

\$220.00

FINAL APPLICATION
HISTORIC LANDMARK ZONING PETITION
CITY OF DENTON, TEXAS

Site Address 903 W. oak st
Denton, Tx 76201

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

See exhibit C

Attach street side photo

Present use: Residential

Current zoning: NR-3

Name of owner(s) Luke and Keri Evans

Address 903 W. Oak St, Denton TX 76201

Telephone number/E-Mail 617-875-2747 hollowaykeri@yahoo.com
(Additional owners may be listed on a separate piece of paper.) evansluke81@yahoo.com

Ku Evans
Signature of applicant

Signature of owner (if different from applicant.)

Construction/Description

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

- home built between 1896 and 1900
- This is the Blewett House - 1900 and is
a part of silk stocking row.

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

- See attached -

* In addition to attached notes, The home has a wheel in the attic that was used to discover perpetual motion in the ~~1910~~ 1920's.

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

Currently listed on

National Register? no

Recorded Texas Landmark? no

Local surveys or recognition? Silk Stocking Row

4. Architect unknown

5. Builder unknown

6. Exterior material wood siding

7. Roofing Composite shingle

8. Doors original front door.

9. Windows original wood framed - some w/ original glass

10. Porches front covered porch

11. Outbuildings the carriage house 18' x 18' burned down

12. Landscaping and fencing privacy fence around back.





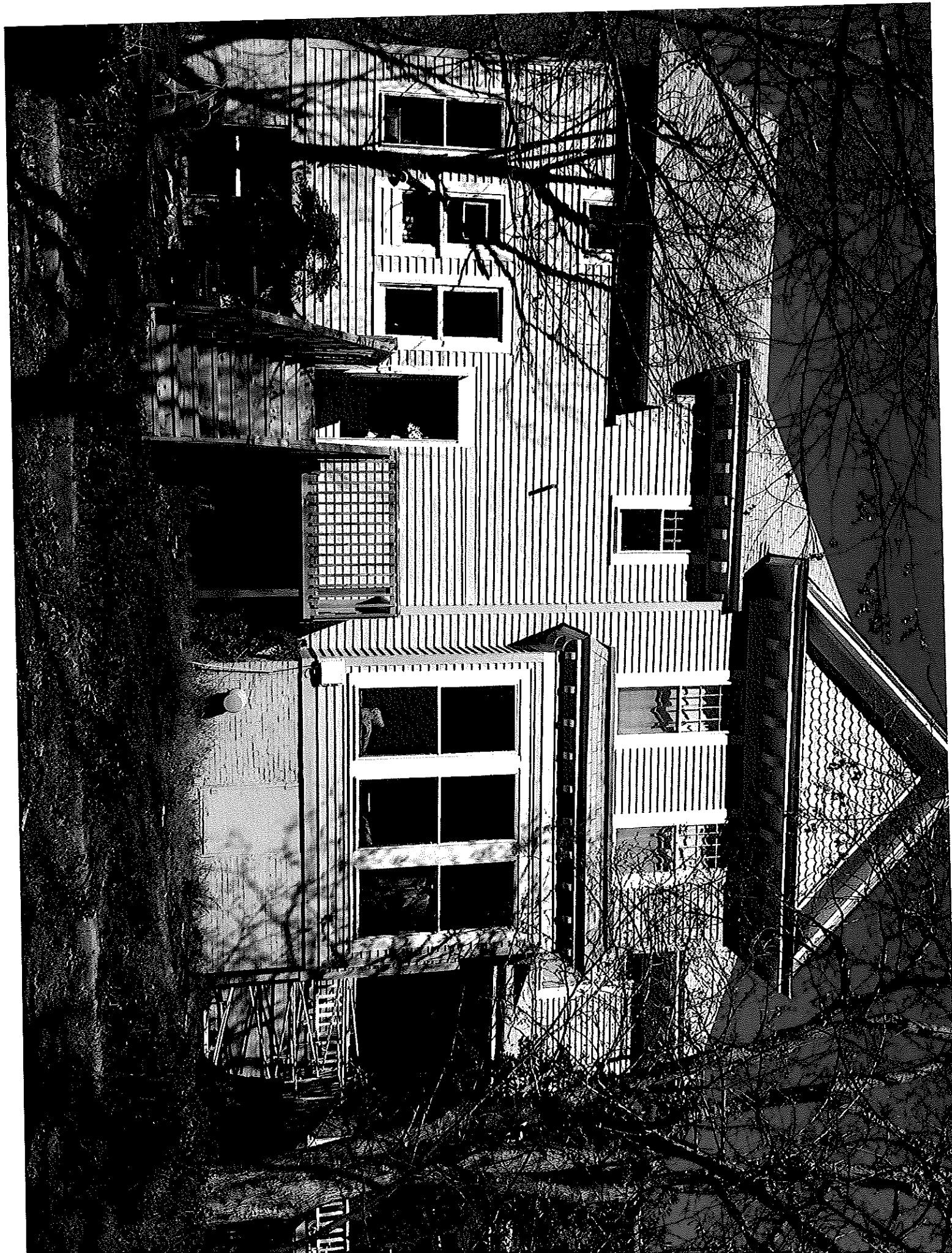
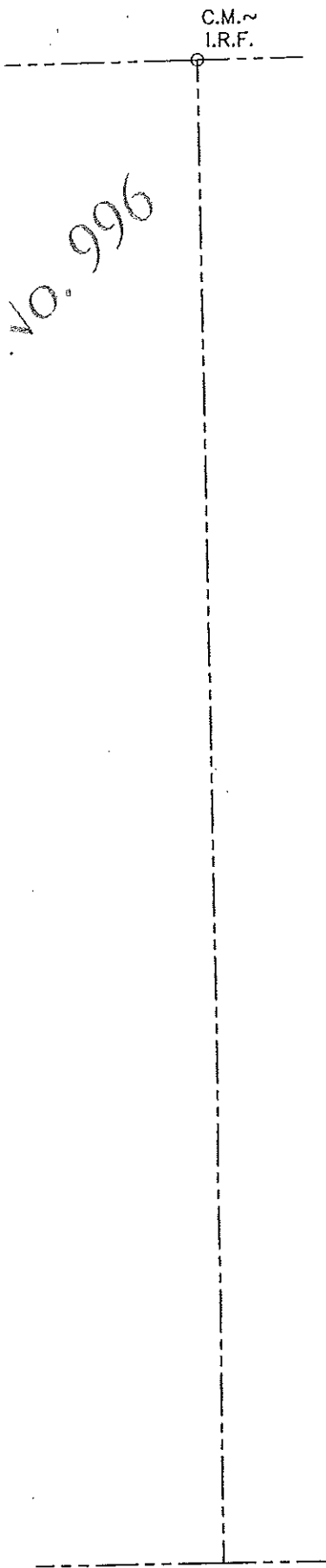




Exhibit "C"
Legal Description

* See attached



FIELD NOTE DESCRIPTION:

Legal description

BEING a 0.420 acre tract of land situated in the E. Puchalski Survey, Abstract No. 996, in the City of Denton, Denton County, Texas, and being all of that certain tract of land described by deed to Christopher C. Moran and Shannon K. Moran, as recorded in Document No. 2008-95476, of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for the northeast corner of the herein described tract, same being the northwest corner of that certain tract of land described by deed to Richard D. Hayes and wife, Helen B. Hayes, as recorded in Volume 1732, Page 822, R.P.R.D.C.T., and being in the south line of West oak Street (a 60 foot right-of-way);

THENCE South 00 degrees 00 minutes 00 seconds East, with the west line of said Hayes tract, a distance of 183.38 feet to a ⅝ inch iron rod found for the northeast corner of a tract of land described by deed to McKissack Residential Partners I, Ltd., a Texas limited partnership, as recorded in Volume 4744, Page 2187, R.P.R.D.C.T.;

THENCE South 89 degrees 54 minutes 59 seconds West, passing en route the northeast corner of a tract of land described by deed to Wynstone Investments, LLC, as recorded in Document No. 2009-134922, R.P.R.D.C.T., continuing on said course for a total distance of 100.00 feet to a ½ inch iron rod with cap stamped "ALLIANCE" found for corner in the east line of a tract of land described by deed to Jerry D. Barnes, and wife, Carolyn N. Barnes, as recorded in Volume 2533, Page 446, R.P.R.D.C.T.;

THENCE North 00 degrees 00 minutes 00 seconds West, passing en route the southeast corner of attract of land described by deed to Robert E. Lee Capps, Jr., and wife, Peggy W. Capps, as recorded in Volume 3229, Page 978, R.P.R.D.C.T., continuing on said course for a total distance of 182.90 feet to a ½ inch iron rod found for corner in the south line of said west Oak Street;

THENCE North 89 degrees 38 minutes 36 seconds East, with the south line of said West Oak Street, a distance of 100.00 feet to the **POINT OF BEGINNING** and containing a total of 0.420 acre of land, more or less, and being subject to any and all easements that may affect.

SURVEYOR'S CERTIFICATION: The undersigned does hereby certify to Allegiance Title Company (G.F.# 1117443), that this survey was this day made on the ground of the property legally described hereon and is correct and to the best of my knowledge, there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way that I have been advised of except as shown hereon. The bearings shown hereon are based on the above referenced recorded map or plat unless otherwise noted.

WEST OAK STREET

(60' R.O.W.)

(N 89°51'23" E PER DEED REC. Doc. No. 2008-95476)

C.M.~
I.R.F.

N 89°38'36" E 100.00'

C.M.~
I.R.F.

P.C.

concrete
footing

concrete
retaining wall

concrete
steps

covered wood veranda

column
(typical)

fence
1.1'

conc.
0.7'

(REFERENCE BEARING PER DEED REC. Doc. No. 2008-95476)

N 00°00'00" W 182.90'

14.4'

6.8'

5.0'

19.3'

24.0'

1.0'

5.1'

13.4'

1.9'

7.1'

3.5'

6.5'

wood steps

16.0'

A/C's

23.7'

903 West Oak Street
Residence

Christopher C. Moran
and
Shannon K. Moran

Doc. No. 2008-95476
R.P.R.D.C.T.

0.420 Acre

concrete
drive

concrete
retaining wall

concrete
deck

concrete
retaining wall

pump

spa

pool

fence
0.7'

fence
1.0'

C.M.~
C.I.R.F.
"ALLIANCE"

fence
1.2'

fence
0.7'

conc.
0.4'

C.M.~
I.R.F.

Lee Capps, Jr.
and wife,
W. Capps
229, Page 978
R.D.C.T.

* See attached

Exhibit "D"

Chain of title of site and/or enterprise

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

1. Name of owner Blewett

Type of instrument date
(Warranty deed) _____

Vol/Page # _____

Book-Deed records/Real property records _____

2. Name of owner James Taylor

Type of instrument date
(Warranty deed) _____

Vol/Page # _____

Book-Deed records/Real property records 1

3. Name of owner Pearces

Type of instrument date
(Warranty deed) _____

Vol/Page # _____

Book-Deed records/Real property records _____

4. Name of owner Nuckles

Type of instrument date
(Warranty deed) _____

Vol/Page # _____

Book-Deed records/Real property records _____

(Additional records may be attached on separate page.)

5. MORANS

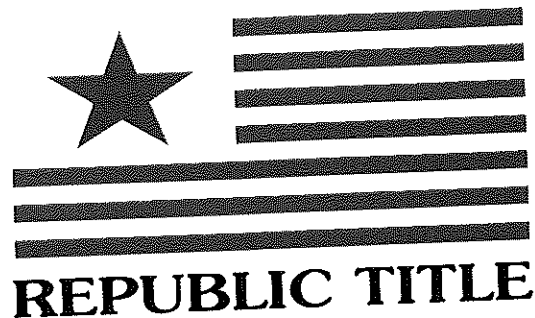
6. EVANS

to clerk, EMckinny st

Exhibit "D"

Vesting History

George Henry Blewett House
(903 W. Oak Street, Denton, Texas)



Prepared For Our:
MacArthur Branch Office

[10.31.11]

The information furnished is provided primarily as an accommodation and for a minimum service fee and per page charge, if any. The information enclosed was identified by accessing and researching a third party database. Therefore, neither the accuracy or adequacy of these filings are to be relied on for any purpose and are expressly not guaranteed by Republic Title Of Texas, Inc. (RTT) or any third party. In addition, this information is being provided as of our certification date of 10/16/11 and additional data may be posted after such date and not shown herein.

**** Electronically Filed Document ****

Denton County
Cynthia Mitchell
County Clerk

Document Number: 2011-49319
Recorded As : ERX-WARRANTY DEED

Recorded On: June 01, 2011
Recorded At: 09:47:13 am
Number of Pages: 4

Recording Fee: \$23.00

Parties: Direct- MORAN CHRISTOPHER C
Indirect-

Receipt Number: 796252
Processed By: Patsy Sallee

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

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



THE STATE OF TEXAS
COUNTY OF DENTON

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

C Mitchell

County Clerk
Denton County, Texas

1117443 ALEM SMC
DEN

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

General Warranty Deed with Vendor's Lien

Date: May 27, 2011

Grantor: Christopher C. Moran and Shannon K. Moran

Grantor's Mailing Address: 7412 Love Circle FT Worth, TX 76135

Grantee: Luke Evans and Keri Evans

Grantee's Mailing Address: 903 W. Oak Street, Denton, TX 76201

Consideration: Cash and one note of even date executed by Grantee and referred to as the first-lien note. The first-lien note is payable to the order of North Dallas Bank & Trust Co., in the principal amount of \$375,000.00. The first-lien note is secured by the first and superior vendor's lien against, and superior title to, the Property retained in this deed in favor of North Dallas Bank & Trust Co., and is also secured by a first-lien deed of trust of even date from Grantee to Kelly L. Green, Trustee.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof.

Reservations from Conveyance: None.

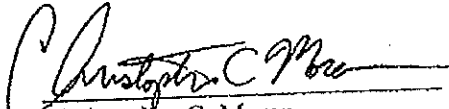
Exceptions to Conveyance and Warranty: Liens described as part of the Consideration, validly existing easements and all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2011 and subsequent years, which Grantee assumes and agrees to pay.

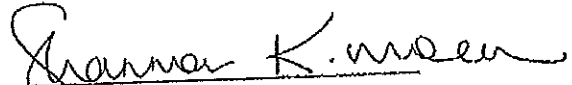
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

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

War :

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


Christopher C. Moran


Shannon K. Moran


STATE OF TEXAS

COUNTY OF DENTON

This instrument was acknowledged before me on May 27, 2011, by Christopher C. Moran and Shannon K. Moran.

(Notary Seal)




Notary Public, State of Texas

Prepared by:
Dawn Enoch Moore, P.C
6030 Sherry Lane
Dallas, Texas 75225
214/373-3500

After recording return to:
Luke & Keri Evans
903 W. Oak Street
Denton, TX 76201

EXHIBIT "A"

BEING a 0.420 acre tract of land situated in the E. Puchalski-Survey, Abstract No. 996, in the City of Denton, Denton County, Texas, and being all of that certain tract of land described by deed to Christopher C. Moran and Shannon K. Moran, as recorded in Document No. 2008-95476, of the Real Property Records of Denton County, Texas (R.P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of the herein described tract, same being the northwest corner of that certain tract of land described by deed to Richard D. Hayes and wife, Helen B. Hayes, as recorded in Volume 1732, Page 822, R.P.R.D.C.T., and being in the south line of West Oak Streets (a 60 foot right-of-way);

THENCE South 00 degrees 00 minutes 00 seconds East, with the West line of said Hayes tract, a distance of 183.38 feet to a 5/8 inch iron rod found for the northeast corner of a tract of land described by deed to McKissack Residential Partners I, Ltd., a Texas limited partnership, as recorded in Volume 4744, Page 2187, R.P.R.D.C.T.;

THENCE South 89 degrees 54 minutes 59 seconds West, passing en route the northeast corner of a tract of land described by deed to Wynstone Investments, LLC, as recorded in Document No. 2009-134922, R.P.R.D.C.T., continuing on said course for a total distance of 100.00 feet to a 1/2 inch iron rod with cap stamped "ALLIANCE" found for corner in the east line of a tract of land described by deed to Jerry D. Barnes and wife, Carolyn N. Barnes, as recorded in Volume 2533, Page 446, R.P.R.D.C.T.;

THENCE North 00 degrees 00 minutes 00 seconds West, passing en route the southeast corner of a tract of land described by deed to Robert E. Lee Capps, Jr. and wife, Peggy W. Capps, as recorded in Volume 3229, Page 978, R.P.R.D.C.T., continuing on said course for a total distance of 182.90 feet to a 1/2 inch iron rod found for corner in the south line of said west Oak Street;

THENCE North 89 degrees 38 minutes 36 seconds East, with the south line of said West Oak Street, a distance of 100.00 feet to the POINT OF BEGINNING and containing a total of 0.420 acres of land, more or less.

Note: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hercof.

Denton County
Cynthia Mitchell
County Clerk
Denton, Tx 76202



70 2008 0095476

Instrument Number: 2008-95476

As

Warranty Deed

Recorded On: August 29, 2008

Parties: NUCKELS EARL LANE

To

Billable Pages: 4

Number of Pages: 4

Comment:

(Parties listed above are for Clerks reference only)

** Examined and Charged as Follows: **

Warranty Deed	23.00
Total Recording:	23.00

***** DO NOT REMOVE. THIS PAGE IT IS PART OF THE INSTRUMENT *****

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

File Information:

Document Number: 2008-95476

Receipt Number: 517582

Recorded Date/Time: August 29, 2008 02:08:39P

User / Station: H Dunn - Cash Station 4

Record and Return To:

CHRISTOPHER C MORAN

903 W OAK

DENTON TX 76201



THE STATE OF TEXAS }
COUNTY OF DENTON }

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

C. Mitchell

County Clerk
Denton County, Texas

GENERAL WARRANTY DEED

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

Effective Date: August 28, 2008

Grantor: Earl Lane Nuckels and wife, Martha Christian Nuckels

Grantee: Christopher C. Moran and Shannon K. Moran

Grantee's Address: 903 W. Oak
Denton, TX 76201

Property: The real property described in Exhibit "A" attached hereto and made a part hereof; together with all buildings, fixtures and other real property improvements located on said real property; and the benefits and appurtenances on or appertaining to said real property and improvements.


Permitted Exceptions: Standby fees, ad valorem taxes and assessments for the year in which this Deed is executed and subsequent years, and subsequent assessments for prior years due to changes in land usage or ownership, payment of which are assumed by Grantee, and the liens securing same; valid and existing visible and apparent easements, rights of way and prescriptive rights, if any, that are not of record but are shown on a survey of the Property furnished to Grantee at or before execution and delivery of this Deed; and any and all restrictions, covenants, easements, rights of way and other matters of record affecting the Property; provided the Permitted Exceptions do not include liens or conveyances affecting the Property, unless same are expressly identified in this Deed.


For TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee the Property, to have and to hold the Property unto Grantee and Grantee's heirs, executors, administrators, successors and assigns forever, subject to the Permitted Exceptions. Grantor binds Grantor and Grantor's heirs,

executors, administrators, successors and assigns to warrant and forever defend title to the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns, subject to the Permitted Exceptions, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

Executed on the date of the acknowledgment below, but effective as of the Effective Date set forth above.


Earl Lane Nuckels


Martha Christian Nuckels

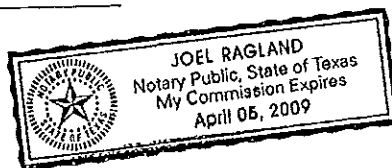
STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on August 28, 2008, by Earl Lane Nuckels and Martha Christian Nuckels.


Notary Public, State of Texas

My Commission Expires:

Notary's Printed/Typed Name



AFTER RECORDING, RETURN TO:
Christopher C. Moran and Shannon K. Moran
903 W. Oak
Denton, TX 76201

EXHIBIT "A"

GF#: DN08326978

Legal Description

A tract of land situated in the Eugene Puchalski One-Third League Survey, Abstract No. 996, in the City of Denton, Denton County, Texas, a re-survey of a tract of land described in deed to Robert L. Pearce and Darlene B. Pearce recorded in Volume 551, Page 304 of the Deed Records of Denton County, Texas, and more particularly described as follows:

Beginning at the northeast corner of the herein described tract at a 1/2 inch iron rod found in the south line of West Oak Street, same being the northwest corner of Lot 10 of McKennon Addition, an addition to the City of Denton recorded in Volume J, Page 439 of the Deed Records of Denton County, Texas;

Thence South along the west line of said Lot 10, along or near a fence, a distance of 182.90 feet to a 5/8 inch iron rod found for corner, same being the northeast corner of a called .166 acre tract of land described in deed to Linda L. McKissack, recorded under County Clerk File No. 95-R0050180 of the Real Property Records of Denton County, Texas;

Thence South 89 deg. 51 min. 23 sec. West with the north line of said .166 acre tract along or near a fence, passing at 50.00 feet the northwest corner of said .166 acre tract, same being the northeast corner of a tract of land described in deed to M. Kellogg Gann recorded in Volume 1869, Page 15 of the Real Property Records of Denton County, Texas, continuing on said course a total distance of 100.00 feet to a 1/2 inch capped iron rod set, same being in the east line of a called .185 acre tract of land described in the deed to Jerry D. Barnes and Carolyn N. Barnes recorded in Volume 2533, Page 446 of the Real Property Records of Denton County, Texas;

Thence North with the east line of said .185 acre tract, passing at 12.08 feet a fence corner post, same being the northeast corner of said .185 acre tract and the southeast corner of a called 0.422 acre tract described in the deed to Robert E. Lee Capps and Peggy W. Capps recorded in Volume 3229, Page 978 of the Real Property Records of Denton County, Texas, continuing on said course with the east line of said 0.422 acre tract, along and near a concrete retaining wall part of the way, a total distance of 182.90 feet to a 1/2 inch capped iron rod set of corner in the south line of said street, same being the northeast corner of said 0.422 acre tract;

Thence North 89 deg. 51 min. 23 sec. East with the south line of said West Oak Street a distance of 100.00 feet to the place of beginning, and enclosing 0.42 acre of land, more or less.

Loan No: 0020586863
Borrower: EARL LANE NUCKELS

9913323 DE
004512 PG0127

WARRANTY DEED WITH VENDOR'S LIEN

007260

Date: January 19, 2000

Grantor: ROBERT L. PEARCE AND WIFE, DARLENE B. PEARCE

Grantee: EARL LANE NUCKELS AND WIFE, MARTHA CHRISTIAN NUCKELS

Grantee's Mailing Address (including county):

903 WEST OAK STREET
DENTON, TEXAS 76201
DENTON County

Consideration:

TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration and note(s) of even date executed by Grantee payable to the order of

WASHINGTON MUTUAL BANK, FA ("Lender"),

In the amount(s) of \$ 288,750.00

the note(s) being secured in whole or in part by vendor's lien retained in favor of Lender in this deed and also secured by a deed of trust of even date from Grantee to

MICHAEL L. RIDDLE, Trustee.

Property (including any improvements):

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Reservations from and Exceptions to Conveyance and Warranty:

Any and all restrictions and easements of record.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns, as the case may be, forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns, as the case may be, to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

0014512 PG0128

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute. The vendor's lien and superior title are transferred to Lender without recourse on Grantor.

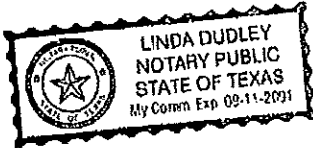
When the context requires, singular nouns and pronouns include the plural.

Robert L. Pearce
ROBERT L. PEARCE
Darlene B. Pearce
DARLENE B. PEARCE

State of TEXAS
County of DENTON

§
§

This instrument was acknowledged before me on the 20 day of January, 2008
by
ROBERT L. PEARCE AND DARLENE B. PEARCE



Linda Dudley
Notary Public

(Printed Name)

My commission expires: _____

State of TEXAS
County of _____

§
§

This instrument was acknowledged before me on the _____ day of _____, 20____,
by

Notary Public

(Printed Name)

My commission expires: _____

AFTER RECORDING RETURN TO:

EARL LANE NUCKELS
903 WEST OAK STREET
DENTON, TEXAS 76201

EXHIBIT "A"

Being all that certain lot, tract or parcel of land situated in the Eugene Puchalski One-Third League Survey, Abstract No. 996, in the City of Denton, Denton County, Texas, and being a 76-survey of a tract of land described in the Deed to Robert L. Pearce and wife, Darlene B. Pearce, recorded in Volume 551, Page 304, of the Deed Records of Denton County, Texas, and being more particularly described as follows:

Beginning at the Northeast corner of the herein described tract at a 1/2" iron rod found in the South line of West Oak Street, same being the Northwest corner of Lot 10, of McKennon Addition, an Addition to the City of Denton, recorded in Cabinet J, Page 439, of the Plat Records of Denton County, Texas;

Thence, South, along the West line of said Lot 1, said Addition along or near a fence a distance of 182.90 feet to a 5/8" iron rod found for corner, same being the Northeast corner of a called .166 acre tract of land described in the Deed to Linda L. McKissack, recorded under County Clerk's File No. 95-R0050180, of the Real Property Records of Denton County, Texas;

Thence, South 89 degrees 51 minutes 23 seconds West, with the North line of said .166 acre tract along or near a fence passing at 50.00 feet the Northwest corner of said .166 acre tract, same being the Northeast corner of a tract of land described in the Deed to M. Kallogg Gann, recorded in Volume 1869, Page 15, of the Real Property Records of Denton County, Texas, continuing on said course a total distance of 100.00 feet to a 1/2" capped iron rod set, same being the Northwest corner of said Gann tract, and being in the East line of a called .185 acre tract of land described in the Deed to Jerry D. Barnes and wife, Carolyn N. Barnes, recorded in Volume 2533, Page 446, of the Real Property Records of Denton County, Texas;

Thence, North, with the East line of said .185 acre tract passing at 12.08 feet a fence corner post, same being the Northeast corner of said .185 acre tract and the Southeast corner of a called 0.422 acre tract described in the Deed to Robert E. Lee Capps and wife, Peggy W. Capps, recorded in Volume 3229, Page 978, of the Real Property Records of Denton County, Texas, continuing on said course with the East line of said 0.422 acre tract, along and near a concrete retaining wall part of the way, a total distance of 182.90 feet to a 1/2" capped iron rod set for corner in the South line of said street, same being the Northeast corner of said 0.422 acre tract;

Thence, North 89 degrees 51 minutes 23 seconds East, with the South line of said West Oak Street, a distance of 100.00 feet to the Place of Beginning and enclosing 0.42 acres of land, more or less.

004512 PG0130

Filed for Record in:
DENTON COUNTY, TX
CYNTHIA MITCHELL, COUNTY
CLERK

On Jan 25 2000
At 9:23am

Doc/Num : 00-R0007268
Doc/Type : MD
Recording : 4.00
Doc/Mgmt : 6.00
Receipt #: 3335
Deputy - Christy

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

Know All Men By These Presents:

3752

That I, LEE P. TAYLOR,

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

the sum of TEN AND NO/100-----

-----DOLLARS,

and other good and valuable considerations,

to me paid, and secured to be paid, by ROBERT L. PEARCE and wife, DARLENE ~~xxxxxxx~~ B. PEARCE, out of their own funds, the receipt of which is hereby acknowledged and the execution and delivery by the Grantees herein of an installment Vendor's Lien Note of even date herewith, payable to Lee P. Taylor in the principal sum of \$18,000.00, payable in monthly installments of \$204.39, the first of said installments to become due and payable on the first day of July, 1967, and a like installment to become due and payable on or before the first day of each succeeding month thereafter until said note, principal and interest, is paid in full, bearing interest on the unpaid balance at the rate of 6½ per cent per annum, interest payable monthly as it accrues as a part of said installment, and said note containing the usual default, maturity and attorney's fee clauses, and being additionally secured by Deed of Trust of even date herewith executed by the Grantees herein to George Hopkins, Trustee, which Deed of Trust contains the power of sale, tax and insurance clauses, and other provisions commonly contained in Deeds of Trust.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said Robert L. Pearce and wife, Darlene B. Pearce,

of the County of Denton, State of Texas all that certain tract or parcel of land situated in the City of Denton, in Denton County, Texas, being a part of the E. Puchalski one-third League Survey, Abst. #996, and described as follows, to-wit:

BEGINNING sixty (60) feet South of the Southeast corner of Lot Number One (1) sold by John Atchison to W. H. Mounts, same being the Northeast corner of lot sold to N. F. Comstock;

THENCE West one hundred (100) feet to the Northwest corner of said N. F. Comstock lot;

THENCE South, at one hundred fifty (150) feet passing the Southwest corner of said N. F. Comstock lot and continuing South about two hundred five (205) feet, to the Northwest corner of Lot sold by S. A. Blewett and wife on October 26th, 1918, by a deed recorded in Vol. 174, page 502, of the Deed Records of Denton County, Texas, to E. K. Blewett;

THENCE East with the North boundary line of said lot sold to E. K. Blewett one hundred (100) feet to a point on the East boundary line of said E. Puchalski Survey and Northeast corner of said E. K. Blewett lot;

THENCE North two hundred five (205) feet, more or less, to the place of beginning, being all of a lot deeded by D.H. Allison and wife on October 24th, 1918, by Deed recorded in Vol. 162, page 2, of the Deed Records of Denton County, Texas, except that part sold by S. A. Blewett and wife to E. K. Blewett as hereinabove mentioned.

Grantees herein assume payment of taxes for the year 1967.

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 Robert L. Pearce and wife, Darlene B. Pearce, 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 Robert L. Pearce and wife, Darlene B. Pearce, their

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

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

Witness my hand at Denton, Texas this 16th day of May, A.D. 19 67.

Witnesses at Request of Grantor:



Lee P. Taylor
LEE P. TAYLOR



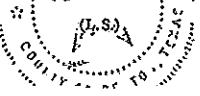
THE STATE OF TEXAS, }
COUNTY OF DENTON }

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared Lee P. Taylor

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 19th day of May, A.D. 19 67



Notary Public, Denton County, Texas

My Commission Expires June 19 68

Filed for Record: 24 day of May A.D. 1967 at 3:35 o'clock P.M.
Recorded: 31 day of May A.D. 1967 at 11:00 o'clock A.M.
By Ellen Hamrick Deputy THETA PARKER, Clerk County Court
Denton County, Texas

VOL 551 PAGE 299

THE STATE OF TEXAS X
 COUNTY OF DENTON X

3751

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, James G. Taylor, a resident of Denton County, Texas, died in Tarrant County, Texas, on or about the 19th day of June, 1954, and

WHEREAS, James G. Taylor left a written Will by the terms of which he bequeathed his entire estate to his widow, Lee P. Taylor, and

WHEREAS, no application to probate said Will has been filed and none has been contemplated, and

WHEREAS, Elois Murphey, James G. Taylor, Jr., Louis E. Taylor, Geneva Wright, and Elleece Hall, the sole and only children and heirs at law of James G. Taylor, desire to convey our interest in the real estate owned by James G. Taylor to his widow and our mother, Lee P. Taylor, in order to avoid the necessity of probating the Last Will and Testament of James G. Taylor;

NOW THEREFORE, We, Elois Murphey joined herein by her husband Willis H. Murphey and Louis E. Taylor joined by his wife, Betty Taylor, all of Tarrant County, Texas; James G. Taylor, Jr., and wife Sarah Taylor, and Geneva Wright joined herein by her husband Steele Wright, all of Nacogdoches County, Texas; and Elleece Hall joined herein by her husband, L. B. Hall of the County of Denton, State of Texas, for in and in consideration of the sum of one dollar and other good and valuable considerations to us in hand paid by Lee P. Taylor, the receipt of which is hereby fully acknowledged,

and for the further purpose of vesting in our mother the title to any interest which we might have received in the hereinafter described property as heirs at law of our deceased father James G. Taylor, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said Lee P. Taylor, a widow of the County of Denton, State of Texas, the following described property, to-wit:

All that certain tract or parcel of land situated in the City of Denton, in Denton County, Texas, being a part of the E. Puchalski one-third league Survey, and described as follows, to-wit:
 BEGINNING sixty (60) feet South of the Southeast corner of Lot Number One (1) sold by John Atchison to W. H. Mounts, same being the Northeast corner of Lot sold to N. F. Comstock;
 THENCE West one hundred (100) feet to the Northwest corner of said N. F. Comstock lot;
 THENCE South, at one hundred fifty (150) feet passing the Southwest corner of said N. F. Comstock lot and continuing South about two hundred five (205) feet, to the Northwest corner of Lot sold by S. A. Blewett and wife on October 26th, 1918, by a deed recorded in Vol. 174, page 502, of the Deed Records of Denton County, Texas, to E. K. Blewett;
 THENCE East with the North boundary line of said lot sold to E. K. Blewett one hundred (100) feet to a point on the East boundary line of said E. Puchalski Survey and Northeast corner of said E. K. Blewett lot;
 THENCE North two hundred five (205) feet, more or less, to the place of beginning; being all of a Lot deeded by D. H. Allison and wife on October 24th, 1918, by Deed recorded in Vol. 162, page 2, of the Deed Records of Denton County, Texas, except that part sold by S. A. Blewett and wife to E. K. Blewett as hereinabove mentioned.

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 Lee P. Taylor, her heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said Lee P. Taylor, her heirs and assigns, against every person whom-

soever lawfully claiming, or to claim the same, or any part thereof.

WITNESS OUR HANDS AT DENTON, TEXAS, this 25th day of April, 1967.

Elois Murphey
Elois Murphey

Willis H. Murphey
Willis H. Murphey

Louis E. Taylor
Louis E. Taylor

Betty Taylor
Betty Taylor

James G. Taylor, Jr.
James G. Taylor, Jr.

Sarah Taylor
Sarah Taylor

Geneva Wright
Geneva Wright

Steele Wright
Steele Wright

Elleece Hall
Elleece Hall

L. B. Hall
L. B. Hall

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF DENTON

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared L. B. Hall
and Elleece Hall

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Elleece Hall, wife of the said L. B. Hall having been

examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Elleece Hall acknowledged such instrument to be her act and deed

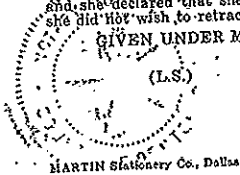
and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 15th day of May, A.D. 1967

(L.S.)

Patsy Wigg
Notary Public, Denton County, Texas

My Commission Expires June 1, 19.....



JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF Nacogdoches }

BEFORE ME, the undersigned authority,

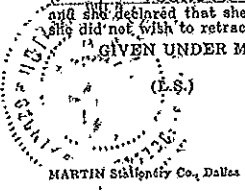
in and for said County, Texas, on this day personally appeared Steele Wright
and Geneva Wright

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Geneva Wright, wife of the said Steele Wright having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Geneva Wright 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 27 day of April, A.D. 1967

[Signature]
Notary Public, Nacogdoches County, Texas

My Commission Expires June 1, 19



JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF Nacogdoches }

BEFORE ME, the undersigned authority,

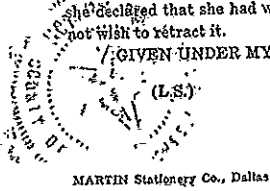
in and for said County, Texas, on this day personally appeared James G. Taylor, Jr.
and Sarah Taylor

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Sarah Taylor, wife of the said James G. Taylor, Jr. having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Sarah Taylor 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 27 day of April, A.D. 1967

[Signature]
Notary Public, Nacogdoches County, Texas

My Commission Expires June 1, 1967



JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS, }
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority,

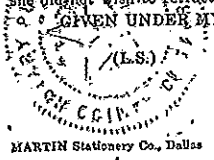
in and for said County, Texas, on this day personally appeared Louis E. Taylor
and Betty Taylor

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Betty Taylor, wife of the said Louis E. Taylor having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Betty Taylor 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 3 day of May, A.D. 1967

[Signature]
Notary Public, Tarrant County, Texas

My Commission Expires June 1, 1967



JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF TARRANT

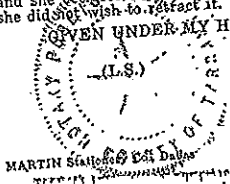
BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared Willis H. Murphey
and Elois Murphey

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Elois Murphey, wife of the said Willis H. Murphey having been

examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Elois Murphey 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 15th day of May, A.D. 1967
[Signature]
Notary Public, Tarrant County, Texas
My Commission Expires June 1, 1967



The State of Texas;
County of Johnson:

I, James G. Taylor, of Johnson County, Texas, do hereby make and publish this my last will and testament, revoking all other wills heretofore made by me;

FIRST: I will devise and bequesth unto my wife Lee Ella Taylor all and singular all of my property in fee simple, including all real, personal and mixed property, without reservation of whatsoever nature, and expressly including community property.

SECOND: I hereby nominate, constitute and appoint my said wife, Lee Ella Taylor, as independent executrix of this my will and of my estate; and I hereby expressly stipulate that no bond of any kind or character shall be required of her as such executrix, and I further provide and stipulate that no action shall be taken in the probate Court in the administration of my estate save and except to probate this will and have returned and approved an inventory and appraisement of my estate. It is my desire, and I so will and stipulate that my said executrix shall not be required to give any bond of any character as such executrix, but that said estate shall be administered independent of the probate Court as above stipulated.

THIRD: I, of course, desire that all my just debts be paid, and for the purpose of paying such debts said executrix is hereby given express power and authority to sell and convey any of said property that I may own at the time of my death.

WITNESS my hand in the presence of the attesting witnesses and I have declared this to be my last will in their presence and have called on them to witness the same as such, on this the 15 day of October, 1960.

Jas. G. Taylor

The above was signed by James G. Taylor in our presence, and he called on us to witness same as his last will, and we have in the presence of each other and in the presence of the said Jas. G. Taylor, written our name as subscribing witnesses to said will, on this the date above written.

Bess James
John Williams

VOL 551 PAGE 304

Filed for Record: 24 day of May A.D. 1967 at 3:35 o'clock P M.
Recorded: 31 day of May A.D. 1967 at 10:55 o'clock A M.
By Ellen Hennrich Deputy THETA PARKER, Clerk County Court
Denton County, Texas

#3537

THE STATE OF TEXAS
 COUNTY OF DENTON

KNOW ALL MEN BY THESE PRESENTS:

That we, C. C. Boyd and wife, Nora F. Boyd of the County of Reeves, State of Texas for and in consideration of the sum of Six Thousand and no/100 (\$6000.00) Dollars, to us paid and agreed to be paid by James G. Taylor of Denton County, Texas, as follows: The sum of Two Hundred Fifty and no/100 (\$250.00) Dollars cash, the receipt of which is hereby acknowledged; and further the payment by the said James G. Taylor of the further sum of Two Hundred Fifty and no/100 (\$250.00) Dollars by the payment immediately of one-half of the taxes assessed against the hereinafter described property by all governmental agencies for the Years 1932 and 1933 and the assumption of one-half of the taxes assessed against said property for the year 1934; and the further sum of Five Thousand Five Hundred and no/100 (\$5,500.00) Dollars payable in deferred payments evidenced by one certain promissory vendor's lien note, duly executed by the said James G. Taylor, payable to C. C. Boyd at Pecos, in Reeves County, Texas, dated July 1st, 1935, the principal of said note being payable in six installments scheduled as follows, \$500.00 due and payable on or before November 1, 1935, \$500.00 due and payable on or before July 1, 1936, \$1000.00 due and payable on or before November 1, 1936, \$1000.00 due and payable on or before November 1, 1937, \$1000.00 due and payable on or before November 1, 1938 and \$1500.00 due and payable on or before November 1, 1939, with interest on said principal sum at the rate of 7% per annum payable annually as it accrues and all past due interest to bear interest at the rate of 10% per annum from its maturity until paid, said note containing the usual acceleration clause providing that failure to pay said note, or any installment of principal or interest thereon when due, shall at the election of the holder of said note, mature said note, and providing for 10% attorney's fees if placed in the hands of an attorney for collection, or collected by suit or through the Probate Court or Court of Bankruptcy; and said Note further reciting that same is given as a part of the purchase price for the hereinafter described property, and that to secure the payment of same, a Vendor's Lien is retained in this conveyance; and as further security for the payment of this Note, a Deed of Trust of even date with the Note is given to Roy I. Biggs, for the benefit of the holder of said Note, and a Chattel Mortgage of even date with said Note is given to said C. C. Boyd upon the furniture now located in the house on said premises; and said note in the principal sum of \$5,500.00 further providing that, in the event of default in payment of same, the said Vendor's Lien, or Deed of Trust Lien, or Chattel Mortgage Lien, hereinafter mentioned, either or all, shall become subject to foreclosure proceedings, as the holder of said note may elect, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said James G. Taylor of the County of Denton, State of Texas.

All that certain tract or parcel of land situated in the City of Denton, in Denton County, Texas, being a part of the E. Puchalski one-third League Survey, and described as follows,

BEGINNING sixty (60) feet South of the Southeast corner of Lot Number One (1) sold by John Atchison to W. H. Mounts, same being the Northeast corner of lot sold to N. F. Comstock; THENCE West one hundred (100) feet to the Northwest corner of said N. F. Comstock lot; THENCE South, at one hundred fifty (150) feet passing the Southwest corner of said N. F. Comstock lot and continuing South about two hundred five (205) feet, to the Northwest corner of Lot sold by S. A. Blewett and wife on October 26th, 1918, by a deed recorded in Vol. 174, page 502, of the Deed Records of Denton County, Texas, to E. K. Blewett;

THENCE East with the North boundary line of said lot sold to E. K. Blewett one hundred (100) feet to a point on the East boundary line of said E. Puchalski Survey and Northeast corner of said E. K. Blewett lot;-

THENCE North two hundred five (205) feet, more or less, to the place of beginning; Being all of a lot deeded by D. H. Allison and wife on October 24th, 1918, by Deed Recorded in Vol. 162, page 2, of the Deed Records of Denton County, Texas, except that part sold by S. A. Blewett and wife to E. K. Blewett as hereinabove mentioned; together with all buildings and improvements on the tract herein conveyed, and all furniture now located in the house on said premises.

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 James G. Taylor and his heirs and assigns forever; and we do hereby bind ourselves, and our heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said James G. Taylor and his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

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

Witness our hands at Pecos, Texas this 1st day of July A. D. 1935.

G. C. Boyd

Nora F. Boyd

Witnesses at Request of Grantor:

(Affix US. Document stamps

hereinssum of \$6.00.

Internal Revenue.

THE STATE OF TEXAS §

COUNTY OF NOLAN § BEFORE ME, the undersigned authority, a Notary Public, in and for ----- County, Texas, on this day personally appeared C. C. Boyd 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 3rd day of July A. D. 1935.

E. B. Hull

Notary Public

Nolan County, Texas.

Seal

THE STATE OF TEXAS §

COUNTY OF REEVES § BEFORE ME, the undersigned authority, a Notary Public, in and for Reeves County, Texas, on this day personally appeared Nora F. Boyd, wife of C. C. Boyd known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Nora F. Boyd acknowledged such instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

556

Given under my hand and seal of office, This 2nd day of July A. D. 1935.

Roy I. Biggs
Notary Public
Reeves County, Texas.

Seal

FILED FOR RECORD: Nov. 25th 1941 at 10:10 A M

RECORDED: Dec. 5th 1941 at 10:45 A M

Bess Lynch

Mrs. Florence McLeod
Clerk County Court
Denton County Texas



#78903

Warranty Deed.

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

That we, Lester Davis, and wife, Hettie E. Davis, of the County of Denton, State of Texas, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable considerations to us in hand paid by C.C. Boyd, the receipt of which is hereby fully acknowledged and confessed, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said C.C. Boyd, of the County of Reeves, State of Texas, all that certain tract or parcel of land situated in the City of Denton, Denton County, Texas, a part of the E. Puchalski one-third 1889 survey and described as follows;

BEGINNING 60 ft. South of the Southeast corner of Lot No. One, (1) sold by John Atchison to W.H. Mounts, same being the Northeast corner of Lot sold to N.F. Comstock;

THENCE West 100 ft. to the Northwest corner of said Comstock lot;

THENCE South at 150 ft. passing the Southwest corner of said Comstock lot and continuing South about 205 ft. to the Northwest corner of lot sold by S.A. Blewett, and wife, on October 25th, 1918, by deed recorded in Vol. 174, page 502; Deed Records of Denton County, Texas, to E.K. Blewett;

THENCE East with the North boundary line of said lot sold to E.K. Blewett, 100 ft,

to point on East Boundary line of said Puchalski survey and Northeast corner said E.K. Blewett lot;

THENCE North 205 ft. more or less to the place of beginning, being all of a lot deeded by D.H. Allison, and wife, on October, 24th, 1918, by deed recorded in Vol. 162, page 2, Deed Records of Denton County, Texas, except that part sold by S.A. Blewett, and wife, to E.K. Blewett, as hereinabove mentioned.

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

WITNESS our hands at Denton, Texas, this 26th, day of January, A.D. 1931.

Lester Davis,

Hettie E. Davis,

THE STATE OF TEXAS, }
COUNTY OF DENTON. }

BEFORE ME, the undersigned authority, a Notary Public, in and for Denton County, Texas, on this day personally appeared Lester Davis, and Hettie E. Davis, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Hettie E. Davis, wife of the said Lester Davis, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Hettie E. Davis, 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 27th day of January, A.D. 1931.

W.L. McCormick,

Notary Public, Denton County, Texas.

{seal}

FILED FOR RECORD: Feb. 25, 1931, at 8:50 o'clock A.M.

RECORDED: Feb. 27, 1931, at 10:45 o'clock A.M.

Jack Christal,

County Clerk Denton County, Texas.

No. 77964.

WD

THE STATE OF TEXAS
COUNTY OF DENTON

KNOW ALL MEN BY THESE PRESENTS:-

That we, Hubert Davis and Albert L. Davis, of Kaufman County, Texas; Grace McKinney, joined by her husband, J.K. McKinney, of Pratt County, Kansas; Nannie Sue Cherry, joined by her husband, W.T. Cherry, of Jones County, Texas; Almett H. Davis, of Harris County, Texas; Middle E. Davis, a feme sole, and Evelyn R. Ball, joined by her husband, Dewey E. Ball, all of Denton County, Texas, who, together with the grantees herein, Lester Davis, are all of the heirs of A.W. Davis, Jr., and his wife, Sodie A. Davis, both deceased, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other valuable considerations to us in hand paid by Lester Davis, the receipt of which is hereby fully acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said Lester Davis of the County of Denton, State of Texas, all that certain lot, tract or parcel of land, situated and lying in the City of Denton, Denton County, Texas, a part of the E. Fuchalski one-third league survey and that part conveyed described as follows:

BEGINNING 60 ft. south of the southeast corner of Lot No. 1 sold by John Atchison to W.H. Mounts, same being the northeast corner of lot sold to N.F. Comstock;

THENCE West 100 ft. to the northwest corner said Comstock lot;

THENCE South at 150 ft. passing the southwest corner of said Comstock lot and continuing south about 205 ft. to the northwest corner of lot sold by S.A. Blewett and wife on October, 26th, 1918 by deed recorded in Vol. 174, page 502, Deed Records of Denton County, Texas, to E.K. Blewett;

THENCE East with the north boundary line of said lot so sold to E.K. Blewett 100 ft. to point on east boundary line of said Fuchalski survey and northeast corner said E.K. Blewett lot; THENCE NORTH 205 ft. more or less to the place of beginning, being all of a lot deeded by D.H. Allison and wife on Oct. 24, 1918 by deed recorded in Vol. 162, page 2, Deed Records of Denton County, Texas, except that part sold by S.A. Blewett and wife to E.K. Blewett as hereinabove mentioned.

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

WITNESS our hands, this the 13 day of October A.D. 1930.

Evelyn R. Ball

Middle E. Davis

Dewey E. Ball

Hubert Davis

Albert L. Davis

Almett H. Davis

J.K. McKinney

Grace McKinney

Nannie Sue Cherry

W.T. Cherry

2

THE STATE OF TEXAS
COUNTY OF KAUFMAN

BEFORE ME, the undersigned authority, a Notary Public, in and for Kaufman County, Texas, on this day personally appeared Hubert Davis known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed:

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of October A.D. 1930.

(SEAL)

Jno. R. Hamilton, Notary Public,

Kaufman County, Texas.

THE STATE OF TEXAS
COUNTY OF KAUFMAN

BEFORE ME, the undersigned authority, a Notary Public, in and for Kaufman County, Texas, on this day personally appeared Albert L. Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed:

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of October A.D. 1930.

(SEAL)

Jno. R. Hamilton, Notary Public,

Kaufman County, Texas.

THE STATE OF KANSAS
COUNTY OF PRATT

BEFORE ME, the undersigned authority, a Notary Public, in and for Pratt County, Kansas, on this day personally appeared J.K. McKinney and Grace McKinney, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Grace McKinney, wife of the said J.K. McKinney, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Grace McKinney, acknowledged such instrument to be her act and deed and she declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it:

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 24th day of October A.D. 1930.

(SEAL)

Elva Williams, Notary Public,

Pratt County, Kansas.

Com. Exps. Sept. 5, 1934.

THE STATE OF TEXAS
COUNTY OF JONES

BEFORE ME, the undersigned authority, a Notary Public, in and for Jones County, Texas, on this day personally appeared W.T. Cherry and Nannie Sue Cherry, his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Nannie Sue Cherry, wife of the said W.T. Cherry, having been examined by me privily and apart from her husband and having the same fully explained to her, she, the said Nannie Sue Cherry, acknowledged such instrument to be her act and deed and she declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 10th day of Nov. A.D. 1930.

(SEAL)

Tate May, Notary Public,

Jones County, Texas.

THE STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, a Notary Public, in and for Harris County, Texas, on this day personally appeared Almett H. Davis, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed:

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of October A.D. 1930:
 (SEAL) R.R. Carter, Notary Public;

Harris County, Texas.

THE STATE OF TEXAS

COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public; in and for Denton County, Texas; on this day personally appeared Middie E. Davis a feme sole, and Dewey E. Ball and Evelyn R. Ball, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and consideration therein expressed; and the said Evelyn R. Ball, wife of the said Dewey E. Ball, having been examined by me privily and apart from her husband and having the same fully explained to her; she, the said Evelyn R. Ball, acknowledged such instrument to be her act and deed and she declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13 day of October A.D. 1930:

(SEAL)

John Speer, Notary Public;

Denton County, Texas.

FILED FOR RECORD: Nov. 21, 1930 at 9 A.M.

RECORDED: Nov. 24, 1930 at 9:40 A.M.

Jack Christal, County Clerk.

40636

WARRANTY DEED RECORD With Vendor's Use (See Acknowledgment)

Vendor's Use (See Acknowledgment) (Form 1-5117)

THE STATE OF TEXAS, } Know all Men by these Presents:
County of DENTON

That WE S.A. Blewett and wife Virginia Blewett
of the County of Denton, State of Texas, for and in consideration of the sum of
Twelve Thousand DOLLARS,
to us ~~XXXXXXXXXXXXXXXXXX~~ in hand paid by A.W. Davis Jr as follows:
In cash and its equivalent the receipt of which is hereby acknowledged and confessed

A.W. Davis Jr
have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said ~~tract or parcel~~
of the County of Denton, State of Texas, all that certain tract or parcel of land situated and
lying in the City of Denton in Denton County Texas being a part of the E. Puchalski 1/3 league
and that part conveyed described by metes and bounds as follows
Beginning sixty feet south of the southeast corner of lot No. 1 sold by John Atchison to
W.H. Mounts same being the N.E. corner of a lot sold to N.F. Comstock; thence west 100 feet to
the N.W. corner of said Comstock lot; thence south at 150 feet passing the SW corner of said Comstock
lot and continuing south about 205 feet to N.W. corner of lot sold by us on October 26th 1918
by deed recorded in Vol. 174 page 502 deed records Denton County Texas; to E.K. Blewett; thence
east with the north boundary line said lot so sold to E.K. Blewett 100 feet to point on E.B.
line said E. Puchalski survey and the N. corner said E.K. Blewett lot; thence north 205 feet more
or less to place of beginning.
Being all of the lot deeded to us by D.K. Allison and wife on October 24th 1918 by deed
recorded in Vol. 162 page 2 deed records Denton County Texas except that part heretofore deeded
by us to E.K. Blewett as hereinabove mentioned.

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
A.W. Davis Jr *and assigns* heirs and assigns forever; and WE do hereby bind
all and singular the said premises unto the said A.W. Davis Jr 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 23 day of May A. D. 1923

S.A. Blewett
Virginia Blewett

Witnesses at Request of Grantor:
\$12.00 Rev stamps cancelled

THE STATE OF TEXAS, }
County of Denton } BEFORE ME, in and for
County, Texas, on this day personally appeared
known to me to be the person whose name 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 day of A. D. 1923
(L. S.)

THE STATE OF TEXAS, }
County of Denton } BEFORE ME, John Speer a Notary Public in and for
Denton County, Texas, on this day personally appeared S.A. Blewett
and Virginia Blewett, his wife, both known to me to be the persons whose names are
subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed;
and the said Virginia Blewett, wife of the said S.A. Blewett
having been examined by me privily and apart from her husband, and having the same fully explained to her, she
acknowledged such instrument to her act and deed,
the Virginia Blewett 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 23 day of May A. D. 1923
(L. S.) (seal) John Speer Notary Public Denton Co. Texas

FILED FOR RECORD This 31 day of May A. D. 1923, at 10.40 o'clock A. M.
RECORDED This 8 day of June A. D. 1923, at 10.10 o'clock A. M.
Deputy. By Jack Christal County Clerk.
R. E. L. ROSS

NO. 18866

THE STATE OF TEXAS:

COUNTY OF DENTON : KNOW ALL MEN BY THESE PRESENTS:

That we, D.K. Allison and wife, Ida Allison, of Denton County, Texas, in consideration of the sum of NINE THOUSAND (\$9000.00) dollars to us in hand paid by S.A. Blewett the receipt of which is hereby acknowledged have THIS DAY GRANTED SOLD AND CONVEYED and do by these presents do GRANT SELL AND CONVEY, unto the said S.A. Blewett of Denton County, Texas, all that certain lot, tract or parcel of land, situate, lying and being in the City and County of Denton, and State of Texas, and being a part of the E. Pulchalski 1/3 League survey, described by metes and bounds as follows to wit:

Beginning 60 feet south of the S.E. corner of lot No. 1 sold by John Atchison to W.H. Mounts, same being the N.E. corner of a lot sold to H.P. Comstock thence west 100 feet to the N.W. corner of said Comstock lot; thence south at 150 feet passing the S.W. corner of said Comstock lot and continuing south to the north line of Hickory street; thence east 100 feet to the east line of said Pulchalski survey; thence north with said line to the place of beginning, being the same lot of land conveyed to D.K. Allison by G.H. Blewett and wife by deed shown of record at page 102 of Vol. 99 of the deed records of Denton County, Texas.

TO HAVE AND HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said S.A. Blewett, 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 S.A. Blewett his heirs and assigns against ever person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands at Denton Texas, this 24th day of Oct. A.D. 1918

D.K. Allison

Ida Allison

\$9.00 Rev. *St. Stearns* Can.

THE STATE OF TEXAS:

COUNTY OF DENTON : Before me the undersigned authority in and for Denton County, Texas on this day personally appeared D.K. Allison and Ida Allison his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said Ida Allison wife of the said D.K. Allison having been examined by me privily and apart from her husband and having the same fully explained to her she the said Ida Allison acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

Given under my hand and seal of office this the 24th day of October A.D. 1918

(SEAL)

R.M. Barns Notary Public Denton County Texas.

Filed for Record: Dec. 4, 1918, at 1.10 o'clock P.M. Recorded Dec. 5, 1918, at 3.35 o'clock PM

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

THE STATE OF TEXAS.

Know all Men by these Presents:

County of Denton
THAT M. R. H. Blewett and wife, M. E. Blewett,

of the County of Denton and State of Texas in consideration of the sum of Eight thousand four hundred DOLLARS

paid and secured to be paid by D. K. Allison as follows:
\$4713.34 each in three payments, the receipt whereof is hereby acknowledged, and the balance of
and delivery of four notes of equal amount, the first of which are for the sum of
1000.00 each, and the other for \$186.66 paid notes and payable to M. R. H. Blewett, per
order at Denton, Texas, on September 14, 1906, 1909, 1910 and 1911, respectively, and each note
bearing interest from date at the rate of 7% per annum, payable monthly on the 1st
of each month.

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto the said D. K. Allison

of the County of Collin State of Texas
all that certain lot tract of land situated lying and being
in the City and Camp of Denton, State of Texas, and being a part of the E. C. Puchatek
to be equal survey, described by rules and bounds as follows, to wit:
Beginning 60 feet south of the E. corner of lot No 1 sold by John Allison to W. H. Mowbray, south along the N. E. corner of a lot sold to W. F. Comstock; thence West 100 feet to the N. E. corner of said Comstock lot; thence South at 150 feet bearing of the N. E. corner of said Comstock lot, and continuing South to the North line of Hickory street, thence East 100 feet to the East line of said Puchatek survey; thence North with said line to the place of beginning.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said D. K. Allison and his heirs and assigns, forever.

And we do hereby bind ourselves heirs, executors and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said D. K. Allison and his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

Witness our hands at Denton, Texas this 22nd day of December A. D. 1905
Signed, Sealed and Delivered in Presence of R. H. Blewett
M. E. Blewett

THE STATE OF TEXAS, Before me, _____
County of _____ in and for _____ County, Texas, on this day personally appeared _____
to be the person whose name _____ subscribed to the foregoing instrument and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office this _____ day of _____ A. D. 1905.

THE STATE OF TEXAS, Before me, B. H. Bevanport, Notary Public
County of Denton in and for Denton County, Texas, on this day personally appeared _____
M. R. H. Blewett and M. E. Blewett _____ wife of _____
known to me personally
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 M. E. Blewett wife of the said M. R. H. Blewett having been examined by me, privy and apart from her husband, and having the same by me fully explained to her, she, the said M. E. Blewett 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 Jan day of Jan A. D. 1906
B. H. Bevanport
Notary Public

Filed for record the 17 day of January A. D. 1906, at 4 o'clock P. M., and recorded 1st day of February A. D. 1906, at 10 o'clock A. M.
By J. H. Adams County Clerk

The State of Texas }
 County of Denton } Knows All Men By these
 Presents: That, The Exchange National Bank
 of Denton Texas by W. A. Ponder, its Vice
 President and J. C. Coit its cashier, of the
 County of Denton in the state aforesaid
 for, and in consideration of the sum of
 Two hundred and no, 000 dollars to it
 paid by G. H. Blewitt as follows: Cash in
 hand, receipt of which is hereby fully
 acknowledged have granted sold and
 conveyed and by these presents do grant
 sell and convey unto the said G. H. Blewitt
 of the County of Denton state of Texas, all
 that certain lot or parcel of land situated
 in the City of Denton in Denton County Texas
 and being a part of the E. Puchalski survey
 in said County. Beginning at the S. E. corner,

of Lot No. 1 sold by John Abchison to W. H. Mounts
and the N.E. corner of a lot sold to W. F. Comstock.
Thence West 100 feet to N.W. corner of said Comstock
lot. Thence South at 150 ft passing E.W. corner of said
Comstock lot and continuing South to N. line of Hick-
ory St. Thence East 100 feet to East line of said Buchalaki
survey Thence North with said line to the begin-
ning of South line of Oak street. To have and to
hold the above described premises together with
all and singular the rights and appurtenances
therein in anywise belonging unto the said E. H.
Blewitt his heirs and assigns forever, and it
does hereby bind itself its successors and legal
representatives to warrant and forever defend
all and singular the said premises unto the
said E. H. Blewitt his heirs and assigns
against every person whomsoever lawfully claim-
ing or to claim the same or any part thereof.
Witness their hands at Denton Texas this
24th day of July A.D. 1900.

Exchange National Bank
Denton Texas

{Corp seal}

By W. A. Ponder,
and ~~W. A. Ponder~~ Vice President
By J. C. Coit, Cashier

{#152 Rec. Cancelled}

The State of Texas }
County of Denton } Before me, R. Lee Ragsdale, a
Notary Public in and for Denton County, Texas
on this day personally appeared W. A. Ponder,
and J. C. Coit 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 considerations therein expressed,
and in the capacity therein stated.

Given under my hand and seal of office
this 24th day of July A.D. 1900.

{seal}

R. Lee Ragsdale, Notary Public
Denton Co. Texas.

124

Filed for record 25th day of July A.D. 1900 at 8²⁵
o'clock A.M. and Recorded 25th July 1900 at 5 o'clock
P.M.

E. F. Zimmerman County Clerk.

Exhibit "E"

Additions to original construction
(Where applicable)

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

Date _____ NONE _____

Contractor _____

Description/nature of work _____

Cost _____

Type of legal instrument--Vol/Page _____

Date _____

Contractor _____

Description/nature of work _____

Cost _____

Type of legal instrument--Vol/Page _____

Date _____

Contractor _____

Description/nature of work _____

Cost _____

Type of legal instrument--Vol/Page _____

(Additional records may be attached on separate page.)

Exhibit "F"
Surveys

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

* See exhibit "C"
with legal description

Exhibit "G"
Exterior Photographs

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

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

The petitioner will be responsible for furnishing data to the Historic Landmark Commission for substantiating that the property meets one or more of the following 13 criteria for Historic Landmark designation:

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

Exhibit "I"

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

I/We authorize the City of Denton to place a sign or signs on the above property for public notification of the proposed notification of the proposed historic designation

Name Keri Evans

Address 903 W. Oak st

City/State/Zip Denton, Tx 76201

Phone 617-875-2747

E Mail hollowaykeri@yahoo.com

Submitted this _____ day of _____ 20____

Comments from legal department _____

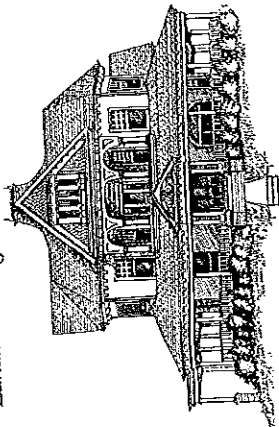
Comments from planning director _____

arrars. One nuoren, Elizabeth and R. H., grew up in the house. Elizabeth Lomax lived in the house for 69 years, from 1911 to 1980. For 27 years she taught English at what is now the University of North Texas. When she moved there in 1911, there were servants quarters in the back yard. Later they were torn down. The house had seven fireplaces, each with a different architectural style. A round turret is on the second floor. A semicircular stained glass window lights a cozy nook, under the staircase in the entrance hall. Typical features are asymmetrical façade, elaborate spindle work, and gable detailing. *Denton Historic Landmark designation*

801 West Oak - A Prairie Foursquare built in 1895 and added onto in the 1920's.

811 West Oak - Completed in 1931. Georgian style. Rounded windows and circular balconies are an Adamesque influence. Built for Dr. M.L. Martin and family. His wife, Mrs. Alisey Martin, was from an early ranching family in the Bolivar area, the Forester family. The house was built over several years behind the Martin's Hickory Street home. The red brick home was designed by David Williams, a prominent Dallas architect, who is credited with giving O'Neil Ford his first job in architecture. The foundation and cement work was done by Ray Lakey, the carpentry by "Splinky" Davidson and Edgar Davidson, and the brickwork by Charles Davis and sons. Exterior walls are double brick and the floors are three layers thick. It was one of the first homes in Denton to have an inner circuit telephone from upstairs to the kitchen and possibly the first centrally

819 West Oak - Built in 1885 for Annie and R.C. Scripture. The lot was sold to Annie Scripture for \$380. The Scripture family built a brick Victorian-Italianate two-story home on the site. It was evaluated for tax purposes at \$2,500. The home was sold to the Robert Hann family. Mr. Hann played a prominent role in establishing what would become the University of North Texas. In 1905, the house was purchased by a banker, B. H. Deavenport, for \$5,000. He doubled the size of the house and Ben Ivey made further changes in 1946. The Scripture house was remodeled in about 1910 with the Mission-style facade. *Texas State Historical Marker and Denton Historic Landmark designation*



903 West Oak - Victorian-Richardsonian style, built in 1900 for G.H. Blewett, a prominent bank executive and one of the founders of Denton Milling Company. The basically Victorian house lacks the frills usually associated with that period. The Corinthian columns foreshadowed the coming Colonial Revival. The large gables and diamond windows are of a Gothic origin. Mr. Blewett provided servants quarters in the basement. There were two "perpetual motion machines" built in the attic by some of the early residents.

erator of the Denton County Baptist Association, an officer of the Alliance Milling Company (now Morrison Milling, which is the oldest continuously operating business in Denton County), and the manager of the Alliance Ice Company. The home was owned by the Rayzor family until December 1978, when it was sold. The house had one of the first security systems in the state and features a round cement fishpond that was constructed in the 1920's. *Denton Historic Landmark designation*

1004 West Oak - 1897 Queen Anne Victorian built circa 1897-98. *Denton Historic Landmark designation*

1015 West Oak - Spanish Colonial Revival built in 1929. The original owner was Daisy Dean Cunningham. A textbook example of this obscure architectural style that flourished between 1915 and 1930. Features of the style include the pitched red tile roof, textured stucco and timber combined with masonry, arched galleries, balconies or porches combined with heavy

Silk Stocking Row - A Walk on Oak Street in Denton's Historic District

Published by the Denton County Historical Commission - Summer 2004
110 West Hickory • Denton, Texas 76201 • 940-349-2860
website: www.dentoncounty.com/dchc

Sources: Linda Lavender, who wrote text for original Silk Stocking Row brochure, and Shari Burns, illustrations, presented by NTSU Historical Collection in 1973.

Dolores Vann, who wrote a series of articles on historical Denton homes for publication in the Denton Record-Chronicle as a bicentennial project for the Denton County Historical Commission. These articles were later compiled into a booklet, "Early Denton Homes", 1979. Nita Thurman, who writes a weekly column on Denton County history for the Denton Record-Chronicle and who had compiled information on the houses on West Oak for a Texas Historic Commission Regional Workshop in 2003.

Peggy Capps, former chairman of the Denton Historic Landmark Commission and who had compiled information on the houses on West Oak in the Oak-Hickory Historic District. Mike Cochran, former chairman of the Denton Historic Landmark Commission, civic leader and local historian.

903 W. Oak Street



This home, formally known as the Blewett House, first opened its doors in 1900. The construction was said to have lasted from 1896 to 1900 and was to be the first home built in Denton to have central heat, a relatively new invention. The basement provided living space for servants plus a room for the storage of coal, and a series of crisscrossing rooms that held the giant furnace. The original owner was Mr. George Henry Blewett. His wife and some of his twelve children moved into the house in 1900 soon after Blewett became owner of the Denton mill. After his death in 1917 the house was sold to his son Silas Arthur Blewett whose daughter is still a Denton resident. The house was then sold to the Boyd family. The house was traded for land once during the depression and ended up in the hands of James Griffith Taylor.

The Entry Hall and Foyer

The entry is one of the most beautiful rooms in the house. The bookcases, columns, and the many panels and moldings are all made from Cyprus, and are completely original to the house. The glass doors in the bookcases are from Italy and are also original to the home. The main staircase is perhaps the most grand and beautiful edifice in the entire home. The design consists of curving steps, two landings and hand carved Cyprus paneling. The molding design is called "egg and dart", and was all carved by hand.



The Main Restroom

At the turn of the century it was a big deal to have one bath and this house was built with two! The upstairs bathroom was shared by all of the family members as well as by guests. The claw foot tub is original.



The Upstairs Master Bedroom

This is the largest bedroom in the house and also one of the most comfortable. The chimney of the fireplace runs through that wall on east side of the room. The design was that two dressers were to be placed on either side of the chimney so that the heat from the fire would keep the clothes pressed. The door to the right leads

into the boudoirs. The Boudoirs was where Mary Elizabeth Blewett prepared herself (with the help of a maid) for each day. This room also contained a bed where she could take her nap each day. A lady wouldn't dare touch the master bed until night.



The Kitchen

The kitchen was the cook's domain. This room contained a hot water heater, a cooking range and the servant's dining area. The cabinets on the right are original but the others were added to meet the modern needs of the kitchen. In 1900 most homes used one stove to heat the water, cook the food, and heat the house making this home quite the show place at the time of its building.

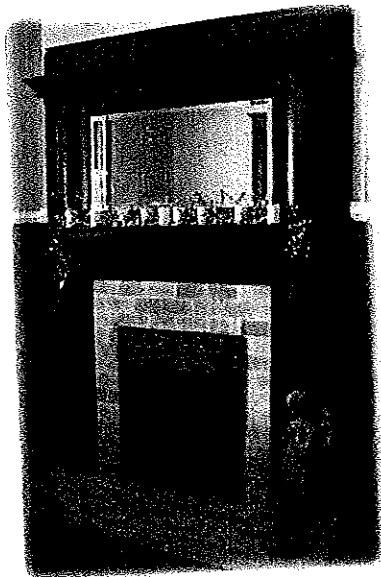


The Breakfast Room

The breakfast room was a small addition to the home during the 1920's. Breakfast was originally served in the dining room also with lunch and dinner. The 20s introduced a new way of living that was more relaxed and truly ended the Victorian ways of life.

The Music Room

This room was built to house the Blewett's baby grand piano. The design of the front window was specifically created for that purpose. The light fixture is the original hand painted electric light that hung in the room when the house was built, and was the only electric light in the house.



The Study

The study is usually the favorite room of this house. The fireplace, which serves as the room's center piece, was originally coal burning however, since the 1930s it has contained a gas insert. The beautiful surround is solid brass, and the mantel is beautifully carved in the baronial style. Notice the tiny carvings along the inner rim of each column. This room was George Henry Blewett's study, as well the family parlor, and a gentlemen's smoking lounge. The door to the porch could be opened to release the smell of cigarette smoke, which was not considered a pleasant cent by the Lady of the house. The mild glass light fixture was originally a gaslight, which could be turned on through the hole in the bottom of the globe (it used to hand from a pole but the chain replaced it when the electricity was added).



The French Suite and the Gentleman's Bath

Although we are unsure who reside in this room originally, it is known that it was inhabited in 1917 by G.H. Blewett's grand son, George Blewett Jr. the bath room suggests that this was always a man's room because of the huge "gentleman's tub" which resides there. The tub and the toilet are both original.



The Dining Hall

This room doubled as a ballroom. When the table was removed there was ample room for dancing throughout the dining hall and the foyer. The beautiful nine-foot tall pocket doors were hand carved for the house when it was built. They are burled Cyprus with brass hardware. The door on the right wall of the room leads to the servant's hall. The door was built to swing so that the servants could push the door open when they were carrying heavy trays of food from the kitchen to the dining room.



The Aft. Gallery

This room was originally a hall that was used only as an elegant hall to each of the formal bedrooms. The part of the house that most would call the balcony is actually called a gallery and the room after it is therefore called the Aft. Gallery.

* A letter about the wheel in the attic

P. D. MEGGINSON COMPANY

DIRECT FACTORY REPRESENTATIVES

P. O. BOX 7153, INWOOD STATION ★ PHONE FLEETWOOD 2-2970

DALLAS 9, TEXAS

SERVING THE SOUTHWEST

James Taylor (the 2nd major owner) was an inventor. He built the perpetual motion machine in the attic. This ball went with the machine. There were 2 wheels, but the Pierces had one of them taken out for the Central Air. There are 2 boxes of Mr. Taylor's documents in a closet. The wicker set on the porch and the pots on the front date to the early 1900's and have been with the house as long as anyone can remember. The front rooms have original light fixtures. If you are going to get rid of anything original, please let us know.

V.I.F.
Historic Home - Boston

72

This Old House
(Blewett House)

MARK PEARCE

CONGRESS JUNIOR HIGH SCHOOL

903 WEST OAK STREET

1971-1972

TABLE OF CONTENTS

1. INTRODUCTION..... Page 1

2. THE HOUSE AND ITS OWNERS..... Page 1

3. THE BASEMENT..... Page 2

4. DOWNSTAIRS..... Page 2

5. UPSTAIRS..... Page 4

6. THE ATTIC..... Page 4

7. CONCLUSION..... Page 5

THIS OLD HOUSE

INTRODUCTION

I was wondering what to write for my report when it came to me. I live in one of the old houses in Denton, so I am writing about that house. It is at 903 West Oak Street.

THE HOUSE AND ITS OWNERS

This house was built in 1900 by Mr. Blewett. He put his name on the glass in the front door when he built it. After owning the house for twenty-three years, he sold it in 1923.

The new owner's name was Albert W. Davis, Jr. He owned the house for eight years. "Times were bad with the depression going on" and he traded the house for land in 1931.

G. C. Boyd was the next person to live in the house.

Mr. Boyd owned the house from 1931 to 1941 for a total of ten years. In 1941 he sold the house to James G. Taylor.

When Taylor moved in he had Blewett's name removed from the

*From an interview with Mrs. Compton

door where it had been from the first. After he had lived in the house for twenty-six years, he sold it to my father in 1967. We have lived in the house ever since.

THE BASEMENT

I am going to tell about the house by starting at the bottom and going up. First is the basement. There is a space almost all of the way around the house under the porch. This is not really the basement, though. The basement is two large rooms. A negro servant used to live in the basement. In the basement we found a bed that had a beautiful headboard. We brought the bed up and it is now in my parent's room. Also in the basement can be found bathroom facilities, including a shower. These were for the servant.

DOWNSTAIRS

When you come in the front door downstairs, you are in the entry. In the entry is a built-in bookcase with glass doors. All of the woodwork is made out of Cyprus. To the right is the

parlor. In the parlor is a marble-topped table.

To the left is the study. In the study there used to be a fireplace. The chimney went up and there was a fireplace upstairs. The chimney went on through the attic and out the roof. One year there was a bad storm that blew the top off of the chimney. Instead of building it back, the people who lived here at the time built the roof over it. The upstairs fireplace was bricked over and covered with wallpaper. A gas heater was installed in the downstairs fireplace in the study.

Next to the study is a guest bedroom, and next to that is a bathroom. Both bathrooms have the old type bathtub with legs.

The ceilings in old houses are sometimes twelve feet high. Our house is a perfect example of this.

At the end of the entry is the dining room. It has doors that slide back into the wall, and a door that swings both ways.

Two other rooms downstairs are the kitchen and the breakfast room. We have an old time refrigerator in the kitchen. We have

two ways of getting upstairs, a front stairway and a back stairway.

UPSTAIRS

Upstairs there are five bedrooms where everyone sleeps. One is a guest bedroom. All the rooms upstairs, except the bathroom and the living room, are bedrooms. Out from the living room is a balcony.

THE ATTIC

Our house has a large attic, with wooden beams going across the floor of it. Lying on the beams are planks so that you can get from place to place safely. Several stained glass windows and a wooden ladder are in the attic. The wooden ladder leads to a door in the roof.

Also in the attic are two attempts at a perpetual motion machine. One is metal and the other is made of wood. We found the metal balls used in the machine in a closet downstairs.

CONCLUSION

In conclusion, I would like to say that I think we should preserve our old houses, rather than tear them down for progress. They are a part of our heritage and history, and should stay as they are.

BIBLIOGRAPHY

1. Interviews with Mrs. Compton
2. Talks with a clerk of the County Tax Assessor's Office
3. Talks with my parents, Mr. and Mrs. Robert L. Pearce