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TARRANT COUNTY HISTORICAL COMMISSION

June 13, 1991

Mrs. Julie L. Voigt
3312 W. 5th Street
Fort Worth, TX 76107

Dear Julie:

The Tarrant County Historical Committee is pleased that North Hi Mount School is being nominated as a Recorded Texas Historic Landmark.

The Marker Committee has critiqued your narrative and has rearranged your material to better fit our standard format. Several footnote sources still need to be supplied. Also, data should be added regarding the addition to the school (i.e., year built, architect, size and use of space, architectural similarities, etc.)

You will need to supply the following:

Black and white photographs of the school from all four sides

Historical photograph -- as old as possible with a good view of the completed school -- indicating year taken

Photograph of the proposed location for the historical marker (building marker or marker on post)

Floor plans for all floors (can be hand drawn) identifying all rooms

A completed application with necessary signatures and selection of marker type.

We will be pleased to meet with you to answer questions and help guide your efforts.

Sincerely,

Joye K. Evetts
Marker Chairman
4400 Idledell
Fort Worth, TX 76116
office: 882-6367

cc: Mrs. Lela Standifer
Commission Chairman



7

TARRANT COUNTY HISTORICAL COMMISSION

May 1, 1991

Mrs. Julie Voigt
3312 W. 5th Street
Fort Worth, TX 76107

Dear Julie:

Enclosed are copies of the 1991 edition of the Official Texas Historical Markers Guidelines and Application Form, a checklist, and an application form to be completed for North Hi Mount School.

I'm looking forward to receiving the marker application for North Hi Mount School and will contact you when it has been reviewed.

Thank you for your interest in the school, and I hope you will continue to think about a marker for the Sanitary Water Company.

Sincerely,

Joye K. Evetts, Marker Chairman
4400 Idledell
Fort Worth, TX 76116
office: 882-6367
home: 244-1232

5-1-91

THE HISTORY OF NORTH HI MOUNT ELEMENTARY SCHOOL

NORTH HI MOUNT ELEMENTARY SCHOOL LOCATED AT 3801 WEST 7TH STREET IN FORT WORTH, TEXAS IS SCHOOL NO. 4 OF THE FORT WORTH INDEPENDENT SCHOOL DISTRICT. THE FOLLOWING REPORT IS AN ACCOUNT OF THE HISTORY AND DEVELOPMENT OF THE LAND AND BUILDING.

LAND HISTORY

NORTH HI MOUNT ELEMENTARY SCHOOL IS LOCATED ON A THREE ACRE SITE OF LAND TWO MILES SOUTHWEST OF DOWNTOWN FORT WORTH. THIS LAND WAS PART OF THE 320 ACRE SURVEY OF JOHN P. MONTGOMERY COMPLETED JULY 31, 1851 IN TARRANT COUNTY. THE SITE OF THE SCHOOL WAS PLATTED FOR DEVELOPMENT IN DECEMBER 1919 AS THE WEST HIGHLAND ADDITION AND ADJOINING LAND IN APRIL 1920 AS THE TIPTON PLACE ADDITION.(1) THUS, THE LEGAL DESCRIPTION OF THE NORTH HI MOUNT SCHOOL SITE IS WEST HIGHLAND ADD., BLOCK 1, LOTS 1-12 AND LOTS 19-22 OF THE TIPTON PLACE ADD.(13)

THE ENTIRE 320 ACRES OF THE J.P. MONTGOMERY SURVEY (1851) WAS CONVEYED BY THE STATE OF TEXAS TO ABRAMS HARRIS AND THE SURVEY PATENTED TO HIM (REPRESENTING J.P. MONTGOMERY) ON JANUARY 19, 1857. THE FORT WORTH SCHOOL DISTRICT PURCHASED THE LAND FOR THE SCHOOL SITE APRIL AND MAY OF 1924.(11) THE TRANSACTION OF THIS LAND BETWEEN THE TIME OF THE ORIGINAL OWNER (1857) AND PURCHASE BY THE FT. W. SCHOOL DISTRICT (1924) ARE LISTED BELOW:(12)

1857 - ABRAMS HARRIS - LAND GRANTED TO HIM

TRANSACTIONS BETWEEN
S.L. ASH AND ROBERT MCCART
H.B. HERD

1887 - ROBERT MCCART --- SOLD TO R. VICKERY
VOL. 23, 211

1887-1903 - R. VICKERY --- SOLD WEST HIGH. PORTION TO
W.E. COLEMAN

B.A. ROSE AND B.B. RAMAGE
VOL. 200, PG. 99.

1887-1905 - R. VICKERY ---SOLD TIPTON PL. PORTION TO
G.C. NEWTON, VOL. 244,
PG. 119, VOL. 231, P.211.

WEST HIGHLAND ADDITION TRANSACTIONS:

1906 - B.A. ROSE, B.B. RAMAGE ---SOLD TO C.F. LONG
VOL. 239 P. 160

1908 - C.F. LONG --- SOLD TO J.T. ANDERSON
VOL. 311 P. 42 VOL. 292, P. 105

- 1911 - J.T. ANDERSON CONVEYED LAND TO JOSEPH HUCKINS, JR
IN EXCHANGE FOR LOAN OF \$12,000 TO BE REPAID
MARCH 1916. (5 PROMISSORY NOTES) VOL. 98, P. 148
- 1916 - GEORGE THOMPSON, JR. BOUGHT LAND AT PUBLIC
AUCTION FOR \$3,000. VOL. 597, P. 620
- 1917 - JOSEPH HUCKINS JR. RECLAIMED LAND FOR LACK OF
PROMISSORY NOTES PAID TO HIM, VOL. 489, P. 606
- 1924 - JOSEPH HUCKINS, JR. --- SOLD LAND TO FT. WORTH
SCHOOL DISTRICT FOR \$12,000
VOL. 834, P. 105-106

TIPTON PLACE ADDITION TRANSACTIONS:

- 1906 - G.C. NEWTON --- SOLD TO J.M. GRIDER.
VOL. 244, P. 119
- 1906 - J.M. GRIDER --- SOLD TO EUGENE TIPTON AND
W.S. TIPTON VOL. 245, P. 517
- 1924 - TIPTONS --- SOLD TO FT. WORTH SCHOOL DISTRICT
VOL. 834. P. 107

BUILDING HISTORY

THE BRICK BUILDING WHICH CURRENTLY HOUSES THE SCHOOL WAS COMPLETED IN MAY, 1935. (4) THE BUILDING OF THIS SCHOOL WAS STIMULATED BY THE OVER-CROWDED SCHOOLS IN THE ARLINGTON HEIGHTS AREA OF FT. WORTH, THE FASTEST GROWING SECTION OF THE CITY IN THE LATE 1920'S. CROWDED CONDITIONS EXISTED IN AREA SCHOOLS (SOUTH HI MOUNT, ARLINGTON HEIGHTS ELEMENTARY, AND VAN ZANDT SCHOOL) PARTLY BECAUSE OF THE STATE LAW WHICH CHANGED THE REQUIRED SCHOOL AGE FROM SEVEN YEARS OLD TO SIX YEARS OLD AND THE KINDERGARTEN AGE TO FIVE YEARS. THIS CREATED AN INCREASE OF ABOUT TWO THOUSAND CHILDREN TO THE FT. WORTH SCHOOLS. DUE TO NEWLY PAVED STREETS IN THE ARLINGTON HEIGHTS AREA, THE SCHOOLS IN THIS WEST FT. WORTH REGION WERE GROWING AT A RATE OF ONE HUNDRED CHILDREN PER YER. (15)

AS EARLY AS 1915 THE FT. WORTH SCHOOLS HAD DEVELOPED "COLONY SCHOOLS" TO HOUSE MANY OF THE CHILDREN. THESE WERE SMALL INDIVIDUAL WOOD FRAME BUILDINGS USED SO THERE WOULD BE LESS CHANCE OF FIRE AND MORE NATURAL LIGHT IN THE CLASSROOM. (16) A PROPOSED SOLUTION TO THE CROWDED CONDITIONS IN THE ARLINGTON HEIGHTS AREA WAS TO PLACE SEVERAL OF THESE "SHACKS" ON A SCHOOL OWNED PIECE OF LAND AT 3801 W. 7TH ST., THE FUTURE SITE OF NORTH HI MOUNT, WHICH WOULD HANDLE THE RIVERCREST AND MONTICELLO AREA. A BOND ELECTION, PROPOSING THE BUILDING OF TEN NEW SCHOOLS, WAS DEFEATED BY VOTERS IN OCTOBER OF 1929 AND AGAIN IN THE FALL OF 1931. (15)

BY THIS TIME SOUTH HI MOUNT SCHOOL (ALSO REFERED TO AS THOMAS PLACE SCHOOL) AT LAFAYETTE ST. AND THOMAS PLACE,

WHICH WAS BUILT IN 1922 WITH FOUR CLASSROOMS AND AN ENROLLMENT OF 100 STUDENTS, HAD GROWN TO CENSUS OF NEARLY 700.(7) THUS, TWO TEMPORARY "COLONY SCHOOLS" WERE OPENED AT THE SITE OF NORTH HI MOUNT SCHOOL IN THE FALL OF 1932 AND A THIRD ONE ADDED THE FALL OF 1933. THESE DID LITTLE TO RELIEVE THE CROWDING. ON NOVEMBER 14, 1933 A BOND ELECTION FINALLY PASSED WHICH APPROVED THE BUILDING OF NINE NEW FT. WORTH SCHOOLS. THESE WOULD BE BUILT BY THE WORKS PROGRESS ADMINISTRATION - AN ANTI-DEPRESSION MEASURE BEGUN BY PRESIDENT FRANKLIN D. ROOSEVELT. THE BUILDING OF THESE SCHOOLS WOULD CREATE JOBS FOR APPROXIMATELY 3,000 PEOPLE.(15)

NORTH HI MOUNT SCHOOL WAS TO BE THE THIRD BUILDING OF THIS \$4,167,000 BOND PROJECT. ON SEPTEMBER 13, 1934 THE TEXAS PUBLIC WORKS ADMINISTRATION APPROVED THE BUILDING CONTRACTS AND WORK BEGAN ON THE SITE OF CONSTRUCTION IN OCTOBER, 1934. THE SCHOOL WAS TO HAVE 13 CLASSROOMS, A KINDERGARTEN, A LIBRARY, AN AUDITORIUM, CAFETERIA, OFFICE, AND HEALTH UNIT.(17), (8)

THE ORIGINAL BIDS FOR THE BUILDING WERE AT A COST OF \$163,000. HOWEVER, THE BOARD OF EDUCATION APPROVED CONSTRUCTION AT A TOTAL COST OF \$138,300 - \$25,000 LESS THAN PROPOSED. THE REDUCTION IN COST WAS ACCOMPLISHED BY ELIMINATING FOUR CLASSROOMS AND ALTERING THE INTERIOR ARRANGEMENTS OF THE BUILDING. UNDER THESE CHANGES THE ART ROOM, THE LIBRARY, AND THE KINDERGARTEN WERE ALSO TO BE USED AS CLASSROOMS FOR GRADES 1 - 6; THUS, MAINTAINING THE NEEDED 13 CLASSROOMS.(18)

IN ADDITION TO THE LAND ON WHICH THE SCHOOL WAS TO BE CONSTRUCTED, THE BOARD OF EDUCATION PURCHASED IN MAY, 1934, AN ADDITIONAL TWO ACRES SOUTH OF THE SITE AT 3801 W. SEVENTH STREET. TO DO THIS, THE STREET WHICH BORDERED ON THE SOUTH SIDE OF THE PROPERTY, MODLIN STREET, HAD TO BE CLOSED.(17) HISTORICAL PICTURES INDICATE THAT THE CLOSING OF THE STREET WAS ACCOMPLISHED BY THE TIME THE BUILDING WAS COMPLETED.

THE CONSTRUCTION BIDS WERE AWARDED TO BUILDER JAMES T. TAYLOR, A WELL KNOWN GENERAL CONTRACTOR IN FT. WORTH AT THAT TIME. PLUMBING, HEATING, AND VENTILLATING CONTRACTS WENT TO C. WALLACE PLUMBING CO. OF DALLAS AND ELECTRICAL CONTRACTS WENT TO EUGENE ASHE ELECTRICAL OF FT. WORTH. PLANS AND DESIGN FOR THE BUILDING WERE DRAWN BY WYATT C. HENDRICK, INC., ARCHITECTS.(18) WYATT HENDRICK WAS WELL KNOWN FOR THE DESIGNING OF MANY TEXAS SCHOOLS AND POST OFFICES IN TEXAS AND ALL OVER THE U.S. HE WAS THE DESIGNER OF MANY FT. WORTH HISTORICAL LANDMARKS - THE TEXAS AND PACIFIC RAILROAD STATION AND THE DOWNTOWN FEDERAL POST OFFICE BUILDING.(2)

OF THE PEOPLE WHO WORKED ON THIS PROJECT, THE ONLY PERSON STILL LIVING WHO COULD BE LOCATED WAS ED ROWLAND, WHO WAS AN ARCHITECT WITH THE WYATT HENDRICK FIRM. HE

REMEMBERED THAT THE SCHOOL WAS TO HAVE HAD TWO WINGS, ONE ON THE EAST SIDE AND ONE ON THE WEST SIDE -- MAKING IT A U-SHAPED BUILDING. HOWEVER, BECAUSE OF THE REDUCTION IN COST, ONLY ONE PARTIAL WING WAS ADDED, WITH THE HOPE OF ADDING THE SECOND WING FOR MORE CLASSROOMS IN THE FUTURE. SOON AFTER THE PLANS FOR THE BUILDING WERE COMPLETED, HE WAS SENT TO WASHINGTON, D.C. TO DESIGN A FEDERAL POST OFFICE BUILDING.(14)

GENERAL CONSTRUCTION OF THE BUILDING WAS COMPLETED THE END OF APRIL, 1935 AND THE PROJECT ACCEPTED BY THE BOARD OF EDUCATION ON MAY 16, 1935.(4) MINUTES OF THE BOARD INDICATE THAT FINAL APPROVAL OF INSIDE PAINTING, ETC. WAS GIVEN ON OCTOBER 23, 1935.(5) WHEN COMPLETED, NORTH HI MOUNT WAS ONE OF THIRTY-SEVEN ELEMENTARY SCHOOLS IN FT. WORTH FOR THE 1935-1936 SCHOOL YEAR. MISS MARY CHUTE WAS THE PRINCIPAL WITH THIRTEEN TEACHERS FOR GRADES 1-6.(9)

DURING THE EARLY YEARS OF THE SCHOOL SEVERAL FAMOUS PEOPLE ATTENDED SCHOOL AT NORTH HI MOUNT. BARBARA VAN ZANDT, RELATIVE OF THE VAN ZANDTH FAMILY, SOME OF THE FOUNDERS OF FT. WORTH, IS SAID TO HAVE ATTENDED SCHOOL THERE. EMILY GUTHRIE SMITH, A FAMOUS PAINTER, ATTENDED N.H.M. AND SEVERAL OF HER PAINTINGS HANG IN THE SCHOOL LIBRARY. ANN PUGH, WHO WROTE THE MUSICAL "HEIDI" AND WELL KNOWN FOR HER T.V. SHOW, ALSO WENT TO N.H.M. THE CHILDREN AND GRANDCHILDREN OF THE ARCHITECT, WYATT C. HENDRICK, WERE STUDENTS AT N.H.M.(3), (19)

THE 1964 BUILDING PROGRAM BOOK DESCRIBES NORTH HI MOUNT AS SITUATED ON A 5.189 ACRE CAMPUS WITH 15 CLASSROOMS, 1 ART ROOM, 1 KINDERGARTEN, 1 LIBRARY, AND A SPECIAL EDUCATION ROOM. BUILDING CAPACITY IS 480 WITH AN ENROLLMENT OF 282 IN 1964. THE PROJECTED ENROLLMENT FOR THE NEXT FEW YEARS WAS 239. THE BUILDING WAS THOUGHT TO "BE ADEQUATE FOR MANY YEAR".(6)

CURRENTLY THE SCHOOL HAS AN ENROLLMENT OF AROUND 300 STUDENTS. THE BUILDING HAS BEEN MAINTAINED WELL TO PRESERVE THE UNIQUE FEATURES OF ITS CONSTRUCTION. THE CURVED TILE ROOF, THE TAN BRICK, THE ARCHED DOORWAYS AND WINDOWS, THE ORIGINAL MULTI-PANED WINDOWS, AND THE IRON DOOR GATES AND GRILL WORK ALL MAKE THIS BUILDING CHARACTERISTIC OF ITS PERIOD OF CONSTRUCTION -- THE MID TO LATE 1930's. ALL OVER FT. WORTH ARE OTHER BUILDINGS WITH THE SAME CHARACTERISTIC STRUCTURES, MANY OF WHICH WERE ALSO BUILT BY THE WORKS PROGRESS ADMINISTRATION DURING THIS TIME. WILL ROGERS COLISEUM; THE FT. WORTH WATER PLANT (NORTH AND SOUTH HOLLY PLANT); FT. WORTH DOWNTOWN FIRE STATION; ALICE E. CARLSON SCHOOL; E. M. DAGGETT ELEMENTARY SCHOOL; AND LILY B. CLAYTON SCHOOL, TO NAME A FEW. ALL SHOW SOME OF THESE SAME STRUCTURAL SIMILARITIES.

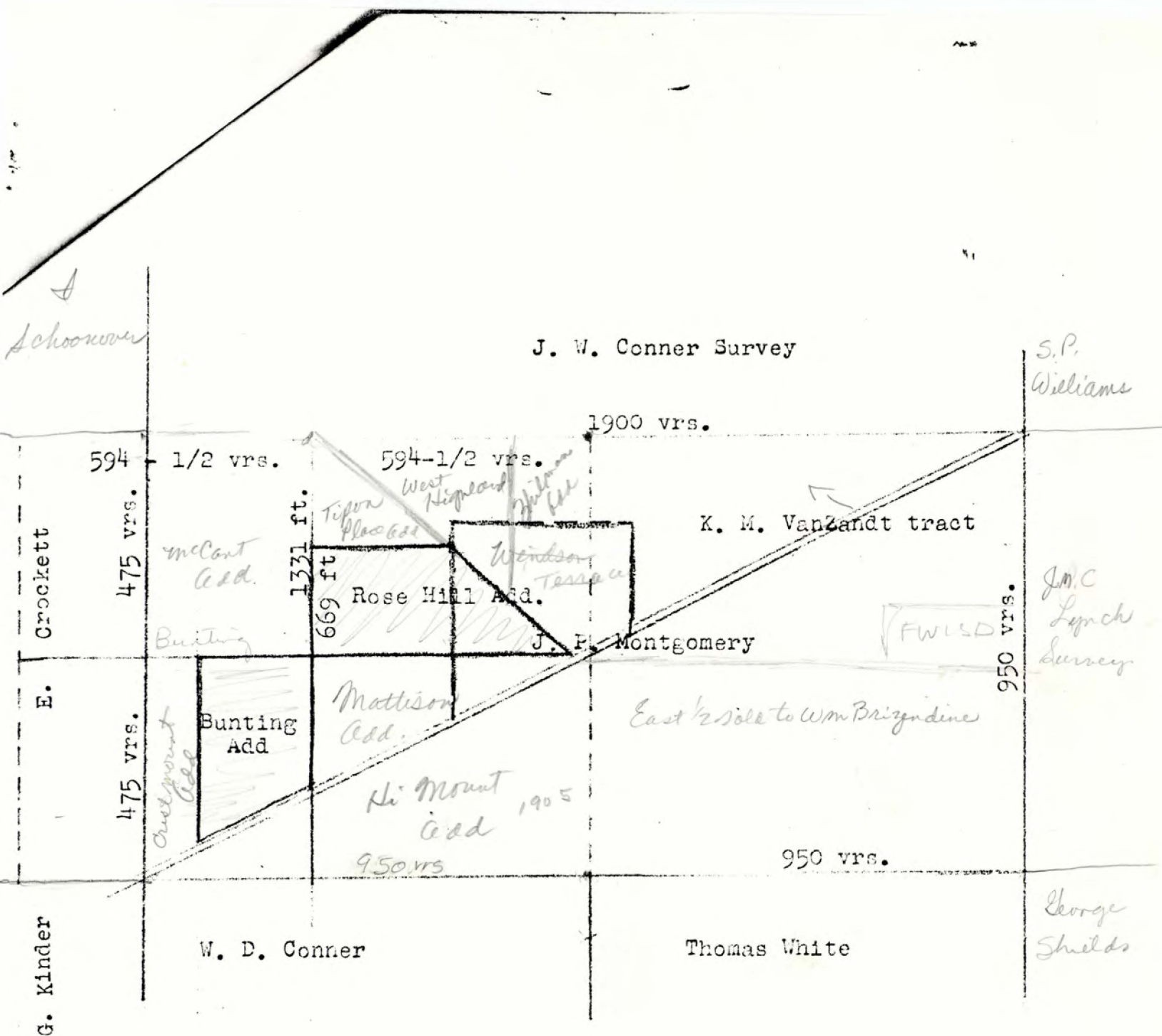
SPECIAL FEATURES WITHIN THE SCHOOL HAVE BEEN WELL PRESERVED TO ENHANCE THE SCHOOLS UNIQUENESS. THE SOLID WOOD

HANDRAILS ON THE STAIRWAYS; THE ORIGINAL OAK FLOORS IN THE CLASSROOMS AND TILED BATHROOM FLOORS; THE WOODEN BOOKCASES AND CABINETS, ESPECIALLY IN THE OFFICE AND LIBRARY; AN ANTIQUE HALL CLOCK; THE PROJECTION BOOTH IN THE AUTHENTIC AUDITORIUM -- ALL THESE DEMONSTRATE TRUE CRAFTSMANSHIP. MANY PAINTINGS HUNG THROUGHOUT THE SCHOOL AND WHAT APPEARS TO BE ORIGINAL FURNITURE HAVE ALSO BEEN MAINTAINED TO CONTRIBUTE TO THE BEAUTY AND ERA OF THIS SCHOOL.

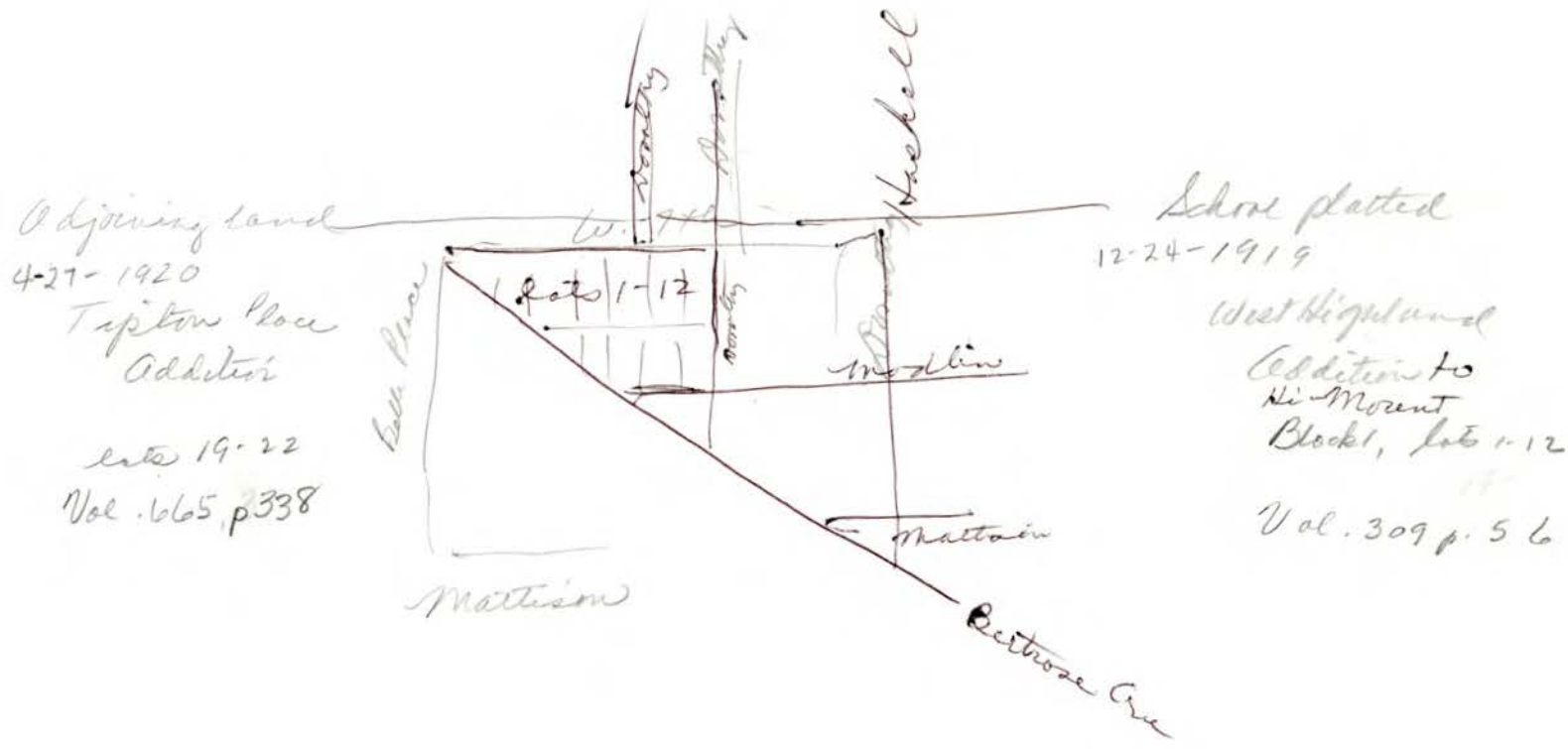
FOOTNOTES AND BIBLIOGRAPHY

1. ASSESSOR'S ABSTRACT OF CITY OF FT. WORTH, TARRANT COUNTY. ABSTRACT #1030, PATENT #118, VOLUME #16.
2. COHEN, JUDITH SINGER, COWTOWN MODERN, (TX A.&M. PRESS, FT. WORTH CHAPTER AMERICAN INSTITUTE OF ARCHITECTS 1988), P. 22.
3. FENDER, MILDRED HEDRICK, DAUGHTER OF FAMOUS FT. WORTH ARCHITECT, WYATT C. HEDRICK. BY TELEPHONE INTERVIEW ON JANUARY 23, 1986.
4. FORT WORTH INDEPENDENT SCHOOL DISTRICT MINUTES OF BOARD OF EDUCATION: MINUTES OF MEETINGS MAY 8, 1935 AND MAY 16, 1935, VOLUME 1934-35, P. 443 & 456.
5. FWISD MINUTES OF BOARD OF EDUCATION: MINUTES OF MEETING JULY 10, JULY 24, & OCTOBER 23, 1935, P. 5, 32, 179.
6. FORT WORTH INDEPENDENT SCHOOL DISTRICT, "POPULATION TRENDS AND ESTIMATE OF SCHOOL BUILDING NEEDS, 1964-69", MAY 1964, P. 71, P. 148.
7. FORT WORTH STAR TELEGRAM, REFERENCE DIVISION, OCT.1933.
8. FORT WORTH STAR TELEGRAM, SEPTEMBER 13, 1934, P. 1, COL. 2 (ALSO IN VOL. 24, WRITERS RESEARCH DATA OF FT WORTH, P. 9553.)
9. FORT WORTH STAR TELEGRAM, SEPTEMBER 9, 1935, P. 11.
10. HISTORICAL PRESERVATION COUNCIL OF TARRANT COUNTRY, TEXAS. TARRANT COUNTY HISTORIC RESOURCES SURVEY: FT. WORTH PHASE V., WEST SIDE, P. ?
11. INDEX TO DEEDS, RECORDS OF TARRANT COUNTY, TEXAS, VOL.. 28, PG. 502, 1857, AND VOL. 834, PG. 105-107, 1924.
12. INDEX TO DEEDS, RECORDS OF TARRANT COUNTY, TEXAS ALL VOLUMES AND PAGES LISTED AFTER EACH TRANSACTION.
13. PLAT RECORDS FILED IN TARRANT COUNTY, TEXAS, VOL. 309, P. 56, DECEMBER 12, 1919, AND APRIL 27, 1920.
14. ROWLAND, ED. FORMER ARCHITECT AND DESIGNER FOR WYATT C. HEDRICK, ARCHITECT FIRM, TELEPHONE INTERVIEW JANUARY 23, 1986.
15. WORKS PROGRESS ADMINISTRATION. WRITERS RESEARCH DATA OF FT. WORTH & TARRANT CO., VOL. 19, P. 7299-7304, (REFERENCED TO FT. WORTH PRESS, FEBRUARY 19. 1929.) FT. WORTH PUBLIC LIBRARY.

16. WORKS PROGRESS ADMINISTRATION. WRITERS RESEARCH DATA OF FT. WORTH & TARRANT COUNTY, VOL. 21, P. 8380. FT. WORTH PUBLIC LIBRARY.
17. WORKS PROGRESS ADMINISTRATION. WRITERS RESEARCH DATA OF FT. WORTH & TARRANT CO., VOL. 24, P. 9511-9512, (REFERENCED TO FT. WORTH STAR TELEGRAM, MAY 12, 1934) FT. WORTH PUBLIC LIBRARY.
18. WORKS PROGRESS ADMINISTRATION. WRITERS RESEARCH DATA OF FT. WORTH & TARRANT CO., VOL. 24, P. 9534, (REFERENCED TO FT. WORTH STAR TELEGRAM, AUGUST 14, 1934). FT. WORTH PUBLIC LIBRARY.
19. WRIGHT, JOYCE, PRINCIPAL NORTH HI MOUNT SCHOOL 1978-88. BY INTERVIEW JANUARY AND MARCH 1986.



Note: Blue lines on above plat represent Windsor Terrace
 Orange lines Rose Hill Addition
 Red lines Buntings Addition



beginning in North line of Survey 3140 1/2 feet W. from NE corner
 ↓
 South 956 8/10' ↗ NW 50'

A. J. Zihlman, owner of tract east of this gave 20' for Haskell
 24 Dec 1919 Joseph Huckins Jr
 A. J. Zihlman

filed for record. 2-27-1920

Called officia but
she was out

August 5, 1991

Dear Julie,

Please call me to let me know
how the Texas Historical Marker
application is progressing on
North Hi Mount Elementary.

Thanks,

Joye Evetts
Tarrant County
Historical Commission
officia: 882-6367

Check plats of

✓ West Highland

Tipton

V 309, p. 56

V 665, p 338

no

? Addition to

school?

Check Deeds

vol. 29 p. 502 Abram Harris assignee of JP Mont

date of patent

vol m p. 158 ✓

41, p 516

42, 478

200, p-99

239, 160

311 p. 42

292, p-105

48, p. 148

597, p. 620

489, 606

✓ 834, 105-6

244 p 119

231 p. 211

244 p 119

245 p 517

✓ 834 p 107

1-29-April 1924

lots 19-22
see portion of
20-21
lots 12, 13, 14-18
Huchins
13196 p408

✓ deed in 1934 for extra 2a. of land
1935

MASTER CARD

NUMBERS		
CONTROL	TRACTS	TRACT
1030	35	0

ASSESSOR'S ABSTRACT OF RURAL PROPERTY TARRANT COUNTY

ABSTRACT NO. 1030 PATENT NO. 118 DATE JULY 31, 1851 VOL. 16 PAGE _____ EXEMPT FROM TAXATION

ORIGINAL GRANTEE JOHN P. MONTGOMERY SCHOOL DISTRICT NO. WD ADDITIONS TO CITIES . _____ ACRES

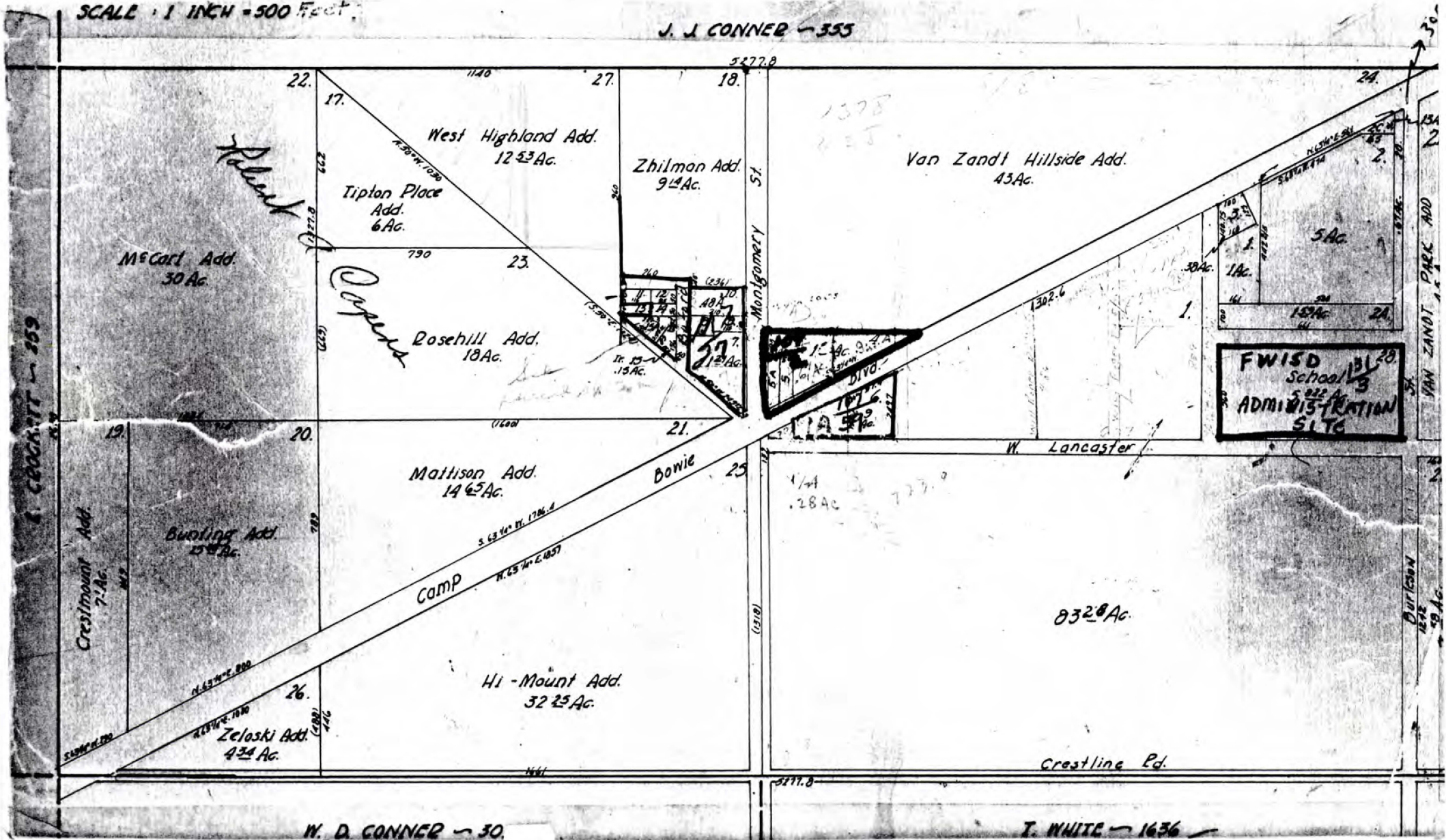
SURVEY NO. _____ DIST. NO. _____ ROADS _____ ACRES

CERTIFICATE NO. (VOL. 2) DIST. NO. _____ RAIL ROADS _____ ACRES

NUMBER OF ACRES 320 ac. DIST. NO. _____ SCHOOLS, CHURCHES - _____ ACRES

SCALE: 1 inch = 500 feet

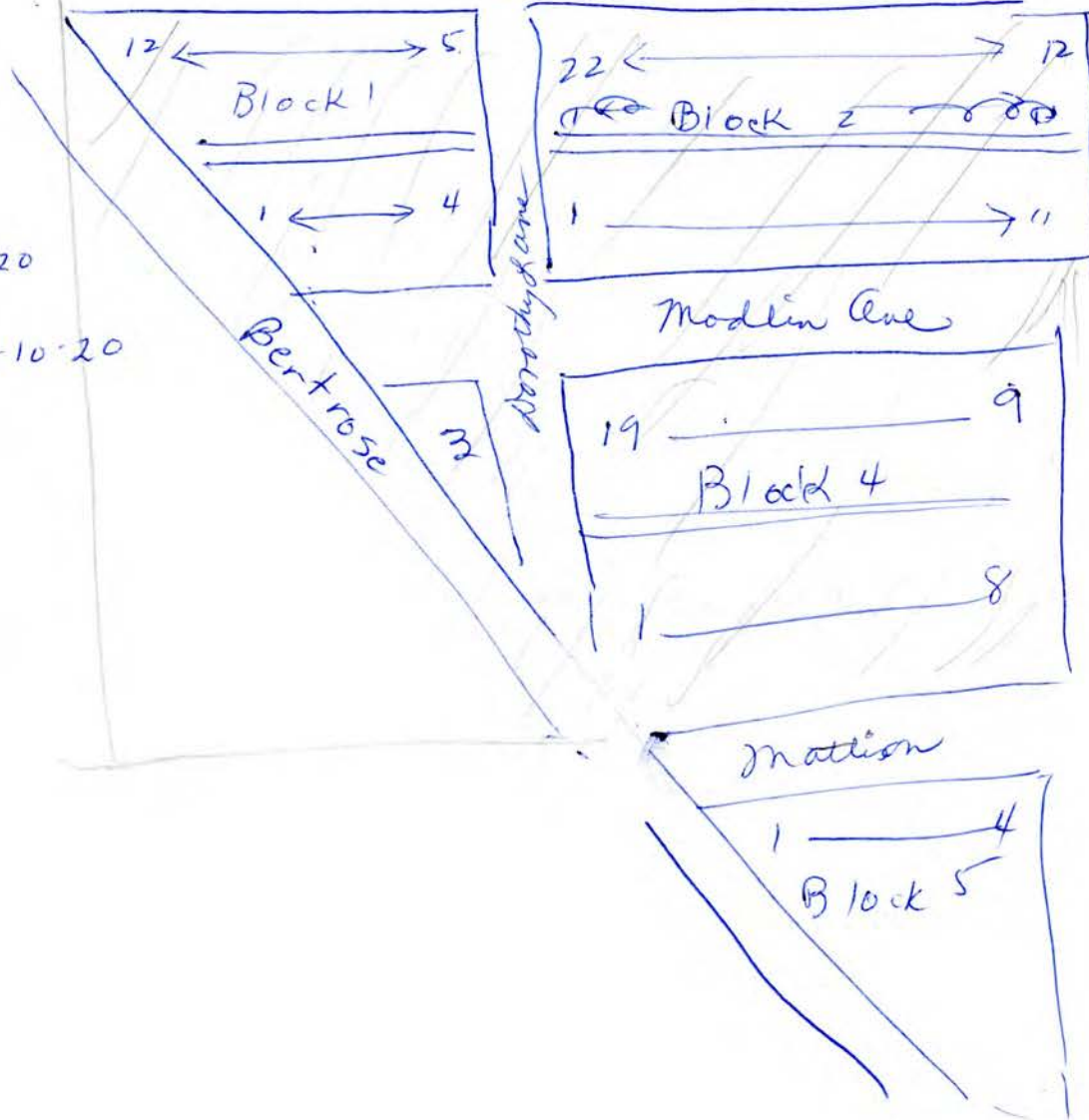
SCALE: 1 INCH = 500 Feet



West Highland Addition to Hi-Mount

Filed 2-27-20

Recorded 3-10-20



ASSESSOR'S ABSTRACT OF RURAL PROPERTY

TARRANT

COUNTY

NUMBERS		
CONTROL	TRACTS	TRACT
1030	35	27

ABSTRACT NO. 1030

EXEMPT FROM TAXATION

ORIGINAL GRANTEE J. P. MONTGOMERY

SCHOOL DISTRICT NO. WD

ADDITIONS TO CITIES ACRES

SURVEY NO. _____

DIST. NO. _____

ROADS ACRES

CERTIFICATE NO. _____

DIST. NO. _____

RAIL ROADS ACRES

NUMBER OF ACRES 12.53

DIST. NO. _____

SCHOOLS, CHURCHES ACRES

OWNERSHIP RECORD	ADDRESS	VOL.	PAGE	DATE	CONSIDERATION
WEST HIGHLAND ADDITION	PLAT & DEDICATION	309	56	12/24/19	

LIENHOLDER RECORD					

DELINQUENT TAX RECORD

YEAR	LINE	PAGE	PROPERTY TAXES												POLL TAX				TOTAL		DATE OF PAYMENT			NO. OF TAX RECEIPT																
			STATE TAX		COUNTY TAX		DISTRICT SCHOOL				STATE		COUNTY		TOTAL		Mo.	Day	Yr.																					
			Dol.	Cts.	Dol.	Cts.	No.	Dol.	Cts.	No.	Dol.	Cts.	No.	Dol.	Cts.	Dol.	Cts.	Dol.	Cts.	Dol.	Cts.																			

Please furnish copy of all relevant references.

NORTH HI MOUNT ELEMENTARY SCHOOL

Julius L. Vuley
3312 W. 30th Street
Fort Worth, TX 76107
817-877-1000

North Hi Mount Elementary School, located at 3801 W. 7th Street in Fort Worth, Tarrant County, Texas, is part of the Fort Worth Independent School District. The Spanish-Mediterranean Revival style building was constructed in 1934-35 by Works Progress Administration labor and was known as School No. 4 from 1935 until 1990 when its school designation changed to No. 149.

For more than 55 years, the building has served as an elementary education facility and community focal point. The building is still in use and is in excellent condition. The original architectural features and design by prominent Fort Worth architect Wyatt C. Hedrick have been preserved. The school is located on Block 1, Lots 1-12 of the West Highland Addition and Lots 19-22 of the Tipton Place Addition.

North Hi Mount School is located two miles southwest of downtown Fort Worth on a five-acre tract which is part of the 320-acre John P. Montgomery Survey, known as State Abstract No. 1030. The 320 acres were surveyed for J. P. Montgomery by virtue of his Third Class certificate dated October 22, 1853. He assigned his rights to the land to Abram Harris, and the State of Texas issued patent No. 118, Vol. 16, dated July 31, 1857 to Abram Harris.¹

During the next fifty years, the land changed hands frequently.² In December 1919, the West Highland Addition was platted for development and the following April Tipton Place

Addition was platted.³

The Fort Worth School District purchased both tracts of land for the school site in April and May of 1924.⁴

In 1929, Fort Worth was growing at a rate of 8000 to 9000 new residents a year, and was spreading out in all directions. The westward growth of the city was concentrated in the Arlington Heights area on the hill proper where streets had been newly paved and scores of new homes had been built.⁵

Crowded conditions existed in practically every municipal school district. New schools filled up within a year or two of their completion, and fifty-four temporary wooden buildings or "shacks", mostly of two rooms, had been built on the grounds of schools to relieve congestion in the main buildings. All school districts needed new buildings or additions to existing buildings to relieve the critical crowding.⁶

To compound the problem, the Texas Legislature passed a new law lowering the mandatory school age from seven to six and the kindergarten age to five years, which caused an increase of over 2000 students.⁷

In the Arlington Heights area where growth was concentrated, five schools were in use: Stripling High, Hi Mount, Arlington Heights Elementary, West Van Zandt and Brooklyn Heights.⁸

The Hi Mount School, located at Lafayette Street and Thomas Place, suffered worst from the growth in Arlington Heights. Built in 1922 with four classrooms and an enrollment of 100 students, the school had reached an enrollment of about 600 in 1929 and was growing at a rate of 100 students a year. Six temporary frame

buildings had been added in back of the school, and lack of space forced the kindergarten to move to the W. C. Stripling High School.⁹

To alleviate over-crowding of the Hi Mount School (later called "South Hi Mount"), in 1932 two wooden shacks were placed on the school-owned piece of land at 3801 W. 7th Street -- the future site of the North Hi Mount School -- to handle the growth in the West Seventh, Rivercrest and Monticello areas. A third wooden building was added in the fall of 1933.¹⁰

Need reference for the 1932 & 1933 shacks.

A bond election proposal to build ten new schools was defeated by Fort Worth voters in October of 1929 and again in the fall of 1931.¹¹

Need references - newspapers or school board meeting minutes

On November 14, 1933, voters finally approved a \$4,167,000 bond proposal for nine new Fort Worth schools, including North Hi Mount.¹²

need reference - newspaper or school board meeting minutes

The school bonds which were financed by the Works Progress Administration (W.P.A.) -- an anti-Depression measure begun by President Franklin D. Roosevelt.¹³ Jobs for approximately 3,000 people were created in building these schools.¹⁴

need reference for # of jobs.

The design and plans for North Hi Mount were drawn by Wyatt C. Hedrick, Inc., Architects.¹⁵ Wyatt C. Hedrick, a well-known Fort Worth architect, designed many Texas schools and post offices all over the United States as well as Fort Worth landmarks such as the Texas Pacific Railroad Station and the downtown Federal Post Office.¹⁶

In May, 1934. the Fort Worth Board of Education approved the purchase of an additional two acres south of the site at 3801 W. Seventh Street, on which the school was to be constructed. Modlin

Street, which separated the two tracts of land, was closed.¹⁷ Historical pictures show that the street closing was accomplished by the time the building was completed.

As originally planned, the school had 13 classrooms, a kindergarten, library, auditorium, cafeteria, office and health unit.¹⁸ *Need reference. Have you seen original architect drawings?*

Bids for the building were received at a cost of \$163,000. However, the Board of Education approved construction in the amount of \$138,300 -- \$25,000 less than proposed.¹⁹ The reduction in cost was accomplished by eliminating four classrooms and altering the interior arrangement of the building. Under these changes, the art room, library and kindergarten were also used as classrooms for grades 1-6, thus maintaining the needed 13 classrooms.²⁰ *Need reference*

On September 13, 1934 the WPA approved the building contracts and work began at the construction site in October.²¹

The construction bids were awarded to building contractor James T. Taylor, a well-known general contractor in Fort Worth at that time. Plumbing, heating and ventilating contracts went to C. Wallace Plumbing Company of Dallas and electrical contracts were awarded to Eugene Ashe Electrical of Fort Worth.²² *Need reference for names of contractors - are they listed in school board meeting minutes*

Of the people who worked on this project, the only person still living in 1986 who could be located was Ed Rowland, an architect with the Wyatt C. Hedrick firm. He remembered that the school was to have had two wings, one on the east and one on the west side -- making a U-shaped building. However, because of the reduction in cost, only the partial east wing was built, with the hope of adding a second wing for more classrooms at a later date.

Soon after the plans for the building were completed, he was sent to Washington, D. C. to design a federal post office building.²³

General construction of the building was completed at the end of April, 1935, and the project was accepted by the Board of Education on May 16, 1935.²⁴ Minutes of the Board meeting indicate that final approval of inside painting, etc. was given on October 23, 1935.²⁵

When completed, North Hi Mount was one of thirty-seven elementary schools in Fort Worth for the 1935-36 school year. Miss Mary Chute was the principal with thirteen teachers for grades 1-6.²⁶

An architectural description in the Tarrant County Historic Resources Survey describes the Spanish-Mediterranean Revival style building:

One-story auditorium and cafeteria wings project forward from the two-story main block to form an entry courtyard. A Renaissance portico, Missionesque parapet, and window surrounds of cast stone embellish the buff brick surface; hipped and gabled roofs are clad in red Mission tile.²⁷

Multiple-paned windows, iron door gates and grill work are other original features.

The building is characteristic of construction in the mid to late 1930s, much of which was built by the W.P.A. Other Fort Worth buildings with architectural similarities include the Will Rogers Coliseum, the Fort Worth Water Plant, downtown Fort Worth Fire Station, Alice E. Carlson School, E. M. Daggett Elementary School, and Lily B. Clayton School.

During the early years of North Hi Mount, several well-known people attended the school: Barbara Van Zandt, a member of one of Fort Worth's founding families; artist Emily Guthrie Smith, whose paintings hang in the school library; and Ann Pugh, known for writing the musical "Heidi" and for her TV show. The children and grandchildren of architect Wyatt C. Hedrick, who designed the school, were students at North Hi Mount also.²⁸

In 1964, the FWISD building program book describes North Hi Mount as situated on a 5.189-acre campus with 15 classrooms, 1 art room, 1 kindergarten, 1 library, and a special education room. Building capacity was 480 with an enrollment of 282. The projected enrollment for the few years was 239. The building was thought to be "adequate for many years."²⁹

Special features within the school have been well preserved. The solid wood handrails on the stairways, the original oak floors in the classrooms, tiled bathroom floors, wooden bookcases and cabinets (especially in the office and library), an antique hall clock, and projection booth in the authentic auditorium -- all demonstrate true craftsmanship. Paintings and some original furniture contribute to the school's beauty and reflect its period in history.

North Hi Mount School is a well-preserved example of the type public buildings which were constructed by the W.P.A. in Fort Worth during the 1930s. Its functional design by architect Wyatt C. Hedrick has allowed the school building to remain in continuous use for over 55 years.

END NOTES

1. Tarrant County Assessor's Abstract of City of Fort Worth, Abstract #1030, Patent #118, Vol. #16; Tarrant County Deed Records, vol. 28, p. 502.
2. Tarrant County records were destroyed March 29, 1876 during the courthouse fire; however, prior to that date two sets of land title abstract books had been compiled. The following information was obtained from abstract books owned by the Fort Worth and Tarrant County Abstract Company concerning transactions in the John P. Montgomery survey which was patented to Abram Harris, assignee of John P. Montgomery, on July 31, 1857:

The west half (160 acres) was conveyed by Abraham Harris and wife to J. W. Conner by warranty deed dated March 12, 1858.

John Conner died without a will in 1866. His estate was settled May 4, 1869, passing ownership of the 160 acres to Conner's heirs, who on February 26, 1870, sold the land to Sam Seaton. (Book O, p. 329)

Sam Seaton and his wife sold the land to O. B. Gould, by deed dated August 30, 1872. (Book A, p. 451 and Book N, p. 559)

O. B. Gould and wife Lavinia S. Gould sold the land to J. D. Reed, by deed dated July 8, 1879. (Book M, p. 158)

J. D. Reed and his wife Georgia sold the land to Robert McCart, by deed dated July 27, 1886. (Book 41, p. 516)

Robert McCart sold 100 acres of land (including the future school site) to R. Vickery, by warranty deed dated March 19, 1887 (Book 42, p. 478)

The two tracts which comprise the school site were sold by R. Vickery to different owners.

West Highland

1903 - The West Highland portion was sold by R. Vickery to W. E. Coleman, B. A. Rose and R. R. Ramage (vol. 200, p. 99)

1906 - B. A. Rose, B. B. Ramage sold the land to C. F. Long (vol. 239, p. 160)

1908 - C. F. Long sold the land to J. T. Anderson (vol. 311, p. 42 and vol. 292, p. 105)

1911 - J. T. Anderson conveyed the land to Joseph Huckins, Jr. in exchange for loan of \$12,000 to be repaid March 1916. (5 promissory notes) (vol. 98, p. 148)

Please check this reference. It appears to be the wrong volume.

1916 - George Thompson, Jr. bought the land at public action for \$3,000 (vol. 597, p. 620)

1917 - Joseph Huckins, Jr. reclaimed the land for lack of promissory notes paid to him. (vol. 489, p. 606) *please check this reference. The volume # appears to be wrong.*

1924 - Joseph Huckins, Jr. sold land to Fort Worth School District for \$12,000 on May 2, 1924 (vol. 834, pp. 105-106)

Tipton Place

1905 - The Tipton Place portion was sold by R. Vickery to G. C. Newton (vol. 244, p. 119; vol. 231, p. 211)

1906 - G. C. Newton sold land to J. M. Grider (vol. 244, p. 119)

1906 - J. M. Grider sold land to Eugene Tipton and W. S. Tipton (vol. 245, p. 517)

1924 - Tiptons sold land to Fort Worth School District on April 29, 1924 (vol. 834, p. 107)

3. Tarrant County Property Plats. West High Addition (vol. 309, p. 56 dated December 24, 1919) and Tipton Place Addition (vol. 665 p. 338 dated April 27, 1920).
4. Tarrant County Deed Records, vol. 834, pp. 105-107.
5. Research Data, Fort and Tarrant County, Texas, Texas Writers' Project (Fort Worth, Texas: Fort Worth Public Library Unit, 1941), vol. 19, pp. 7298-7300.
6. Ibid., pp. 7297, 7299.
7. Ibid., pp. 7297-7298.
8. Ibid., p. 7300.
9. Ibid., pp. 7300-7301; Fort Worth Star-Telegram, Reference Division, Oct. 1933. *← need exact date*
10. Research Data, vol. 19, p. 7301.
- 11.
- 12.
13. Research Data, vol. 24, p. 9511.
- 14.
- 15.

16. Judith Singer Cohen, Cowtown Moderne, (Texas A&M Press, Fort Worth Chapter American Institute of Architects, 1988), p. 22.
17. Tarrant County Deed Records, vol. 1246, p. 613 dated June 20, 1935 for Lots 1-5, 14-18 in the Tipton Place Addition.
- 18.
19. Research Data, vol. 24, p. 9534.
- 20.
21. Fort Worth Star-Telegram, September 13, 1934, p. 1; Research Data, vol. 24, p. 9553.
- 22.
23. Ed Rowland (former architect and designer for Wyatt C. Hedrick, Architects), telephone interview by Ann Stahl, January 23, 1986.
24. Fort Worth Independent School District Minutes of Board of Education: Minutes of Meetings May 8, 1935 and May 16, 1935, vol. 1934-35, pp. 443 and 456.
25. Ibid., Minutes of Meetings July 10, July 24 & October 23, 1935, pp. 5, 32, 179.
26. Fort Worth Star-Telegram, September 9, 1935, p. 11.
27. Tarrant County Historic Resources Survey: Fort Worth Phase V (Fort Worth, Texas: Historic Preservation Council for Tarrant County, 1989), p. 122.
28. Mildred Hedrick Fender (daughter of architect Wyatt C. Hedrick), interview by Ann Stahl, January 23, 1986; Joyce Wright (Principal at North Hi Mount School, 1978-88), interview by Ann Stahl, January and March 1986.
29. Fort Worth Independent School District "Population Trends and Estimate of School Building Needs, 1964-69," May 1964, pp. 71, 148.

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- Fender, Mildred Hedrick. Interview by Ann Stahl. Fort Worth. January 23, 1986.
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- Rowland, Ed. Interview by Ann Stahl. Fort Worth. January 23, 1986.
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- Tarrant County Tax Assessor's Records.
- Wright, Joyce. Interview by Ann Stahl. Fort Worth. January and March 1986.

THE HISTORY OF NORTH HI MOUNT ELEMENTARY SCHOOL

name & address & telephone #

NORTH HI MOUNT ELEMENTARY SCHOOL LOCATED AT 3801 WEST 7TH STREET IN FORT WORTH, TEXAS IS SCHOOL NO. 4 OF THE FORT WORTH INDEPENDENT SCHOOL DISTRICT. THE FOLLOWING REPORT IS AN ACCOUNT OF THE HISTORY AND DEVELOPMENT OF THE LAND AND BUILDING.

LAND HISTORY

NORTH HI MOUNT ELEMENTARY SCHOOL IS LOCATED ^{*in Tarrant County*} ON A THREE-ACRE ^{*tract which is*} ~~SITE OF LAND~~ TWO MILES SOUTHWEST OF DOWNTOWN FORT WORTH. THIS LAND WAS PART OF THE 320-ACRE SURVEY OF JOHN P. MONTGOMERY ^{*Survey shown as site about 1920*} COMPLETED JULY 31, 1851 IN TARRANT COUNTY. THE SITE OF THE SCHOOL WAS PLATTED FOR DEVELOPMENT IN DECEMBER 1919 AS THE WEST HIGHLAND ADDITION AND ADJOINING LAND IN APRIL 1920 AS THE TIPTON PLACE ADDITION. (1) THUS, THE LEGAL DESCRIPTION OF THE NORTH HI MOUNT SCHOOL SITE IS WEST HIGHLAND ADD., BLOCK 1, LOTS 1-12 AND LOTS 19-22 OF THE TIPTON PLACE ADD. (13) ^{*2*}

*Reconveyed
Oct 22, 1853*

THE ENTIRE 320 ACRES OF THE J.P. MONTGOMERY SURVEY (1851) WAS CONVEYED BY THE STATE OF TEXAS TO ABRAMS HARRIS AND THE SURVEY PATENTED TO HIM (REPRESENTING J.P. MONTGOMERY) ON JANUARY 19, 1857. THE FORT WORTH SCHOOL DISTRICT PURCHASED THE LAND FOR THE SCHOOL SITE APRIL AND MAY OF 1924. (11) THE TRANSACTION OF THIS LAND BETWEEN THE TIME OF THE ORIGINAL OWNER (1857) AND PURCHASE BY THE FT. W. SCHOOL DISTRICT (1924) ARE LISTED BELOW: (12) ^{*3*}

1857 - ABRAMS HARRIS - LAND GRANTED TO HIM

? → TRANSACTIONS BETWEEN
1 S.L. ASH AND ROBERT MCCART
H.B. HERD

Vol. 23, 211

1887 - ROBERT MCCART --- SOLD TO R. VICKERY
VOL. 23, 211

Vol. 200, 99

1887-1903 - R. VICKERY --- SOLD WEST HIGH. PORTION TO
W.E. COLEMAN

B.A. ROSE AND B.B. RAMAGE
VOL. 200, PG. 99.

Vol. 244, 119

1887-1905 - R. VICKERY ---SOLD TIPTON PL. PORTION TO
G.C. NEWTON, VOL. 244,

Vol. 231, 211

PG. 119, VOL. 231, P.211.

WEST HIGHLAND ADDITION TRANSACTIONS:

Vol. 239, 160

1906 - B.A. ROSE, B.B. RAMAGE ---SOLD TO C.F. LONG
VOL. 239 P. 160

1908 - C.F. LONG --- SOLD TO J.T. ANDERSON

VOL. 311 P. 42 VOL. 292, P. 105

- 1911 - J.T. ANDERSON CONVEYED LAND TO JOSEPH HUCKINS, JR
IN EXCHANGE FOR LOAN OF \$12,000 TO BE REPAID
MARCH 1916. (5 PROMISSORY NOTES) VOL. 98, P. 148
- 1916 - GEORGE THOMPSON, JR. BOUGHT LAND AT PUBLIC
AUCTION FOR \$3,000. VOL. 597, P. 620
- 1917 - JOSEPH HUCKINS JR. RECLAIMED LAND FOR LACK OF
PROMISSORY NOTES PAID TO HIM , VOL. 489, P. 606
- 1924 - JOSEPH HUCKINS, JR. --- SOLD LAND TO FT. WORTH
SCHOOL DISTRICT FOR \$12,000
VOL. 834, P. 105-106

TIPTON PLACE ADDITION TRANSACTIONS:

- 1906 - G.C. NEWTON --- SOLD TO J.M. GRIDER.
VOL. 244, P. 119
- 1906 - J.M. GRIDER --- SOLD TO EUGENE TIPTON AND
W.S. TIPTON VOL. 245, P. 517
- 1924 - TIPTONS --- SOLD TO FT. WORTH SCHOOL DISTRICT
VOL. 834. P. 107

BUILDING HISTORY

THE BRICK BUILDING WHICH CURRENTLY HOUSES THE SCHOOL WAS COMPLETED IN MAY, 1935. (4) THE BUILDING OF THIS SCHOOL WAS STIMULATED BY THE OVER-CROWDED SCHOOLS IN THE ARLINGTON HEIGHTS AREA OF FT. WORTH, THE FASTEST GROWING SECTION OF THE CITY IN THE LATE 1920'S. CROWDED CONDITIONS EXISTED IN AREA SCHOOLS (SOUTH HI MOUNT, ARLINGTON HEIGHTS ELEMENTARY, AND VAN ZANDT SCHOOL) PARTLY BECAUSE OF THE STATE LAW WHICH CHANGED THE REQUIRED SCHOOL AGE FROM SEVEN YEARS OLD TO SIX YEARS OLD AND THE KINDERGARTEN AGE TO FIVE YEARS. THIS CREATED AN INCREASE OF ABOUT TWO THOUSAND CHILDREN TO THE FT. WORTH SCHOOLS. DUE TO NEWLY PAVED STREETS IN THE ARLINGTON HEIGHTS AREA, THE SCHOOLS IN THIS WEST FT. WORTH REGION WERE GROWING AT A RATE OF ONE HUNDRED CHILDREN PER YER. (15)

AS EARLY AS 1915 THE FT. WORTH SCHOOLS HAD DEVELOPED "COLONY SCHOOLS" TO HOUSE MANY OF THE CHILDREN. THESE WERE SMALL INDIVIDUAL WOOD FRAME BUILDINGS USED SO THERE WOULD BE LESS CHANCE OF FIRE AND MORE NATURAL LIGHT IN THE CLASSROOM. (16) A PROPOSED SOLUTION TO THE CROWDED CONDITIONS IN THE ARLINGTON HEIGHTS AREA WAS TO PLACE SEVERAL OF THESE "SHACKS" ON A SCHOOL-OWNED PIECE OF LAND AT 3801 W. 7TH ST., THE FUTURE SITE OF NORTH HI MOUNT, WHICH WOULD HANDLE THE RIVERCREST AND MONTICELLO AREA. A BOND ELECTION, PROPOSING THE BUILDING OF TEN NEW SCHOOLS, WAS DEFEATED BY VOTERS IN OCTOBER OF 1929 AND AGAIN IN THE FALL OF 1931. (15)

BY THIS TIME SOUTH HI MOUNT SCHOOL (ALSO REFERED TO AS THOMAS PLACE SCHOOL) AT LAFAYETTE ST. AND THOMAS PLACE,

"Camp"

from previous p. "a proposed solution"

WHICH WAS BUILT IN 1922 WITH FOUR CLASSROOMS AND AN ENROLLMENT OF 100 STUDENTS, HAD GROWN TO CENSUS OF NEARLY 700. (7) THUS, TWO TEMPORARY "COLONY SCHOOLS" WERE OPENED AT THE SITE OF NORTH HI MOUNT SCHOOL IN THE FALL OF 1932 AND A THIRD ONE ADDED THE FALL OF 1933. THESE DID LITTLE TO RELIEVE THE CROWDING. ON NOVEMBER 14, 1933 A BOND ELECTION FINALLY PASSED WHICH APPROVED THE BUILDING OF NINE NEW FT. WORTH SCHOOLS, ~~WHICH WOULD BE BUILT BY THE WORKS PROGRESS ADMINISTRATION - AN ANTI-DEPRESSION MEASURE BEGUN BY PRESIDENT FRANKLIN D. ROOSEVELT. THE BUILDING OF THESE SCHOOLS WOULD CREATE JOBS FOR APPROXIMATELY 3,000 PEOPLE.~~ (15)

designed

(5) NORTH HI MOUNT SCHOOL WAS TO BE THE THIRD BUILDING OF THIS \$4,167,000 BOND PROJECT. ON SEPTEMBER 13, 1934 THE TEXAS PUBLIC WORKS ADMINISTRATION APPROVED THE BUILDING CONTRACTS AND WORK BEGAN ON THE SITE OF CONSTRUCTION IN OCTOBER, 1934. THE SCHOOL WAS TO HAVE 13 CLASSROOMS, A KINDERGARTEN, A LIBRARY, AN AUDITORIUM, CAFETERIA, OFFICE, AND HEALTH UNIT. (17), (8)

need reference

received

(4) THE ORIGINAL BIDS FOR THE BUILDING WERE AT A COST OF \$163,000. HOWEVER, THE BOARD OF EDUCATION APPROVED CONSTRUCTION AT A TOTAL COST OF \$138,300 - \$25,000 LESS THAN PROPOSED. THE REDUCTION IN COST WAS ACCOMPLISHED BY ELIMINATING FOUR CLASSROOMS AND ALTERING THE INTERIOR ARRANGEMENTS OF THE BUILDING. UNDER THESE CHANGES THE ART ROOM, THE LIBRARY, AND THE KINDERGARTEN WERE ALSO TO BE USED AS CLASSROOMS FOR GRADES 1 - 6; THUS, MAINTAINING THE NEEDED 13 CLASSROOMS. (18)

OK

(2) IN ADDITION TO THE LAND ON WHICH THE SCHOOL WAS TO BE CONSTRUCTED, THE BOARD OF EDUCATION PURCHASED IN MAY, 1934, AN ADDITIONAL TWO ACRES SOUTH OF THE SITE AT 3801 W. SEVENTH STREET. TO DO THIS, THE STREET WHICH BORDERED ON THE SOUTH SIDE OF THE PROPERTY, MODLIN STREET, HAD TO BE CLOSED. (17) HISTORICAL PICTURES INDICATE THAT THE CLOSING OF THE STREET WAS ACCOMPLISHED BY THE TIME THE BUILDING WAS COMPLETED.

*need
see
record*

(6) THE CONSTRUCTION BIDS WERE AWARDED TO BUILDER JAMES T. TAYLOR, A WELL KNOWN GENERAL CONTRACTOR IN FT. WORTH AT THAT TIME. PLUMBING, HEATING, AND VENTILLATING CONTRACTS WENT TO C. WALLACE PLUMBING CO. OF DALLAS AND ELECTRICAL CONTRACTS WENT TO EUGENE ASHE ELECTRICAL OF FT. WORTH. PLANS AND DESIGN FOR THE BUILDING WERE DRAWN BY WYATT C. HENDRICK, INC., ARCHITECTS. (18) ~~WYATT HENDRICK WAS WELL KNOWN FOR THE DESIGNING OF MANY TEXAS SCHOOLS AND POST OFFICES IN TEXAS AND ALL OVER THE U.S. HE WAS THE DESIGNER OF MANY FT. WORTH HISTORICAL LANDMARKS - THE TEXAS AND PACIFIC RAILROAD STATION AND THE DOWNTOWN FEDERAL POST OFFICE BUILDING.~~ (2)

of Fort Worth

need reference

14

(7) OF THE PEOPLE WHO WORKED ON THIS PROJECT, THE ONLY PERSON STILL LIVING WHO COULD BE LOCATED WAS ED ROWLAND, WHO WAS AN ARCHITECT WITH THE WYATT HENDRICK FIRM. HE

8
REMEMBERED THAT THE SCHOOL WAS TO HAVE HAD TWO WINGS, ONE ON THE EAST SIDE AND ONE ON THE WEST SIDE -- MAKING IT A U-SHAPED BUILDING. HOWEVER, BECAUSE OF THE REDUCTION IN COST, ONLY ONE PARTIAL WING WAS ADDED, WITH THE HOPE OF ADDING THE SECOND WING FOR MORE CLASSROOMS IN THE FUTURE. SOON AFTER THE PLANS FOR THE BUILDING WERE COMPLETED, HE WAS SENT TO WASHINGTON, D.C. TO DESIGN A FEDERAL POST OFFICE BUILDING. (14) *OK*

9
GENERAL CONSTRUCTION OF THE BUILDING WAS COMPLETED THE END OF APRIL, 1935 AND THE PROJECT ACCEPTED BY THE BOARD OF EDUCATION ON MAY 16, 1935. (4) MINUTES OF THE BOARD INDICATE THAT FINAL APPROVAL OF INSIDE PAINTING, ETC. WAS GIVEN ON OCTOBER 23, 1935. (5) WHEN COMPLETED, NORTH HI MOUNT WAS ONE OF THIRTY-SEVEN ELEMENTARY SCHOOLS IN FT. WORTH FOR THE 1935-1936 SCHOOL YEAR. MISS MARY CHUTE WAS THE PRINCIPAL WITH THIRTEEN TEACHERS FOR GRADES 1-6. (9) *OK*

10
DURING THE EARLY YEARS OF THE SCHOOL SEVERAL FAMOUS PEOPLE ATTENDED SCHOOL AT NORTH HI MOUNT. BARBARA VAN ZANDT, RELATIVE OF THE VAN ZANDT FAMILY, SOME OF THE FOUNDERS OF FT. WORTH, IS SAID TO HAVE ATTENDED SCHOOL THERE. EMILY GUTHRIE SMITH, A FAMOUS PAINTER, ATTENDED N.H.M. AND SEVERAL OF HER PAINTINGS HANG IN THE SCHOOL LIBRARY. ANN PUGH, WHO WROTE THE MUSICAL "HEIDI" AND WELL KNOWN FOR HER T.V. SHOW, ALSO WENT TO N.H.M. THE CHILDREN AND GRANDCHILDREN OF THE ARCHITECT, WYATT C. HENDRICK, WERE STUDENTS AT N.H.M. (3). (19) *OK*

11
THE 1964 BUILDING PROGRAM BOOK DESCRIBES NORTH HI MOUNT AS SITUATED ON A 5.189 ACRE CAMPUS WITH 15 CLASSROOMS, 1 ART ROOM, 1 KINDERGARTEN, 1 LIBRARY, AND A SPECIAL EDUCATION ROOM. BUILDING CAPACITY IS 480 WITH AN ENROLLMENT OF 282 IN 1964. THE PROJECTED ENROLLMENT FOR THE NEXT FEW YEARS WAS 239. THE BUILDING WAS THOUGHT TO "BE ADEQUATE FOR MANY YEAR". (6) *OK*

12
CURRENTLY THE SCHOOL HAS AN ENROLLMENT OF AROUND 300 STUDENTS. THE BUILDING HAS BEEN MAINTAINED WELL TO PRESERVE THE UNIQUE FEATURES OF ITS CONSTRUCTION. THE CURVED TILE ROOF, THE TAN BRICK, THE ARCHED DOORWAYS AND WINDOWS, THE ORIGINAL MULTI-PANED WINDOWS, AND THE IRON DOOR GATES AND GRILL WORK ALL MAKE THIS BUILDING CHARACTERISTIC OF ITS PERIOD OF CONSTRUCTION -- THE MID TO LATE 1930'S. ALL OVER FT. WORTH ARE OTHER BUILDINGS WITH THE SAME CHARACTERISTIC STRUCTURES, MANY OF WHICH WERE ALSO BUILT BY THE WORKS PROGRESS ADMINISTRATION DURING THIS TIME. WILL ROGERS COLISEUM; THE FT. WORTH WATER PLANT (NORTH AND SOUTH HOLLY PLANT); FT. WORTH DOWNTOWN FIRE STATION; ALICE E. CARLSON SCHOOL; E. M. DAGGETT ELEMENTARY SCHOOL; AND LILY B. CLAYTON SCHOOL, TO NAME A FEW. ALL SHOW SOME OF THESE SAME STRUCTURAL SIMILARITIES. *Architecture*

SPECIAL FEATURES WITHIN THE SCHOOL HAVE BEEN WELL PRESERVED TO ENHANCE THE SCHOOLS UNIQUENESS. THE SOLID WOOD

HANDRAILS ON THE STAIRWAYS; THE ORIGINAL OAK FLOORS IN THE CLASSROOMS AND TILED BATHROOM FLOORS; THE WOODEN BOOKCASES AND CABINETS, ESPECIALLY IN THE OFFICE AND LIBRARY; AN ANTIQUE HALL CLOCK; THE PROJECTION BOOTH IN THE AUTHENTIC AUDITORIUM -- ALL THESE DEMONSTRATE TRUE CRAFTSMANSHIP. MANY PAINTINGS HUNG THROUGHOUT THE SCHOOL AND WHAT APPEARS TO BE ORIGINAL FURNITURE HAVE ALSO BEEN MAINTAINED TO CONTRIBUTE TO THE BEAUTY AND ERA OF THIS SCHOOL.

repeat

FOOTNOTES AND BIBLIOGRAPHY

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- 14 ✓ 2. COHEN, JUDITH SINGER, COWTOWN MODERN, (TX A.&M. PRESS, FT. WORTH CHAPTER AMERICAN INSTITUTE OF ARCHITECTS 1988), P. 22.
- 18 ✓ 3. FENDER, MILDRED HEDRICK, DAUGHTER OF FAMOUS FT. WORTH ARCHITECT, WYATT C. HEDRICK. BY TELEPHONE INTERVIEW ON JANUARY 23, 1986.
- 4 ✓ 15. 4. FORT WORTH INDEPENDENT SCHOOL DISTRICT MINUTES OF BOARD OF EDUCATION: MINUTES OF MEETINGS MAY 8, 1935 AND MAY 16, 1935, VOLUME 1934-35, P. 443 & 456.
- 16 ✓ 5. FWISD MINUTES OF BOARD OF EDUCATION: MINUTES OF MEETING JULY 10, JULY 24, & OCTOBER 23, 1935, P. 5, 32, 179.
- 19 ✓ 6. FORT WORTH INDEPENDENT SCHOOL DISTRICT, "POPULATION TRENDS AND ESTIMATE OF SCHOOL BUILDING NEEDS, 1964-69", MAY 1964, P. 71, P. 148.
- 8 ✓ 7. FORT WORTH STAR TELEGRAM, REFERENCE DIVISION, OCT. 1933. ✓
- 10 ✓ 8. FORT WORTH STAR TELEGRAM, SEPTEMBER 13, 1934, P. 1, COL. 2 (ALSO IN VOL. 24, WRITERS RESEARCH DATA OF FT WORTH, P. 9553.) ✓
- 17 ✓ 9. FORT WORTH STAR TELEGRAM, SEPTEMBER 9, 1935, P. 11. ✓ 2
10. HISTORICAL PRESERVATION COUNCIL OF TARRANT COUNTY, TEXAS. TARRANT COUNTY HISTORIC RESOURCES SURVEY: FT. WORTH PHASE V., WEST SIDE, P. ? ✓
- 3 ✓ 11. INDEX TO DEEDS, RECORDS OF TARRANT COUNTY, TEXAS, VOL.. 28, PG. 502, 1857, AND VOL. 834, PG. 105-107, 1924. ✓
12. INDEX TO DEEDS, RECORDS OF TARRANT COUNTY, TEXAS ALL VOLUMES AND PAGES LISTED AFTER EACH TRANSACTION. ✓
- 2 ✓ 13. PLAT RECORDS FILED IN TARRANT COUNTY, TEXAS, VOL. 309, P. 56, DECEMBER 12, 1919, AND APRIL 27, 1920. ✓
- ✓ 14. ROWLAND, ED. FORMER ARCHITECT AND DESIGNER FOR WYATT C. HEDRICK, ARCHITECT FIRM, TELEPHONE INTERVIEW JANUARY 23, 1986. ✓ *with whom?*
- 5 ✓ 15. WORKS PROGRESS ADMINISTRATION. WRITERS RESEARCH DATA OF FT. WORTH & TARRANT CO., VOL. 19, P. 7299-7304, (REFERENCED TO FT. WORTH PRESS, FEBRUARY 19, 1929.) ✓ 1941
7
9 FT. WORTH PUBLIC LIBRARY.

6

16. WORKS PROGRESS ADMINISTRATION. WRITERS RESEARCH DATA
OF FT. WORTH & TARRANT COUNTY, VOL. 21, P. 8380.
FT. WORTH PUBLIC LIBRARY.

no
date ?

10, 2

17. WORKS PROGRESS ADMINISTRATION. WRITERS RESEARCH DATA
OF FT. WORTH & TARRANT CO., VOL. 24, P. 9511-9512,
(REFERENCED TO FT. WORTH STAR TELEGRAM, MAY 12, 1934)
FT. WORTH PUBLIC LIBRARY.

11
13

18. WORKS PROGRESS ADMINISTRATION. WRITERS RESEARCH DATA
OF FT. WORTH & TARRANT CO., VOL. 24, P. 9534,
(REFERENCED TO FT. WORTH STAR TELEGRAM, AUGUST 14,
1934). FT. WORTH PUBLIC LIBRARY.

✓

14

19. WRIGHT, JOYCE, PRINCIPAL NORTH HI MOUNT SCHOOL 1978-88.
BY INTERVIEW JANUARY AND MARCH 1986.

with whom?

✓

TX80 80 CD(P)DATA()
 SKEY 00003450627 PIDN 45850-1-ALL-C
 ADDN: WEST HIGHLAND
 LEGAL: BLK 1 LOT ALL ✓
 OWNER: FORT WORTH ISD,
 ADDRESS: 3201 W LANCASTER AVE
 CMT:

)TAD-Y/N(N)DELQT(N)
 PSKEY 00000000000 ORG-YR 89 TADCG A1
 LOC: 3801 7TH ST W
 MAP 2036 392 STAT: M

LAND 501 DEF 0 ACRES
 TAXES: .00 P&I

C/O:
 ZIP-CODE: TYPE Z CODE 76107 BKRUPT:
 C/S FT WORTH, TX
 0.000 STMTCD N SUIT SUSP N
 .00 LAWYER .00 TOTL .00

TAX-YRS =

TXYR / CODES	90	87	88	89	
CVAL	1072567	501	350501	1072567	
COUNTY 220	0.00	0.00	0.00	0.00	
R.O.W.	0.00	0.00	0.00	0.00	
WATER 006	0.00	0.00	0.00	0.00	
HOSPITAL W	0.00	0.00	0.00	0.00	
TCJC	0.00	0.00	0.00	0.00	
SCHOOL 905	0.00	0.00	0.00	0.00	
CITY 26	0.00	0.00	0.00	0.00	
FRESH WT	0.00	0.00	0.00	0.00	
PAID	0.00	0.00	0.00	0.00	
TOTAL	0.00	0.00	0.00	0.00	
SUPP-MO/PDCD	XX 00	XX 00	XX 00	XX 00	
PD-DATE	000000	000000	000000	000000	

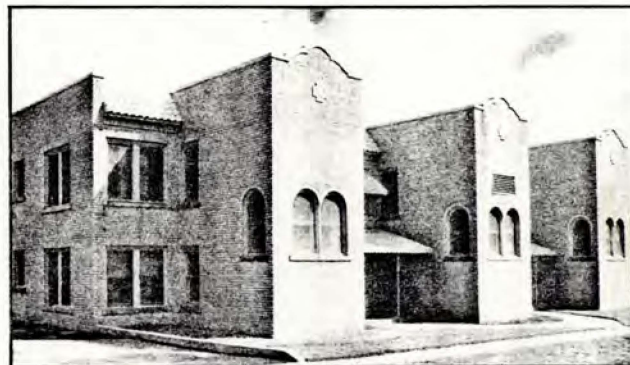
~~Lot 1-5~~ 7w

Lot 1-5 Vol 1246 p 613 6-21-35 ← notary
 ✓ 14-18 Vol 1246 p 613 6-20-35 ← signed
 19-22 Vol 834 p. 105-107 4-29-26



TX80 80	CD(P)DATA()TAD-Y/N(N)DELQT(N)					
SKEY 00003154807	PIDN 42265--14-20					PSKEY 00000000000 ORG-YR 88 TADCG A1					
ADDN: TIPTON PLACE ADDITION						LDC: 3801 7TH ST W					
LEGAL: BLK LOT 14 LTS 14 THRU 18 & CLOSED ST LTS 19 THRU MAP 2036 392						STAT: M					
OWNER: FORT WORTH ISD,						C/O:					
ADDRESS: 3201 W LANCASTER AVE						ZIP-CODE: TYPE Z CODE 76107 BKRUPT:					
CMT:						C/S FT WORTH, TX					
LAND	501 DEF		0 ACRES	0.000	STMTCD N SUIT	SUSP N					
	TAXES:		.00 P&I	.00	LAWYER	.00 TOTL					
TAX-YRS =											
TXYR / CODES	1	90	1	87	1	88	1	89	1		1
CVAL		501		501		501		501			
COUNTY 220		0.00		0.00		0.00		0.00			
R.O.W.		0.00		0.00		0.00		0.00			
WATER 006		0.00		0.00		0.00		0.00			
HOSPITAL W		0.00		0.00		0.00		0.00			
TCJC		0.00		0.00		0.00		0.00			
SCHOOL 905		0.00		0.00		0.00		0.00			
CITY 26		0.00		0.00		0.00		0.00			
FRESH WT		0.00		0.00		0.00		0.00			
PAID		0.00		0.00		0.00		0.00			
TOTAL		0.00		0.00		0.00		0.00			
SUPP-MD/PDCD	1	XX 00	1	XX 00	1	XX 00	1	XX 00	1		1
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3510 W. 7th Street, Charlyne Apartments, c. 1928. The Charlyne Apartments were first listed in the 1929 City Directory and were probably constructed shortly before. Marvin B. Simpson was the first listed owner of the site in 1936; a rapid succession of owners has occurred since 1940. The yellow brick structure is distinguished by three projecting stairwell bays; topped by Missionesque parapets, the bays are embellished with paired, arched windows. Aluminum awnings have been added and the Mission tile and parapet coping have been painted.



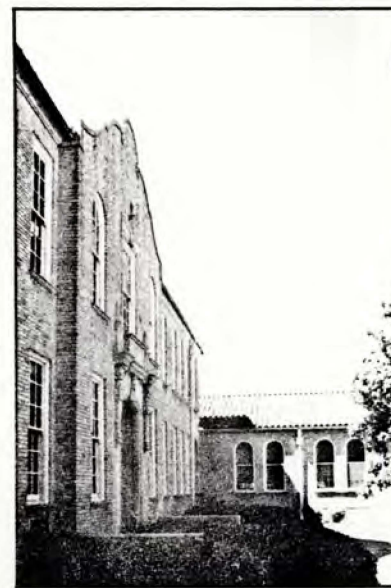
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3801 W. 7th Street [Sch(NR)], North Hi Mount Elementary School, 1934-35; 1935-36. Replacing earlier temporary school buildings on the site, North Hi Mount Elementary School was constructed 1934-35 by Works Progress Administration labor. Architect Wyatt C. Hedrick was responsible for the Spanish-Mediterranean Revival design; James T. Taylor was contractor for the Fort Worth bond project. One-story auditorium and cafeteria wings project forward from the two-story main block to form an entry courtyard. A Renaissance portico, Missionesque parapet, and window surrounds of cast stone embellish the buff brick surface; hipped and gabled roofs are clad in red Mission tile. The school grounds and a stone terrace were constructed 1935-36 with additional Works Progress Administration funding under the direction of Hare and Hare of Kansas City, Missouri. Still in use, the school remains in excellent condition, and retains its original small-paned windows. North Hi Mount is a contributor to the proposed Public Schools National Register Thematic Group.

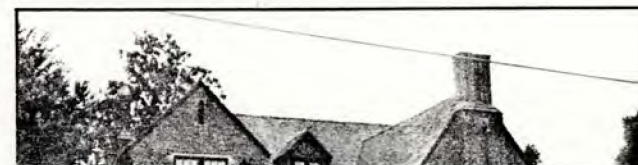


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4117 W. 7th Street [NR/RCECD], Coffey House, 1929. Dr. Alden Coffey, who ran the Coffey Clinic, purchased three lots in 1928. Constructed in 1929 by contractor A. J. Howard, this large house was designed by architect Ben B. Milam. The Tudor Revival structure is faced in polychrome clinker brick, with half-timbering, sandstone and cast-stone trim detailing. Cross gables, gabled dormer windows and a portecochere with crenelated parapet give the house an asymmetrical roofline. It appears to be eligible for the National Register as a work of architecture.



9



10

WDH

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FORT WORTH STAR TELEGRAM;
Aug. 14, 1934

EDUCATION. By altering original plans, the Board of Education Tuesday whittled approximately \$25,000 from bids for the new North Hi-Mount School and awarded contracts for its construction at a total cost of \$138,301.

The project is the third for which contracts have been awarded in the \$4,167,000 school building program.

The reduction in cost from original bids of \$163,000 was accomplished by elimination four classrooms and altering interior arrangements of the building. Under the changes the art room and the library will be used as regular classrooms and the kindergarten as a part time classroom. As awarded, the contracts still were approximately \$23,000 above the amount at first set aside for the school. . . .

9534

X
Nov 21

MHT

97

FORT WORTH RECORD:
December 5, 1915.

ONLY FOUR COMMON SCHOOLS ARE PAYING TEACHERS' WARRANTS.

The other eighty-six haven't enough money on hand to take up warrants; taxpayers are to blame.

Only four of the ninety common school districts in Tarrant County have enough money on hand to pay their teachers, it developed Saturday from an examination of the school fund records in the offices of County Superintendent Bludworth and County Auditor Mulholland. The deficiency in the various funds is explained by the fact that citizens of these districts are not paying their taxes as promptly as they should.

The county superintendent and auditor for the past few months have received many calls from teachers, trustees and others from these districts who sought to make arrangements whereby the teachers warrants could be paid. They reason that the worry and inconvenience to the teachers in not being paid promptly makes for inefficiency and dissatisfaction. On this point the county officials agree with them, but declare the fault lies with the property owners who have not paid their taxes, explaining that when a citizen of a certain district pays his taxes, a percentage of the amount paid is apportioned to and placed to the credit of the school fund of his district.

8380

Doc 21

MHT

99

Transferred After First of Month.

The transfer is made shortly after the first of the month following the payment of taxes. It is pointed out that the county is unable to apportion any amount to a district until the funds have been collected, and as a result urge all who have not paid their assessments to do so as soon as possible, so that the schools will not be further embarrassed.

Approximately \$150,000 is apportioned among Tarrant countys' schools from the state for the year. This is shared equally among the county and city schools, an average of \$6 for each child within the scholastic age, and is paid annually. The special tax, however which is apportioned monthly as the taxes are paid, goes only to schools outside of Fort Worth. This will amount to approximately \$111,000 this amount to year, according to Superintendent Bludworth, and will be divided among the schools outside of the city, an average of about \$11 for each of the 9,866 children of school age.

8381

Vol 24

would place on homesteads by taxation. The school bonds and this issue, it said, would mean 22 cents more tax per \$100 of taxable value, constituting too great a burden.

The council was not informed who circulated the petition. The first name on it was that of Dr. W. C. Lackey.

Councilman Thompson declared he had been informed the names on the petition had been obtained in 24 hours and that 15,000 or 20,000 additional names could be obtained with sufficient time.

The legal department has not yet completed for presentation to the council the ordinance calling the bond election.

FORT WORTH STAR TELEGRAM:
Sept. 18, 1934

EDUCATION: With 50 men already employed on two projects of the \$5,167,000 school building program and 25 more ready to go to work when excavation is started on a third structure Thursday morning, public

9553

school officials Tuesday were beginning to see tangible results of the program, the primary purpose of which is to relieve unemployment.

Contractors in charge of the three building projects which will be under way before the end of this week estimated that more than 200 men will be employed on the jobs by the time the peak of construction is reached.

At the same time Business Manager E. P. Williams of the public schools and Dr. N. L. Engelhardt, Columbia University educational consultant who arrived Monday to spend a week here, were conferring with architects about plans for other projects which are to be launched as speedily as possible.

About 25 men are at work on each of two projects now started, the Lily B. Clayton school addition and a similar project at the Hubbard School. About the same number of men will go to work Thursday when excavation is started on the North Hi Mount School project, to cost \$139,000. . . .

9554

2013
600

FORT WORTH STAR TELEGRAM
May 12, 1934

EDUCATION: Its loan contract with the P.W.A. accepted, the Board of education expected Saturday to be in a position next week to take bids on construction of the first seven projects in the \$4,167,000 building program here.

Building plans and specifications for most of the structures now are in the hands of P.W.A. officials for inspection. A formal resolution approving the agreement for the loan and grant from the government will be adopted by the board early next week and forwarded to Washington for signatures of PWA officials. As soon as a sample of the bonds is approved by the PWA the \$5,000,000 issue voted to secure the loan will be advertised for bids.

While these formalities are being complied with the board expects to go forward immediately with preparations for an actual start on the building program. Included in the first list of projects advertised for construction bids will be two new buildings at North Hi-Mount and in the Morningside areas, and additions to Lilly B. Clayton, Alice E. Carlson, Oakhurst, Hubbard and George C. Clarke Schools.

The bond agreement was accepted by the Board Friday afternoon after PWA officials had agreed to permit principal payments on the issue to be deferred for two years, and had granted the schools the option of calling any part of the issue at the end of any five-year period.

These changes will cost the schools an additional \$49,000 during the 30-year term of the bonds but will enable the accumulation of enough money during

Phipps

10.

the first two years to meet maturities that will begin at that time.

Approximately two acres immediately south of the site of the ~~South~~ ^{North} Hillmont school on West Seventh St. were purchased for \$11,760 as an addition to the school's playground. The purchase was conditional upon final approval of the PWA contract and the closing of Modlin St. between the present site and the addition.

FORT WORTH STAR TELEGRAM
May 15, 1934

TRANSPORTATION: A belt highway, circling the Northwestern part of the city from Highway No. 15 to the intersection of Highways 1 and 10, is the next objective of county commissioners.

A hroup consisting of Commissioners J.I. Short, R.M. Reeves, C.V. Fox and Dr. W.G. Phillips and Bob Lucas of the Riverside Civic League, returned Monday night from Austin where they had conferred with members of the State Highway Commission regarding the proposed highway.

They brought with them a letter from Highway Commissioner W.R. Ely, directing District Engineer M.C. Welborn to look over the location and report on cost estimates. The first step toward realization of this belt would be the designation by the Highway Department.

9512

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FORT WORTH PRESS
February 18, 1929

EDUCATION: CITY TO FACE BOND VOTE FOR SCHOOLS HERE.--
By Walter Humphrey

A school bond issue, larger than Fort Worth ever has been called upon to vote before, will be presented the voters this year by the Fort Worth Board of Education.

The immediate necessity for a bond issue has been recognized by every member of the board, and some action is expected as soon as Supt. M. H. Moore makes to the board the report on a survey of conditions ordered by it several months ago.

Crowded conditions existing in practically every municipal school district demand immediate relief in the form of new school buildings and additions to buildings now in use.

Fifty-four frame shacks, mostly of two rooms, have been constructed on the grounds of the schools to relieve the congestion in the main buildings.

While the present condition in the schools is described as critical, it is destined to become considerably more so within the next one or two years.

Already the State Legislature has passed a law changing the school age from 7 to 6. Unless Governor Moody this week vetoes it, it will go on the statute books as a law.

The kindergarten age, as a result, will be dropped to 5.

MANY NEW PUPILS

7297

FOR THE CITY OF FORT WORTH

This one fact means that the schools of Fort Worth will draw a minimum of 2000 or 2500 new pupils, because of the inclusion of the extra year of school age.

In addition to this group, another appears on the horizon to complicate the situation further and to emphasize the need for increased school facilities.

That is the junior college.

For several years, officials of Fort Worth's schools have looked forward to the establishment of junior college work. . . two grades beyond the present high school course of study.

The junior college idea has been definitely entrenched in the public school system of Texas, and the inclusion of the additional work in the high schools here with the next two or three at the most appears imminent.

CITY IS GROWING

Establishment of enough classes to get the work under way may be asked for the coming school year by Supt. Moore.

With new pupils coming into the school system from both top and bottom, a large increase can be expected.

For in addition, the natural growth of the city accounts for a decided increase every year.

Records of the Association of Commerce show that new residents are coming to Fort Worth at the present time at a rate of 8000 and 9000 a year. On the other hand, the city is losing but a small per

cent of that number thru removals.

Some idea of the growth of the scholastic population can be gained from the fact that the two new schools, erected one and two years ago, all are full.

TEMPORARY SHACKS

Already temporary shacks have been required at several of them, notably in William James Junior High School and the Alice E. Carlson grade school in TCU.

With the possible exception of several old schools in saturated districts, none can accommodate a very large increase in enrollments.

Vitally associated with the school problem in Fort Worth is the bill introduced in the State Senate last week by Senator Julian C. Hyer and passed there, authorizing Tarrant County to increase its school tax up to a maximum of \$1.50 from \$1.00.

The proposed law is designed as a protective measure, to enable the Board of Education to present an additional tax large enough to care for the interest and sinking funds on the new bonds, if issued.

Without the provision, the schools would be compelled to curtail essential features of their program because the money would be demanded to pay the interest and sinking fund requirements.

FORT WORTH PRESS
February 19, 1929

EDUCATION: SCHOOLS OVERCROWDED. -- By Walter Humphrey 7233

One of the most accurate barometers of a city's growth is the increase in its scholastic population.

During the past several years Fort Worth has spread out in almost every direction.

Schools in the outlying districts now lie in the center of flourishing residential sections. Most of them have grown beyond their intended capacity.

In outlining any construction program, the school board must make some provision for Arlington Heights. . . where the westward advance of the city has been concentrated.

FINE SCHOOLS IN AREA

Arlington Heights (including Brooklyn Heights) now supports five schools; Stripling High, Hi-Mount, Arlington Heights elementary, West Van Zandt, and Brooklyn Heights.

The latter is a relic of independant school district days. Two of the others were built for high schools and now serve elementary grades entirely.

The increase in population in this section has been centered on the hill proper, where new paved streets have spread out and new homes have sprung up by scores.

Hi-Mount school, located on Lafayette Street at the dead end of Thomas Place facing north, has suffered worst from the growth in Arlington Heights.

BACK YARD CLUTTERED UP

7300

Pretty school that it is, Hi-Mount has its backyard cluttered up with six temporary frame buildings. Even with that, it barely can accommodate its 600 pupils.

The building is comparatively new, It has four classrooms, only two of which were filled when the school opened. There are 10 more and a cafeteria in the "shacks" in the back.

Hi-Mount has been growing at the rate of 100 pupils a year, almost faster than the school board could rush temporary buildings to its grounds. It has been forced to send its kindergarten to the W. C. Stripling High School.

Every class is full. For her office, Miss Ella Smith, Principal, has a desk in the hallway.

NORTH OF BOULEVARD

It almost will be necessary to erect two buildings in this central area of Arlington Heights. An addition to Hi-Mount may be able to take care of the situation south of Camp Bowie Boulevard for a few years.

North of the boulevard, it is practically certain that the Board of Education will provide for an additional building on its property in the 3800 block on West Seventh.

A school house in this area would serve not only the development of the West Seventh area, but Rivercrest and Monticello as well.

The Arlington Heights school at 5100 El Campo, just off Camp

7301

Bowie, amply provides for its territory. . . comprising the Western end of Arlington Heights, from Hulen west.

There are two buildings: the old elementary school, which serves the three lower grades; and the old high school built in 1922, serving the fourth, fifth, and sixth.

TWO OTHER STRUCTURES

In addition, there are two temporary structures on the grounds. . . a lunch room and janitor's shack. . . both of which will be removed this spring.

This unit, which once included the entire elementary and secondary course, at the beginning of the semester sent 150 seventh grade pupils to W. C. Stripling High. . . and became exclusively a grade school.

There are 450 pupils. They have an auditorium, a gymnasium and manual training rooms. If plans go thru, they will have a cafeteria across the front of the basement in their main building.

But they need sidewalks badly, on the grounds, and off. There's almost a block of mud approach from any direction in wet weather.

Although this school is more than adequate now, it soon will be filled up again from the many new homes being built east of it and the others due to be built to the west of it in new Ridgelea and the area between.

Down at the lower end of Arlington Heights, West Van Zandt

school holds it own in face of the advance of business enterprises out West Seventh Street.

SCHOOL IS CROWDED

Right now the school is crowded, though in another year or two it may not be. Its rooms are large (the building having been constructed for West Side High School) but there are not enough of them.

The 250 pupils have an auditorium, a gymnasium. But the gymnasium has been made into makeshift classrooms for domestic science, manual training and kindergarten. And cafeteria tables are in the domestic science room and hall.

Burleson Street in front of the school badly needs paving. In muddy weather it presents an ugly situation, the length of the street to Camp Bowie.

It's a long block down to the boulevard. Always there has been mud. So the school raised enough money to pay half the cost of a sidewalk the entire distance.

Most of the sidewalk was built. But a 75-foot gap still exists at the north end. . . though the school reports it holds a promise that the gap would be filled as soon as the boulevard paving was finished. At any rate, that has been months now.

The West Van Zandt school also has had a difficult traffic problem, but it was largely solved, parents say, by the installation of electric signals at the intersections of Camp Bowie, Seventh and Burleson.

HIDDEN SCHOOL IS RELIC

7803

Over in Brooklyn Heights northeast of the T&P shops, and hidden away "in the woods" almost, lies the old Brooklyn Heights school ... relic of a quarter century.

The building probably served well in the flourishing days of the Stove Foundry. As a practical, safe, and healthy schoolhouse its days are numbered.

There are 158 pupils in seven rooms, not crowded. But there are great, barn-like hallways. The building is poorly heated. The toilets are outside. There is no semblance of a sidewalk. The nearest street is three blocks away.

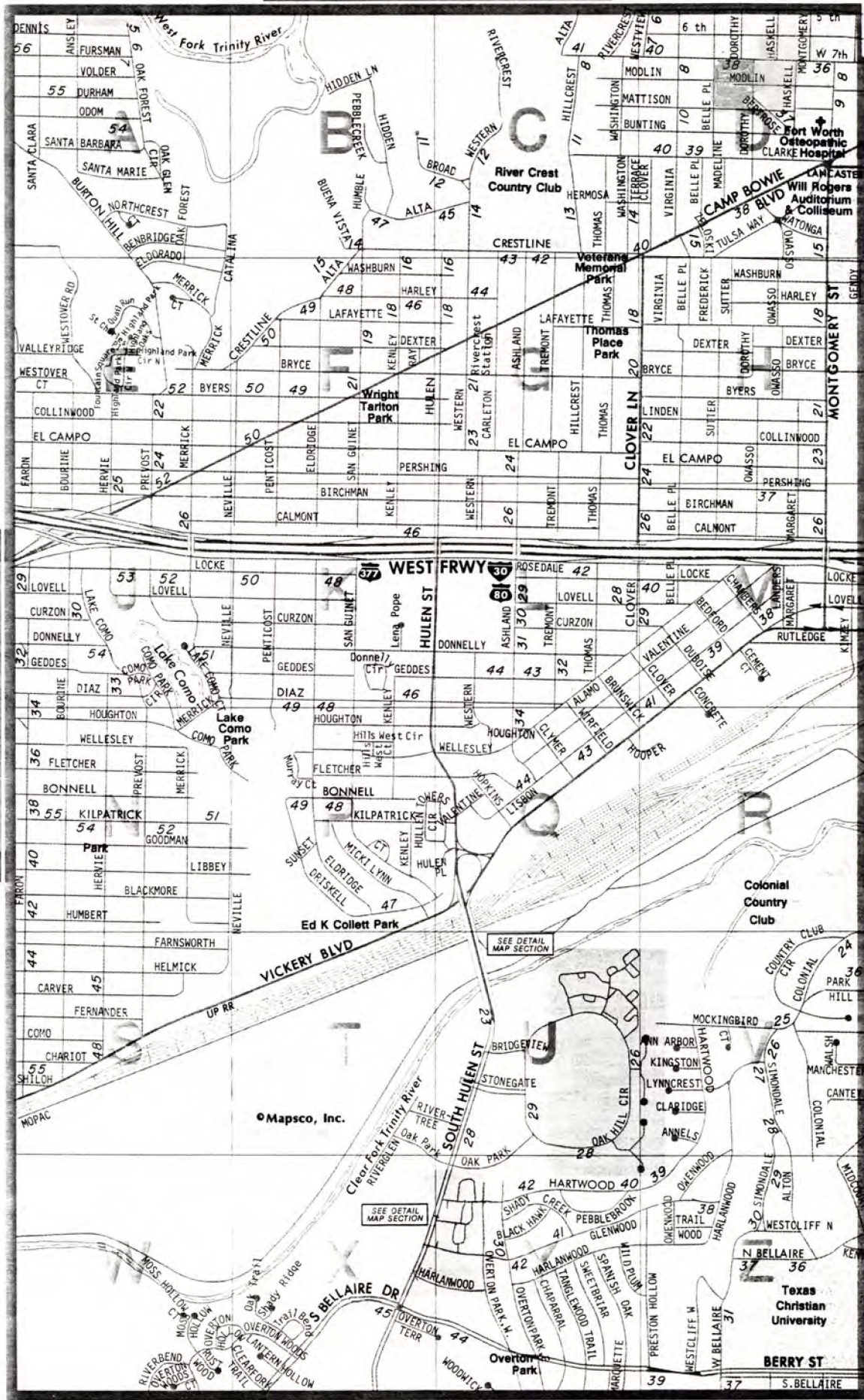
When the writer went to Brooklyn Heights to visit a week after the big sleet storm, he found one room with a row of pans on the desks.....catching water from the roof.

The school board has spent some money on the building. But it is a hopeless proposition. All Brooklyn Heights has is a playground.

It serves a scattered population which picked up very little when the shops came in, because rents advanced and scared prospective residents away.

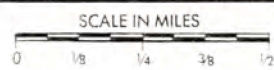
Arlington Heights is well equipped for high school facilities at W. C. Stripling High. The school has 750 pupils and could handle 1,000.

In another year it probably will have 1,000 to handle. The building is modern and satisfactory, and is surrounded by the most expansive grounds in the school system.



CONTINUED ON MAP 74

CONTINUED ON MAP 76



FORT WORTH INDEPENDENT SCHOOL DISTRICT 1990-91

3210 West Lancaster Fort Worth, Texas (817)336-8311

Dr. Don R. Roberts, Superintendent



INDEPENDENT SCHOOL DISTRICT

<u>Elementary Schools</u>	<u>New No.</u>	<u>Old No.</u>	<u>Phone</u>	<u>Address</u>	<u>Zip</u>	<u>Principal</u>
Benbrook	103	(80)	249-1090	800 Mercedes	26	Jonna Murray
Briscoe, Edward J.	209	(91)	534-0304	2751 Yuma Avenue	04	Elbert Parker
Burton Hill	107	(62)	738-4884	519 Burton Hill	14	James White
Carroll Peak	110	(82)	926-1493	1201 E. Jefferson	04	Clyde Johnson
Carter Park	111	(60)	923-2194	1204 E. Broadus	15	Laverne Williams
Clarke, George C.	115	(18)	927-2626	3300 S. Henderson	10	Tommy Janes
Clayton, Lily B.	116	(19)	927-2788	2000 Park Place	10	Susan Smith
Como	117	(73)	738-1905	4000 Horne	07	Howard Dunlop
Como Montessori School	063	(375)	738-1963	4001 Littlepage	07	Robert Vick
Daggett, E. M.	119	(10)	927-2129	958 Page	10	Emma Jo McCormack
Denver Avenue	120	(15)	624-2842	1412 Denver	06	Micaela Camacho
De Zavala	121	(08)	927-2756	1419 College	04	Eunice Lopez
Diamond Hill	122	(25)	624-2337	2000 Dewey Street	06	Luis Flores
Dillow, S. S.	123	(43)	535-7354	4000 Avenue M	05	Shirley Adams
East Handley	126	(39)	451-6530	2617 Mims	12	Richard Anderson
Eastern Hills	125	(64)	451-5151	5917 Shelton	12	Joy Craig
Eastland	127	(61)	534-2313	4108 Eastland	19	Mildred Butler
Elliott, Bill J.	206	(89)	275-4742	2501 Cooks Lane	20	Thylis Chambless
Forest Hill	130	(36)	535-7121	5615 Forest Hill Dr.	19	Harlean Beal
Glen Park	132	(50)	536-3600	3601 Pecos	19	
Green, W. M.	133	(63)	531-3151	4612 David Strickland Rd.	19	Cora Torres
Greenbriar	134	(59)	293-4270	1605 Grady Lee	34	Sherry Harris
Halbing, H. V.	138	(42)	624-1344	3524 N. Crump	06	Juanita Silva
Howell, Natha	151	(41)	831-1491	1324 Kings Highway	17	Janice Hogue
Hubbard	137	(33)	927-2360	1333 W. Spurgeon	15	Jimmy Arteaga
Jara, Manuel	114	(13)	625-5137	2100 Lincoln	06	Bertha Guzman
Kirkpatrick, Milton L.	139	(71)	625-0331	3229 Lincoln	06	Juanita Henry
Logan, Maude I.	124	(76)	536-1943	2300 Dillard	05	Franklin Burkley
McDonald, Atwood	188	(88)	451-8868	1850 Barron Lane	12	James Smith
McRae, D.	143	(20)	531-1891	3316 Avenue M	05	Linda Battles
Meadowbrook	141	(40)	536-4233	4330 Meadowbrook Dr.	03	Ronnie McManus
Merrett, Luella	157	(48)	737-9898	7325 Kermit	16	Betty Sandley
Mitchell Boulevard	144	(55)	534-5524	3601 Mitchell	05	Beverly Oakes
Moore, M. H.	146	(57)	626-1931	1809 N. E. 36th	06	Gladys Jenkins
Morningside	147	(07)	927-8489	2601 Evans	04	Marguerite Johnson
Nash, Charles E.	148	(09)	335-9255	401 Samuels	02	Celia De La Cruz
North Hi Mount	149	(04)	737-5388	3801 W. Seventh	07	Shirley A. Cappe
Oakhurst	150	(38)	838-3111	2700 Yucca	11	Clinton McClendon
Oaklawn	152	(35)	536-4630	3220 Hardeman	19	Eileen Watson
Pate, A. M.	153	(67)	534-8362	3800 Anglin	19	Jerry Holmes
Phillips, Mary Louise	154	(47)	731-1380	3020 Bigham	16	Carlene Dennis
Ridglea Hills	156	(58)	737-6211	6817 Cumberland	16	Phenelope Omani
Rosen, Sam	161	(12)	624-2282	2613 Roosevelt	06	Freddie Castillo
Sagamore Hill	162	(23)	535-2632	701 Hughes	03	Mary Earline Williams
Sellers, David K.	186	(30)	534-5131	4200 Dorsey	19	Frankie Betts
Shulkey, Bruce	163	(68)	292-2060	5533 Whitman	33	Bettie Reyes
Sims, T.A.	208	(90)	535-7340	3500 Crenshaw	05	Shirline Potts
South Fort Worth	165	(34)	927-2149	900 W. Fogg	10	Richard Wilson
South Hi Mount	166	(29)	737-5434	4101 Birchman	07	Robert Plummer
South Hills	167	(54)	923-4062	3009 Bilglade	33	Barbara Hrykewicz
Springdale	168	(01)	831-1315	3207 Hollis	11	Judith Stacy
Stevens, J. T.	187	(45)	292-4677	6161 Wrigley Way	33	Robert Forrester
Sunrise	169	(81)	451-3111	3409 Stalcup	19	Beatrice Douglas
Tanglewood	171	(66)	924-1466	3060 Overton Park Dr. W.	09	Millicent Jones
Turner, W. J.	172	(27)	624-2745	3001 Azle Ave.	06	Cynthia Davis
Van Zandt-Guinn	135	(79)	338-9280	501 Missouri	04	Geneva Lee
Walton, Maudrie M.	160	(78)	451-3141	5816 Rickerbecker	12	Constance Davis
Washington Heights	175	(26)	624-3034	3215 N. Houston	06	Rebecca Ramirez
Waverly Park	176	(65)	244-1440	3604 Cimarron Trail	16	Mary J. Marshall
Westcliff	177	(44)	927-5496	4300 Clay	09	Alicia K. Hyman
Westcreek	178	(86)	292-4511	3401 Walton	33	Earl Nance
Western Hills	180	(85)	244-1482	2805 Laredo	16	Evelene M. Jones
Westpark	207	(92)	249-6890	10117 Westpark	26	Everett Hackworth
Williams, Versia L.	159	(75)	332-6822	901 Baurline	11	Susan Adcock
Woodway	216		370-2534	6701 Woodway Drive	33	Margaret Carr
Worth Heights	184	(03)	924-5333	519 E. Butler	10	Elda Gonzalez

Middle Schools

	New No.	Old No.
Daggett, E. M.	042	(153)
Dunbar - 6th Grd. Sch.	045	(164)
Dunbar Middle School	049	(168)
Elder, J. P.	044	(157)
Forest Oak	045	(160)
Glencrest	064	(166)
Handley	047	(163)
James, William	048	(154)
Kirkpatrick	049	(173)
Leonard	061	(167)
McLean, W. P.	050	(151)
Meacham, W. A.	051	(165)
Meadowbrook	052	(155)
Monnig, William	053	(159)
Morningside (May 927-734)	054	(161)
Riverside	056	(158)
Rosemont	057	(152)
Stripling, W. C.	058	(156)
Wedgwood	060	(162)
Com. Martessori	063	

High Schools

Arlington Heights	002	(266)
Carter-Riverside	001	(264)
Diamond Hill-Jarvis	004	(265)
Dunbar, Paul Laurence	005	(274)
Eastern Hills	006	(267)
North Side	008	(262)
Paschal, R. L.	010	(261)
Polytechnic	009	(263)
Southwest	014	(260)
Trimble Technical	011	(269)
Western Hills	015	(268)
Wyatt, O. D.	016	(270)

Other Schools

Adult Education Center	214	(350)
B.H. Carroll Ctr., New Lives	017	(332)
Bluebonnet School	104	(349)
Bonnie Brae School	190	(356)
FW Reg. Day Sch. Prog./Deaf	193	
I. M. Terrell Cont. Ed. Ctr.	214	(353)
J. P. Moore School	027	(387)
Jo Kelly School	026	(346)
Metro Opportunity School	019	(391)
Middle Level Learning Ctr.	018	(331)
Outdoor Learning Center	215	(300)

Departments

Adopt-A-School/Volunteer Services	878-3723
Athletics	335-1802
Bilingual Placement Center	625-5891
Building & Grounds	625-9124
Communications/Information Center	336-2626
Community/Emp/Governmental Relations	878-3725
Discipline and Learning Environment	878-3821
Early Childhood Specialists	921-2823
Elementary Schools Dept.	878-3724
Food Service	625-4381
Health Services	878-3716
High Schools Dept.	878-3734
Homebound/Hospital Program	377-7306
Home/School Coordinators-Counselors	377-7316
Maintenance-Oper/Construction	332-3359
Maintenance-Emergency	334-0337
Middle Schools Dept.	878-3735
Psychological Services	377-7320
ROTC Headquarters	332-5931
Security & After-Hours	332-3973
Special Education	377-7300
Speech, Language & Hearing Services	921-0914
Transportation	534-3375
Warehouse	338-4052
Wilkerson-Greines Activity Center	531-8175

927-5371	1108 Carlock
535-0845	5100 Willie
496-3388	2501 Stalcup Rd.
626-2841	709 N. W. 21st
536-5628	3221 Pecos
534-5664	4801 Eastline
451-4711	2801 Patino Rd.
534-0244	1101 Nashville
626-8286	3201 Refugio
244-3434	8900 Chapin
927-8462	3816 Stadium
624-8449	3600 Weber
536-2808	2001 Ederville
738-6553	3136 Bigham
923-7315	2751 Mississippi
831-1273	1600 Bolton
927-5364	1501 W. Seminary
737-4054	2100 Clover Lane
292-4311	3909 Wilkie Way
738-1963	4001 Littlepage
738-6564	4501 W. Rosedale
831-1258	3301 Yucca
626-2866	1411 Maydell
451-9211	5700 Ramey
451-2814	5701 Shelton
626-5419	2211 McKinley
926-5463	3001 Forest Park
536-1931	1300 Conner
292-3915	4100 Altamesa
332-7191	1003 W. Cannon
244-3322	3600 Boston
531-3671	2400 E. Seminary
332-7544	705 S. Henderson
926-2453	3908 McCart
924-2385	3201 South Hills
838-8622	3600 Fossil Dr.
244-9398	3604 Cimarron Trail
336-5173	1411 E. 18th
294-2162	4212 Belden
626-0321	201 North Bailey
624-1079	215 N. E. 14th
738-6641	3813 Valentine
433-5320	Route 6, Box 421, Azle

3210 W. Lancaster	07
1501 University	07
509 E. North Side Dr.	06
509 E. Northside Dr.	06
3210 W. Lancaster	07
3210 W. Lancaster	07
3210 W. Lancaster	07
3210 W. Lancaster	07
3210 W. Lancaster	07
601 E. Northside Dr.	06
3210 W. Lancaster	07
3210 W. Lancaster	07
5100 El Campo	07
5100 El Campo	07
2808 Tillar	07
2808 Tillar	07
3210 W. Lancaster	07
5100 El Campo	07
1411 E. 18th	02
2808 Tillar	07
5100 El Campo	07
3201 S. Hills Ave.	09
6300 Wichita	19
2808 Tillar	07
5201 Folwell	19

10	Helen Curtis
05	Wyvonia Ruffin
19	Pat Dungey
06	Mary Jara Wright
19	Dean Stacy
19	Raymond Wright
12	Dewey York
05	George Thompson
06	Jorge Mendoza
16	Betty Hanebutt
09	Lea Martin-Cockerell
06	Grace Daum
03	Mildred Sims
16	Tom Maxwell
04	Odesa Ravin
11	Mickey Teems
15	Carlos P. Ayala
07	Richard Galindo
33	Billie Younger
07	Robert Vick

07	Winnie Taylor
11	Sam Peterson
06	Joe Martinez
12	George Loder
12	Johnny Largent
06	Mauro Serrano
10	Nita Whiteside
05	Mildred Manning
33	Quince Fulton
04	Paul Galvan
16	William Roper
19	George Mitchell

04	Jesse Cummings
10	Jody Wyckoff
09	Dale Roberts
11	Zade Bruce
16	Kristina Curtis
02	Melvin Brewer
32	Margo Stites
07	Leslie James
06	Gladys Pettid
07	Steven Gay
76020	Ken Gorman

07	Nancy Ricker
07	Ronny White
06	Salvador Sosa
06	Eldon Ray
07	Bonita Sparrow
07	Joe P. Ross
07	Kay Moberg
07	Gus Whitted
06	Jerry Barrett
07	Jacqueline Thompson
07	Phil Peregrine
07	Linda Doyle
07	Eldon Ray
07	Eldon Ray
07	Don Ponder
07	Michael Dixon
02	LTC. Herman J. Vanbaber
07	Jack Ray
07	Kay Jones
09	Dorothy Price
19	Sharon Spears
07	Jack Ray
19	Scott Colby

Surveyed Oct 22, 1853 Book A p 315
Surveyors records of TC

* Patent No. 118, vol. 16, dated 7-31, 1857

Abram Harris, assignee of John P. Montgomery
by virtue of 3rd c certificate issued to John P.
Montgomery and known by State Abstract No. 1030

*
A. Harris
to
J.W. Conner
West 1/2 (160 a) conveyed by Abraham Harris and
wife to J.W. Conner. Warranty deed dated 3-12-1858

John
Conner /
Heirs
to
Sam
Seaton
* John Conner died without a will ^{in 1866}. His estate was
settled May 4, 1869 passing ownership to the 160 acres
to his heirs who on 2-26-1870 (Book C page 329)
sold the 160 a. to Sam Seaton

*
Sam Seaton
& wife S.E. Seaton
to O.B. Gould
deed dated 8-30-1872 ^{filed 1876} (BK A, p. 451)
(BK M, p. 559)

*
O.B. Gould
& wife
Lavinia S. Gould
to
J.D. Reed
deed dated 7-8-1879 (BK M, p. 158)

*
J.D. Reed
& wife
Georgia Reed
to
Robert McCast
deed dated 7-27-1886 (BK 41 p. 516)
includes all of
E. Crockett's survey


Robert McCart
to
H. B. Hend trustee
for
J. T. Harwood } trust
deed dated Oct 4, 1886 (BK 8, p. 278)


Here, trustee
release of above 3-19-1887 (BK 47, p. 50)
Here, trustee on
Western Mortgage &
Investment Co
(Ltd) - - - 7-20-1889 (BK 62, p. 43)

Robert McCart
to R. V. L.
Geo L. Hurley } clear up mechanics lien on property

J. T. Harwood release of deed of trust 11-17-1905
to
R. McCart

Robert McCart *
to
R. Vickery } warranty deed dated 3-19-1887 (BK 42, p. 478)
100 a.

R. Vickery to
Robert
McCart }  (sender's lien retained)
R. Vickery gave general warranty deed dated 4-26-1889
(BK 60, p. 144)

McCart to
Geo L. Hurley &
Inv. Co }  (sender's lien retained)
general warranty deed dated 3-10-1890 (BK 66 p. 51)
for 200 a. and agrees to release land
in blocks of 4 a on payment
of \$300 per acre

11-4-1892 BK 82, p. 499 released Block 66

11-4-1892 (BK 82, p. 499) - released all property

R. Vickery
April 26, 1889 Released a lien on part of note of to McCart
other note was for closed & sold by Sheriff to J. B. Davies

Mrs. Julie L. Voigt
North Hi Mount Elementary
3312 W. 5th St.
Ft. Worth, TX 76107

Fresh Country Spring

Water from Arkansas



Monticello
Spring
WATER CO.

JULIE LITSEY VOIGT
OWNER - THIRD GENERATION

3300 W. 5th Street - Fort Worth, TX 76107

877-1028

DESTROYED RECORDS.

On the 29th day of March, A. D. 1876, the records of Tarrant County, Texas, were destroyed by fire. Prior to that date two sets of land title abstract books had been compiled from said records, viz: The Hanna and Hogsett Abstract Books and the Gause and Phillips Abstract Books. Both of these sets of abstract books are owned by The Fort Worth and Tarrant County Abstract Company.

In the Acts of 1891 of the Legislature of Texas, Chapter 92, will be found an Act, entitled "An Act making abstracts of land titles, or land title abstract books to lands in this State, compiled from the records of any county in this State prior to the year 1877, which said records were partially or wholly destroyed or lost from any cause during the month of March, 1876, competent prima facie evidence of the truth of the data or memoranda shown by such abstracts of land titles or land title abstract books, subject to certain conditions."

This Act was incorporated as Article 2313 in the Revised Civil Statutes of the State of Texas, 1895.

In the Acts of 1897 of the Legislature of Texas, Chapter 108, will be found an Act entitled: "An Act to amend Article 2313, Chapter 4, Title 40, of the Revised Civil Statutes of the State of Texas, 1895, relating to the introduction of certain abstracts of title as evidence."

The Fort Worth and Tarrant County Abstract Company, as the owner of the Hanna and Hogsett Abstract Books and the Gause and Phillips Abstract Books has complied with the statute, as will appear from the following certificate:

STATE OF TEXAS, }
County of Tarrant, }

I, R. L. Rogers, Clerk of the County Court and ex-officio Clerk of the Commissioners' Court of Tarrant County, Texas, hereby certify that the Fort Worth and Tarrant County Abstract Company, formerly known as the Fort Worth Land Security Company of Fort Worth, Texas, has in all things complied with Chapter 92 of the laws passed by the 22nd Legislature, 1891, of the State of Texas, shown by the contract of said Company, approved by the Commissioners' Court of Tarrant County, Texas, on the 11th day of February, 1892, and filed and entered of record in the minutes of said Court, in Vol. 7, pages 215 to 221, and that said order was passed at a regular term of said Court, all the members thereof being present, and which said minutes have been approved and signed by the County Judge of said Court.

Witness my hand and the seal of said Court, at my office in the City of Fort Worth, Texas, this the 5th day of October, 1904.

(Signed) R. L. Rogers, Clerk of the County Court and ex-officio Clerk of the Commissioners' Court of Tarrant County, Texas, by J. F. Prosser, deputy.

(Seal.)

Filed October 6, 1904, and recorded in Book 197, page 446, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Article 2313 was amended by Act of 1897 incorporated as Article 3705 of Revised Civil Statutes of Texas, 1911; and by Act of 1901 incorporated as Article 3705 of Vernon's Sayle's Texas Civil Statutes, 1914.

The State of Texas

to

Abram Harris assignee of John P. Montgomery

Certified copy of Patent No. 118, Vol. 10, dated July 31, 1857 filed Feb. 8, 1923 and recorded in Book 759 page 458 in the office of the County Clerk of Tarrant County, Texas recorder of deeds

Description and Remarks

220 acres of land in Tarrant County south of West Fork of Trinity river about 3 miles S.W. of west from Fort Worth by virtue of Pre-emption certificate No 110 issued by the County Clerk of Tarrant County on the 15th day of Jan. 1857 and transferred to said Harris.

Beginning at J. S. Lynchs S.E. corner and Geo Shields N.E. corner and Thomas Hites N.E. corner a stake in prairie;

Thence west 1200 varas passing said Hites N.E. corner at 250 vrs. a stone in ground in prairie;

Thence north 150 varas to a pile of stone in prairie;

Thence east 1200 varas to stake;

Thence south 250 varas with Lynchs line to the place of beginning.

General Land Office Austin Texas. Feb. 7, 1923.

I, J. T. Johnson Commissioner of the General Land Office of the State of Texas hereby certify that the foregoing is a true and correct copy from the record kept in this office.

In testimony whereof I hereunto set my hand and affix the impress of the seal of said office the date last above written.

J. T. Johnson Commissioner of the General Land Office. (seal)

The State of Texas

to

Abram Harris assignee of John P. Montgomery

Check deed records

Patent No. 115 Vol. 10 dated July 31, 1857 filed Feb. 17, 1883 and recorded in Book 28 page 502 in the office of the County Clerk of Tarrant County Texas records of deeds

Description and Remarks

330 acres of land in Tarrant County south of the west fork of Trinity river about 3 miles S. 68 deg. from Fort Worth by virtue of pre-emption certificate No. 110 issued by the County Clerk of Tarrant County on the 19th day of January 1857 and transferred to said Harris.

Beginning at J. C. Lynch's southwest corner and Geo Shields N.E. corner and Thos Whites N.E. corner a stake in prairie;

Thence west 1900 varas passing said Whites N.E. corner at 950 varas a stone in mound in prairie;

Thence north 950 varas to a pile of stone in prairie;

Thence east 1900 varas said Lynch's northwest corner and G.P. Williams southwest corner a stake;

Thence south 950 varas with Lynch's line to the place of beginning.

General Land office Austin Texas, Feb, 16, 1883

I, J. T. Robison Commissioner of the General Land office of the State of Texas hereby certify that the foregoing is a true and correct copy from the record kept in this office.

In testimony whereof I have hereunto set my hand and affix the impress of the seal of said office this date last above written.

J. T. Robison Commissioner of the General Land office
(seal)

PORT WORTH AND TARRANT COUNTY LAND TITLE OFFICE.

Page No..... Abstract No.....

Grantors: A.Harris and wife

Grantees: William Brizendine

This instrument is a Bond for Title, dated the 1st day of Nov. 1866, filed 3rd day of Jan. 1867 and recorded in Book A-2 page 462 in the office of the County Clerk of Tarrant County, Texas, prior to the destruction of said records by fire on March 29, 1876.

Consideration: \$1100.00

Nothing affirmatively shown by abstract books in reference to the certificate of acknowledgement.

Description and Remarks.

Conveys 160 acres of the John P. Montgomery 320 acre survey in Tarrant County Texas, Patent No. 113, Vol. 16, being the east 1/2 of said survey.

NOTE: This entry is taken from the Cause & Phillips and the Hanna and Hogsett Abstracts which were compiled from the records of Tarrant County, prior to the destruction of said records by fire on March 29, 1876, which said abstract books are now the property of this Company. Said instrument has not been refiled for record.

BMS

The State of Texas)
Robertson Land District) I have surveyed fro John P. Montgomery 320 acres
of land in Tarrant County south of the West Fork of the Trinity river about
1- $\frac{1}{2}$ miles southwest from Fort Worth by virtue of his compliance with the
provisions of the pre-emption law and in conformity with this certificate
dated Oct. 22, 1853.

Beginning at the southwest corner of the J. P. C. Lynch 320 acre survey,
and the N. W. corner of George Shields 320 acre survey and the N. E. corner
of Thos. Whites 320 acre survey a stake; thence west 1900 varas passing
Thos Whites N. W. corner at 950 varas a stake in mound in prairie; thence
north 950 varas to a pile of stone in prairie; thence east 1900 varas to the
N. W. corner of the J. M. C. Lynch survey and the southwest corner of the
S. P. Williams 640 acre survey a stake; thence south 950 varas with Lynchs
line to the place of beginning.

Surveyed Oct. 22, 1853.

Recorded in Surveyors records of Tarrant County, Texas, Book A, page 315.

BMS

The State of Texas

to

Abram Harris assignee of John P. Montgomery

Patent No. 118, Vol. 16, dated July 31, 1857.

Description and Remarks

320 acres of land in Tarrant County by virtue of Third Class certificate issued to John P. Montgomery and known by State abstract No. 1030.

This sheet is taken from the printed abstract of Texas Land Titles issued by the General Land office of the State of Texas.

Grantors: Abraham Harris and wife

Grantee: J. W. Connor.

Warranty deed, dated March 12, 1858, filed March 12, 1858, and recorded in Book A-2 page 723, in the office of the County Clerk of Tarrant County, Texas, records of deeds prior to the destruction of said records by fire on March 29, 1876.

Consideration: \$200.00

Nothing affirmatively shown by abstract books in reference to the certificate of acknowledgment.

Description and Remarks

Conveys 160 acres being the west one half of the John P. Montgomery 320 acre survey Patent No. 118, Vol. 16, in Tarrant County, Texas.

Note: This entry is taken from the Gause & Phillips and the Hanna & Hogsett abstracts which were compiled from the records of Tarrant County prior to the destruction of said records by fire on March 29, 1876 which said abstract books are now the property of this Company.
Said instrument has not been refiled for record.

BMS

Grantor: Abraham Harris

Grantee: J. W. Conner

Quit claim deed, dated July 30, 1906, filed July 30, 1906, and recorded in Book 243 page 296 in the office of the County Clerk of Tarrant County, Texas records of deeds.

Consideration: \$1.00 paid.

Acknowledgment is in compliance with the statutes.

Acknowledged by Abraham Harrison July 30, 1906, before John Tarlton, Notary public, Tarrant County, Texas. (seal)

Description and Remarks

All my right title and interest in and to 160 acres of land situated in Tarrant County, Texas the same being the west one half of the J. P. Montgomery survey situated just west of the City of Fort Worth in Tarrant County, Texas. I am the same Harris to whom said survey was patented. To have and to hold the said premises unto the said J. W. Conner and his heirs and assigns forever.

BMS

In County Court of Tarrant County, Texas

The State of Texas)
County of Tarrant) Know all men by these presents that I, C. M. Peak
as principal T. D. Lorance and E. M. Daggett as sureties are held and firmly
bound unto the County Judge of the County of Tarrant in the sum of \$2,000
for the payment of which well and truly to be made we hereby bind ourselves
our heirs, executors and administrators jointly and severally firmly by
these presents.

Signed and sealed with our seals using scrawls for seals this 10th
day of December 1866.

The condition of the above obligation is such that whereas the above
bounded C. M. Peak has been appointed by the County Court administrator of
the estate of John Conner, deceased.

Now if the said C. M. Peak shall well and truly perform all the
duties required of him by law under said appointment then this obligation
shall be null and void otherwise to remain in full force and effect.

C. M. Peak,
T. D. Lorance
E. M. Daggett

I, C. M. Peak do solemnly swear that John Conner deceased died without
leaving a Will so far as to me is known and that I will well and truly
perform all the duties of administrator of the estate of said John Conner,
deceased.

C. M. Peak

Subscribed and sworn to before me this -- day of December 1866.
G. Nance Clerk Tarrant County, Texas.

The State of Texas)
County of Tarrant) In County Court pertaining to estates of deceased
persons: May Term 1868. To the Hon County Judge of said County:
Now comes C. M. Peak, administrator of the estate of J. W. Conner ,
deceased, and makes the following report and exhibit thereof showing the
present condition of said estate.

May 26th 1868.

C. M. Peak, administrator

To 160 acres of land, -- half of 320 acres patented to the heirs of
J. P. Thomas deceased, on the west fork of Trinity river about 2 miles west
of Fort Worth valued at \$480.

C. M. Peak.

Sworn to and subscribed before me this 27th day of May 1868.
J. P. Smith Notary public, Tarrant County, Texas. (seal)

Recorded in Old Estate records of said County Book G, page 83.

In County Court of Tarrant County, Texas

To the Hon. B. F. Barkley, Judge of the County Court of Tarrant County,
Texas: C. M. Peak, Administrator of the estate of John W. Conner, deceased
would respectfully make to your Honor his account current of said estate
and file the same for final settlement at the next Term of said Court,
to-wit: Dr. To. 160 acres of land as per appraised value at \$3. \$480.
Cr. by 160 acres of same name the property of his mother, brothers-- \$480.
All of which is respectfully submitted.

C. M. Peak, Administrator.

Sworn to and subscribed before me this the 4th day of May 1869.

A. G. Walker, County Clerk.

Recorded in Old Estate records of said County Book G, page 76.

BMS

Grantors: Lucinda Conner, W. D. Conner and Nancy Conner his wife;
Jesse Conner and Mattie A. Conner his wife.

Grantee: Sam Seaton

Deed, dated Feb. 26, 1870, filed March 28, 1879, and recorded in Book O page 329, in the office of the County Clerk of Tarrant County, Texas records of deeds.

Consideration: \$1120 paid.

The State of Texas)
County of Tarrant) Before me A. G. Walker Clerk of the County Court of Tarrant County, Texas, personally appeared Lucinda Conner W. D. Conner and Nancy Conner his wife, and J. R. Conner and Mattie A. Conner his wife who are to me well known and acknowledged that they signed executed and delivered the foregoing deed for the purposes and considerations therein set forth and expressed and the said Nancy Conner and Mattie A. Conner being examined by me separate and apart from their said husbands and after having the contents and effects of the foregoing deed fully explained to them by me they declared that they had signed the same of their own free will and accord without the fear, force or undue persuasion of their husbands and that they wished to retract the same now any part thereof.

Witness my hand officially and the seal of the County Court hereon impressed this 26th day of February A. D. 1870.

A. G. Walker Clk. Co. Ct. Tarrant County, Texas

By W. O. Meroney, deputy. (seal)

Description and Remarks

Do grant, bargain, sell and release unto the said Sam Seaton all that tract or parcel of land containing 160 acres the west half of a survey of 320 acres of land patented to Abraham Harris assignee of P. Montgomery. Beginning at the N. W. corner of Thomas Whites survey which is the N. E. corner of W. D. Conners survey a pile of stone on the east side of a hill. Thence with the north line of the said Conners survey west 950 varas to a pile of stone; thence north 950 varas to a pile of stone the N. W. corner of said Montgomerys survey; thence with the north line of said survey, east 950 varas to a pile of stone on said line; thence south 950 varas to the beginning containing 160 acres of land more or less.

To have and to hold all and singular the premises above mentioned unto the said Sam Seaton and to his heirs and assigns forever*****

Originally filed February 26, 1870, and recorded in Book L page 76 deed records of Tarrant County, Texas.

In County Court of Tarrant County, Texas.

The State of Texas)
County of Tarrant) In County Court sitting for probate and other like purposes. Know all men by these presents that we, W. D. Conner as principal and W. H. Overton, S. W. Overton and C. J. Louckxs as sureties are held and firmly bound unto the County Judge of said County in the sum of \$1,000 the payment of which well and truly to be made, we bind ourselves our heirs executors and administrators jointly and severally by these presents:

Given under my hand using scrawls for seals this 29th day of March 1870. The condition of the above obligation is such that whereas the said W. D. Conner has been appointed by the County Judge of said County Guardian of the persons and property of Lucinda D. Harris, Wm. E. Harris and Ann Harris minor heirs of Margaret Harris deceased.

Now if the said W. D. Conner shall well and truly discharge all the duties required of him as Guardian according to law then this bond to be void otherwise to remain in full force and effect.

W. D. Conner
W. H. Overton
S. W. Overton
C. J. Louckxs

Examined and approved by me, B. F. Barkley J.C.C.T.C.T.

I, W. D. Conner do solemnly swear that I will well and faithfully perform all the duties required of me by law as such Guardian of the persons and property if Lucinda Harris, William E. Harris and Ann Harris minor heirs of Margaret Harris deceased *****

W. D. Conner

Sworn to and subscribed before me this 29th day of March 1870

B. F. Barkley J.C.C.T.C.T.

Report of appraisers appointed by the Court to make an inventory and appraisement of the estate of the minor heirs of Margaret Harris deceased

We find the following land and valuation.
13- $\frac{1}{2}$ acres J. P. Montgomery survey \$40.50.
(and other land)

We the undersigned appraisers do solemnly swear that the above list and Inventory together with the valuation is true and correct so far as shown to us.

C. M. Peak
J. M. Durretty

Sworn to and subscribed before me this 31st day of March 1870

B. F. Barkley J.C.C.T.C. Texas.

Recorded in Old Estate records of said Court, Book G, page 108.

In County Court of Tarrant County, Texas

The State of Texas) In District Court of said County in the matters
Tarrant County) of Estates. November Term, 1870.

To the Hon. Judge of the 14th Judicial District of the State of Texas:
W. D. Conner, Guardian of the person and estate of Wm. E. Harris Lucinda
and Ann Harris minor heirs of Margaret Harris deceased respectfully shows
that at the Court house door in the town of Fort Worth in said County
on the 3rd day of May the same being the first Tuesday in said month,
1870 by virtue of an order of the County Court of Tarrant County sitting
for probate and other like purposes, passed at the April Term 1870 thereof
said W. D. Conner, Guardian as aforesaid, after due and legal notice given
of the time and place of said sale sold for cash to the highest bidder at
public auction certain property belonging to the estate of his said wards
and a full and correct account whereof is respectfully submitted to the
consideration of the Court as follows:

13-2/3 acres of land an undivided interest in 160 acres the west one half
of J. P. Montgomery survey in Tarrant County, Texas to Sam Seaton for \$7
per acre. \$95.66-2/3

(and other property)

Your reporter would further represent to the Court that said sale was
fairly made and that said property sold for a fair price and that the same
was sold in lots to the best bidder the same being the interest of said
heirs in said several lots or parcels of land.

Your reporter prays that said sale be in all things affirmed and that he
be directed to make title to the purchasers of said land respectively.

The State of Texas)
County of Tarrant) Before me, Dan Parker Clerk of the District Court
of said County came W. D. Conner Guardian of the person and estate of W.E.
Lucinda and Ann Harris minor heirs of Margaret Harris deceased who being
duly sworn deposes and says, that the foregoing report of sale is correct
and true account of the same made by him of certain property therein set
forth at the time and place aforesaid by virtue of an order aforesaid.

W. D. Conner

Sworn to and subscribed before me this November 12th, 1870.
Dan Parker, Clerk D.C.T.C.T.

Recorded in Probate Minutes of said Court Book G, page 292.

Grantors: William D. Conner, Guardian of the person and property of Wm. E. Harris, Lucinda I. and Ann Harris minors and children of Margaret Harris deceased.

(signed) W. D. Conner

Grantee: Sam Seaton

Guardian's deed dated February 4, 1871, filed March 28, 1879, and recorded in Book O page 333 in the office of the County Clerk of Tarrant County Texas records of deeds.

Consideration: \$231.33 paid.

The State of Texas)
Tarrant County) Before me Dan Parker, Clerk of the District Court of Tarrant County, personally appeared William D. Conner, Guardian of the minor heirs of Margaret Harris deceased to me well known and acknowledged that he executed and delivered the foregoing deed containing 4 pages and a part of the fifth, bearing even date herewith for the purposes and consideration therein stated.

Witness my hand and seal of said Court this 4th February 1871.
Dan Parker, Clerk. (seal)

Description and Remarks

Recites: Whereas by an order of the County Court sitting for probate and other like purposes holden at Fort Worth, within and for the County of Tarrant on the last Monday in April A.D. 1870 the said William D. Conner in his capacity of Guardian as aforesaid was authorized and directed to make sale of the whole of said minors interest being one undivided twelfth part of the following tracts or parcels of land hereinafter described and whereas the said Guardian having also given public notice of the said sale by posting up notices at three public places in said County one of which was the Court house door of said County, did on Tuesday the 3rd day of May 1870, the same being the first Tuesday in said month cause the said minors interest to be exposed for sale pursuant to the said notice at public vendue at the Court house door of said County and the same was then and there struck off the Sam'l Seaton for the sum of \$231.33-1/3 he being the highest bidder therefor ***** do give, grant, bargain, sell and convey unto the said Sam Seaton his heirs and assigns the undivided twelfth parts of three certain tracts or parcels of land bounded and described as follows: (same land as described in deed recorded in Book O page 329 (shown on page hereof) (and other land) and whereas said sale was returned to the District Court and at the Fall Term, 1870, of said Court held in and for the County of Tarrant said sale was by said Court in all things confirmed and the said Guardian

(continued)

BMS

ordered to make deed to the purchaser of said land. The said Sam Seaton to have and to hold to a foressaid granted premises and his heirs and assigns forever.

Originally filed February 4, 1871, and recorded in Book M, page 124, deed records of Tarrant County, Texas.

BMS

Grantors: Sam Seaton and wife S. E. Seaton

Grantee: O. B. Gould

Deed, dated August 30, 1872, filed September 19, 1876, and recorded in Book A page 451, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$1150.00 paid

Acknowledgment is in compliance with the statutes.

Acknowledged by Sam Seaton and wife S. E. Seaton on August 30, 1872, before Dan Parker, Clerk District Court Tarrant County, Texas. (seal)

Description and Remarks

Do grant, bargain, sell and release unto the said O. B. Gould (same land as described in deed recorded in Book O, page 329 (shown on page 12 hereof) To have and to hold said premises unto said O. B. Gould his heirs and assigns forever.

Originally filed August 30, 1872, and recorded in Book N, page 559, deed records of Tarrant County, Texas.

Grantors: O. B. Gould and Lavinia S. Gould his wife
(signed) O. B. Gould
Lavinia S. Gould

Grantee: J. D. Reed

Deed, dated July 8, 1879, filed July 28, 1879, and recorded in Book M, page 158, in the office of the County Clerk of Tarrant County, Texas records of deeds.

Consideration: \$700.00 paid

Acknowledgment is in compliance with the statutes.

Acknowledged by O. B. Gould and wife Luvenia S. Gould on July 22, 1879, before Thos. C. Anderson Notary public, Scioto County, Ohio. (seal)

Description and Remarks

Do grant, bargain, sell and release unto the said J. D. Reed and his heirs and assigns forever (same land as described in deed recorded in Book O page 329, shown on page 12 hereof)

To have and to hold all and singular the premises above mentioned unto the said J. D. Reed heirs and assigns forever.

Grantors: J.D.Reed and wife, Georgia Reed
(signed) I.D.Reed
Georgia Reed

Grantee: Robt.McCart

Deed, (vendors lien retained) dated July 27, 1886, filed July 29, 1886, and recorded in Book 41 page 516, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$10,500.00 paid and to be paid as follows: \$3500.00 cash, and one note made by said McCart of even date herewith in sum of \$7,000.00 due four months from date with interest at 12% per annum from date.

Acknowledgements are in compliance with the statutes.

Acknowledged by J.D.Reed on July 27, 1886, before D.D.Wall, Notary public Tarrant County, Texas. (seal)

Acknowledged by Georgia Reed, wife of J.D.Reed, on July 28, 1886, before D.D.Wall, Notary public, Tarrant County, Texas. (seal)

Description and Remarks

Do grant, bargain, sell and release the following described tracts or parcels of land lying and situate in Tarrant County, Texas, described by metes and bounds as follows: 320 acres of land in Tarrant County, about south 70 west 3 miles west of Fort Worth. Beginning at N.W. corner of Jno. Montgomery 320 acre survey and the S.E. corner of the Isaac Schonover survey; thence W. with said Schonover S. line crossing the river at 1500 vrs. 1900 vrs. a stake; thence S. 950 vrs. with the E. line I. Kinder's 320 acre survey (crossing river at 600 vrs) a stake, the N.W. corner of Geo. Kinders 320 acre survey; thence E. with Geo. Kinder's W. line, 1900 vrs. the N.E. corner of said Kinders survey and the S.W. corner of Montgomery's survey; thence E. 950 vrs. to place of beginning, known as the E. Crockett survey.

Also 160 acres, the W. 1/2 of a survey of 320 acres patented to Abraham Harris, Ass. of J.P. Montgomery. Beginning at the N.W. corner of Thomas White's survey which is the N.E. corner of W.D. Conner's survey a pile of stone E. side of a hill; thence with N. line of the said Conner survey, W. 950 vrs. to pile of stone; thence N. 950 vrs. to a pile of stone the N.W. cor. of said Montgomery survey; thence with the N. line of said survey E. 950 varas to a pile of stone on said line; thence S. 950 vrs to beginning. (and other lands)

To have and to hold all and singular the said premises unto the said Robert McCart, his heirs and assigns forever.

Grantors: J.D.Reed

Grantee: Robert McCart

Release, dated Oct. 4, 1886, filed Oct. 9, 1886, and recorded in Book 44, page 260, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: Payment in full of said note.

Acknowledgement is in compliance with the statutes

Acknowledged by J.D.Reed, on Oct. 4, 1886, before D.D.Wall, Notary public Tarrant County, Texas. (seal)

Description and Remarks

Refers to deed recorded in Book 41 page 513, (shown on page hereof and to one note for \$7,000 secured by vendors lien therein retained and recites: I hereby release and cancel the said vendors lien and confirm to the grantee in said deed and his assigns, the title to the above mentioned premises; (same as described in said deed.)

Grantor: Robert McCart

Grantee: H.B.Herd trustee for J.T.Harwood

Deed of trust, dated Oct. 4, 1886, filed Oct. 4, 1886, and recorded in Book 8, page 278, in the office of the County Clerk of Tarrant County, Texas records of deeds of trust.

Consideration: "As a trust for the better securing of certain promissory notes given by me the grantor herein, all bearing even date herewith payable to the order of J.T.Harwood, and more particularly described as follows: one note marked 1 for the sum of \$5,000. due by its terms, two years after date and four coupon interest notes thereto attached for the sum of \$200 each, due by their terms at intervals of six months during said term of two years and one other note marked 2 for the sum of \$5,000 due by its terms three years after date and six coupon interest notes thereto attached for the sum of \$200 each, due by their terms at intervals of six months during said term of three years, and one other note for \$300 due one year after date, the said two principal notes and the said ten interest notes and said \$300 note bear interest from maturity until paid at the rate of 12% per annum.

Acknowledgement is in compliance with the statutes
Acknowledged by Robert McCart, on October 4, 1886, before D.D.Wall,
Notary public, Tarrant County, Texas. (seal)

Description and Remarks

Conveys same land as described in deed recorded in Book 41, page 516,
(shown on page hereof.)
(and other land)

Grantor: H.B.Herd, Trustee in said deed of trust
(signed) H.B.Herd

Grantee: Robert McCart

Release, dated March 19, 1887, filed March 19, 1887 and recorded in Book 47 page 50, in the office of the County Clerk of Tarrant County, Texas records of deeds.

Consideration: "In consideration that there is sufficient other property in said trust deed to secure said two notes, both principal and interest."

The State of Texas,)
County of Tarrant.) Before me, Jno. F. Swayne, County Clerk in and for Tarrant County, Texas, on this day personally appeared H.B. Herd, 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 the seal of office, this 19th day of March A.D. 1887. (seal) Jno. F. Swayne, Clerk County Court, Tarrant County, Texas, by L. F. O. DuRigg, Deputy.

Description and Remarks

Whereas Robert McCart, for the purpose of securing the payment of two notes for the sum of \$5,000 each, in favor of H.B. Herd, trustee, dated Oct. 4, 1886, due two and three years from date thereof, did convey unto H.B. Herd, trustee, duly recorded in the records of Tarrant County, Texas, in mortgage record Book 8 page 278, all that certain tract or parcel of land lying and being in the County of Tarrant in the State of Texas, described as follows, to-wit: 160 acres of the west half of the R. J. T. Montgomery 320 acre survey and 40 acres off of the east end of E. Crockett 320 acre survey in Tarrant County, Texas. Now therefore know all men by these presents, that I, H.B. Herd, trustee in said deed of trust ~~*****~~ do remise, set over, release and reconvey unto the said Robert McCart his heirs and assigns all and singular the property and premises hereinabove described and hereby agree that said deed of trust has become void and of no effect, as to the said land above described.

Grantor: H.B.Herd, trustee acting by special request of the Western Mortgage and Investment Company (Limited) assignee of the beneficiary aforesaid.

(signed) H.B.Herd, trustee

Grantee: Robert McCart

Deed of release, dated July 20, 1889, filed August 8, 1889, and recorded in Book 62, page 43, in the office of the County Clerk of Tarrant County Texas, records of deeds.

Consideration: The full payment and satisfaction of said notes, both principal and interest.

Acknowledgement is in compliance with the statutes
Acknowledged by H.B.Herd trustee and in his capacity as trustee as therein stated, on July 20, 1889, before Thomas P. Martin, Notary public Tarrant County, Texas. (seal)

Description and Remarks

Refers to deed of trust recorded in Book 8, page 278, (shown on page hereof) and to certain notes therein described and recites:
I, H.B.Herd, trustee named in said deed of trust as such trustee and at the request of The Western Mortgage and Investment Company, Limited, the holder and owner of said notes, do hereby remise, set over, release and quit claim unto the said Robert McCart, and his successors, heirs and assigns, all and singular the property and premises in said deed of trust described forever free and quit of the above named encumbrance.

Robert McCart)
To R.V.L.)
Geo.L.Hurley) The State of Texas,)
) County of Tarrant.) Know all men by these presents
that whereas on to-wit: 20th July, 1889, the Western Mortgage and In-
vestment Company, Ltd., by H.B.Herd, trustee, executed and delivered to me
Robert McCart of Tarrant County, Texas, a certain release of a certain
deed of trust therein described which said release is recorded in the
office of the Clerk of the County Court of said Tarrant County, in Book
62 page 43, records of deeds, and whereas certain of the notes thereby
released had been assumed by George L.Hurley, as mentioned in my deeds
to said Hurley, to-wit: two deeds dated April 20, 1888, and recorded
respectively in the aforesaid records, Book 53, page 491, records of
deeds and Book 56, page 36, records of deeds of said County, and whereas
in fact and in truth the notes so assumed by said Hurley were paid by
him or his assigns, the receipt whereof is hereby acknowledged and
said release from said Herd, trustee as aforesaid, should have shown
them to have been so paid by him or them, therefore in consideration
of the premises, this instrument is by me executed and delivered to
said Hurley and his said assigns, to ~~wh~~ show that the said notes so
assumed by him were by him and them paid as aforesaid, and to release
and cancel any vendors lien expressed or implied by reason of the
aforesaid notes so assumed by him or implied lien by virtue of the
aforesaid releases reciting that the said notes so assumed by said
Hurley were paid by me said McCart.

Witness my hand this 20th day of January, A.D. 1893

Robert McCart

Acknowledgement is in compliance with the statutes
Acknowledged by Robert McCart, on February 9, 1893, before Thomas P.
Martin, Notary public, Tarrant County, Texas. (seal)

Filed March 8, 1893, and recorded in Book 90, page 206, in the office
of the County Clerk of Tarrant County, Texas, records of deeds.

Grantor: J.T.Harwood

Grantee: Robert McCart

Release deed of trust, dated Nov.17,1905,filed Dec.5,1905 and recorded in Book 220 page 152,in the office of the County Clerk of Tarrant County,Texas,records of deeds.

Consideration: The full payment and satisfaction of said note,both principal and interest.

Acknowledgement is in compliance with the statutes

Acknowledged by J.T.Harwood,on November 17,1905,before H.A.McAllister Notary public,New York County,N.Y.(seal)

Description and Remarks

Refers to deed of trust recorded in Book 8,page 278,(shown on page hereof) and to one note for \$5,000.00 thereby secured,and recites:
Do release and relinquish the lien upon the land in said deed of trust described created by said instrument,and hereby declare said debt to be fully satisfied and said lien cancelled and discharged and to be of no further force and effect.

Grantor: Robert McCart

Grantee: R. Vickery

General warranty deed dated March 19, 1887, filed March 19, 1887, and recorded in Book 42, page 478, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$7500.00 paid

Acknowledgment is in compliance with the statutes.
Acknowledged by Rober McCart on March 19, 1887, before D. D. Wall, Notary Public, Tarrant County, Texas. (seal)

Description and Remarks

Situated in Tarrant County, Texas and bounded and described as follows:
Beginning at a stake in the N. E. corner of the west half of the J. P. Montgomery survey and also K. M. VanZandt N. W. corner of said survey; thence west with the north line of the said Montgomery survey $594\frac{1}{2}$ varas to a stake in said line; thence south 475 varas to a stake; thence west $594\frac{1}{2}$ varas to a stake; thence south 475 varas to a stake in the south line of the E. Crockett survey; thence east with the south line of the E. Crockett and the said Montgomery survey $594\frac{1}{2}$ varas to a stake in said Montgomery south line; thence north 475 varas to a stake; thence east $594\frac{1}{2}$ varas to the west line of K. M. VanZandt half of the Montgomery survey; thence north with said K. M. VanZandt west line 475 varas to the place of beginning making 100 acres.

Grantor: R. Vickery

Grantee: Robert McCart

General warranty deed, (vendors lien retained) dated April 26, 1889, filed for record July 27, 1889, and recorded in Book 60, page 144, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$19,000.00 paid and secured to be paid as follows: \$6,333.33 in cash, and the balance in three notes, one for \$4,222.22 due on or before one year from date; one for \$4,222.22 due on or before two years from date and one for \$4,222.22 due on or before three years from date, all notes to draw interest at the rate of ten per cent per annum payable annually from date.

Acknowledgement is in compliance with the statutes
Acknowledged by R. Vickery, on April 26, 1889, before Porter Ball, Notary public, Tarrant County, Texas. (seal)

Description and Remarks

In Tarrant County, Texas, and described as follows: Beginning at a stake in the N.E. corner of the west half of the J.P. Montgomery survey and also K.M. VanZandt N.W. corner of said survey; thence west with the north line of said Montgomery survey 594-1/2 varas to a stake in said line; thence south 475 varas to a stake; thence west 594-1/2 varas to a stake; thence south 475 varas to a stake in the south line of the E. Crockett survey; thence east with south line of the E. Crockett and the said J.P. Montgomery survey, 594-1/2 varas to a stake in said Montgomery south line; thence North 475 varas to a stake; thence east 594-1/2 varas to the west line of the K.M. VanZandt half of the Montgomery survey; thence North with said K.M. VanZandt west line 475 varas to the place of beginning, making 100 acres.

Grantor: Robert McCart

Grantee: American Land and Investment Company

General warranty deed, (vendors lien retained) dated March 10, 1890, filed March 13, 1890, and recorded in Book 66 page 51, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$110,000.00 paid and secured to be paid as follows: first: three notes of \$10,000 each, payable to order of Robert McCart and due on or before May 10, June 10 and June 26, 1890. Second: And assuming and agreeing to pay three notes of \$4222.22 each, and the interest thereon, dated April 26, 1889, and given by said Robert McCart, to R. Vickery. Third: And further assuming and agreeing to pay three notes and the interest thereon, two notes for \$4222.22 each, and one note for \$1722.22 dated April 26, 1889, and given by Robert McCart to S.C. Ash, and also assuming and agreeing to pay a note for \$2500 and interest thereon from Oct. 1, 1889, said note being given by S.C. Ash to Winfrey and Lloyd and dated March 20, 1889. Fourth: And a note for \$52564.60 dated March 10, 1890, and payable to the order of Robert McCart, on or before five years with interest at the rate of 8% per annum from date, interest payable annually.

Acknowledgement is in compliance with the statutes.

(continued)

Acknowledged by Robert McCart on March 11, 1890, before H.T. Smith, Notary public, Tarrant County, Texas. (seal)

Description and Remarks

Situated in Tarrant County, Texas, and described as follows: Beginning at a stake the south line of the J.P. Montgomery survey same being the N.W. corner of Thos. White survey; thence north 475 varas with K.M. VanZandt's west line to a stake in said line; thence west 594-1/2 vrs to a stake; thence North 475 varas to a stake in the north line of the said Montgomery survey; thence west 594-1/2 varas passing the north west corner of the E. Crockett survey to a stake in said Crockett north line; thence south 475 varas to a stake; thence east 594-1/2 vrs to a stake; thence south 475 varas to a stake in south line of Montgomery survey; thence east 594-1/2 varas to the south line of the J.P. Montgomery survey to the place of beginning making 100 acres. And also that certain tract or parcel of land situated in Tarrant County, Texas, described as follows: Beginning at a stake in the north east corner of the W. half of the J.P. Montgomery survey and also K.M. VanZandt's N.W. corner of said survey; thence west with the N. line of said Montgomery survey 594-1/2 varas to a stake in said line; thence south 475 varas to a stake; thence west 594-1/2 varas to a stake; thence south 475 varas to a stake in the south line of the E. Crockett survey; thence east with south line of the E. Crockett and said Montgomery survey, 594-1/2 varas to a stake in said Montgomery south line; thence N. 475 varas to a stake; thence east 594-1/2 varas to the west line of K.M. VanZandt half of the Montgomery survey; thence north with K.M. VanZandt west line 475 varas to place of beginning making 100 acres. And the said Robert McCart agrees and binds himself to release said lands in Blocks of 4 acres on the payment of \$300 per acre.

Grantor: Robert McCart

Grantee: American Land and Investment Co.

Release, dated November 4, 1892, filed November 10, 1892 and recorded in Book 82, page 498, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: "Payment of three of said note- namely, the three for \$10,000 each, payable to Robert McCart."

Acknowledgement is in compliance with the statutes

Acknowledged by Robert McCart, on November 9, 1892, before Caleb L. Terrell, Notary public, Tarrant County, Texas. (seal)

Description and Remarks

Refers to deed recorded in Book 66 page 51, (shown on page hereof) and to 11 notes aggregating \$110,000.00 secured by vendors lien retained therein, and recites: I hereby release and cancel said vendors lien and confirm to the grantee in said deed and their assigns, the title as far as said notes are concerned, to the following described premises, to-wit: Being the same property described in above mentioned deed, recorded on pages 51, 52 and 53 in Block 66, of record of deeds for Tarrant County, Texas, the same being all the premises described in said above mentioned deed.

Grantor: R.Vickery (legal holder of said note--)

Grantee: American Land and Investment Company

Release, dated Nov.4,1892, filed Nov.10,1892, and recorded in Book 82, page 499 in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: "In consideration of the payment of two of said notes each for the sum of \$4222.22 one due April 26,1890, and the other due April 26,1891, said notes being those assumed and owned by R.Vickery.

Acknowledgement is in compliance with the statutes

Acknowledged by R.Vickery, on Nov.4,1892, before Caleb L.Terrell, Notary public, Tarrant County, Texas. (seal)

Description and Remarks

Refers to deed recorded in Book 66 page 51, (shown on page hereof) and to 11 notes aggregating \$110,000 secured by vendors lien retained therein and recites: I hereby release and cancel the said vendors lien and confirm to the grantee in said deed and their assigns, the title as far as said notes are concerned, to the following described premises to-wit: being the same property described in above mentioned deed, recorded on pages 51, 52 and 53 in Book 66, records of deeds for Tarrant County, Texas, the same being all the premises described in said above mentioned deed.

R.Vickery) The State of Texas)
To Rel.V.Lien : County of Tarrant.)
Robt McCart) Whereas by deed dated on the 26th day of April, 1889
and recorded in the County Clerks office of Tarrant County, Texas, in
Vol.60 page 144 R.Vickery conveyed - Robt.McCart, 100 acres of land
fully described in said deed, to which reference is hereby made for de-
scription retaining therein a vendors lien securing the payment of
\$12,666.66 for which Robt.McCart executed three promissory notes form
\$4,222.22 each, due respectively one, two and three years from date and
whereas, two of said notes maturing respectively in one and two years
from date, have been paid in full.

Now therefore, I, R.Vickery, the payee in said two notes and the
legal owner and holder thereof, at the time of payment, do hereby re-
lease said 100 acres above referred to and in said -- described, from
the vendors lien aforesaid, in so far as it secured the payment of said
two notes.

It is expressly understood however that the lien securing the pay-
ment of the remaining note maturing three years after date shall not
be affected hereby.

Witness my hand this the 6th day of July, A.D. 1894.

R.Vickery

Acknowledgement is in compliance with the statutes
Acknowledged by R.Vickery on July 6, 1894, before Joe Drebelbis, Notary
public, Tarrant County, Texas. (seal)

Filed for record July 7, 1894, and recorded in Book 107, page 20, in the
office of the County Clerk of Tarrant County, Texas, records of deeds.

Note: This release is inserted herein for the purpose of showing the
release of two of the three notes for \$4,222.22 each, assumed by
American Land and Investment Company in deed recorded in Book 66, page
51, shown on page hereof.)

The other note for \$4,222.22 assumed as above mentioned was foreclosed
by suit in District Court of Tarrant County, Texas, on April 24, 1895,
in cause No. 8826, styled Land Mortgage Bank of Texas, Limited, vs Robt.
McCart; an order of sale was issued under said judgment and the
property upon which said note was a lien was sold by the Sheriff of
Tarrant County, Texas, to J.B.Davies.

WINDSOR TERRACE

State of Texas)
 County of Tarrant.) Know all men by these presents: that whereas, The American Land and Investment Company is the sole owner of the following described lands situated in the County of Tarrant and State of Texas and particularly described as follows: A part of the J. P. Montgomery 320 acre survey situated about two miles west of Fort Worth, and described as follows, to-wit: Beginning at a point in the center line of Arlington Boulevard 2643 feet N. 89 deg. W. and 1377.3 ft. No deg. 13' W. from the S.E. corner of the said J. P. Montgomery survey; thence with the center line of Arlington Boulevard, N. 63 deg. 03' E. 200.2 feet to the center of Montgomery street; thence with the center line of Montgomery Street north 662.4 feet to the center of Handel Avenue; thence with the center line of Handel Avenue, west 1120 feet to the center of Webster street; thence with the center line of Webster street south 1231.9 feet to the center of Arlington Boulevard; thence with the center line of Arlington Boulevard, N. 63 deg. 03' E. 1056.2 feet to the beginning, containing 24-353/1000 acres.

And whereas it is desired by said owner that said lands be put in shape for urban purposes.

Therefore in consideration of the benefits to said owner therefrom accruing it, the said owner of said lands does hereby subdivide and plat the same in accordance with the map and plan herein made, designating same as "Windsor Terrace," and does hereby dedicate and grant to the use of the public the perpetual right of way to and upon all streets and avenues marked and shown on such on said map and plan save and except the Arlington Boulevard, which is expressly reserved for a private drive and for the use of the Fort Worth and Arlington Heights Street Railway Company, and also excepting the alley or alleys in each Block. The alley or alleys in each Block laid down and shown as such on the aforesaid map and plan are and are to be private ways for the use of the proprietors of lots in such Block and as such private ways are hereby granted and dedicated to the use of such proprietors. The exclusive right however to use said streets, avenues and alleys or any portion thereof for the purposes of constructing, maintaining and operating street railways, water, gas, steam, air and sewer pipes and mains pneumatic tubes, telegraph, telephone, and electric light and power wires poles, subways, connections and apparatus and for the purposes of planting, cultivating and irrigating trees, plants and shrubbery or any or all of said purposes or for the purpose of any other improvements is hereby expressly reserved in said American Land and Investment Company and its successors and assigns.

This 10th day of October, A.D. 1892.

The American Land and Investment Company,
 By H. W. Tallant, President. (seal)

Attest: W. C. Winthrop, Secty.

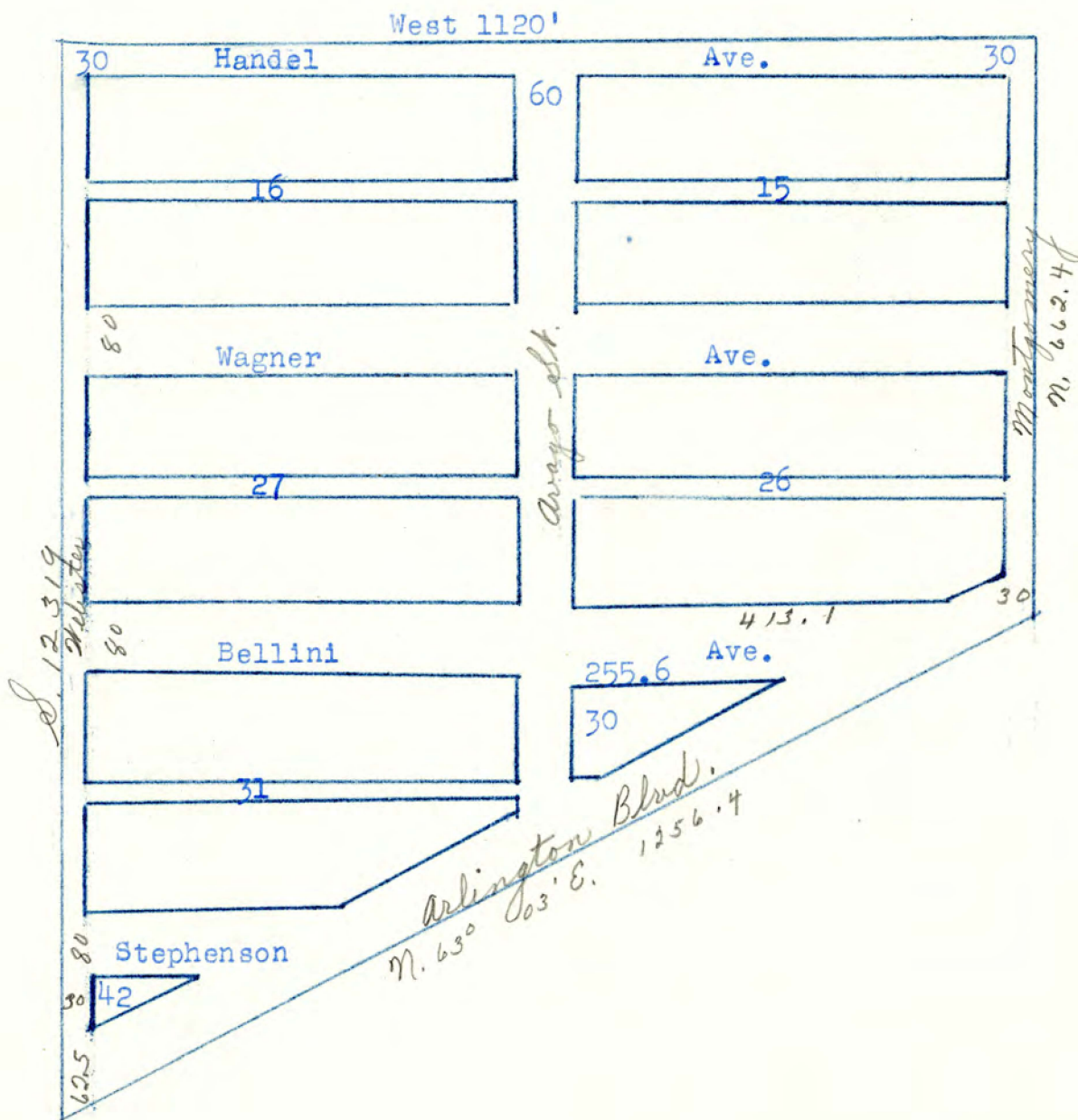
(continued)

BMS

Acknowledgment is in compliance with the statutes.
Acknowledged by Henry W. Tallant, as President of the American Land and Investment Company, as President, in the capacity therein expressed and as the act and deed of said Company, on Oct. 12, 1892, before Caleb L. Terrell, Notary public, Tarrant County, Texas. (seal)

Filed Oct. 13, 1892, and recorded in Book 63, page 127, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Note: The following plat represents Windsor Terrace as recorded in Book 63, page 127, in the office of the County Clerk of Tarrant County, Texas, records of Plats.



Grantor: The American Land and Investment Company
 (signed) The American Land and Investment Company
 By H. W. Tallant, President. (seal)
 Attest: W. C. Winthrop, Secretary

Grantee: William C. Winthrop, Trustee

General warranty deed, dated Oct. 12, 1892, filed Oct. 13, 1892, and recorded in Book 87, page 459, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$1.00 and other valuable considerations paid.

Acknowledgment is in compliance with the statutes.
Acknowledged by Henry W. Tallant, as President of the American Land and Investment Company, as such President, and as the act and deed of said Company, on Oct. 12, 1892, before Caleb L. Terrell, Notary public, Tarrant County, Texas. (seal)

Description and Remarks

All that certain tract or parcel of land, known as "Windsor Terrace," according to the plat of said property of record in the County Clerks office of the Tarrant County, Texas, which is hereby referred to and made a part hereof.

This property is deeded however subject to the incumbrance thereon.

Grantor: The American Land and Investment Company

(signed) The American Land and Investment Co.

By H.W.Tallant, President

Attest: T.B.Burbridge, Asst. Secy. (seal)

Grantee: The Fort Worth and Arlington Heights Land and Investment Company.

General warranty deed, dated Dec. 15, 1893, filed Dec. 15, 1893, and recorded in Book 88, page 601 in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$1 paid.

The State of Texas,)
County of Tarrant.) Before me, H.T. Smith, a Notary public, in and for
Tarrant County, Texas, on this day personally appeared, H.W. Tallant,
President, 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 and in the capacity therein
expressed.

Given under my hand and seal of office, this 15th day of Dec. 1893
(seal) H.T. Smith, Notary public, Tarrant County, Texas

Description and Remarks

Situated in Tarrant County, Texas, beginning at the south west corner of the J.P. Montgomery survey; thence N. 0 deg. 33' W. 79.7' with west line of said Montgomery survey; thence N. 63 deg. 03' E. 2941.3 to east line of said Montgomery survey; thence with east line of said Montgomery survey S. 0 deg. 13' E. 139.6'; thence S. 63 deg. 03' west 2814.6' to S. line of said Montgomery survey; thence with south line of said survey north 89 deg. 02' west 114.6 feet to place of beginning.

Grantor: The American Land and Investment Company,

 (signed) The American Land and Investment Co.,
 By H.W.Tallant, President. (seal)
 Attest: T.B.Burbridge, Asst. Secy.

Grantee: Fort Worth and Windsor Land and Improvement Company

General warranty deed, dated Dec. 15, 1893, filed Dec. 15, 1893, and recorded in Book 97, page 479, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$1 paid.

The State of Texas)
County of Tarrant.) Before me, H.T. Smith, a Notary public, in and for
Tarrant County, Texas, on this day personally appeared, H.W. Tallant,
President, 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 and in the capacity therein express-
ed. Given under my hand and seal of office, this 15th day of Dec. A.D.
1893. H.T. Smith, Notary public. (seal)

Description and Remarks

Situated in Tarrant County, Texas, and described as follows: Beginning at a stake in the N.E. corner of the W. 1/2 of the J.P. Montgomery survey and also K.M. VanZandt N.W. corner of said survey; thence west with the north line of said Montgomery survey 594-1/2 vrs. to a stake in said line; thence south 475 vrs. to stake; thence west 594-1/2 vrs. to a stake; thence south 475 varas to a stake in the south line of the E. Crockett survey; thence east with south line of the E. Crockett survey and said Montgomery survey 594-1/2 vrs. to a stake in said Montgomery S. line; thence N. 475 vrs. to a stake; thence E. 594-1/2 vrs. to the W. line of K.M. VanZandt half of the Montgomery survey; thence N. with K.M. VanZandt west line 475 vrs. to the place of beginning, making 100 acres except the land described as follows and known as the Arlington Boulevard. Beginning at the south west corner of the Montgomery survey; thence N. 0 deg. 33' W. 79.7' with the west line of Montgomery survey; thence N. 63 deg. 3' E. 2941.3-- to east line of Montgomery survey; thence with east line of Montgomery survey S. 0 deg. 13' E. 139.6'; Thence S. 63 deg. 03' W. 2813.6' to south line Montgomery survey; thence with S. line of said survey, N. 89 deg. 02' W. 113.6 feet to place of beginning Also conveys same land as described in deed recorded in Book 60 page 145, shown on page hereof.)

In District Court of Tarrant County, Texas
Texas Mortgage and Loan Company,

vs No. 8119

Robt. McCart

WRIT OF ATTACHMENT

Amount of debt, \$9350.00

Filed for record Sept. 28, 1893, and recorded in Book 1 page 154, in the office of the County Clerk of Tarrant County, Texas, records of Attachments.

Sheriff's return

Came to hand Sept. 27, 1893, and executed on the same day at 3:25 P.M. by levying the within attachment upon the following described property of the within named defendant, Robt. McCart, to-wit: Same land as described in deeds recorded in Book 60 pages 144 and 145, (shown on page and hereof) (and other lands)

(signed) E.A. Eules, Sheriff Tarrant County, Texas,

By W.M. Rea, Dept.

In District Court of -Tarrant County, Texas

Texas Mortgage & Loan Company,

vs No. 8120

WRIT OF ATTACHMENT

Robert McCart

Amount of debt, \$9350

Filed for record Sept. 28, 1893 and recorded in Book 1, page 149, in the office of the County Clerk of Tarrant County, Texas, records of attachments.

Sheriff's Return

Came to hand on the 27th day of September, 1893, and executed on the same day at 3:25 P.M by levying the within attachment upon the following described property as the property of the within named defendant, Robt. McCart, to-wit: same land as described in deeds recorded in Book 60 page 144 & 145, (shown on pages and hereof.)

(signed) E.A. Euless, Sheriff, Tarrant County, Texas

By W.M. Rea Deputy Shff.

In District Court of Tarrant County, Texas
Texas Mortgage & Loan Co.,
vs No. 8119
Robt. McCart, et. al.

JUDGMENT
Oct. 7, 1895

Recites appearance of plaintiff by attorney, and it appearing to the Court that defendant Robt. McCart has entered into an agreement with plaintiff for the rendition of a judgment in this cause for the amount sued for and the foreclosure of its attachment lien, which agreement is on file herein. Recites default of defts. A.W. Caswell and H.C. Caswell. It appearing that plaintiffs cause of action is liquidated and proven by an instrument in writing, to-wit: two notes, one for \$5,000 and the other for \$2989.35 both dated Dec. 29, 1892, due on demand, and both bearing interest from date at 10% per annum.

It appearing that upon the institution of this suit, the plaintiff procured and caused to be levied a writ of attachment upon the following described property as the property of the defendant, Robt. McCart, to secure the payment of said indebtedness, to-wit: Same land as described in deeds recorded in Book 60 pages 144 and 145 (shown on pages and hereof) being 38th and 39th tracts, upon which property the plaintiff now has a valid and subsisting judgment lien. Ordered that plaintiff, the Texas Mortgage and Loan Company, do have and recover of and from the defendants, Robt. McCart, A.W. Caswell and H.C. Caswell, the sum of \$7,989.35 as principal, ~~\$2197~~ \$2197 as interest from the date of said notes to the date of this judgment, and \$1018.63 as attorneys fees, aggregating \$11209.98 with interest at 10% from date of this judgment.

Ordered that plaintiff do have and recover of and from the defendant, Robt. McCart, judgment for the foreclosure of this attachment lien, upon the property in said levy of attachment, and that order of sale issue.

Recorded in Minutes of said Court, Book V, page 377.

In District Court of Tarrant County, Texas
Texas Mortgage and Loan Company,
vs No. 8119
Robt. McCart, et. al.

Order of sale issued Dec. 6, 1895 under the hand and seal of the Clerk of said Court, directed to the Sheriff of Tarrant County, Texas, commanding him as in the judgment, shown on page hereof. The land to be sold is described as follows:

Sheriff's return.

Came to hand on the 7th day of December, 1895 and executed on the same day by levying on the real estate described in the within order of sale and further executed on Dec. 9, 1895 by advertising the time and place of sale under said order of sale and that said land would be sold before the Court house door of Tarrant County, Texas on the first Tuesday in January, 1896, the same being the 7th day of January, 1896, by causing notices thereof to be posted in three public places in Tarrant County, Texas, one of which was at the Court house door of said Tarrant County, Texas, and by delivering to A. W. Gaswell and H. C. Gaswell, defendants, each in person a copy of said notice of sale and by mailing to Robt. McCart the other defendant a copy of said notice and by mailing to Wynne, McCart and Booty, attorneys for defendants of record a copy of said notice of sale, and on the First Tuesday in January, 1896 before the Court house door as aforesaid, and within the hours prescribed by law for Sheriff's sales. I sold said premises at public vendue in lots as hereinafter specified, when the same were struck off to Sundry purchasers as hereinafter more particularly set out, to-wit: the property described in paragraphs 19 to 37 in the description in said order of sale was struck off to R. M. Wynne for \$5; the property described in paragraphs 22, 26, and 28 was struck off to M. J. Harrington, for \$25; the property described in paragraph 6 was struck off to N. LaCroix for \$10; the property described in paragraphs 2, 30 and 31 was struck off to Winfield Scott for \$10 and the property described in the remaining paragraphs of the description in said order of sale was struck off to W. N. Maben for \$10. Each of said persons above named being the highest and best secure bidder for the respective properties purchased by each,*****

(signed) E. A. Eules, Sheriff of Tarrant County, Texas,
By W. M. Rea, Deputy.

(Abstracted from original instrument)

In District Court of Tarrant County, Texas

Texas Mortgage and Loan Company,
vs
Robert McCart, et. al. No. 8120

JUDGMENT
Nov. 13, 1895

This day came on for hearing the above entitled cause, whereupon came the plaintiff by counsel and announced ready for trial, and it appearing to the Court that the defendant, Robt. McCart has entered into an agreement with the plaintiff for the rendition of judgment in this cause for the amount sued for the foreclosure of its attachment lien which agreement is on file herein, and it further appearing to the Court that the defendants Caswell Bros. a firm composed of A.W. Caswell and H.C. Caswell, and A.W. Caswell and H.C. Caswell, although each and all duly cited as required by law have failed to appear and answer herein but wholly made default, and it appearing to the Court that the plaintiff's cause of action is liquidated and proved by an instrument in writing, viz: two notes, both dated Dec. 29, 1892, due on demand, drawn by Robt. McCart, payable to the order of the Texas Mortgage and Loan Company for the sum of \$5,000 and the other for \$2989.35 each, bearing interest from date at the rate of 10% per annum and providing for 10% attorneys fees. It further appearing to the Court that the plaintiff upon the institution of this suit, procured and caused to be levied a writ of attachment upon the following real property as the property of the defendant, Robert McCart, to secure the payment of said judgment, (same land as described in deeds recorded in Book 60 pages 144 and 145, (shown on pages and hereof.)

upon which said property the plaintiff now has a valid and subsisting lien. Ordered by the Court that the plaintiff Texas Mortgage and Loan Company, do have and recover of and from the defendant, Robert McCart Caswell Bros., a firm composed of A.W. Caswell and H.C. Caswell, the sum of \$7989.35 as principal and \$2197 interest thereon from date of said notes and the date of this judgment, and further sum of \$1018.63 as attorneys fees aggregating the sum of \$11204.98 together with 10% interest from date of this judgment.

Further ordered by the Court that the plaintiff, Texas Mortgage and Loan Company do have and recover of and from the defendant, Robt., McCart, judgment for the foreclosure of its attachment lien upon the above described property and that said property be sold as under execution, upon an order of sale, which is hereby directed to issue from this Court.

No order of sale issued.

Recorded in Minutes of said Court, Book 3 page 449.

Grantor: Texas Mortgage and Loan Company,
By D.T.Bomar, attorney of record

Grantee: Robert McCart

Release judgment lien, dated March 23, 1906, filed March 23, 1906, and recorded in Book 219 page 181, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: (see below)

State of Texas,)
County of Tarrant.) Before me, S.G. Tankersley, Notary public, Tarrant County, Texas, on this day personally appeared D.T. Bomar, known to me to be the person whose name is subscribed instrument and acknowledged to me that he signed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Witness my hand and seal of office, this March 23, 1906.
(seal) S.G. Tankersley, Notary public.

Description and Remarks

Whereas the Texas Mortgage and Loan Company, in No. 8119, Docket Dist. Court of Tarrant County, Texas, by its attorney, D.T. Bomar recovered judgment against Robert McCart on Oct. 7, 1895 as shown of record in Minutes of said Court, Book V, page 377. And whereas, said Mortgage Company, by its attorney D.T. Bomar on November 15, 1895, in County Court of Tarrant County, Texas, in Cause No. 8120, recovered a judgment against Robert McCart, foreclosing attachment on certain lands, said judgment being of record in Minutes of said Court, Book 6 page 449.

Now therefore, I, D.T. Bomar, attorney of record for said Mortgage Company acknowledge said two judgments aforesaid to be settled and held for naught.

In District Court of Tarrant County, Texas

The State National Bank of Fort Worth, Texas

vs No. 8079

Robert McCart

WRIT OF ATTACHMENT

Amount of debt, \$21,095.18

Filed for record Sept. 29, 1893, and recorded in Book 1, page 167, in the office of the County Clerk of Tarrant County, Texas, records of attachments.

Sheriff's return.

Came to hand September 27, 1893 and executed on the same day at 5:30 P.M. by levying the within attachment upon the following described property of the within named defendant, Robert McCart, to-wit: Same lands as described in deeds recorded in Book 60 page 144 and 145, (shown on pages and hereof.)

(signed) E.A. Eules, Sheriff of Tarrant County, Texas,

By W.M. Rea, deputy

In District Court of Tarrant County, Texas

The State National Bank,
vs
Jake Johnson

No. 8079

JUDGMENT
May 17, 1895.

This cause this day coming on to be heard, came the plaintiff by its attorneys, of record and announced ready for trial and the defendant though duly served with citation herein came not but wholly made default. It appearing that the cause of action is liquidated and proven by an instrument in writing, it is ordered that the Clerk of this Court do assess the damages sustained by said plaintiff and the said Clerk now here having assessed the damages aforesaid, at the sum of \$27503.65, it is ordered that said plaintiff do have and recover of the said defendants jointly and severally, the sum of \$27503.65 with interest at 12% per annum.

It appearing that a writ of attachment heretofore issued in this cause was on the 27th day of September, 1893, by the Sheriff of Tarrant County, Texas, levied on the following described real property of the defendant Robert McCart, situated in Tarrant County, Texas, (same land as described in deeds recorded in Book 60 pages 144 and 145 (shown on pages and hereof.)

Ordered that said attachment lien as it existed Sept. 27, 1893, be and the same is hereby foreclosed and that the Clerk of this Court do issue an order of sale hereon, directed to the Sheriff or any Constable of Tarrant County, commanding him to sell the above described property or so much thereof as may be sufficient for the satisfaction of the judgment rendered in this cause, and should the proceeds of said property be not sufficient to pay off and discharge said judgment in full, then execution shall issue thereon against the said defendants Jake Johnson and Robert McCart, for any balance that may be remaining due thereon *****

Recorded in Minutes of said Court, Book 8, page 124
Execution issued Dec. 8, ~~1899~~ 1899 and returned endorsed as follows
" The purchasers having failed to pay their bids, this execution is returned."

In District Court of Tarrant County, Texas

The State National Bank,
vs
Jake Johnson

No. 8079

JUDGMENT
May 17, 1895.

This cause this day coming on to be heard, came the plaintiff by its attorneys, of record and announced ready for trial and the defendant though duly served with citation herein came not but wholly made default. It appearing that the cause of action is liquidated and proven by an instrument in writing, it is ordered that the Clerk of this Court do assess the damages sustained by said plaintiff and the said Clerk now here having assessed the damages aforesaid, at the sum of \$27503.65, it is ordered that said plaintiff do have and recover of the said defendants jointly and severally, the sum of \$27503.65 with interest at 12% per annum.

It appearing that a writ of attachment heretofore issued in this cause was on the 27th day of September, 1893, by the Sheriff of Tarrant County, Texas, levied on the following described real property of the defendant Robert McCart, situated in Tarrant County, Texas, (same land as described in deeds recorded in Book 60 pages 144 and 145 (shown on pages and hereof.)

Ordered that said attachment lien as it existed Sept. 27, 1893, be and the same is hereby foreclosed and that the Clerk of this Court do issue an order of sale hereon, directed to the Sheriff or any Constable of Tarrant County, commanding him to sell the above described property or so much thereof as may be sufficient for the satisfaction of the judgment rendered in this cause, and should the proceeds of said property be not sufficient to pay off and discharge said judgment in full, then execution shall issue thereon against the said defendants Jake Johnson and Robert McCart, for any balance that may be remaining due thereon *****

Recorded in Minutes of said Court, Book 8, page 124
Execution issued Dec. 8, ~~1899~~ 1899 and returned endorsed as follows
" The purchasers having failed to pay their bids, this execution is returned."

In District Court of Tarrant County, Texas

The State National Bank of Fort Worth, Texas.

vs
Jake Johnson, et. al.

No. 17015

JUDGMENT

Nov. 8, 1899

On this day came on to be heard the above entitled cause, whereupon came the parties plaintiff and defendant and announced ready for trial, and submitted the matters of fact as well as of law to the Court, and the Court after hearing the evidence and argument of counsel is of opinion that the law is with the plaintiff.

Ordered that plaintiff, The State National Bank have judgment reviving said judgment to-wit: the judgment of date June 17, 1895, against Jake Johnson, et. al. and numbered 8079, on the Docket of the 48th Judicial District of Tarrant County, Texas, and against the defendant, Jake Johnson and Robert McCart, and that execution issue on said judgment for the amount thereof, principal, interest and costs in favor of said plaintiff, the State National Bank and against the defendants, Jake Johnson and Robert McCart.

Ordered that plaintiff, the State National Bank, do have and recover of defendant, Jake Johnson and Robt. McCart, all costs in this behalf expenses for which let execution issue.

Recorded in Minutes of said Court, Book 14 page 2.

Execution issued Dec. 8, 1899 and returned endorsed as follows: "The purchasers having failed to pay their bid, this execution is returned."

State National
Bank to Rel. Judgment
Jake Johnson, et. al.

)
)

State National Bank of Fort Worth
vs No. 8079
Jake Johnson, et. al.

State National Bank of Fort Worth
vs No. 17015
Jake Johnson, et. al.

Judgments rendered in the District Court of Tarrant County, Texas. Know all men by these presents, that the State National Bank of Fort Worth, Texas, plaintiffs in the above entitled causes, for and in consideration of the sum of \$1,000 cash in hand paid by Robert McCart, the receipt of which is hereby acknowledged, have cancelled and released and by these presents do cancel and release unto the said Robert McCart, all the right, title, and interest of the State National Bank of Fort Worth, unto the two judgments with all claims liens and demands of whatever character growing out of said two judgments.

Witness our hand and seal this 24th day of July, A.D. 1906.
(seal) State National Bank, by W.B. Harrison, Pt.

Acknowledgement is in compliance with the statutes
Acknowledged by W.B. Harrison, President of the State National Bank of Fort Worth, as the act and deed of the State National Bank of Fort Worth, on July 24, 1906, before M.L. Woods, Notary public, Tarrant County, Texas. (seal)

Filed July 24, 1906, and recorded in Book 219 page 492, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

In District Court of Tarrant County, Texas

The Farmers and Mechanics National Bank of
Fort Worth, Texas.

vs. No. 8127

Robert McCart

WRIT OF ATTACHMENT

Amount of debt, \$1500.00

Filed for record September 29, 1893, and recorded in Book 1 page 162,
in the office of the County Clerk of Tarrant County, Texas, records of
Attachments.

Sheriff's return,

Came to hand September 27, 1893, and executed on the same day at 7:00
P.M. by levying the within attachment upon the following described
property as the property of the within named defendant, Robert McCart
to-wit: Same land as described in deeds recorded in Book 60 pages 144
and 145, (shown on pages and hereof)

(signed) E.A. Eules, Sheriff Tarrant County, Texas,

By W.M. Rea, Deputy Sheriff.

Note: The above cause was dismissed in vacation.

In District Court of Tarrant County, Texas

National Bank of Commerce of Providence, R.I.

vs.

No. 9026

C.C. Lawson, et al.

JUDGMENT

July 1, 1895

Recites appearance of plaintiff by attorney, default of defendants Martin Casey, C.J. Swasey, and J.A. Rogers, though duly cited to appear and answer herein. Recites that the Farmers and Mechanics National Bank, M.C. Bowles and W.B. Robinson, have filed disclaimers, disclaiming all title to the land below described.

It further appearing to the Court that Robert McCart, and the firm of Wynne, McCart and Booty, representing the defendants, Robert McCart, Joe Eagleston and C.C. Lawson, have with plaintiff's attorney entered into the following agreement:

It is agreed that plaintiff, the National Bank of Commerce of Providence, R.I. shall have judgment for the amount of its debts as prayed for in this petition against Robert McCart. That it have a foreclosure of its lien upon the collateral note of the American Land and Investment Company and given as collateral to secure said debt and that the lien created in plaintiff's favor upon lots 3, 4, 6, and 7 in Block C-6, Daggetts Addition to the City of Fort Worth, be foreclosed *****

(signed) Robert McCart

Wynne, McCart and Booty, Attys. for defendants.

It appearing that Robert McCart is justly indebted to the National Bank of Commerce, Rhode Island, in the sum of \$41,134.12 being principal, interest and attorneys fees on said note sued upon, said note being for \$30,000 dated August 6, 1891, due one year after date. It appearing to the Court that same is secured by a deed of trust executed by Robert McCart August 6, 1891, on Lots 3, 4, 6, and 7 in Block C-6, Daggetts Addition to Fort Worth, and that said \$30,000.00 is further secured by one other note for \$52564.60 executed by the American Land and Investment Company payable to Robert McCart, secured by vendors lien retained on 160 acres of the J.P. Montgomery survey and 40 acres on the east end of the E. Crockett survey in Tarrant County, Texas, which said note has been endorsed by said McCart and delivered to plaintiff as collateral to his \$30,000 note.

continued)

It appearing to the Court that plaintiffs demand is a valid subsisting lien upon the above described property prior and superior to the claims of the defendants in this case.

Ordered that W.E. Robinson, The Farmers and Mechanics National Bank and M.C. Bowles, having entered disclaimers as above found, go hence without day and recover of plaintiff all cost by them in this behalf expended, and that they each be forever barred from asserting any right title or interest in and to the above described property, as against the above found claim of plaintiff.

Ordered that plaintiff, the National Bank of Commerce of Providence, R.I. was and is the holder of and has the superior lien upon Lots 3, 4, 6, and 7 in Block C-6, Daggetts Addition to Fort Worth, to the claim of said defendants, C.J. Swasey, and Martin Casey, composing the firm of Casey and Swasey, and J.A. and J.T. Rogers, composing the firm of Rogers and Son, and also the Texas Mortgage and Loan Company, a corporation and R.M. Wynne, C.C. Lawson and Joe Eagleston, and that the said lien of plaintiff upon said property and against all of said defendants be foreclosed as hereinafter provided.

Ordered that the National Bank of Commerce of Providence, R.I. do have and recover of and from Robert McCart the sum of \$41134.12.

Ordered that plaintiffs lien on said lots 3, 4, 6, and 7 in Block C-6, of Daggetts Addition to Fort Worth, Texas, and also on said vendors lien note for \$52564.60 executed by the American Land and Investment Company be and same is hereby foreclosed as it existed on August 6, 1891, against the defendants, Robert McCart, C.C. Lawson, Joe Eagleston, Martin Casey, C.J. Swasey, J.A. Rogers, J.T. Rogers, R.M. Wynne, and Texas Mortgage and Loan Company, and that order of sale issue.

Recorded in the Minutes of said Court, Book V, page 226.

In District Court of Tarrant County, Texas

National Bank of Commerce,

vs

No. 9026

C.C. Lawson, et. al.

Order of sale issued July 9, 1895, under the hand and seal of the Clerk of said Court, directed to the Sheriff of Tarrant County, Texas, commanding him as follows:

You are directed to sell said property or so much thereof, as shall be necessary to pay plaintiffs debt in the following order. You shall first sell as whole lots 6 and 7 and if same shall not sell for enough to satisfy said debt, then sell Lot No. 4, if after sale of same there shall still remain a portion of said debt unpaid, then you sell Lot 3 in said Block, and if after sale of same there shall remain any portion of same unpaid, then you shall sell the said note of the American Land and Investment Company.

Sheriff's return.

Executed July 10, 1895 by levying on the real estate described in the within order of sale and further executed by advertising the time and place of sale under said order of sale, and that said land would be sold before the Court house door of Tarrant County, on the 6th day of August, 1895, by causing notice thereof to be published in the English language once a week for three consecutive weeks immediately preceding said sale in the Mail-Telegram, a newspaper published in said Tarrant County, Texas, the first of said publications having appeared not less than twenty days immediately preceding the 6th day of August, 1895, and on the 15th day of July, 1895, the second on the 22nd day of July, 1895, and the 3rd on the 29th day of July, 1895, which said notice contained a statement of the authority by virtue of which the sale as hereinafter mentioned was to be made, the time of levy, the time and place of sale and the locality of the property, a brief description thereof, sufficient to enable it to be reasonably known and identified, the said description of said land being the same as that given in the within order of sale and on the said first Tuesday

(continued)

in August, 1895, before the Court house door as aforesaid, and within the hours prescribed by law for Sheriff's sales, I sold said premises at public vendue in lots as hereinafter ~~specified~~ specified, when the same were struck off to John Foster, as follows:

Lots 6 and 7 in Block C-6, for the sum of \$11,000;

Lot 4, in Block C-6 for the sum of \$8,000

Lot No. 3, Block C-6 for the sum of \$6,000 all in

Daggetts Addition to the City of Fort Worth, Tarrant County, Texas; the note described in the within order of sale for the sum of \$1,000 aggregating the sum of \$26,000 he being the highest bidder and that being the highest secure bid for the same.

(signed) E.A. Eules, Sheriff of Tarrant County, Texas
By W.M. Rea, Deputy Sheriff.

Abstracted from original on file in said office.

In District Court of Tarrant County, Texas

Land Mortgage Bank of Texas Ltd.

vs

No. 8826

Robert McCart et al

JUDGMENT

April 24, 1895

Now on this 24th day of April 1895 came on to be heard the above entitled cause and the plaintiff Land Mortgage Bank of Texas Limited appeared by its attorney and announced ready for trial and the defendants Robert McCart, the National Bank of Providence R. I. and the Fort Worth Windsor Land and Improvement Company, Robert McCart as receiver of the Fort Worth and Arlington Heights Land and Investment Company and the Fort Worth and Arlington Heights Land and Investment Company appeared by their respective attorneys and announced ready for trial and the jury heretofore demanded in said cause having been waived the matters of fact as well as of law being submitted to the Court and the Court having heard the pleadings and evidence and argument of counsel and it appearing to the Court that the defendant Robert McCart is indebted to the plaintiff in the sum of \$5534.61 which said indebtedness is evidenced by one promissory note for the sum of \$4222.22 dated April 25, 1889, and becoming due on or before three years after its date and bearing interest at the rate of 10% per annum from date until paid

And it further appearing to the Court that said indebtedness is secured by a vendors lien on the property hereinafter described reserved in the deed executed by R. Vickery and delivered to Robert McCart conveying said property unto the said Robert McCart, in consideration of the above described note among other things and reserving a vendors lien on said property to secure said note which said deed was filed for record on the 22nd day of July, 1889, and duly recorded on the 30th day of July 1889, in Vol. 60, page 144, of the deed records of Tarrant County, Texas, and it further appearing to the Court that the interest of the remaining defendants herein to-wit: The Fort Worth Windsor Land and Improvement Co. The Fort Worth and Arlington Heights Land and Investment Company, the National Bank of Commerce of Providence R. I. and Robert McCart, Receiver of the Fort Worth and Arlington Heights Land and Investment Company if any was acquired subject to plaintiffs vendors lien herein securing the above indebtedness and with full notice thereof. And it further appearing to the Court that the interest of the defendant the National Bank of Commerce of Providence Rhode Island is evidenced by one certain vendors lien note for \$52,564.60 with interest at 8% from date until paid executed by the American Land and Investment Company and endorsed by said defendant by Robert McCart and delivered to the National Bank of Commerce of Providence R.I. as collateral security for his note for \$30,000.00 to said Bank and providing for 10% attorneys fees if sued upon all of which said note for \$30,000 is still due and unpaid together with interest thereon from January 14, 1893.

It is therefore ordered, adjudged and decreed that the plaintiff Land Mortgage Bank of Texas Limited do have and recover of and from the defendant Robert McCart \$5534.61 together with interest at the rate of 10% per annum

(continued)

until paid and all costs of suit. It is further ordered adjudged and decreed that plaintiffs lien as it existed May 25, 1889, be and same is hereby foreclosed as against the defendants Robert McCart National Bank of Commerce of Providence R. I. Fort Worth Windsor Land and Improvement Company and Fort Worth and Arlington Heights Land and Investment Company on the following described property to-wit: Situated in Tarrant County, Texas and being 100 acres out of the J. P. Montgomery and E. Crockett surveys and described as follows: Beginning at a stake in the northeast corner of the west half of the J. P. Montgomery survey and also K. M. VanZandt N. W. corner of said survey; thence west with the north line of said Montgomery survey 594- $\frac{1}{2}$ varas to a stake in said line; thence south 475 varas to a stake; thence west 594- $\frac{1}{2}$ varas to a stake; thence south 475 varas to a stake in the south line of the E. Crockett survey; thence east with the south line of the E. Crockett and the said Montgomery survey 594- $\frac{1}{2}$ varas to a stake in said Montgomerys south line; thence north 475 varas to a stake; thence east 594- $\frac{1}{2}$ varas to the west line of the K. M. VanZandt west half of the Montgomery survey; thence north with said K. M. VanZandt west line 475 varas to the place of beginning making 100 acres. That said property be and the same is hereby ordered sold as under execution and that the proceeds of such sale be applied to the plaintiffs judgment herein and the balance if any be paid to the defendant the National Bank of Commerce of Providence Rhode Island or so much thereof as may be necessary to settle the indebtedness of said Robert McCart and if the proceeds of such sale be not sufficient to pay off and settle the judgment of plaintiff herein then let the balance due thereon be made as under execution.

It is therefore ordered, adjudged and decreed that plaintiffs judgment herein for \$5534.61 against the defendant Robert McCart be and same is hereby established and declared to be a lien on the above described property prior and superior to all the right, title, interest or claim of Robert McCart as Receiver of the Fort Worth and Arlington Heights Land and Investment Company and to the same, it is ordered however that no order of sale issued out of this Court for the sale of such right title interest or claim of said receiver and the plaintiff is hereby directed to apply to the Hon. W. D. Harris Judge of the 17th Judicial District Court in and for Tarrant County, Texas in whose Court said Receivership is pending for an order to sell said right, title, interest or claim if any of said Receiver in and to said property.

It is further ordered, adjudged, and decreed that plaintiff recover of the several defendants herein all costs in their behalf expended respectfully for which let execution issue save as to Robert McCart, Receiver of the Fort Worth and Arlington Heights Land and Investment Company.

It is further ordered adjudged and decreed that execution hereon be stayed until the 24th day of July, 1895.

Recorded in Minutes of said Court Book 8, page 54.
Plaintiffs petition filed August 8, 1894.

Grantors: Robt McCart, National Bank of Providence Rhode Island,
Fort Worth Windsor Land and Improvement Company and
Fort Worth and Arlington Heights Land and Investment
Company (by Sheriff)
(signed) E. A. Eules, Sheriff of Tarrant County, Texas

Grantee: J. B. Davies

Sheriff's deed, dated Nov. 5, 1895, filed Nov. 18, 1895, and recorded in
Book 115, page 75, in the office of the County Clerk of Tarrant County,
Texas, records of deeds.

Consideration: \$500.00 paid.

Acknowledgment is in compliance with the statutes.

Acknowledged by E. A. Eules, Sheriff of Tarrant County in the capacity
therein expressed on November 4, 1895, before John P. King Clerk County
Court, Tarrant County, Texas, by L. D. Prather, D.C. (seal)

Description and Remarks

Recites: Whereas by virtue of a certain order of sale issued out of the
48th District Court of the County of Tarrant in favor of Land Mortgage Bank
of Texas Limited vs. Robt McCart, National Bank of Commerce of Providence,
Rhode Island, Fort Worth Windsor Land and Improvement Company and Fort Worth
and Arlington Heights Land and Investment Company on certain judgment and
decree of sale rendered on the 24th day of April 1895, and directed and
delivered to me as Sheriff of Tarrant County, commanding me to seize and
sell the premises described in said order of sale. I, E. A. Eules,
Sheriff as aforesaid did upon the 9th day of October 1895, levy upon and
advertise for sale the said premises as described in said order of sale by
giving public notice of the time and place of sale by causing an advertisement
thereof to be posted up at three public places in the County aforesaid one
of which was the Court house door of said County for twenty days successively
next before the day of said sale and by delivering one copy of said notice
to the defendant Robt McCart and mailing to each of the defendants National
Bank of Commerce of Providence Rhode Island and J. T. Goodair Secretary of
Fort Worth Windsor Land & Improvement Company & Fort Worth & Arlington
Heights Land & Investment Company and by mailing a similar notice to Wynne
McCart & Booty attorneys of record and on the first Tuesday in November A.D.
1895, within the hours prescribed by law sold said premises at public vendue
in the County of Tarrant at the Court house door thereof and the premises
hereinafter described were struck off to J. B. Davies for the sum of \$500.00
he being the highest bidder therefor and that being the highest bid for the
same ***** Do grant, sell and convey all of the estate, right, title and
interest which the said Robt McCart, National Bank of Providence Rhode Island,

(continued)

BMS

Fort Worth, Windsor Land and Improvement Company and Fort Worth & Arlington Heights Land & Investment Company had on the 24th day of April 1895 or at any time afterwards in and to the following named premises as described in the order of sale viz: All that certain tract or parcel of land situated in the County of Tarrant, State of Texas, being 100 acres out of the J. P. Montgomery and E. Crockett surveys described as follows: Beginning at a stake in the N. E. corner of the west half of the J. P. Montgomery survey and also K. M. VanZandts N. W. corner of said survey; thence west with the north line of said Montgomery survey $594\frac{1}{2}$ -- to a stake in said line; thence south 475 varas to a stake; thence west $594\frac{1}{2}$ varas to a stake; thence south 475 varas to a stake in the south line of the E. Crockett survey; thence east with the south line of the E. Crockett and said Montgomery survey $594\frac{1}{2}$ varas to a stake in said Montgomery south line; thence north 475 varas to a stake; thence east $594\frac{1}{2}$ varas to the west line of K. M. VanZandts half of the Montgomery survey; thence north with said K. M. VanZandts west line 475 varas to the place of beginning.

Grantor: J. B. Davies

Grantees: R. Vickery and W. E. Coleman

General warranty deed (vendor's lien retained) dated March 17, 1896, filed March 18, 1896 and recorded in Book 117 page 191 in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$6,000.00 paid as follows: \$1,000 cash paid and the five certain promissory notes of even date herewith for the sum of \$1000 each, due respectively March 1st, 1897, 1898, 1899, 1900 and 1901 payable to the order of the Land Mortgage Bank of Texas, Limited with interest from date at the rate of 6% per annum payable annually. The said Land Mortgage Bank of Texas, Limited having advanced the amount of said notes to assist the said R. Vickery and W. E. Coleman in paying part of the purchase money for the land herein conveyed.

Acknowledgment is in compliance with the statutes.

Acknowledged by J. B. Davies on March 17, 1896, before R. B. Bishop Notary public, Tarrant County, Texas. (seal)

Description and Remarks

Conveys same 100 acres of land as described in deed recorded in Book 115 page 75, (shown on page 54 hereof.)

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Grantor: Land Mortgage Bank of Texas, Limited (owner of notes)
(signed) Land Mortgage Bank of Texas, Ltd
By W. T. Humble, attorney in fact

Grantees: R. Vickery and W. E. Coleman

Release, dated March 1, 1901, filed March 27, 1901, and recorded in Book 155, page 233, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: Whereas said notes have been paid in full.

Acknowledgment is in compliance with the statutes.

Acknowledged by W. T. Humble attorney in fact for the Land Mortgage Bank of Texas Limited and in the capacity therein stated on March 1, 1901, before A. P. Ferguson, Notary public, Tarrant County, Texas. (seal)

Description and Remarks

Refers to deed recorded in Book 117 page 191 (shown on page 56 hereof) and to five notes for \$1,000 each, secured by vendors lien retained therein and recites: Do hereby release the above described property (100 acres fully described in said deed) from the vendors lien aforesaid.

Grantor: Land Mortgage Bank of Texas Limited a corporation

Grantee: William Turnor Humble

Power of attorney, dated August 17, 1899, filed Sept. 27, 1899, and recorded in Book 2, page 258, in the office of the County Clerk of Tarrant County, Texas, records of powers of attorney.

Acknowledgment is in compliance with the statutes.

Acknowledged by Alfred Illingworth and Wm. C. Cross in the capacity therein stated and as the act and deed of said Land Mortgage Bank of Texas Limited August 18, 1899 before Richard E. Nicholls United States Deputy and acting Consul United States Consulate Bradford England. (seal)

Description and Remarks

Doth by these presents make, constitute and appoint William Tunor Humble the true and lawful agent and attorney in fact of the Company for it and in its name place and stead to ask, demand and receive any and all sums of money due or to become due the Company by virtue of all or any promissory notes or other evidence of debt payable to or owned by the Company and secured by deeds of trust or mortgages on real estate in the State of Texas, and to make, execute and deliver releases in whole or in part to such real estate upon the payment to him of the debt secured thereby giving granting unto the said agent and attorney full power to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully and freely as the Company might or could do

if acting for itself and the Company hereby ratify and confirm all that the said agent and attorney in fact shall lawfully do or cause to be done by virtue of these presents.

(signed) Land Mortgage Bank of Texas Limited

By Alfred Illingsworth Chairman and presiding officer

Wm. C. Cross, Secretary.

Robert Clough and E. Nussey, Directors.

Grantor: Land Mortgage Bank of Texas Limited, a corporation
 (signed) Land Mortgage Bank of Texas Limited
 By Robert Clough, Chairman and President
 officer Wm. C. Cross, Secretary. (seal)

Grantee: William Turnor Humble.

Power of attorney, dated Oct. 28, 1909, filed November 24, 1909 and recorded in Book 3, page 339, in the office of the County Clerk of Tarrant County Texas, records of powers of attorney.

Acknowledgment is in compliance with the statutes.

Acknowledged by Robert Clough, Chairman and Presiding officer and Wm. C. Cross Secretary respectively of the Land Mortgage Bank of Texas Limited in the capacity therein stated and as the act and deed of said Land Mortgage Bank of Texas Limited, on November 1, 1909, before Augustus E. Ingram Consul of the United States of America at Bradford England. (seal)

Description and Remarks

Do make, constitute and appoint William Turnor Humble as the true and lawful agent and attorney in fact of the Company for it and in its name place and stead to do and perform any or all of the following acts and to exercise any or all of the following powers to-wit:
 To sell the real estate belonging to the Company situated in the State of Texas, or that may hereafter be acquired by it in said State for such price and for all cash or part cash and balance in notes and on such terms and conditions as to said attorney may seem for the best interest of said Company and to make execute and deliver good and sufficient deeds to the purchasers thereof with or without general warranty of title or with such other provisions stipulations and conditions as to said attorney may seem for the best interest fo said Company and to receive and receipt for all proceeds of such sale or sales and give full and ample acquittances to the purchaser therefor and to release and discharge all liens, securing any deferred payments on the lands so sold. To receive and receipt for any money due or debts owing to said Company or that may hereafter become due and owing to it in the States of Texas or that may be secured by liens on real estate therein heretofore or hereafter to be acquired and to make, execute and deliver good and sufficient releases in whole or in part of the liens on such real estate upon the payment to him of the money or debt secured thereby.
 To take any and all necessary steps, preliminary or otherwise to collect all debts due or notes or other obligations payable to the said Company or hereafter to become due or payable to it and to foreclose the lien or liens on real or other estate in the State of Texas securing the same and especially to bring and maintain any suits that may be necessary to that end or to appoint a substitute trustee or trustees under the terms of any deed of trust now held or hereafter to be acquired by said Company securing the

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payment of any such debts note or other obligations and to transfer such debts notes or other obligations together with the lien any right title or interest said Company may have in the real estate securing the same such transfers however to be without any recourse on said Company hereby giving and granting unto the said agent and attorney in fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully and freely as the Company might or could do if acting for itself and the Company hereby gives and grants unto the said agent and attorney in fact full power and authority from time to time to appoint one or more substitute or substitutes to execute and perform for all or any such matters and things as aforesaid and the same substitute or substitutes at pleasure to remove and appoint another or others in his or their place or places and the Company hereby ratify and confirm all that said agent or attorney in fact shall lawfully do or cause to be done by virtue thereof. And whereas our said attorney has heretofore whether under express powers of attorney or otherwise exercised in the name of said Company and as its attorney in fact some or all of the powers hereinabove given him and whether his said acts deeds or other instruments or exercise of authority or power as said Companys attorney in fact are expressly covered by the terms of any power of attorney or not the same are hereby ratified and confirmed and are hereby declared to be binding on said Company and done with its full authority.

Grantors: Richard Vickery and W. E. Coleman

Grantee: Mrs. Eugenia Lenglet

General warranty deed, dated June 17, 1903, filed for record June 25, 1903 and recorded in Book 103, page 491, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

consideration: \$2382.00 paid.

Acknowledgment is in compliance with the statutes.

Acknowledged by Richard Vickery and W. E. Coleman on June 17, 1903, before G. W. Coleman, Notary public, Ellis County, Texas. (seal)

Description and Remarks

In Tarrant County, Texas, and being a part of the J. P. Montgomery survey situated about two miles south west of the Court house in Tarrant County. For the beginning corner of this tract commence at a sand stone in the center of the Arlington Boulevard, it being the south west corner of said Montgomery survey, run west 3 feet from the center thereof; thence north 63-1/4 E. 405 ft. along said north line to a stone 50 feet from said center and marked "Oml" from south west and beginning corner of S. W. ^{S.W.} this 15-88/100 acre tract; thence north 63-1/4 E. along said north line 800 feet to a stone 50 feet from center of said Boulevard, marked "Oml" for S. E. corner; thence north 789 feet to a stone marked "Oml" for north east corner; thence west 714 feet to a stone marked "Oml" for north west corner; thence south 1149 ft. to place of beginning, ^{N. W.} containing 15-88/100 acres. All stones dressed & marked with X on top & letters on south side.

Grantors: Eugenia Lenglet and husband Oscar Lenglet
(signed) Eugenie Lenglet
Oscar Lenglet

Grantees: H. S. Bunting and Allie W. Bunting, his wife

General warranty deed, dated July 7, 1905, filed July 15, 1905, and recorded in Book 213, page 467, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$7,000.00 paid.

Acknowledgment is in compliance with the statutes.

Acknowledged by Oscar Lenglet and wife, Eugenia Lenglet on July 7, 1905, before Geo. T. West, Notary public, Tarrant County, Texas. (seal)

Description and Remarks

Conveys same land as described in deed recorded in Book 103, page 491, (shown on page 61 hereof)

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Grantors: H. S. Bunting and wife, Allie W. Bunting

Grantee: Hi-Mount Land Company

General warranty deed, dated November 8, 1905, filed November 8, 1905, and recorded in Book 217, page 147, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$10,000.00 paid by Hi-Mount Land Company, in the capital stock of said Company.

Acknowledgment is in compliance with the statutes.

Acknowledged by H. S. Bunting and wife, Annie W. Bunting, on November 8, 1905, before C. L. Page, Notary public, Tarrant County, Texas. (seal)

Description and Remarks

Conveys same land as described in deed recorded in Book 103, page 491, (shown on page 61, hereof.)

Grantors: R. Vickery and W. E. Coleman

Grantee: The Hi-Mount Land Co. Incorporated

General warranty deed, (vendors lien retained) dated Nov. 8, 1905, filed Jan. 8, 1906, and recorded in Book 230, page 194, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$9,000.00 paid and secured to be paid as follows: \$2,000.00 cash in hand paid, and two notes of even date herewith, one for \$2,000.00 payable on or before March 20, 1907, with interest at 8% per annum, and one for \$5,000.00 payable on or before five years after date with interest at 8% per annum payable annually, as it accrues.

It is expressly agreed that the failure to pay the first note herein mentioned at maturity, or any annual interest as it accrues, shall at the option of the holders of the above mentioned notes mature all notes and indebtedness this day given by the Hi-Mount Land Co., to R. Vickery and W. E. Coleman, as part payment on the herein mentioned piece of land.

Acknowledgments are in compliance with the statutes.

Acknowledged by W. E. Coleman, on January 6, 1906, before J. E. Coleman, Notary public, Ellis County, Texas. (seal)

Acknowledged by R. Vickery, on January 8, 1906, before C. R. Vickery, Notary public, Tarrant County, Texas. (seal)

Description and Remarks

Parts of the J. P. Montgomery survey situated just west of Fort Worth, in Tarrant County, Texas. Beginning at a stake which is 4290 feet west and 1331 feet south from the north east corner of said survey, and said stake being the N. E. corner of the tract conveyed by R. Vickery to E. Lenglet by deed recorded in Vol. 103, page 491, of Tarrant County deed records; thence north 669 feet to a stake; thence east 790 feet to a stake in middle of a 50 foot street; thence S. 50 E. along middle of said street 1024 feet to a stake in the north line of Arlington Heights Boulevard; thence south 63-1/4 W. along said north line 26-1/2 feet to a stake; thence west 1550 feet to the place of beginning, and containing 18 acres or more.

Vickery and Coleman) State of Texas,)
 To, Rel. of V. L.) County of Tarrant)
 Hi-Mount Land Co.) Know all men by these presents: That in con-
 sideration of the payment in full according to the face and tenor thereof
 of all the certain promissory notes described in a certain deed executed
 by R. Vickery and W. E. Coleman to Hi-Mount Land Company, dated the 8th
 day of November, A. D. 1905, and recorded in Vol. , page , of
 the records of deeds of Tarrant County, Texas.

Now we, R. Vickery and W. E. Coleman, the owner and holder of said
 notes do hereby release the vendors lien shown by said deed to exist upon
 all the lands conveyed and described in said deed above mentioned, to
 which and the record thereof, reference is here made for further particulars
 which description is adopted and made a part herein same being 18 acres of
 land more or less out of the J. P. Montgomery survey in Tarrant County, Texas.

Witness our hands this 22nd day of July, A. D. 1907.

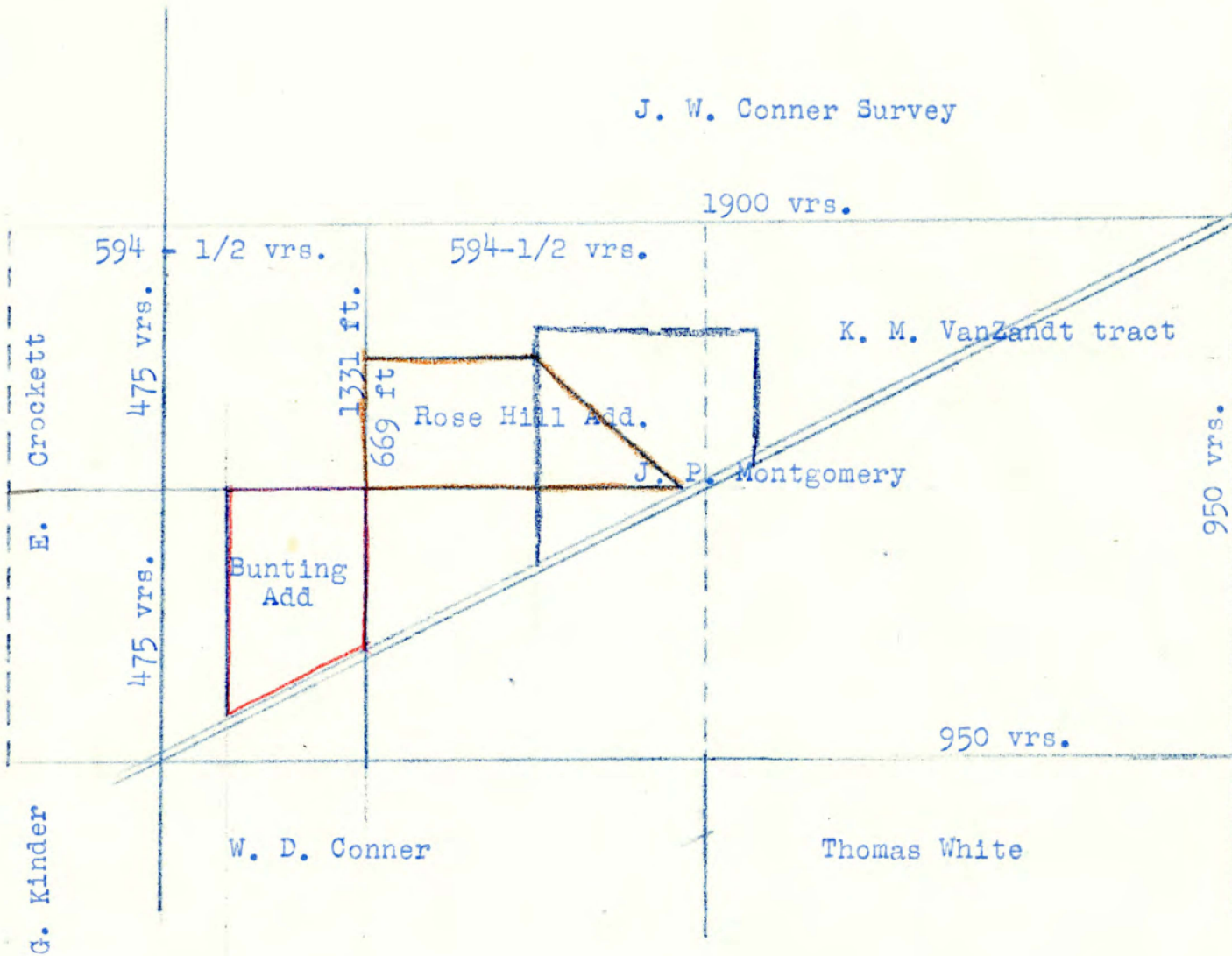
W. E. Coleman

Acknowledgment is in compliance with the statutes.
 Acknowledged by W. E. Coleman, on July 22, 1907, before J. E. Coleman,
 Notary public, Ellis County, Texas. (seal)

Acknowledged by R. Vickery, on July 23, 1907, before Frank Ely, Notary
 public, Tarrant County, Texas. (seal)
 Acknowledgment is in compliance with the statutes.

Filed July 3, 1907, and recorded in Book 257, page 528, in the office of the
 County Clerk of Tarrant County, Texas, records of deeds.

J. W. Conner Survey



Note: Blue lines on above plat represent Windsor Terrace
Orange lines Rose Hill Addition
Red lines Bunting's Addition

MAP OF BUNTINGS ADDITION TO HI-MOUNT

and

ROSE HILL ADDITION TO HI-MOUNT

State of Texas,)
 County of Tarrant.) Know all men by these presents: Whereas the Hi-Mount Land Company, a private corporation of the County of Tarrant, State of Texas, is the owner in fee simple of those certain tracts or parcels of land, situated lying and being in the County of Tarrant, State of Texas and described as follows:

First tract: Being 15-88/100 acres of land in the J. P. Montgomery survey, Patent No. 118, Vol. No. 16, and being described by metes and bounds in the deed from H. S. Bunting et al to said Hi-Mount Land Company, dated November 8, 1905, and recorded in Vol. 217, page 147, of the records of deeds for Tarrant County, Texas, reference to which is here made.

Second tract: Being 18 acres of land in the said J. P. Montgomery survey Patent No. 118, Vol. 16, and being described by metes and bounds in the deed from R. Vickery to the said Hi-Mount Land Company, dated Nov. 8, 1905, and recorded in Vol. 230, at page No. 194, of the said records of deeds reference to which is here made.

Whereas the said Company desires to subdivide said first tract of 15-88/100 acres of land into lots and blocks and provide streets and alleys through the same which subdivision shall hereafter be known as "Bunting's Addition to Hi-Mount."

Whereas said Company desires to subdivide said second tract of 18 acres of land into Blocks and lots and provide streets and alleys through the same which subdivision shall hereafter be known as "Rose Hill Addition to Hi-Mount."

Now therefore the said Hi-Mount Land Company, in pursuance of a resolution of its Board of Directors has and does hereby subdivide said two tracts of land into Blocks and lots and provide streets and alleys through the same according to and as shown by the plat or map marked "Exhibit A" and hereto attached and made a part hereof and does hereby dedicate to the public, the streets and alleys shown on said plat reserving however to itself, and its successors, exclusively, the use of said streets and alleys for street railways, gas, water, sewer, telephone, telegraph, electric light and kindred franchises and uses and provided however that it is expressly understood that no wagons or vehicles of any kind or character whatsoever used in hauling or handling freight of any kind shall ever be allowed on or to pass over and upon the streets designated on said map as Belle Place, Virginia Place, Clarke Avenue, Bunting Avenue, Mattison Avenue, and Dorothy Lane and that the dedication to the public of the use of said streets as thorough fares is hereby expressly and positively limited and restricted to the use thereon of only buggies, surreys, carriages, passenger automobiles and such other like vehicles as are now or may hereafter be used for family conveniences and comfort and the carriage of persons.

In witness whereof, the said Hi-Mount Land Company hath caused these presents to be signed by its President and its corporate seal to be hereto

(continued)

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affixed, this the 7th day of August A. D. 1906.

Hi-Mount Land Company
By H. S. Bunting, its President. (seal)

Acknowledgment is in compliance with the statutes.
Acknowledged by H. S. Bunting as President of the Hi-Mount Land Company,
and in the capacity therein stated, and as the act and deed of said
Company, on August 7, 1906, before Hulda A. Jylfe, Notary public, Tarrant
County, Texas. (seal)

Filed August 11, 1906, and recorded in Book 204, page 42, in the office of
the County Clerk of Tarrant County, Texas, records of deeds.

Hi-Mount Land Company

To (Certified Copy of Resolution of Board of Directors)

Whereas, the Hi-Mount Land Company is the owner in fee simple of those two tracts or parcels of land situated lying and being in the county of Tarrant, State of Texas and described as follows:-

First tract:- Being 15-~~33~~/100 acres of land in the J. P. Montgomery survey Patent No. 118, Vol. 16, and being described by metes and bounds in the deed from W. S. Bunting et al to said Hi Mount Land Company, dated November 8, 1905, and recorded in Vol. 217, page 147, deed records of Tarrant County, Texas, reference to which is here made.

Second tract:- Being 18 acres of land in the said J. P. Montgomery survey Patent No. 118, Vol. 16, and being described by metes and bounds in the deed from R. Vickery to said Hi-Mount Land Company dated November 8, 1905, and recorded in Vol. 230, page 194, of the said records of deeds reference to which is here made.

Whereas the said Company has subdivided said first tract into blocks and lots and provided streets and alleys through the same and has called and designated said subdivision "Buntings Addition to Hi-Mount."

Whereas, the said company has subdivided said second tract into blocks and lots and provided streets and alleys through the same and has called and designated said subdivision "Rose Hill Addition to Hi-Mount".

Whereas, it is deemed proper and advantagegous to the company to place the lots in said two additions on the market and to sell and convey the same.

Therefore be it resolved that the lots in said two additions be and hereby are placed upon the market at such prices and on such terms and conditions as the President of the company shall deem best for the interest of said company and that the President of said company be and hereby is fully authorized empowered and directed for in the name and on behalf of said company to sell said lots for such consideration or considerations and on such terms and conditions whether for cash or on credit or partly for cash and partly on credit as to him shall seem best and to sign execute and acknowledged for registry any and all deeds of conveyance without or with general warranty in all sales and that the Vice-President shall have all the powers of the President in selling said lots and executing and acknowledging deeds of conveyance.

Be it further resolved that the President and Vice President severally and not jointly be and are hereby fully authorized and empowered for in the name and on behalf of said company to sign, execute and acknowledge for registry all releases of vendors liens in said sales.

We, H. S. Bunting as the President and Boyd Clark as the Secretary of the Hi-Mount Land Company do hereby certify that the foregoing is a true and correct copy of the resolutions passed at a duly called and constituted meeting of the Board of Directors of said company held on the 6th day of August 1906, in the City of Fort Worth, Texas, as shown by the Minutes of said Board of Directors.

H. S. Bunting, President of the Hi-Mount Land Company
Boyd Clarke, Secretary of the Hi-Mount Land Company. (seal)

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Acknowledgment is in compliance with the statutes.
Acknowledged by H. S. Bunting as President and Boyd Clark as Secretary
of the Hi-Mount Land Company and in the capacity therein stated
on August 7, 1906, before Hulda A. Jylfe, notary public, Tarrant County,
Texas. (seal)

Filed for record August 16, 1906, and recorded in Book 243, page 352,
in the office of the county clerk of Tarrant County, Texas, records of
deeds.

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Grantor: Hi-Mount Land Company a corporation, acting herein by and through C. S. Mattison, its Vice-President and under a resolution of its Board of Directors.

(signed) Hi-Mount Land Company
By Chas. Mattison, its Vice President (seal)

Grantee: Mrs. Rose M. Clarke, a feme sole

General warranty deed, so long as the said grantee and her heirs and assigns shall comply with the conditions herein set out; all of said conditions being covenants which run with the land hereby conveyed; dated Oct. 18, 1920, filed Dec. 6, 1920, and recorded in Book 690, page 576, in the office of the County Clerk of Tarrant County, Texas records of deeds.

Consideration: \$10.00 and other good and valuable conditions to it paid by Mrs. Rose M. Clarke a feme sole.

Acknowledgment is in compliance with the statutes.
Acknowledged by C. S. Mattison Vice-President of the Hi-Mount Land Company, and in the capacity therein stated on Oct. 18, 1920, before Gladys Shannon, Notary Public, Tarrant County, Texas. (seal)

Description and Remarks

Situated in Tarrant County, Texas and known and described as follows:

Lots 20 and 21 in Block 3, Buntings Addition to Hi-Mount.

Lots 10 and 11 in Block 1, Buntings Addition to Hi-Mount.

Lots 36 and 37 in Block 2, Buntings Addition to Hi-Mount.

Lot 14 in Block 10, McCart Addition to Hi-Mount.

All of Block 1 Rose Hill Addition to Hi-Mount.

Lot 2, in Block 4, Rose Hill Addition to Hi-Mount.

Lots 4 to 14 inclusive in Block 4 Rose Hill Addition to Hi-Mount.

As said lots appear upon the recorded plat of said addition.

****Upon the express terms and conditions herein contained, forever.

In order to secure the erection of private residence buildings of a high grade insure uniformity and harmony in the character of such buildings and maintain the suitableness of the neighborhood for residential purposes only and to carry out a general plan for the protection, benefit, use and convenience of each and every purchaser of a lot or lots in said additions to Hi-Mount and her heirs and assigns this deed is made upon the following express conditions, the violation of any one of which by the said grantee or by her heirs or assigns shall give the right to the said Hi-Mount Land Company to re-enter upon said premises repossess itself thereof and terminate all of the rights of said grantee her heirs or assigns therein.

1. That no building shall be erected on said premises except a private dwelling house and outbuildings thereof and no building erected thereon shall at any time be used except for such purpose.

(continued)

BMS

2. That no old house, store house, saloon or other business house or shop of any kind or character shall ever be erected or placed on said lots.

3. That said grantee her heirs executors administrators or assigns shall never sell, convey, transfer or assign or lease said above described premises or any part thereof to any negro or negroes or to any person or persons of African descent.

4. That the said grantee her heirs or assigns shall never build a resident on any of said lots which is to cost less than \$4,000.

5. That not more than one dwelling house shall be erected on one lot.

6. That no building except a boundary fence not more than 3 feet high made of materials and design to be approved by the said grantor or its successors shall at any time be erected on the said premises within twenty five feet of the street upon which said lots front.

7. That the said lots and premises shall be kept in a clean and sanitary condition and until connection is made with a sewer shall be supplied with a cess pool constructed and maintained under the direction and in compliance with the instructions of the said grantor and its successors and that no privies shall ever be built or kept on the surface of said premises.

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Grantors: Anna Isabelle Campbell joined by my husband Benson Campbell
Howard Hayden Bunting and Will W. Bunting;
Margaret Virginia Bunting Tucker and her husband Boyd B.
Tucker; Ida May Bunting a feme sole; Lucille Bunting a
feme sole, acting herein by and through our duly appointed
attorney in fact Benson Campbell.

(signed) Benson Campbell

Grantee: Mrs. Rose M. Clarke a feme sole.

Quit claim deed, dated Oct. 18, 1920, filed Dec. 6, 1920, and recorded in
Book 637, page 593, in the office of the County Clerk, of Tarrant County,
Texas, records of deeds.

Consideration: \$10.00 and other good and valuable consideration paid.

Acknowledgment is in compliance with the statutes.
Acknowledged by Benson Campbell for himself and as attorney in fact
for Anna Isabelle Campbell, Howard Hayden Bunting, Will W. Bunting,
Margaret Virginia Bunting Tucker, Boyd B. Tucker, Ida May Bunting a feme sole
and Lucille Bunting a feme sole, and in the capacity therein stated on
Oct. 18th, 1920, before Edwin T. Phillips Notary Public, Tarrant County,
Texas. (seal)

Description and Remarks

All our right, title and interest in and to that certain tract or parcel
of land lying in the County of Tarrant and State of Texas described
as follows:

Lots 20 and 21 in Block 3, Buntings Addition to Hi-Mount;
Lots 10 and 11, Blk 1, Buntings Addition to Hi-Mount;
Lots 36 and 37, in Block 2, Buntings Addition to Hi-Mount;
Lot 14, Blk. 10, McCart Addition to Hi-Mount.
All of Block 1, Rose Hill Addition to Hi-Mount.
Lot 2, Blk. 4, Rose Hill Addition to Hi-Mount
Lots 4 to 14 inclusive in Block 4, Rose Hill Addition to Hi-Mount as said
lot appears upon the recorded plat of said addition of record in the deed
records of Tarrant County, Texas, to which reference is hereby made for a better
description thereon.
50¢ Rev. stamps cancelled.

Grantors: Anna Isabelle Bunting Campbell joined by my husband Benson Campbell; Howard Hayden Bunting and Will W. Bunting Margaret Virginia Bunting Tucker joined by my husband Boyd B. Tucker; Ida May Bunting a feme sole; Lucille Bunting a feme sole.

Grantee: Benson Campbell

Power of attorney, dated August 14, 1920, filed Oct. 19, 1920, and recorded in Book 6, page 158, in the office of the County Clerk of Tarrant County Texas, records of powers of attorney.

Acknowledgments are in compliance with the statutes.

Acknowledged by Benson Campbell and wife, Anna Isabelle Bunting Campbell on August 23, 1920, before J. T. Wicker Notary public, Love County, Oklahoma. (seal)

Acknowledged by Howard Hayden Bunting on August 16, 1920, before Joseph G. Ridgley Notary public, El Paso County Colorado. (seal)

Acknowledged by Will W. Bunting on August 14, 1920, before Joseph G. Ridgley Notary public El Paso County, Colorado. (seal)

Acknowledged by Boyd B. Tucker and wife Margaret Virginia Bunting Tucker on August 19, 1920, before E. Klint Notary public, Lancaster County, Neb. (seal)

Acknowledged by Ida May Bunting a feme sole on August 16, 1920, before Joseph G. Ridgley Notary public El Paso County Colorado. (seal)

Acknowledged by Lucille Bunting a feme sole on August 24, 1920, before Edwin T. Phillips Notary public, Tarrant County, Texas. (seal)

Description and Remarks

Do make, constitute and appoint Benson Campbell our true and lawful attorney for us and in our name jointly and severally place and stead to enter into and take possession of all such lands, tenements, hereditaments and real estate hereinafter described, located in Tarrant County, State of Texas to-wit: All real property situated in Tarrant County, Texas, and in which is included all lands or assets inherited by us from our deceased father H. S. Bunting, or any interest that we or either of us might own or come into possession of in the Hi-Mount Land Company a corporation.

And with the further right and authority in said Benson Campbell to enter into and consummate any contracts or agreements with a view of partitioning or dividing any estate owned by us jointly with each other or any other person, firm or corporation and we agree to be bound by whatever agreement is so consummated. And to grant, bargain, sell and convey the same or any part thereof to any grantee whomsoever for such sum and on such terms as to him shall seem proper, and for us and in our name, jointly and severally to make, execute, acknowledge and deliver good and sufficient conveyances for the

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same with any such clause and conveyance and agreements to be therein contained as our said attorney shall think fit and convenient and until the same shall be sold and demise, lease and to farm let the said real estate to such person or persons for such rent as he may see fit and to ask, demand, recover, collect and receive all sums of money which shall become due and owing to us by means of such bargain, sale or lease and to take all lawful ways and means for the recovery thereof, to compound and agree for the same and to execute and deliver sufficient acquittances and discharges thereof and if necessary to ask, demand, sue for compromise or settle any litigation brought for the purpose of correcting or affirmatively fixing the title to any such lands giving and granting unto our said attorney full power and authority to do and perform all and every act whatsoever requisite and necessary to be done in and about the premises and fully and to all intents and purposes as we might or could do if personally present; hereby ratifying and confirming whatever our said attorney shall and may do by virtue hereof in the premises.

Grantor: Rose M. Clarke, a widow,

Grantee: (Name of grantee not shown in granting clause)

General Warranty Deed, dated March 31, 1921, filed April 1, 1921, at 4:15 P.M. and recorded in Book , page , in the office of the county clerk of Tarrant County, Texas, records of deeds.

Consideration: \$1000 paid by W. C. Timmons, receipt acknowledged.

Acknowledgment is in compliance with the statutes.

Acknowledged by Rose M. Clarke, on March 31, 1921, before L. Austin Morris Notary public, Tarrant County, Texas. (seal)

Description and Remarks

Lot No. 10 in Block 1 of Bunting's Addition to Hi-Mount an addition to the city of Fort Worth, Tarrant County, Texas.

To have and to hold the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said ----- 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 W. C. Timmons, his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

\$1 U.S.I.R.S. cancelled.

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Abstract of a Judgment rendered in the Justice Court of Prec. 1, Tarrant County, Texas, on the 27th day of October, 1920.

Docket Number of Suit: No. 29250

Name of Plaintiff in Judgment: The Remington Typewriter Co. a corporation.

Name of Defendant in Judgment: Haskins Timmons Realty Co. a firm composed of W. E. Haskins and W. C. Timmons, and W. E. Haskins, individually.

Amount of Judgment: \$40.00

Amount of Costs: \$4.50

Rate of Interest: 6 per cent

Amount of Credit at date of record: None

Filed for record on the 24 day of February, 1921, and recorded in Book 23, Page 36, in the office of the County Clerk of Tarrant County, Texas, Records of Abstracts of Judgment.

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IN RE JUDGMENT LIEN

No abstract of judgment which has been recorded and indexed more than ten years or any transfer or release thereof is shown in this abstract of title.

REVISED CIVIL STATUTES OF THE STATE OF TEXAS 1911

"Art. 5617(3290) Lien Exists, how long: When a lien has been acquired as provided in this Chapter (Title 66, Liens, Chapter L, Judgment Liens) it shall continue for ten years from the date of such record and index unless the Plaintiff shall fail to have execution upon his judgment within twelve months after the rendition thereof in which case said lien shall cease to exist.

See Act. of August 1, 1888, Chap. 728, Stat. L. 357, United States which provides for liens of judgment and decree of the Court of the United States.

No search is made for judgment liens against any grantor filed for record subsequent to the date of filing his or her deed for record

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STATEMENT OF TAXES

State and County taxes are paid up to and including the year 1920.