\$
Clothes Chute	Book Shelves	Insulation	
Dress. Table	Tel. Cab't	Elevators	
China Cab't	Wall Beds	Weather Strips	
Breakfast Nook	Cedar Closets	Refrigeration	
		Ventilation	
TOTAL			

SEC. Q BUILDING PLAT: PHOTO NO. 313-1 SCALE:

BASIC PERIMETER:	ACTUAL:
SEC. R CALCULATED AREA	TOTAL
<u>Sec #1-</u>	13310
<u>11 #2</u>	5416
<u>11 #3</u>	6613
	25339

SEC. S SUMMARY OF VALUE			
TYPE	GRADE	RATE	BASIC COST
		1.50	25339
ADJUSTMENTS		ADD	DEDUCT
NET ()			
REPRODUCTION COST NEW			25339
DEPRECIATION:	38 AGE:	31 %	7855
CONDITION:		%	
OTHER:		%	
PRESENT VALUE MAJOR BUILDING			7855

SEC. T GARAGE OR OTHER MINOR BUILDING															
Bldg.	Sty.	Found.	Walls	Roof	Floor	Plumb.	Type	Grade	Dimensions	Area	Year Built	Rate	Reproduction Cost New	Cond.	DEPRECIATION % Age % Cond.
2.	1	P	M	M	D	-	-	-	27x60	1620	1900	.634	1027	6	50
3.	1	C-P	M	M	W	-	-	-	6 x 156	936	1900	.877	785	6	50
2. <u>Unloading shed</u> 3. <u>Car. Loading dock</u>															
BUILDING VALUATION ADJUSTMENTS BY YEARS															
Year	Bldg.	Type	Grade	Rate	Basic Cost	Adjustments Add.	Deduct	Reproduction Cost New	Cond.	% Age	% Cond.	Other	ADJUSTED VALUE		
BUILDING VALUE															
194															
8760															

DRESS: *Beaham Mill & Electric Co.* ADDRESS OR SUB-DIVISION: *Fulton & Spalding* BLOCK: *120*
 LOT OR TRACT NUMBER: *1 to 10 Incl.* CARD: *2 of 8*

MAJOR BUILDING DESCRIPTIONS

SEC. I ONE FAMILY RESIDENCE 1 Story Dwelling 1 1/2 Story Dwelling 2 Story Dwelling 3 Story Dwelling Garage Apartment				ROOM DISTRIBUTION B'nt 1st 2nd 3rd Bath Attic				SEC. L COMMERCIAL BUILDING Store Store Office Store Apt. Store Rms. Office Bldg. Hotel Apt. Hotel				SEC. O BUILDING PERMITS Oil & Gas Sta Ice & Grocery Drive-in Cafe Public Garage Com. Warehouse Theatre Fire Loss Date Replaced Building Removed Insurance \$			
SEC. J MULTIPLE FAMILY APTS. Apartment 1 Story Duplex 2 Story Duplex Tourist Apts. Converted Dwelling				LIVING UNITS No. Apts. Rooms Baths				SEC. M LIGHT INDUSTRIAL BUILDING Factory Warehouse <i>AB</i> Elevator				SEC. P No. Bldg. Est. Life No. Stys. Bldg. Hght. Est. Life Year Stated Estimated Cost Built <i>1941</i> Recondit'd			
SEC. K OCCUPANCY Owner Tenant Vacant				SEC. N RENTAL Units Rental Area Monthly Rental Stated Estimated				GRADE: OBSERVED CONDITION Good Fair Cheap Exterior Interior <input checked="" type="checkbox"/> Good <input checked="" type="checkbox"/> Good <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Fair <input type="checkbox"/> Cheap <input type="checkbox"/> Poor <input type="checkbox"/> Poor							
BUILDING USE BUILDER: ARCHITECTURE H.A. COMMITMENT:				REMARKS:											

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

SEC. Q BUILDING PLAT: PHOTO NO. 484 SCALE:

BASIC PERIMETER:		ACTUAL: 484	
SEC. R CALCULATED AREA <i>First Floor</i>		TOTAL <i>14112</i> <i>98x144</i>	
SEC. S SUMMARY OF VALUE			
TYPE	GRADE <i>C</i>	RATE <i>1-245</i>	BASIC COST <i>17575</i>
ADJUSTMENTS		ADD	DEDUCT
NET ()			REPRODUCTION COST NEW <i>17575</i>
DEPRECIATION: <i>2</i> AGE: <i>94</i> %			<i>16520</i>
CONDITION: %			
OTHER: %			
PRESENT VALUE MAJOR BUILDING			

SEC. T GARAGE OR OTHER MINOR BUILDING

Bldg.	Sty.	Found.	Walls	Roof	Floor	Plumb.	Type	Grade	Dimensions	Area	Year Built	Rate	Reproduction Cost New	Cond.	DEPRECIATION		
2.									X						% Age	% Cond.	
3.									X								
BUILDING VALUATION ADJUSTMENTS BY YEARS															DEPRECIATION		ADJUSTED VALUE
Year	Bldg.	Type	Grade	Rate	Basic Cost	Adjustments Add.	Adjustments Deduct	Reproduction Cost New	Cond.	% Age	% Cond.	Other					
BUILDING VALUATION															194		16520

DRESS ADDRESS OR SUB-DIVISION BLOCK
 120
 CARD
 6 OF 2

MAJOR BUILDING DESCRIPTIONS

Graham Miller & Watson Co.
Hutton & Spalding
 LOT OR TRACT NUMBER
1 to 10 Incl.

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				
2 Story Dwelling										Store Apt.	Drive-in Cafe				
3 Story Dwelling										Store Rms.	Public Garage				
Garage Apartment										Office Bldg.	Com. Warehouse				
										Hotel	Theatre	Fire Loss			
										Apt. Hotel		Date Replaced			
												Building Removed		Insurance \$	
SEC. J MULTIPLE FAMILY APTS.				LIVING UNITS				SEC. M LIGHT INDUSTRIAL BUILDING				SEC. P No. Bldg. Est. 45			
Apartment				No. Apts.	Rooms	Baths				Factory	Mach. Shop	No. Stys.	Year	Stated	Cost
1 Story Duplex										Warehouse	Storage	Built	1939	Estimated	
2 Story Duplex										✓ Elevator	✓ Shop	Recondit'd			
Tourist Apts.											Mill				
Converted Dwelling															
SEC. K OCCUPANCY				RENTAL				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				REMARKS:											
BUILDER:															
ARCHITECTURE															
H.A. COMMITMENT:															

FOUNDATION		INTERIOR TRIM		SEC. Q BUILDING PLAT: SCALE:	
Solid	Concrete	Pine	Milled	PHOTO NO. 313-6-7-8	
Piers	Concrete Block	Hardwood	Plain	313-6	
Piling	Brick	Ceiling			
Under Pinning	Stone	WINDOW SASH & ENTRANCES		313-7	
	Wood Piers	Number	Plain Glass		
BASEMENT		Wood Sash	Plate Glass		
Full	Half	Steel Sash	Wireglass		
Finished	Earth Floor	Casement	Sky Lights		
Unfinished	Concrete Wood	Entrances			
Rooms	Garage	Front	Rear		
Thickness of Wall	Height	PLUMBING			
EXTERIOR WALLS		GRADE:	Water Heater		
Wood Frame	Native Stone	Modern	Lavatories		
Steel Frame	Cut Stone	Old Style	Commodes		
Concrete Frame	Siding	Septic Tank	Urinals		
Solid Masonry	Shingles	Cess Pool	Slop Sinks		
Veneer	Cor. Iron	Total Fixtures	Laundry Tubs		
Com. Brick	Sheet Metal	BATH ROOM			
Face Brick	Native Lumber	Tub	Sink		
Stucco	Box	Lavatory	Drain		
Cement Block	Paint Cond:	Commode	Kitchen Cab'ts		
Thickness of wall	Height	Shower Stall	Broom Closet		
ROOF TYPE AND MATERIAL		Comb. S-Tub	Water Heater		
Gable	Shingle	Med. Cabt.	Incinerator		
Hip	Tile	Dress. Table	Ironing Board		
Flat	Slate	Linen Closet	Wainsc't		
Shed	Metal	Wainsc't	Floor		
Gambrel	Compo	HEATING			
Pitch	Conc. Slab	Stoves	Gas		
Dormers Size	Tar-Gravel	Floor Heaters	Coal		
FLOORS AND FINISH		Closet Heaters	Oil		
Wood Joist	Tile	Central Plant	Wood		
Steel Joist	Cement	Fireplace Actual	Mantle Only		
Conc. Joist	Terrazzo	LIGHTING			
Pine	Rubberoid	Electricity	Fixtures		
Hardwood	Linoleum	Gas	Good		
Sub-Floors		Lamps	Moderate		
INTERIOR WALLS		System	Cheap		
Unfinished	Plaster	STAIRWAYS			
Canvas & Papered	Textone	Front	Open		
Shiplap	Painted	Rear	Closed		
Wallboard	Decorated	Ramp	Straight		
Sheetrock	Lath	Fire Escapes	Winding		
PARTITIONS		PORCHES			
Woodstud	Canvas & Papered	Wood	Covered		
Metalstud	Hollow Tile	Concrete	Uncovered		
Shiplap	Textone	Tile	Screened		
Sheetrock	Painted	Stone	Glassed		
Sheet Metal	Decorated	BUILT-IN FEATURES AND SPECIAL EQUIPMENT			
Boxing	Unfinished	Linen Closets	Mirror Doors	Air-Conditioning	\$
		Clothes Chute	Book Shelves	Insulation	
		Dress. Table	Tel. Cab't	Elevators	
		China Cab't	Wall Beds	Weather Strips	
		Breakfast Nook	Cedar Closets	Refrigeration	
				Ventilation	
				TOTAL	

SEC. R CALCULATED AREA		TOTAL
Front Floor		3102
SEC. S SUMMARY OF VALUE		
TYPE	GRADE	RATE
	5	662
ADJUSTMENTS		BASIC COST 2054
ADD		
DEDUCT		
NET ()		
REPRODUCTION COST NEW		2054
DEPRECIATION: 4	AGE: 88	% 1808
CONDITION:		%
OTHER:		%
PRESENT VALUE MAJOR BUILDING		1808

C. T GARAGE OR OTHER MINOR BUILDING															
No.	Sty.	Found.	Walls	Roof	Floor	Plumb.	Type	Grade	Dimensions	Area	Year Built	Rate	Reproduction Cost New	Cond.	DEPRECIATION % Age % Cond.
1		B-A	M	M	W	-			30x100	3000	1940	662	1986	G	88
1		En.	Brd	Con	Em.	-			11x11	121	1938	257	300	G	86
TOTAL												1748			
TOTAL												267			
TOTAL												3823			

RESS ADDITIONAL OR SUB-DIVISION BLOCK
 120
 CARD
 2 of 2

Graham Milet Elevator Co.

Fulton & Spalding
 LOT OR TRACT NUMBER
 1 to 10 Incl.

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				
2 Story Dwelling								Store Apt.	Drive-in Cafe				
3 Story Dwelling								Store Rms.	Public Garage				
Garage Apartment								Office Bldg.	Com. Warehouse				
								Hotel	Theatre	Fire Loss			
								Apt. Hotel		Date Replaced			
										Building Removed		Insurance \$	
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	No. Stys.	Bldg. Hght.	Stated	Est. Life
1 Story Duplex								Warehouse	Storage	Year		Estimated	Cost
2 Story Duplex								Elevator		Built			
Tourist Apts.										Recondit'd			
Converted Dwelling													
SEC. K OCCUPANCY		GRADE:					SEC. N RENTAL		OBSERVED CONDITION				
Owner	Tenant	Vacant					Units	Rental Area	Monthly Rental	Stated Estimated	Good	Good	Good
											Average	Fair	Fair
											Cheap	Poor	Poor
BUILDING USE							REMARKS:						
OWNER:													
ARCHITECTURE													
A. COMMITMENT:													

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

SEC. Q BUILDING PLAT: SCALE:
 PHOTO NO. 373-9

BASIC PERIMETER:		ACTUAL:	
SEC. R	CALCULATED AREA	TOTAL	
	<i>Ground area</i>	260	
SEC. S SUMMARY OF VALUE			
TYPE	GRADE	RATE	BASIC COST
		100	260
ADJUSTMENTS		ADD	DEDUCT
NET ()			
REPRODUCTION COST NEW		260	
DEPRECIATION:	AGE:	%	
CONDITION:		%	
OTHER:		%	
PRESENT VALUE MAJOR BUILDING			

SEC. T GARAGE OR OTHER MINOR BUILDING														
Sty.	Found.	Walls	Roof	Floor	Plumb.	Type	Grade	Dimensions	Area	Year Built	Rate	Reproduction Cost New	Cond.	DEPRECIATION % Age % Cond.
								X						
								X						
3. BUILDING VALUATION ADJUSTMENTS BY YEARS														
Year	Bldg.	Type	Grade	Rate	Basic Cost	Adjustments Add.	Adjustments Deduct	Reproduction Cost New	Cond.	% Age	% Cond.	Other	ADJUSTED VALUE	
BUILDING VALUE												260		

ARCHITECT: Unknown

BUILDER: Unknown

EXTERIOR MATERIAL: The walls are made of double layers of brick forming a brick cavity wall.

ROOFING: The roof of the building, which suffered considerable damage over the years, has been replaced with a metal roof of the same type as the original construction—galvanized, corrugated metal.

DOORS:

The doors were heavy metal warehouse doors framed by precast concrete lintels.

WINDOWS: The windows in the building are small metal framed hopper windows beneath metal lintels that provided ventilation throughout the mill/warehouse.

PORCHES: There were no porches on the original construction. There was a concrete loading dock that ran down the east side of the building for 156 feet extending to connect to the railroad loading chute. The two large doors on the east side of the building have small concrete loading docks as well.

OUTBUILDINGS: See the attached diagram for the location and names of all of the surrounding buildings.

LANDSCAPING AND FENCING: Unknown

DISTINCTIVE ARCHITECTURAL FEATURES:

The building at 421 E. Hickory is an excellent example of warehouse architecture. The building's north and south facades are interesting yet simple in their use of brick to form the stepped parapet wall and enhance the building's exterior. The original brick cavity wall remains as well as the original windows. The interior of the building uses wood extensively from the large columns and beams of timber that are in scale with the open space and size of the building to the wood joist flooring that has been carefully preserved.

All new work on the building was completed with the goal of maintaining the industrial character of the building. Therefore, steel pipe railings, industrial windows and doors, a galvanized metal roof (like the original roof) and simple light fixtures have been utilized. The new work on the front entry of the building was designed to shadow the main design feature of the façade—the stepped parapet wall. The canopy over the front doors is constructed of metal brackets and galvanized roofing material to maintain the industrial look of the building. All plans for the new work were developed in cooperation with the Texas Historical Commission, working primarily with Mr. Kevin Milstead.

EXHIBIT C

Legal Description

See First Page

EXHIBIT D

CHAIN OF TITLE OF SITE

The first deed included is a deed to the City of Denton from Marshall Fulton and H.M. Spalding. It deeds to the city land for the streets in Fulton and Spalding Railroad Addition. It is included for the plat that is shown within the pages of the deed. It is in Deed Record Volume O on pages 333 through 335.

For: The South Half of Lot No. 12 Block No. 2

W. Marshall Fulton/
H.M. Spalding

Henry Sander(s)	Warranty Deed	3/25/1881	Volume N P. 449
W.J. Bayless	Warranty Deed	1/5/1884	Volume 45 P. 264
Mrs. S. J. Flint	Warranty Deed	12/19/87	Volume 48 P. 6-8

For: The North Half of Lot. No. 12 Block No. 2

S.C. Thornton/
N.A. Thornton

A.W. Massey	Warranty Deed	3/5/1881	Volume N P. 425
Missouri E. Massey (Missouri E. Massey being the wife of A.W. Massey)	Warranty Deed	5/19/1884	Volume Y P. 302
James E. Flint	Warranty Deed	2/3/1887	Volume 33 P. 6
S. J. Flint	Warranty Deed	9/25/1900	Volume 79 P. 301

Copy of Probate 2315 (Volume 32, P. 428-434) dated 1/2/1923 wherein Mrs. Maggie Childs is named the executrix of the estate of Mrs. S.J. Flint.

Mrs. Maggie Childs				
Graham Mill and Elevator	Warranty Deed	12/2/1940	#12365	Vol. 287 P. 606
Kimbell Milling Co.	Warranty Deed	9/30/1966	#1956	Vol. 548 P.425-8
Kimbell Durant Co.	Warranty Deed	5/27/69	#5997	Vol. 586 P. 73-4
Chickasha Cotton Oil Co.	Warranty Deed	8/21/71	#558	Vol. 636 P. 673-4
Harpool Seed Inc.	Warranty Deed	12/29/71	#563	Vol. 636 P. 679-81
Ron Alsup	Special W. D.	7/24/91	#53078	Vol. 3084 P. 115-9
Dan Coward , et al	Special W. D.	10/15/91	#53079	Vol. 3084 P.121-4
Tim Beaty	Warranty Deed	11/17/95	#72643	95-072643

Copies Attached

The State of Texas
Denton County } Before me J. E. Piner a Notary
County, Texas, This day personally appeared
John Johnson administrator of the estate of
Merrill Willis decd, a man to me well and
personally known to be the identical person
whom he represents himself to be and acknow-
-edged that he had signed, executed and delivered
The foregoing deed of conveyance to John W. Cox
for the purposes and considerations therein ex-
-posed and contained

Seal

Witness my hand and official
seal at office in the City of
Denton, this the 1st day of March
1881.

J. E. Piner
Notary Public Denton
Co Texas

Filed for Record
March 2nd 1881, 8 o'clock A.M.

J. B. McCormick Co Rls.
By R. W. Ferrill Deputy.

Fulton & Spalding
No { Needs
City of Denton
Dated
by 28th 1881
Filed
March 1st 1881

The State of Texas }
County of Denton } Know all men by these
} presents, That Mr Marshall
Fulton and St. M. Spalding of the County of Denton
and State of Texas, in consideration of the sum
of One Dollar to us in hand paid by the City of
Denton Texas, the receipt of which is hereby ack-
-nowledged have granted, bargained, sold, conveyed
and released unto the said City of Denton, the
following described property, to wit: Situate in the
said City of Denton. Beginning at the North
West Corner of a one acre tract of land now owned
by Thornton & Massey, purchased by them from
B. F. McWhinery and lying adjacent to the T & P R
R grounds thence North Thirty feet (30), thence East
abt 33 feet to the S.W. corner of Block No Three of
Railroad addition to the City of Denton Texas
as designated by map of said addition hereto
attached made part of this deed. from the S.W.
Corner of said Block No 3 to the T & P R, R grounds
thence South West to said Thornton & Massey one

acre lot. Thence West with said Thornton & Massey North line to place of Beginning.

Also The following tract of land, Beginning at The South West corner of Block No one (1) in said Railroad addition. Thence East Three Hundred feet to The D. & R. Co. Depot Grounds.

Thence South eighty feet to The N.E. Corner of Block No 3. Thence West Three Hundred feet to The N.W. corner of said Block No. 3. Thence North Eighty feet to the place of beginning = Also The following described tract of land:

Beginning at The South West corner of Block No Three (3) in said Railroad Addition. Thence North 92 1/2 feet to The North West corner of Block No (1) one of said addition, Thence West to The line between The land sold to McShenny by Deises - and that now owned by Mrs. Annie E. Howsky a distance of about 33 feet. Thence South 92 1/2 feet to a point directly West of The S.W. Corner of Block No 3 - said addition Thence East to The place of Beginning

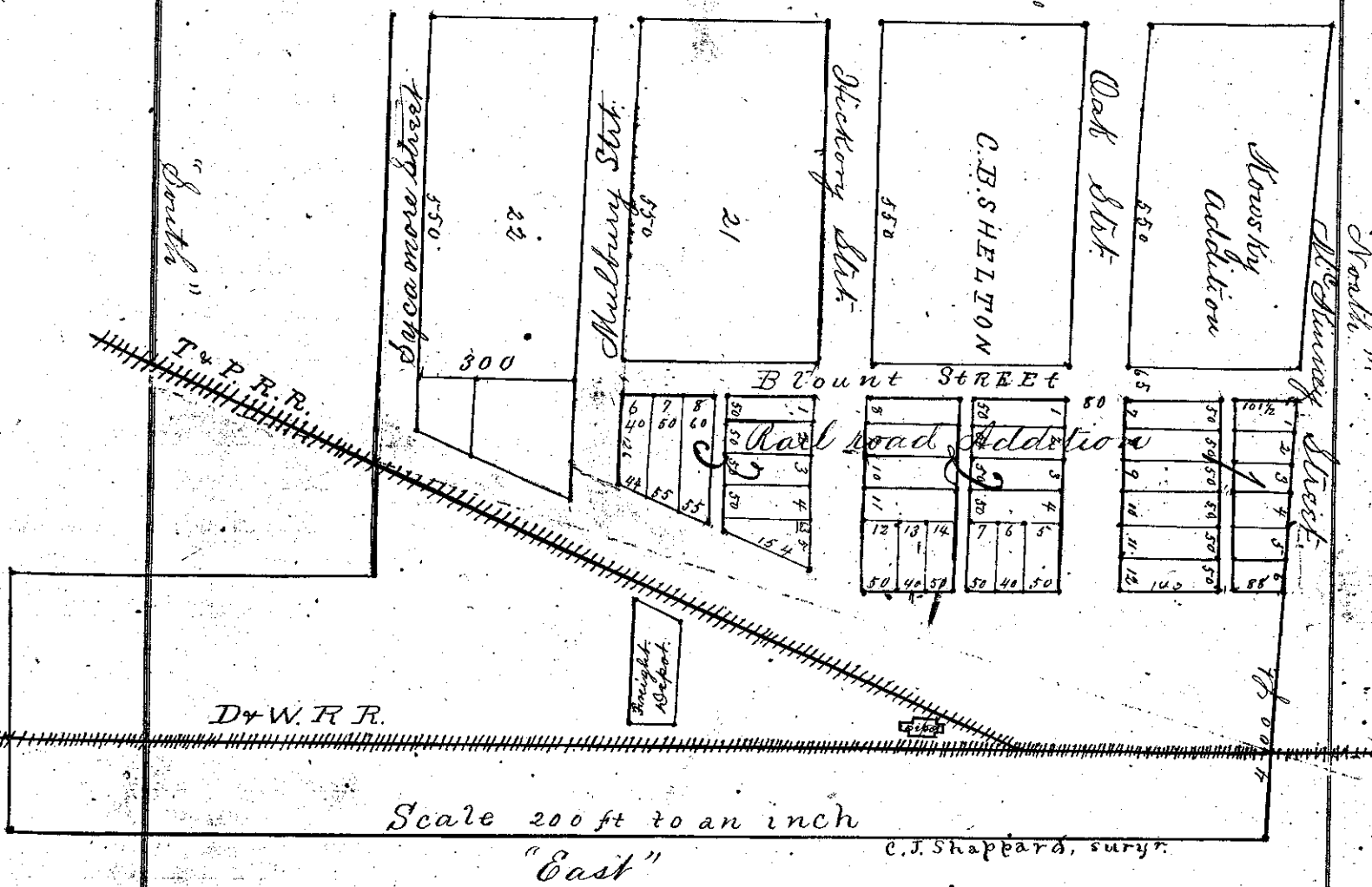
All of The foregoing lands conveyed to The City of Denton for Street purposes - so long as The same shall be used for such purposes.

Also conveying The following parcels of land for alleys in said Blocks, to wit: a Strip Through Block No 1, 2 & 3 as shown in said plat hereto attached according to distances set out to said plat of said addition. The ores and minerals underlying the surface of The land hereby conveyed, specially reserved from and out of This Conveyance and retained by said Fulton & Spalding.

To have and to hold all and singular The above and foregoing lands forever according to The stipulations and reservations herein expressed

Witness our hands, This 28th day of February 1881.

Marshall Fulton.
H. M. Spalding.



State of Texas
 Denton County
 Before me, J. R. McCormick
 Clerk of the County Court of
 Denton County, State aforesaid personally came
 M. Fulton and H. M. Spalding, parties to the hereto
 attached instrument of writing and plat, both to
 me well known, and acknowledged that they
 signed sealed and delivered the same for the purposes
 and considerations stated.

Witness my official seal and
 signature in my office in the City
 of Denton, this 1st day March
 A. D. 1881. J. R. McCormick Clerk

Filed for Record March 1st 1881, 11 o'clock AM.
 J. R. McCormick Clerk
 By R. W. Terrill Deput.

The State of Texas
 County of Denton
 Whereas, by an order of
 The County Court in and for
 The County of Denton, in the State of Texas, made
 at the January Term A. D. 1881, of said Court di-
 recting the sale of the tract of land hereinafter
 mentioned, belonging to the estate of Merrill Wells
 and administration of which was then pending

6/200
 335

seal

Willis by Admrs
 Underwood
 Dated
 1st 1881
 Filed
 2nd 1881

The State of Texas }
County of Winn }
Know all Men by these Presents

THAT Dr. D. B. Shurtles and A. P. Shurtles his wife
of the County of Winn and State aforesaid, in consideration of the sum of Five Hundred and fifty DOLLARS, to
me in hand paid by A. W. Murray

of the County of Winn and State of Texas, the receipt of which is hereby acknowledged, have Granted,
Bargained, Sold, Conveyed and Released, and by these presents do Grant, Bargain, Sell, Convey and Release, unto the said
A. W. Murray his heirs and assigns, the following described property, to wit:

Situated in the County of Denton, Town of Denton and
State of Texas, and being one undivided one half interest
in the North half of Lot 19 in Block No 2 two
in the Block Road Addition to the Town of Denton, the
same being 85 feet front to the East and 100 feet back
beginning 85 feet North of the S. E. Corner of said Block
No 2.
Thence West 100 feet,
Thence North 85 feet,
Thence East 100 feet,
Thence South 85 feet to the beginning.

together with all and singular the rights, members, improvements, hereditaments and appurtenances to the same belonging, or in any wise appertaining.

TO HAVE AND TO HOLD, all and singular, the premises above mentioned, unto the said Dr do hereby bind myself and heirs,
executors and administrators, to Warrant and Forfeit Default, all and singular, the said premises unto the said Dr

WITNESS, my hand at Denton this 5th day of March A. D. 1881 }
J. B. Shurtles
A. W. Murray his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof.

IN TESTIMONY WHEREOF I haveunto sign my name and affix the impress of my official seal, at my office in Denton
this 5th day of March A. D. 1881 }
J. B. Shurtles
Clerk of the County of Winn

THE STATE OF TEXAS, }
COUNTY OF Winn }
I, J. B. Shurtles Clerk of the County Court of said County, do hereby
certify that the above instrument of writing, dated on the 5th day of March 1881, with its certificate of authentication, was filed for
Record in my office, this 5th day of March A. D. 1881, at 9 o'clock P. M., and duly recorded the 11th day of March
A. D. 1881, at 8 o'clock P. M., in the Records of said County, in Vol. 114, on Pages No. 115 }
WITNESS my hand and the seal of the County Court of said County, at office
in Denton this 5th day of March 1881 }
J. B. Shurtles
Clerk C. C. County of Winn

THE STATE OF TEXAS,

County of McLennan

Know all Men by these Presents:

That J. H. Sanders of the County of McLennan and State aforesaid, in consideration of the sum of

Eight Hundred Dollars,

to me paid as follows: Fifty Dollars cash in hand and the balance as evidenced by fifteen promissory notes of even date herewith for Fifty dollars each and payable with (8%) eight per cent interest from date on Aug 1st, Sept 1st, Oct 1st, Nov 1st, Dec 1st 1883 and Jan 1st, Feb 1st, March 1st, Apr 1st, May 1st, June 1st, July 1st, Aug 1st, Sept 1st, and Oct 1st 1884 respectively by

W. J. Boylen

Texas

of the County of Denton and State of Texas the receipt of which is hereby acknowledged, have

Granted, Bargained, Sold, Conveyed and Released, and by these presents do Grant, Bargain, Sell, Convey and Release unto the said W. J. Boylen his heirs and assigns,

the following described property, to wit:

Situated in the County of Denton State of Texas and being the South half of Lot No 12 in Block No 2 in Railroad Addition to the City of Denton Texas as appears from plat of said addition filed with the deed to City of Denton filed 25 day of July 1881 and more fully particularly described as follows: Beginning at the S E cor of said block 2 and lot No 12 thence west 100 ft. to S E cor. of Lot No 11 in said block, thence North 25 ft to S W cor of Lot sold to Massey and Thornton thence East 100 ft to S E corner of Lot sold to Massey & Thornton, thence South 25 ft to place of beginning, Reserved eight (8) feet in width on each side of lot for side walk.

together with all and singular the rights, members, improvements, hereditaments and appurtenances to the same belonging or in anywise appertaining.

To Have and to Hold, all and singular, the premises above mentioned, unto the said W. J. Boylen his heirs and assigns forever; and I do hereby bind myself, heirs, executors and

administrators, to warrant and forever defend, all and singular, the said premises unto the said W. J. Boylen his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

Witness my hand at Denton Texas this first day of July A. D. 1883

J. H. Sanders

THE STATE OF TEXAS,

County of McLennan

BEFORE ME, Orlando Wheat a Notary Public

in and for the County of McLennan on this day personally appeared

J. H. Sanders

to me well known to be the person whose name is subscribed to the foregoing Instrument, and acknowledged to me that he executed and delivered the same for the purposes and consideration therein stated. And the said wife of said

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

[SEAL.] this 5 day of January 1884

Filed for record in my office, the 6th day of Dec 1890 Orlando Wheat Notary Public of McLennan County

at 8 o'clock, 9 M. 1890

Known to me to be the persons whose names
are subscribed to the foregoing Deed in writing
bearing date on the 19 day of December AD 1887
hereto annexed and stated that they had ex-
ecuted the same for the purposes and Con-
siderations therein stated, and the said Mary
J. Robertson acknowledged the same 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 wished not to retract it -

Given under my hand and
seal of Office this the 19 day
of December AD 1887

<Saab > Geo L. Patton a
Justice of the Peace and ex officio
Notary Public Denton County
Texas

Filed April 8 1891 at 10 o'clock
J. W. G. 116
D. L. 5

The State of Texas }
County of Denton }
Know all men by these
Present that J. M. J. Boyler
of the County of Denton and State of Texas in
Consideration of the sum of Six Hundred Dol-
lars paid and secured to be paid as follows
One Hundred Dollars cash in hand paid and
one note for \$100. due June 1st 1891 and one
note for \$400. due and payable in monthly
installments of thirty three and 33¹/₃ Dollars each;
the first payment to be on ^{1st} July 1st 1891 and
on the first day of each succeeding month
until the full amount of said note is paid
each of said notes to bear some date
herewith and draw interest at the rate of

till paid and executed by Mrs S. J. Flint have
granted sold and conveyed and by these presents
do grant sell and convey unto the said Mrs S.
J. Flint of the County of Denton and State of Texas
all that certain tract or parcel of land situated in the
County of Denton State of Texas and being the South
half of lot No 12 in Block No 2 in Railroad
addition to the City of Denton Texas as appears from
plat of said addition filed with the deed to City
of Denton, Texas 26 day of Feby 1881 and more
particularly described as follows

Beginning at the S E Corner of said Block 2
and No 12 thence west 100 feet to S E corner of Lot
No 11 in said Block, thence north 25 feet to S. W.
Cor. of lot sold to Mossey and Thornton, thence
East 100 feet to S E cor. of lot sold to Mossey
& Thornton, thence South 25 feet to place of
beginning reserving eight (8) feet in width on
east side of lot for side walk

To Have and to hold above described prem-
ises together with all and singular the right
and appurtenances thereto in anywise belonging
unto the said Mrs S. J. Flint, her heirs and
assigns forever, and I do hereby bind my-
self my heirs executors and administrators
to warrant and forever defend all and sing-
ular the said premises unto the said Mrs S. J.
Flint her heirs and assigns against every
person whomsoever lawfully claiming or to
claim the same on any part thereof

Witness my hand at Denton this 10 day
of April AD 1891 M. J. Boylen

The State of Texas?
County of Denton I Before me J. B. Walker
a notary Public in and for Denton County
Texas on this day personally appeared M. J. Boylen
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 purpose and consideration
therein expressed

Given under my hand and seal
of Office this 10 day of April 1891

J B Walker

<Seal>

Notary Public

Denton County Texas

Filed April 10 1891 at 4 P.M.

J D Parks

Co. Clerk

Sealed & returned

The State of Texas

County of Boyer

I know all men by their
Present: That W. J. Skinner

wife M L Skinner of the County of Boyer
and State aforesaid for and in considera-
tion of the sum of Four Thousand Dollars
to us in hand paid by J O Sebastian of Denton
County Texas the receipt of which is hereby
acknowledged have granted sold and conveyed
and by these presents do ^{hereby} grant sell and convey
unto the said J O Sebastian of the County of
Denton and State of Texas all that certain lot
tract or parcel of land known and described
as follows to wit, situate lying and being
in the County of Denton in the State of Texas
in the town of Pilot Point, Beginning at the
North east Corner of Tract deeded to H H
Harrison by J R Martin thence West 315 1/2
feet, thence South 138 feet, thence East 315 1/2 feet
thence North 138 feet to the place of beginning
It being the same tract of land deeded to J M
Bulliman by Frank and Lulu, Feb Nov 7 1885-

The State of Texas,

Know all Men by these Presents:

County of Denton THAT Mr Marshall Gultias & H.M. Spalding of the County of Denton and State aforesaid, in consideration of the sum of Three Hundred & Fifty DOLLARS, to

To be paid as follows. Two Hundred Dollars (200) cash in hand paid, and balance, One Hundred and Fifty Dollars to be paid by note of even date herewith, due one year from date, secured by vendors lien for said sum on the property hereinafter conveyed to Henry Sander.

of the County of Denton and State of Texas, the receipt of which is hereby acknowledged, have Granted, Bargained, Sold, Conveyed and Released, and by these presents do Grant, Bargain, Sell, Convey and Release, unto the said Henry Sander his heirs and assigns, the following described property, to wit:

Situated in the County of Denton, State of Texas, and being South half of Lot No Twelve (12) in Block No two (2) in Rail Road Addition to the City of Denton Texas, as appears from plat of said Addition filed with deed to City of Denton, filed 25th day of February 1881. and more particularly described as follows.

Beginning at the South East corner of said Block No two (2) and Lot No Twelve (12).

Thence West one hundred feet to S.E. corner of Lot No Eleven (11) in said Block. Thence North 25 feet to S.W. corner of Lot sold to Massey & Thornton. Thence East one hundred feet (100) to S.E. corner of Lot to Massey & Thornton.

Thence South (25) Twenty five feet to place of Beginning Reserving Eight (8) feet in width on East side of said Lot for a sidewalk

together with all and singular the rights, members, improvements, hereditaments and appurtenances to the same belonging, or in any wise appertaining.

TO HAVE AND TO HOLD, all and singular, the premises above mentioned, unto the said Henry Sander his heirs and assigns forever; and we do hereby bind our heirs, executors and administrators, to Warrant and Forever Defend, all and singular, the said premises unto the said Henry Sander his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof.

WITNESS, our hand & at Denton Texas this 25th day of March A. D. 1881. Marshall Gultias H.M. Spalding

THE STATE OF TEXAS, COUNTY OF Denton BEFORE ME, J.R. McCormick County Clerk in and for the County of Denton personally appeared Marshall Gultias and H.M. Spalding to me well known, part of the above instrument of writing, bearing date the 25th day of March A. D. 1881, and acknowledge that we had signed, sealed and delivered the same for the purposes and consideration therein stated

IN TESTIMONY WHEREOF I hereunto sign my name and affix the impress of my official seal, at my office in Denton this 25th day of March A. D. 1881. J.R. McCormick Co. CLK.

THE STATE OF TEXAS, COUNTY OF Denton I, J.R. McCormick Clerk of the County Court of said County, do hereby certify that the above instrument of writing, dated on the 25th day of March 1881. with its certificate of authentication, was filed for Record in my office, this 28th day of March A. D. 1881, at 9 o'clock A.M., and duly recorded the 28th day of March A. D. 1881, at 10 o'clock A.M., in the Records of said County, in Vol. 28 on Pages No. 449

WITNESS my hand and the seal of the County Court of said County, at office in Denton the day and year first above written. J.R. McCormick Clerk C. C. Denton County.

THE STATE OF TEXAS,

Know all Men by these Presents:

County of Denton

THAT J. M. Mossey

of the County of Denton

and State aforesaid, in consideration of the sum of

Five Hundred

DOLLARS, to

me paid by Missauri E. Mossey out of her own separate money said Missauri E. Mossey

of the County of Denton and State of Texas.

Bargained, Sold, Conveyed and Released, and by these presents do Grant, Bargain, Sell, Convey and Release, unto the said Missauri E. Mossey and to her heirs and assigns, the following described Property, to-wit:

Situated in the County of Denton State of Texas and known as the lot of the Rail Road addition to said City of Denton as the North Half of Lot No. 114 in Block No. Two (2) the same being seventy five feet front to the East and one hundred (100) feet back East & West better described as follows. Beginning Twenty five (25) feet North of the E. Corner of said Block No. Two (2) Thence North One Hundred (100) feet Thence East Seventy five feet Thence South One Hundred (100) feet Thence West Seventy five (75) feet to the place of Beginning the same being the lot on which my hotel my hotel now stands near the passenger depot in the City of Denton

together with all and singular the rights, members, improvements, hereditaments and appurtenances to the same belonging, or in any wise appertaining.

TO HAVE AND TO HOLD, all and singular the premises above mentioned, unto the said Missauri E. Mossey and to her heirs and assigns, forever; and I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said Missauri E. Mossey and to her heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

Witness my hand at Denton this 10th day of July A. D. 1884

J. M. Mossey

A. W. Mossey

THE STATE OF TEXAS,

County of Denton

BEFORE ME,

J. Rell Cormick County Clerk

in and for the County of Denton

on this day personally appeared

A. W. Mossey to me well known to me well known

person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed and delivered the same for the purposes and consideration therein stated.

IN TESTIMONY WHEREOF, I hereunto sign my name and affix the impress of my official seal, at my office in Denton this 10th day of July A. D. 1884

Filed for Record July 11-1884 By R. W. Sennett Deputy

THE STATE OF TEXAS,)

Know all Men by these Presents:

County of Denton

That Mr. A. H. Massey & wife Missouri E. Massey

of the County of Denton

and State aforesaid, in consideration of the sum of One Thousand Dollars,

to us paid as follows \$800.00 cash and one note of even date herewith for \$200.00 due 4 months after date with 10% per annum from date money paid and note issued by Jas & Gilbert

of the County of Dallas

and State of Texas

the receipt of which is hereby acknowledged, have GRANTED, BARGAINED, SOLD, CONVEYED and RELEASED, and by these Presents do GRANT, BARGAIN, SELL, CONVEY and RELEASE unto the said Jas & Gilbert his

heirs and assigns, the following described Property, to-wit:

Situated in the City of Denton County of Denton and State of Texas and known on the map or plat of the Rail Road Addition to said City of Denton as the North half of Lot No. 12 Tract in Block No. 2 and the same bearing 25 feet front to the East and 100 feet back E. & W. and beginning 25 feet North of the S & E corner of said Block No. 2

Thence N 100 feet

Thence E 25 feet

Thence East 100 feet

Thence South 25 feet to the place of beginning being the same lot upon which our Hotel is situated near the passenger Depot

together with all and singular the rights, members, improvements, hereditaments and appurtenances to the same belonging or in anywise appertaining.

To Have and to Hold, all and singular, the premises above mentioned, unto the said

Jas & Gilbert his

heirs and assigns, forever; and we do hereby bind ourselves our heirs, executors and administrators, to warrant and forever defend, all and singular, the said premises unto the said

Jas & Gilbert his

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

Witness our hands at Denton this third day of Feb'y A. D. 1887

A. H. Massey
M. E. Massey

THE STATE OF TEXAS,

COUNTY OF Denton

BEFORE ME,

J. R. McCombs, Notary Public

in and for the County of Denton, on this day personally appeared

A. H. Massey & Missouri E. Massey his wife

to me well known to be the person's 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 Missouri E. Massey

wife of said A. H. Massey having been examined by me privily and apart from her husband, and having

the same fully explained to her, she, the said Missouri E. Massey 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 third day of Feb'y A. D. 1887

J. R. McCombs

Notary Public
By L. G. Gammatt Deput

Filed for record in my office, the 3rd day of Feb'y 1887 at 11 o'clock, A. M.

J. R. McCombs Clerk

THE STATE OF TEXAS,

Know all Men by these Presents:

County of Deepest
THAT Eugene Flint

of the County of Deepest and State of Texas, for 200 in consideration of the sum of Seven hundred and Twenty Five DOLLARS,
to me and paid by D. J. Flint as follows:

Cash paid, receipt of which is hereby fully acknowledged. Said money having been furnished to me by said D. J. Flint during the years 1895-6 and 7 and this deed being made by me in pursuance of a contract to convey the land hereby, deeded to said D. J. Flint made and executed by me on the 22nd day of Dec 1897.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said D. J. Flint

of the County of Deepest and State of Texas all that certain Tract or parcel of land situated in the City of Deepest, County of Deepest State of Texas as shown on the map or sketch of the Railroad location to said City of Deepest and the Block of Lot No 12 in Block No 2. The second being 25 feet front to the East and 100 feet back East and West beginning 25 feet N. of the N.E. corner of said Block No. 2. Thence West 100 feet Thence North 25 feet Thence East 100 feet Thence South 25 feet to the place of beginning being the same lot upon which the Hotel is situated near the passenger depot in the City of Deepest.

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 D. J. Flint his heirs and assigns, forever. And I do hereby bind myself heirs, executors and administrators to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said D. J. Flint his heirs and assigns, against every person who may lawfully claim or to claim, the same or any part thereof.

WITNESS my hand at Deepest Texas this 25th day of Sept A. D. 1900.
Signed, Sealed and Delivered in Presence of Eugene Flint

THE STATE OF TEXAS,

County of Deepest BEFORE ME R. L. Baggett a Notary Public
in and for Deepest County, Texas, on this day personally appeared Eugene Flint
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 Sept A. D. 1900.
(seal) R. L. Baggett Notary Public
Deepest Texas

THE STATE OF TEXAS,

County of _____ BEFORE ME _____
in and for _____ County, Texas, on this day personally appeared _____
and _____ wife of _____ known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said _____ wife of the said _____ having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said _____ 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 _____ day of _____ A. D. 189 _____

Filed for record the 26 day of September 1900 at 12 o'clock and _____ minutes _____ M.
Recorded 1st October 1900
By _____ Deputy _____
County Clerk Deepest County, Texas

79/301

WHEREFORE, notice having been given as the law required of the application of said Vinay Kemp for letters of guardianship of the person and estate of said minors, this applicant prays the Court, that he be appointed guardian of the person and estate of said minors, James Rawlins and Callie Rawlins, in the place of said applicant, Vinay Kemp. He also prays for such other and further orders as may be necessary and proper by reason of the premises.

S.M. Bradley.

ENDORSED: No. 2296, Estate of James Rawlins, et al Minors, Application for letters of Guardianship by S.M. Bradley, Filed Jan. 13, 1923, Jack Christal, Clk., Co. Court, Denton Co., Texas. BY R. Erl Ross, Deputy.

No. 2290.

Estate of James Rawlins, et al minors.

IN THE COUNTY COURT OF DENTON COUNTY, TEXAS.

OCTOBER TERM, 1922.

We, the undersigned, James Rawlins, a boy of the age of 19 years, and Callie Rawlins, a girl of the age of 17 years, do hereby waive the issuance and service of notice of the application of our mother, Vinay Kemp, for letters of guardianship of our persons and estate and hereby except full and complete notice of said application for guardianship, and we do hereby select our said mother, Vinay Kemp, as our guardian.

Witness our hands, this the day of August, 1922.

Witness:

A. Kendrick

Callie Rollins.
James Rollins.

ENDORSED: No. 2290, Estate of James Rawlins, et al Minors, Waiver of Notice; Filed Sep. 4, 1922, Abney B. Ivey, Clerk Co., Court, Denton Co., Texas. BY R. Erl Ross, Deputy.

No. 2315.

ESTATE OF MRS. S. J. FLINT, DECEASED.

No. 2315.

IN THE COUNTY COURT OF

DENTON COUNTY, TEXAS.

On this the 17th day of January, A. D., 1923, came on to be heard the application of Mrs. Maggie Childs for the probate of the last will and testament of Mrs. S. J. Flint, Deceased now produced in court, and the evidence a statement of which is filed in this case being heard and fully considered by the court, and it appearing to the court that citation thereof had been made as required by law, to which no objections has been made, and that this court has jurisdiction, and that the said Mrs. S. J. Flint, at the time of making the will was more than twenty one years of age, and of sound mind and was free from any undue influence, and the said Mrs. Maggie Childs is named and appointed in said will executrix thereof, without bond, and that she is not disqualified therefor, and that the said Mrs. S. J. Flint is dead.

It is therefore ordered, adjudged and decreed by the court that a certain instrument in writing now produced in court purporting and alleged to be the last will and testament of Mrs. S. J. Flint is here now established as the last will and testament of the said Mrs.

section
number
page
date
entered
both real
ENDORSED

No. 2315.
THE STATE
COUNTY OF
To The Hon
Jury
Childs, and
Mrs. J. Flint
Denton in
death a res
in the Court
That
real and pe
Denton Coun
Attorney an
will and no
That
the previous
administration
and apprais
That
where

ENDORSED: No.
Mrs. S. J. Flint
R. Erl Ross, De

S. J. Flint, deceased, and that the same is hereby admitted to probate and record, and the testimony shall be recorded in the minutes of said court, together with this order. It is further ordered by the court that letters testamentary thereof be granted to the said Mrs. Maggie Childs, she having first taken the oath, there being no bond required.

And it further appearing to the Court that C. C. Yancey, R. M. Barnes and C. F. Miller are citizens of Denton County, Texas, and disinterested persons in said estate, it is therefore ordered that they or any two of them be and are hereby appointed to appraise the estate both real and personal, of Mrs. S. J. Flint, deceased.

RECORDED: No. 2315, Estate of Mrs. S. J. Flint, Deceased, Decree, probating Will.

No. 2315.
THE STATE OF TEXAS, }
COUNTY OF DENTON. } IN THE COUNTY COURT OF
DENTON COUNTY, TEXAS.

To the Honorable Judge of said Court;
Now comes your petitioner Mrs. Maggie Childs, joined herein with her husband,..... Childs, and respectfully shows to the court that she resides in Dallas County, Texas; That Mrs. J. Flint is dead, that she died on or about the 24th day of December, A. D., 1922, at Denton in the County of Denton, State of Texas. That the said deceased was at the time of her death a resident of Denton, Denton County, Texas, and that her principal estate was situated in the County of Denton, State of Texas.

That at the time of her death the said Mrs. S. J. Flint was seized and possessed of real and personal property of the probable value of Seven Thousand Dollars, situated in Denton County, Texas, and left a will duly executed and here with filed, in which your petitioner was appointed executor; That she was of sound mind at the time she executed said will and more than 21 years of age.

That your petitioner was appointed executrix of the said will without bond, and with the provision in said will that no other action shall be had in the County Court in the administration of her estate than to prove and record said will and to return an inventory and appraisement of her estate and list of claims.

That your petitioner is not disqualified by law from accepting letters testamentary.

Therefore your petitioner prays the court that citation be issued to all parties interested in said Estate as required by law, and that said will be admitted to probate, that letters testamentary be issued to your petitioner, and that such other and further orders be made as to the court may seem proper.

Mrs. Maggie Childs, Petitioner.
BY F. I. Key,
Attorney for Petitioner.

RECORDED: No. 2315, In County Court, Denton County, Texas, Application to Probate Will of Mrs. S. J. Flint, Dec'd, Filed Jan. 2, 1923, Jack Christal, Clerk Co., Court, Denton Co., Texas; BY Earl Ross, Deputy.

THE STATE OF TEXAS.

To The Sheriff or any Constable of Denton County Greeting:

You Are Heroby Commanded to cause to be published once each week for a period of ten days before the return day hereof, in a newspaper of general circulation, which has been continuously and regularly published for a period of not less than one year in said Denton County, a copy of the following notice:

THE STATE OF TEXAS,

To all persons interested in the Estate of Mrs. S. J. Flint, Deceased, Notice is hereby given that Mrs. Maggie Childs, on January the 2nd, A. D., 1923, filed in the County Court of Denton County, and application for the probate of the last will and testament of the said Mrs. S. J. Flint, deceased.

Wherefore petitioner prays the court that citation be issued to all parties interested in said estate as required by law; that said will be admitted to probate; that letters testamentary be issued to applicant and that such other and further orders be made as to the Court may seem proper, which will be heard at the next term of said Court, commencing on the Third Monday in January, A. D., 1923, the same being the 15th day of January, A. D., 1923, at the Court House thereof, in Denton, Denton County, Texas, at which time all persons interested in said Estate may appear and contest said application, should they desire to do so.

HEREIN FAIL NOT, but have you before said Court on the said First day of the next term thereof, this Writ, with your return thereon, showing how you have executed the same.

Given under my hand and the seal of said Court at office in Denton, Denton County, Texas, this the 2nd day of January, A. D., 1923.

Jack Christal, Clerk County Court,
Denton County, Texas.

BY R. Erl Ross, Deputy.

(Seal)

SHERIFF'S RETURN.

Came to hand on the 3rd day of January, A. D., 1923, at 3 O'clock P.M., and executed on the 3rd day of January, A. D., 1923, by causing a true copy of the within notice to be published once each week for a period of ten days before the return day hereof, in the Record-Chronicle, a newspaper of general circulation, which has been continuously and regularly published for a period of more than one year in Denton County, Texas, and this writ is returned, accompanied by the affidavit of the publisher of said newspaper, as required by law. Fees \$.85.

W. M. Swinney, Sheriff, Denton County, Texas

AFFIDAVIT OF PUBLISHER.

THE STATE OF TEXAS,
COUNTY OF DENTON.

EFFORT ME, The undersigned authority, on this day personally appeared, J. S. Fowler, known to me, who, being by me duly sworn, on his oath deposes and says that he is the advertising Manager of the Record-Chronicle, a newspaper of general circulation published in said County; that said newspaper has been continuously and regularly published in said County for a period of more than one year; that a copy of the within and foregoing notice was published in said newspaper at least once each week for a period of ten days before the return day named therein, such publication being on the following dates; January 3, 5 and 9 A. D., 1923, and a newspaper copy of which is hereto attached.

J. S. Fowler.

Sworn to and subscribed before me, this 10th day of January, A. D., 1923.

(Seal)

Lee R. McDonald, Notary Public.

ENDORSED: No. 2315, Estate of Mrs. S. J. Flint, Deceased, Citation on Application for Probate of Last Will and Testament, Issued 2nd day of December, A. D., 1923, Returned and filed the 3rd day of January, A. D., 1923, Jack Christal, County Clerk, BY R. Erl Ross, Deputy.

THE STATE OF TEXAS,
COUNTY OF DENTON
Prob of Last Will
This Day
witness in the ab
said Will, says: I
I know the above d
said deceased to h
and Testament, file
the 23rd day of Fe
Denton, at her home
witness; all of sa
making of said Will
clared the said Will
signed my name as
her presence and in
cession of said in
life on the 24th
said Will, in the C
house and principal
known to affiant.

Sworn to and

(Seal)
ENDORSED: No. 2315,
...A. D., 1923... and
BY R. Erl Ross, Deputy

THE STATE OF TEXAS,
COUNTY OF DENTON.
I, Mrs. S. J. Fl
and memory, and
to so, do make this
made,
I desire and
christianlike manner
I desire m
by my executrix to be
It is my will
estate, by my executrix

No. 2315.

PROOF OF WILL

THE STATE OF TEXAS,
COUNTY OF DENTON.

ESTATE OF
MRS. S. J. FLINT, DECEASED.

Proof of Last Will and Testament of Mrs. S. J. Flint, Deceased.

This Day personally appeared in Open Court, R. M. Barnes, who, being duly sworn as a witness in the above entitled matter, and examined on behalf of the applicant to prove said Will, says: I was well acquainted with Mrs. S. J. Flint, deceased, during her life time; I know the above decedent for about fifteen years before her death; the signature of the said deceased to the instrument now shown to me, and offered for probate as her last Will and Testament, filed in this Court on the 2nd day of January, A. D., 1923, and bearing date on the 23rd day of February, A. D., 1920, was made by the deceased on said last named date at Denton, at her home, in presence of myself R. M. Barnes, and J. A. Ross, the other subscribing witness; all of said witnesses being over the age of fourteen years. At the time of the making of said Will, the testator was of sound and disposing mind and memory, and she declared the said Will so made by her to be her Last Will and Testament, and I thereupon signed my name as a witness, together with J. A. Ross, at the request of the said testator, in her presence and in the presence of each other. The said deceased at the time of the execution of said instrument was about 78 years of age; the said Mrs. S. J. Flint, departed this life on the 24th day of December, A. D., 1922, about two years and ten months after making said Will, in the County of Denton, in the State of Texas, where and at which time her residence and principal estate was situated, and without having revoked said will so far as known to affiant.

R. M. Barnes.

Sworn to and subscribed before me this 17th day of January, A. D., 1923, in open Court.

Jack Christal, Clerk County Court,
Denton County.

BY R. F. Ross, Deputy.

(Seal)

INDEXED: No. 2315, Proof of Will, Estate of Mrs. S. J. Flint, Deceased, Filed the 17th day of January, A. D., 1923, and recorded the 17th day of January, A. D., 1923, Jack Christal, County Clerk, Denton County, Texas.

No. 2315.

THE STATE OF TEXAS,
COUNTY OF DENTON.

I, Mrs. S. J. Flint of the County of Denton, State of Texas, being of sound and disposing mind and memory, and being desirous to settle my worldly affairs, while I have strength to do so, do make this my last will and testament, hereby revoking all others heretofore by me made,

I desire and direct that after my death that my body be buried in a decent and christianlike manner suitable to my circumstances and condition in life.

2. I desire and direct that my just debts be paid out of my estate without delay, by my executrix to be hereinafter appointed.

3. It is my will and desire that after all of my just debts have been paid out of my estate, by my executrix, that she pay to The Fowlers Home For Old People, located in Dallas,

Texas, and I hereby give and bequeath to the said The Fowlers Home for Old People, located at Dallas, Texas, the sum of Five Hundred Dollars, to be paid by my executrix out of my estate, without delay.

4. I give and bequeath to my niece Miss Minnie Flint, who resides at Riverside, Ill., the sum of two hundred dollars to be paid to her out of my estate by my executrix.

5. If there shall not be enough personal property belonging to my estate at the time of my death to meet the foregoing provisions of this my last will and testament, I direct that a sufficient amount of the real property belonging to my estate be sold by my executrix to be hereinafter appointed to meet the foregoing provisions of this my will, and if my executrix could get a better price by selling all of my real property together, then it is my desire that all of my real property shall be sold together, however I leave the manner of selling my real property to the judgment of my executrix, but I will and direct that my real property be sold to pay off the foregoing provisions of this will, if there is not enough personal property belonging to my estate, that I may die seized and possessed of, to meet the foregoing provisions of this my will, and I give my executrix full authority to sell my real and personal property for the purposes set out herein, to meet the provisions of this my last will and testament.

6. After the foregoing provisions of this my last will and testament have been complied with, I give and bequeath and demise to Mrs. Maggie Childs, who resides in Dallas, Texas, at this time, the remainder of all the property both real and personal, I may own or be interested in at the time of my death, in fee simple, to manage, sell or dispose of as she may wish or see proper.

7. I hereby constitute and appoint the said Mrs. Maggie Childs executrix of this my last will and testament, and direct that no bond be required of her as executrix, and it is my will that no other action shall be had in the County Court in the administration of my estate than to prove and record this will and to return an inventory and appraisal of my estate and list of claims.

In testimony whereof I have hereto set my hand this the 23rd day of February, A. D., 1920.

Mrs. S. J. Flint.

Signed, Declared and published by Mrs. S. J. Flint, as her last Will and Testament, in the presence of us the attesting witnesses, who have hereto subscribed our names in the presence of said Mrs. S. J. Flint, and in the presence of each other, at her special instance and request, this 23rd day of February, 1920.

R. M. Harris.
J. A. Ross.

FORRECORDED: No. 2315, Last Will and Testament of Mrs. S. J. Flint, Deceased; Filed Jan. 2nd, 1923. Jack Christal, Clk. Co., Court, Denton Co., Tex., BY R. F. Ross, Deputy.

THE STATE OF TEXAS,
COUNTY OF DENTON.

No. 2315.
IN THE COUNTY COURT
JANUARY TERM, A. D., 1923.

OATH

I DO SOLEMNLY SWEAR that the instrument offered for Probate was the last Will and Testament of Mrs. S. J. Flint, Deceased, so far as I know or believe, and that I will well and truly perform all the duties of executrix of the Estate of said Mrs. S. J. Flint, deceased.

Mrs. Maggie Childs.

Sworn to and subscribed before me the 19th day of January, A. D., 1923.

RECORDED: No. 2315
FILED: Jan. 23, 1923

STATE OF TEXAS
COUNTY OF DENTON
INVESTMENT OF ESTATE
OF MRS. S. J. FLINT
DECEASED
BY MRS. MAGGIE CHILDS
EXECUTRIX
INVENTORY AND APPRAISAL
AND LIST OF CLAIMS
FILED FOR RECORD
JANUARY 23, 1923
AT DENTON, TEXAS

RECORDED: No. 2315
FILED

STATE OF TEXAS
COUNTY OF DENTON
INVESTMENT OF ESTATE
OF MRS. S. J. FLINT
DECEASED
BY MRS. MAGGIE CHILDS
EXECUTRIX
INVENTORY AND APPRAISAL
AND LIST OF CLAIMS
FILED FOR RECORD
JANUARY 23, 1923
AT DENTON, TEXAS

Sworn to and
subscribed before me
the 19th day of
January, A. D., 1923.
I do solemnly
swear to and
truly perform all
the duties of
executrix of the
estate of said
Mrs. S. J. Flint,
deceased.

Jack Christal, Clk. County Court,
Denton County, Texas.

W. H. Fri Ross, Deputy.

RECORDED No. 2315, Estate of Mrs. S. J. Flint, Deceased, Bond and Oath of Mrs. Maggie Childs, as
Executrix without Bond Filed the 19th day of January, A. D., 1923. Jack Christal, County Clerk,
W. H. Fri Ross, Deputy.

No. 2315.

ESTATE OF MRS. S. J. FLINT, Deceased. I JANUARY THE 20th, A. D., 1923.

On this day there was presented to me for approval the Inventory and Appraisement
and List of Claims attached to and made a part of said Inventory in the above styled
proceedings, and having carefully examined the same and being of the opinion that said In-
ventory and Appraisement contains a full, complete and correct list and valuation belonging
to said estate, and that the List of Claims attached thereto is correct;

It is therefore ordered, adjudged and decreed that said Inventory and appraisement and
the List of Claims thereto attached be in all things approved, and together with this decree
of approval be recorded in the Probate Minutes of Denton County, by the Clerk of this Court

A. Logan, County Judge,
Denton County, Texas.

RECORDED: No. 2315, Estate of Mrs. S. J. Flint, Deceased, Decree Approving Inventory, Appraisements,
Etc.

No. 2315.

ESTATE OF MRS. S. J. FLINT, DECEASED,
MRS. MAGGIE CHILDS, EX'RS.

IN COUNTY COURT,
DENTON COUNTY, TEXAS.

INVENTORY AND APPRAISEMENT OF THE ESTATE of Mrs. S. J. Flint, Deceased, produced before the
undersigned Appraisers, on the 19th day of January, A. D., 1923, by Mrs. Maggie Childs, Ex'r., of
the Estate of said Mrs. S. J. Flint, deceased.

SEPARATE PROPERTY OF SAID DECEASED:	Appraised Value
Lot No. 12 and 25 feet off of Lot No. 13, in Block No. Two of Railroad addition to City of Denton, Texas.	4,000.00
Cash in banks of Denton	12,723.81
Liberty Bonds in Banks of Denton	2,050.00
	<hr/>
	18,773.81

We, the undersigned appraisers, do solemnly swear that the foregoing is a full and fair
appraisal of the Estate of Mrs. S. J. Flint, Deceased, produced before us by Mrs. Maggie Childs,
Ex'r.

R. M. Barnes }
C. E. Miller. } Appraisers.

Sworn to and subscribed before me, this 19th day of January, A. D., 1923.

M. W. Deavenport, Notary Public,
Denton Co., Texas.

I do solemnly swear that the foregoing Inventory and List is a full and complete
Inventory and list of the Property and Claims of Mrs. S. J. Flint, deceased, that have come to

my knowledge.

Mrs. Maggie Childs, Ex'r.

Sworn to and subscribed before me, this 13th day of January, A. D., 1923.

(Seal)

Robt. K. Caldwell, Notary Public,
Notary Public

Jan. 20-23, Approved. A. Logan, County Judge.

FORWARDED: No. 2315, Petate of Mrs. S. J. Flint, Deceased, Mrs. Maggie Childs, Inventory and Appraisal and List of Claims, Filed 19th day of Jan., A. D., 1923; Jack Christal, Clerk. BY R. Erl Ross, Deputy.

No. 2290.

THE STATE OF TEXAS.

TO THE SHERIFF OR ANY CONSTABLE OF DENTON COUNTY, GREETING:

You are hereby commanded to cause to be published once each week for a period of ten days before the return day hereof, in a newspaper of general circulation, which has been continuously and regularly published for a period of not less than one year in said Denton County, a copy of the following notice;

THE STATE OF TEXAS:

To all persons interest in the welfare of James Rawlins and Callie Rawlins, Minors, Notice is hereby given that Viney Kemp, on August the 15th, A. D., 1922, filed in the County Court of Denton County, an application for letters of guardianship of the persons and estate of James Rawlins and Callie Rawlins, minors; it being alleged in said application that applicant is the mother of said minors and a proper person to act as said guardian.

Wherefore she prays that notice of this application be given as required by law in such cases, and that on a hearing of said application that she be appointed guardian of the person and estate of said minors, which will be heard at the next term of said Court, commencing on the Third Monday in October, A. D., 1922, the same being the 16th day of October, A. D., 1922, at the Court House thereof, in Denton, Denton County, Texas, at which time all persons interest in said Estate may appear and contest said application, should they desire to do so.

HEREIN FAIL NOT, but have you before said Court on the said first day of the next term thereof this Writ, with your return thereon, showing how you have executed the same.

Given under my hand and the seal of said Court, at Office, in Denton, Denton County, Texas, this the 6th day of September, A. D., 1922.

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

BY R. Erl Ross, Deputy.

(Seal)

SHERIFF'S RETURN.

Came to hand on the 6 day of Sept., A. D., 1922, at 2 O'clock P. M. and executed on the 6 day of Sept., A. D., 1922, by causing a true copy of the within notice to be published once each week for a period of ten days before the return day hereof, in the Record-Chronicle, a newspaper of general circulation, which has been continuously and regularly published for a period of more than one year in Denton County, Texas, and this writ is returned, accompanied by the affidavit of the publisher of said newspapers required by law.

Fee \$.85.

James Goode, Sheriff, Denton County, Texas

AFFIDAVIT OF PUBLISHER.

THE STATE OF TEXAS,
COUNTY OF DENTON.

RECORD
to me, the
Manager, of the
said newspaper
period of more
is said newspaper
used therein, in
and a newspaper

Sworn to
(Seal)
FORWARDED No. 229
of guardianship,
September, A. D., 1

GUARDIANSHIP OF
CALLIE RAWLINS, M
On this
style proceeding
the same is in pl
ment)
It is the
me is hereby ap
in the Probate Ni
mentary upon my
FORWARDED No. 2290

IN THE MATTER OF
JAMES RAWLINS, ET AL
THE STATE OF TEXAS
COUNTY OF DENTON
THAT WE, S. J.
A. Logan, County Ju
One Thousand Dollars
by the COUNTY COURT
and Callie Rawlins,
of said Minors acco

82
PROBATE INDEX DOCKET
 2315

COUNTY COURT
 DENTON COUNTY

No. *2315*
 Est. of *Mrs. S. J. Flint, Deceased*
Mrs. Maggie Childs, executrix

Month	Day	Year	ORDERS AND PROCEEDINGS OF COURT	Page	Page
<i>Jan</i>	<i>17</i>	<i>23</i>	<i>Decree probating Will</i>	<i>32</i>	<i>428</i>
<i>Jan</i>	<i>2</i>	<i>23</i>	<i>application</i>	<i>32</i>	<i>429</i>
<i>Dec</i>	<i>2</i>	<i>23</i>	<i>Citation</i>	<i>32</i>	<i>430</i>
<i>Jan</i>	<i>17</i>	<i>23</i>	<i>Proof of Will</i>	<i>32</i>	<i>431</i>
<i>Jan</i>	<i>2</i>	<i>23</i>	<i>Last Will and Testament</i>	<i>32</i>	<i>431</i>
<i>Jan</i>	<i>19</i>	<i>23</i>	<i>Oath</i>	<i>32</i>	<i>432</i>
<i>Jan</i>	<i>20</i>	<i>23</i>	<i>Decree approving Inv. & apprais.</i>	<i>32</i>	<i>433</i>
<i>Jan</i>	<i>19</i>	<i>23</i>	<i>Inventory and Appraisement</i>	<i>32</i>	<i>433</i>

		Page
2253	James M. Sime, Dec'd.	20
2315	Fleet Mrs. S. J. Dec'd.	82
2322	Fritz Sarah Alice ..	89
2363	Fry Curtis L. Dec'd.	130
2432	Fritz A. J. Dec'd.	200
2437	Freeman Adie W. A. Dec'd.	206
2444	Fay St. W. A. Dec'd.	213
2458	Farmer Geo. A. Dec'd.	228
2459	Frank E. Field. A. M. Dec'd.	229
2475	Fenwick H. S. Dec'd.	245
2500	Ford Minnie, Dec'd.	290
2541	Fragnon Charles H. Dec'd.	311
2562	Furness Bessie Dec'd.	332
2590	Fulton Emory Victor, Dec'd.	360
2591	Fulton Dr. E. V. Dec'd.	361
2593	Fields Oliver A. Dec'd.	362
2606	Fields Oliver A. ..	376 - 377 - 379

FILED FOR RECORD: Dec. 4th 1940 at 2:15 P M

RECORDED: Dec. 6th 1940 at 8:30 A M

Mrs. Oberia Edwards
Clerk County Court
Denton County, Texas
By Theta Parker Deputy

#12365-WARRANTY DEED

THE STATE OF TEXAS |
COUNTY OF DALLAS | KNOW ALL MEN BY THESE PRESENTS:

That Mrs. Maggie Childs, a widow of the County of Dallas, State of Texas, for and in consideration of the sum of Six Hundred and Seventy-five (\$675.00) Dollars to me in hand paid by The Graham Mill & Elevator Company a Texas Corporation, the receipt of which is hereby acknowledged, as follows: Have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said The Graham Mill & Elevator Company a Texas Corporation, of Graham of the County of Young, State of Texas.

ALL that certain lot, tract or parcel of land, situated, lying and being in the City of Denton, County of Denton, State of Texas, and better known as being all of Lot No. 12 and the South twenty-five (25) feet of Lot No. 13 in Block No. 2 of the Fulton and Spaulding Rail-road Addition to the City of Denton, Texas, as shown by map of said Addition recorded in Volume) at page 335 of the Deed Records of Denton County, Texas.

should read
"Volume O"

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 The Graham Mill & Elevator Company a Texas Corporation, their heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said The Graham Mill & Elevator Company, a Texas Corporation, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

Witness my hand at Dallas, Texas, this 2nd day of December 1940.

\$1.10 Fed. Rev. Attach. and Canc.

Mrs. Maggie Childs

THE STATE OF TEXAS |

COUNTY OF DALLAS | BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Mrs. Maggie Childs, a widow known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 2nd day of December A. D. 1940.

Ernest Batcher
Notary Public in and for
Dallas County, Texas

SEAL

FILED FOR RECORD: Dec. 4th 1940 at 11:30 A M

RECORDED: Dec. 5th 1940 at 8:45 A M

Mrs. Oberia Edwards
Clerk County Court
Denton County, Texas

Filed for Record: 20 day of March A.D. 1967 at 4:35 o'clock P M.
Recorded: 28 day of March A.D. 1967 at 4:40 o'clock A M.
By Florence M. [Signature] Deputy THETA PARKER, Clerk County Court
Denton County, Texas

THE STATE OF TEXAS
COUNTY OF DENTON

KNOW ALL MEN BY THESE PRESENTS: 1956

THAT THE GRAHAM MILL AND ELEVATOR CO., a Texas corporation, of the County of Tarrant, State of Texas, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by KIMBELL MILLING COMPANY as follows; cash, receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do grant, sell and convey, unto the said KIMBELL MILLING COMPANY of the County of Tarrant State of Texas all those certain tracts or parcels of land being situated in Denton County, Texas, and being more particularly described as follows:

TRACT ONE: All that certain lot, tract or parcel of land, lying and being situated in the City and County of Denton, State of Texas, being lot no. 10 in Block no. 2, in the Railroad Addition to the City of Denton, Denton County, Texas and being the same lot conveyed to C. S. Wilkins by Will Williams and wife, by deed dated March 25, 1927, and recorded in Volume 213, Page 148, of the Deed Records of Denton County, Texas; also all our right, title and interest in and to a portion of Block 2, Railroad Addition, 10 feet north and south by 50 feet east and west, adjoining the above described Lot No. 10 on the north, it having been acquired through an agreement whereby the alley dividing said Block No. 2 was closed by an agreement, one-half of which went to the owners of the adjoining properties.

TRACT TWO: All that certain lot or parcel of land situated in the City and County of Denton, State of Texas, a part of the Fulton and Spaulding Railroad Addition to the City of Denton, Texas, according to the recorded map or plat of said Addition, and known, designated and described upon said recorded map or plat of said Addition as all of Lot No. 1 in Block No. 2 of said Addition, being a lot with a 50 foot front Oak Street and running back 140 feet to an alley, and being the same property as that conveyed to W. Roy Stead by Denton County National Bank of Denton, Texas, by deed dated the 21st day of June, A. D. 1935, and recorded in Volume 254, Page 18 of the Deed Records of Denton County, Texas.

TRACT THREE: All that certain real estate situated in the City and County of Denton and the State of Texas and being lots Nos. 2, 3, 4, 5, 6 and 7 and 35 feet off the

north side of lot No. 14 all in Block No. 2 of the Fulton and Spaulding Railroad Addition to the City of Denton, Texas, as shown by the map of said Addition recorded at page 335 of Volume O of the deed records of Denton County, Texas, and being the same land described in the deed from James G. Taylor and wife, Lee Ella Taylor, to Taylor Mills Corporation dated August 1, 1934, filed for record September 27, 1934, and duly recorded in the office of the County Clerk of Denton County.

TRACT FOUR: All that certain lot, tract or parcel of land situated in the City of Denton, County of Denton, State of Texas, and being part of Lot No. 11, in Block No. 2 of Fulton & Spaulding Addition to the City of Denton, Texas, described as follows:

BEGINNING at southwest corner of said Lot No. 11, in Block No. 2;
 THENCE East 40 feet;
 THENCE North 140 feet;
 THENCE West 40 feet;
 THENCE South 140 feet to the place of beginning.

TRACT FIVE: All that certain lot, tract or parcel of land lying and being situated in the City of Denton, Denton County, Texas, and more particularly described as follows: Fifteen feet, more or less off the North side of Lot No. 13, and fifteen feet, more or less off the south side of Lot No. 14, both in Block number 2 of Fulton & Spaulding's Addition to the City of Denton, Texas, and

BEGINNING in the east line of said lot number 13 at a point about twenty feet north of the Southeast corner of same;

THENCE West 100 feet to the west line of said lot number 13;

THENCE North 15 feet, more or less, to the northwest corner of said lot number 13, and continuing north 15 feet, more or less, to a point in the west line of lot number 14, of said Block number 2.

THENCE East 100 feet to the east line of said lot number 14, to a point 15 feet, more or less from its southeast corner;

THENCE South with the E. B. line of said lots 13 and 14 a total distance of 30 feet, more or less to the place of beginning, and containing a tract of land 30 feet, more or less, by 100 feet now being covered by a sheet iron building with concrete foundation except about five feet off the west side of said lot which is now used as an alley, and being the same property described in the following deeds to-wit;

From Edwin A. Lemp to J. J. MacLachlan, dated June 1920, and recorded in Volume 174, Page 132 of the Deed Records of Denton County, Texas; From J. J. MacLachlan and wife to J. T. Campbell, bearing date of June 16, 1924, and of record in Volume 186, Page 633 of the Deed Records of Denton County, Texas, and a deed from J. T. Campbell and wife to D. E. Ball bearing date of October 24, 1925, and of record in Volume 200, Page 427 of the Deed Records of Denton County, Texas.

TRACT SIX: All that certain lot, tract or parcel of land, situated, lying and being in the City of Denton, County of Denton, State of Texas, and better known as being all of Lot No. 12 and the South 25 feet of Lot No. 13 in Block 2 of the Fulton and Spaulding Railroad Addition to the City of Denton, Texas, as shown by map of said Addition recorded in Volume 0 at Page 335 of the Deed Records of Denton County, Texas.

TRACT SEVEN: All that certain lot, tract or parcel of land, situated, lying and being in the City of Denton, County of Denton, State of Texas, and better known as being all of Lot No. 9 in Block 2 of the Fulton and Spaulding Railroad Addition to the City of Denton, Texas as shown by map of said Addition recorded in Volume 0 at Page 335, of the Deed Records of Denton County, Texas and being the same land conveyed by Pat Gallagher and wife, Effie E. Gallagher to W. M. Swinney by deed, dated February 26, 1925, and recorded in Volume 197 at Page 452, of the Deed Records of Denton County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said KIMBELL MILLING COMPANY its successors and assigns, to warrant and forever defend, all and singular the said premises unto the said KIMBELL MILLING COMPANY its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

And for the same consideration, THE GRAHAM MILL AND ELEVATOR CO., as Grantor, does hereby bargain, sell, release and quitclaim unto the said KIMBELL MILLING COMPANY its successors and assigns, all of its right, title and interest in and to any and all other real property owned by THE GRAHAM MILL AND ELEVATOR CO. in the County of Bosque, State of Texas.

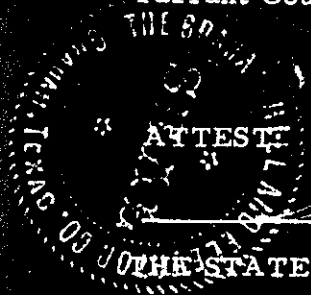
TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said KIMBELL MILLING COMPANY its successors and assigns forever, so that neither THE GRAHAM MILL AND ELEVATOR CO., nor its successors or assigns, nor any person

or persons claiming under it shall, at any time hereafter, have, claim, or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

WITNESS the hand and seal of the corporation at Fort Worth,

Tarrant County, Texas, this 30th day of September, 1966.

THE GRAHAM MILL AND ELEVATOR CO.



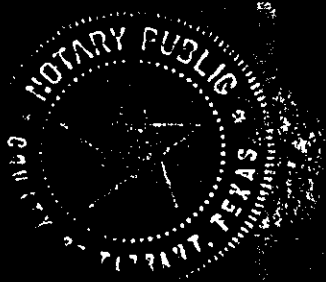
Richard L. Tommie
Secretary

By *Ben J. Fortson*
President

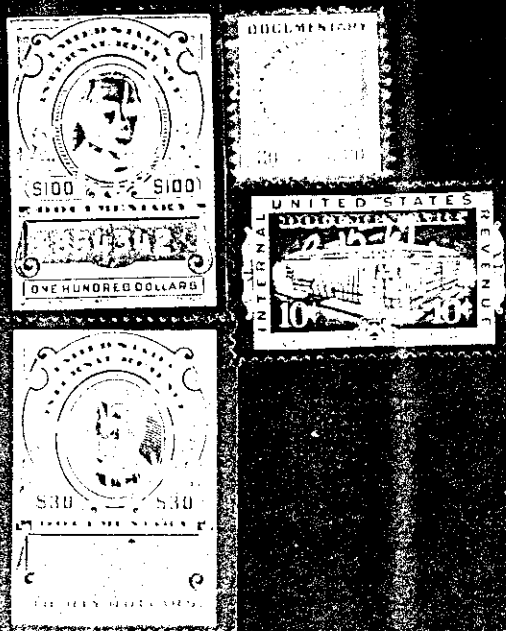
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Noatary Public in and for said County and State, on this day personally appeared Ben J. Fortson known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said THE GRAHAM MILL AND ELEVATOR CO., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of September, 1966.



Abney Weatherall
Notary Public in and for
Tarrant County, Texas



successors and assigns forever.

WITNESS its hand this 3rd day of January Ten A.D. 1969.

ATTEST:
[Signature]
Cashier

DENTON COUNTY NATIONAL BANK
BY: [Signature]
Senior Vice President

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF Denton } BEFORE ME, the undersigned authority,
in and for said County, Texas, on this day personally appeared J.S. Savaga President
of Denton County National Bank of Denton, a corporation

and officer
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 3rd day of January, A.D. 1969
(L.S.) JEANNIE RUTLEDGE Notary Public, Denton County, Texas
My Commission Expires June 1, 1971

JOINT ACKNOWLEDGMENT
FILED FOR RECORD: 9 day of June A.D. 1969 at 8:24 o'clock A.M.
RECORDED: 10 day of June A.D. 1969 at 10:30 o'clock A.M.
BY: [Signature] DEPUTY
THETA PARKER, CLERK COUNTY COURT
Denton County, Texas

WARRANTY DEED

5997

THE STATE OF TEXAS §
COUNTY OF TARRANT § KNOW ALL MEN BY THESE PRESENTS:

That KIMBELL MILLING COMPANY, a corporation duly organized and existing under the laws of the State of Texas, for and in consideration of the sum of Ten Dollars (\$10.00) by KIMBELL-DURANT COMPANY, and other good and valuable consideration, the receipt of which is hereby acknowledged, has Granted, Sold and Conveyed and by these presents does Grant, Sell and Convey, unto the said KIMBELL-DURANT COMPANY, an Oklahoma corporation, authorized to do business in the State of Texas, all those certain tracts of land and leases on real property listed and described on Exhibit A attached hereto, together with all improvements thereon;

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 KIMBELL-DURANT COMPANY, its successors and assigns forever and the said Kimbell Milling Company does hereby bind itself, its successors and assigns, to Warrant and Forever Defend, all and singular the said premises unto the said KIMBELL-DURANT COMPANY, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

IN WITNESS WHEREOF, Kimbell Milling Company has caused these presents to be signed by its duly authorized officers at Fort Worth, Texas, this 27th day of May, 1969, to be effective as of the close of business on

KIMBELL MILLING COMPANY

ATTEST:
[Signature]
Secretary

By *[Signature]*
President

THE STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared A. L. SCOTT, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said KIMBELL MILLING COMPANY, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 27th day of May, A. D. 1969.



[Signature]
Notary Public in and for Tarrant County, Texas. *Whitfield J. Collins*

EXHIBIT A

DESCRIPTION

TEXAS

DENTON COUNTY

Lots 1 through 7 and 9 through 14, Block 2, Spaulding and Fulton Addition to the City of Denton, with grain elevators, warehouses, steel storage tanks, and equipment located thereon -- Lease T. L. 19064 - Texas & Pacific Railway Company.

Lot 12, Block 4, Original Krum, with Frame IC building thereon; Lease No. 34200, Atchison, Topeka & Santa Fe Railway Company, with grain elevators, warehouses, office and scales located thereon.

All of Block 29 and 30 and the south 300' of Block 43, and 30' streets on all four sides of Block 30, original Sanger, with grain elevators, warehouses, steel storage tanks, office, scales and equipment thereon.

DICKENS COUNTY

A tract of land out of Section 244, Block 1, H&GN RR Company, Certificate No. 10/2017, 100' x 766' with grain elevators, warehouses, office and scale equipment located thereon.

FILED FOR RECORD: 6 day of June A.D. 1969 at 8:23 o'clock A.M.
RECORDED: 70 day of June A.D. 1969 at 4:05 o'clock P.M.
BY *[Signature]* DEPUTY

THETA PARKER, CLERK COUNTY COURT
Denton County, Texas

POWER OF ATTORNEY

Texas

Denton County

5098

The undersigned, CITIES SERVICE OIL COMPANY, a Delaware corporation, by these presents, does make, constitute and appoint