



TEXAS HISTORICAL COMMISSION
P.O. BOX 12276 AUSTIN, TEXAS 78711 (512)463-6100

May 29, 1992

Mr. and Mrs. Dan Stricklin, Jr.
6000 English Oak
Arlington, TX 76016

RE: WALLER HOUSE ("RIDGETOP")

Dear Mr. and Mrs. Stricklin:

I am writing in reference to the letter I sent you on November 6, 1991, concerning your application for an official Texas historical marker for your property. At that time, I informed you that the house was not eligible for the Recorded Texas Historic Landmark designation, but offered the possibility of a subject marker for the Waller Dairy Farm. I also at that time asked for an answer from you within sixty days.

Since we have received no response to that letter, we are assuming you do not want to pursue a subject marker for the farm, and we are therefore cancelling the marker application. The original application materials will be returned to you under separate cover. Should you wish to reapply for a marker at a later date, please contact the Local History Programs office for information concerning criteria and regulations in effect at that time. Thank you.

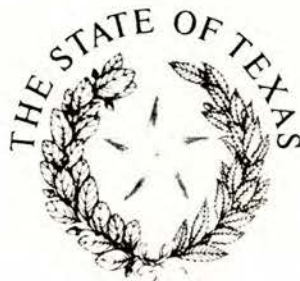
Sincerely,

Cynthia J. Beeman

Cynthia J. Beeman, Administrator
Official Texas Historical Markers
Local History Programs

pc: ✓ Lela Standifer
Joye Evetts

The State Agency for Historic Preservation



CURTIS TUNNELL
EXECUTIVE DIRECTOR

TEXAS HISTORICAL COMMISSION

P.O. BOX 12276

AUSTIN, TEXAS 78711

(512)463-6100

November 6, 1991

Mr. and Mrs. Dan Stricklin, Jr.
6000 English Oak
Arlington, TX 76016

RE: WALLER HOUSE ("RIDGETOP")

Dear Mr. and Mrs. Stricklin:

The Texas Historical Commission staff historians and architectural historians have recently completed an evaluation of your application for an Official Texas Historical Marker for your home.

Because of structural changes to the historic appearance of the house, including recent the alterations to the front porch and back porch windows, as well as the addition of shutters and the Palladian window to the dormer on the front of the house, we cannot recommend approval of the Recorded Texas Historic Landmark (RTHL) designation for the structure. However, rather than simply recommend rejection of the application to the State Marker Review Board, we would like to offer you the opportunity to refocus your application for a subject marker for the Waller Dairy Farm. We feel that a subject marker to tell the history of the farm would be an important addition to the written history of the Arlington area and would serve as an excellent means to educate the public about the area's rural and agricultural heritage. Although the house would not be designated, its existence and evolution over time could be mentioned in the marker inscription. Please let me know in the next sixty (60) days if you are interested in pursuing a subject marker.

If you would rather have us forward the application as is on to the State Marker Review Board for final determination, we can do that. However, as I mentioned above, the staff would not recommend approval of RTHL designation for the house.

The State Agency for Historic Preservation

page 2

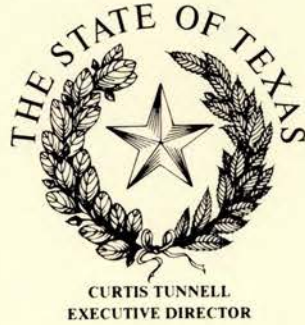
We will place this file in pending until we hear further from you. If you have any questions, please do not hesitate to contact me.

Sincerely,

Cynthia J. Beeman

Cynthia J. Beeman
Historian
Local History Programs

pc: Lela Standifer, Chair, Tarrant CHC
Joye Evetts, Marker Chair, Tarrant CHC



TEXAS HISTORICAL COMMISSION
P.O. BOX 12276 AUSTIN, TEXAS 78711 (512)463-6100

August 13, 1991

Lela Standifer, Chair
Tarrant County Historical Commission
4404 Wedgemont Circle South
Fort Worth, TX 76133

RE: WALLER HOUSE ("RIDGETOP")
Medallion and plate w/o post, and
27" x 42" marker w/o post

Dear Ms. Standifer:

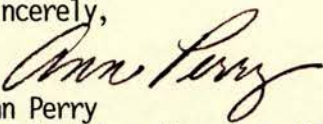
We have received the above-referenced marker application. The application will be reviewed and evaluated by the Texas Historical Commission staff in the order in which it has been received. Currently, there is a 6-7 month wait between the time subject marker applications are received and evaluated. Because applications for Recorded Texas Historic Landmark designations (RTHLs) require an architectural review in addition to an historical evaluation, RTHL applications may take slightly longer. Should additional information be needed for the review, we will contact you and any parties listed below at that time. After any deficiencies have been corrected, we will send copies of the application to the members of the State Marker Committee, who will make the final determination of the topic's acceptability for marking.

We will notify all parties as soon as the marker committee makes its decision. If the topic is approved for marking, payment will be requested at that time. If not approved, the application will be returned along with a letter of explanation.

Because of the variables involved in the marker process, and because we must coordinate our orders with the schedule of the contracting foundry, we suggest that the date of the marker dedication not be set until the completed marker is received.

We appreciate the effort made to record this topic. Should there be any questions about the status of this marker application, please contact me at the letterhead address and phone number above.

Sincerely,


Ann Perry
Local History Programs (State Marker Program)

pc: Dan or Judy Stricklin, Jr.
Joye K. Evetts

Lela



TARRANT COUNTY HISTORICAL COMMISSION

July 30, 1991

Ms. Frances Rickard
Texas Historical Commission
P.O. Box 12276
Austin, TX 78711

Dear Frances:

Enclosed is a completed application for an Official Texas Historical Marker for a residence called "Ridgetop", along with the narrative, maps, and photographs. They also hope to receive the Recorded Texas Historic Landmark designation.

We are pleased to recommend this marker application.

With best wishes,

Sincerely,

Lela Standifer
Chairman

cc: Joye K. Evetts
Marker Chairman



February 11, 1991

Mr. Dan Strickland, Jr.
6000 English Oak
Arlington, TX 76016

Dear Mr. Strickland:

Enclosed is a copy of the 1991 guidelines and application for submitting nominations for Official Texas Historical Markers. Please use this new application form rather than the one you previously received.

We hope your research is proceeding well. Please contact me if you have questions. When your nomination is complete, it will be reviewed by the Marker Committee and a critique given you.

Once the Tarrant County Historical Commission approves your nomination, we will forward it to the Texas Historical Commission in Austin for their review. Upon their approval, they will request payment of the marker fee and your approval of the proposed marker inscription prior to the casting of the marker. The completed marker will be shipped to the sponsor. A dedication usually follows, with participation by the marker sponsor, any local historical organization involved with the project, and the Tarrant County Historical Commission.

Please keep in touch as you conduct your research and write your nomination. We will be glad to help direct your efforts. Good luck!

Sincerely,

Joye K. Evetts, Marker Chairman
P.O. Box 970
Fort Worth, TX 76101
Office Phone: 817-882-6367

✓ cc: Lela Standifer, Chairman



*W.C. Cotton 1879 sold to
Taylor and 5 years*

4 floors

TARRANT COUNTY HISTORICAL COMMISSION

May 30, 1990

Mr. Dan Strickland, Jr.
6000 English Oak
Arlington, Texas 76016

Strickland Residence
6000 English Oak
Recorded Texas Historic
Landmarks

Shiloh
1900
1906

Dear Mr. Strickland,,

Thank you for your recent request for information concerning the nomination of your residence at 6000 English Oak as a Recorded Texas Landmark. Enclosed are xeroxes of pamphlets, newsletters, and directions from the Texas Historic Commission regarding the nomination process and some guidelines for writing the nomination.

Copies of the marker nominations for the Bidault House and for the Nugent Hart House, similar properties to your own, are enclosed as a guide. One of the members of the Tarrant County Historical Commission Marker Committee will be in contact with you shortly to help you with further explanations if necessary. A copy of the marker nomination form is also enclosed, including the costs of the nomination and marker. The Tarrant County Historical Commission, as an all volunteer agency of the County, does not charge for any assistance or reviews for marker nominations.

For your further information, do not hesitate to contact either myself at the address and telephone number on this letterhead, or the Chairman of the Marker Committee:

Mrs. Joye Evetts
336-6367 (Business)

When your nomination is completed, the nomination will be reviewed by the Marker Committee, and a critique given to you. After the nomination has been approved by the Tarrant County Historical Commission, it will be sent to the Texas Historical Commission in Austin for their review. Upon their approval of the nomination the marker will be cast. A dedication ceremony usually follows, with participation by the sponsors of the marker, and any local historical organization involved with the project, and the Tarrant County Historical Commission.

Please keep in touch with the Commission as you prepare your research and write you nomination. We will do all that we can to help direct your efforts most effectively and productively in this rewarding pursuit. We wish you suces with your exciting project!!!

Sincerely,

A handwritten signature in cursive script, appearing to read "Arthur W. Weinman". The signature is written in dark ink and is positioned above the typed name.

Arthur W. Weinman, Chairman

AWW:ew

cc: Mrs. Joye Evetts
Mrs. Dee Barker

Enclosures

RIDGETOP

by
Dan Stricklin Jr.

6000 English Oak Dr.
Arlington, Texas 76106
817-429-8937

May 10, 1991

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RIDGETOP

High atop a hill overlooking Lake Arlington and the Ft. Worth skyline stands a two-and-one-half story Neo-Georgian style home built ninety years ago. This comfortable farmhouse is nestled amongst a stand of century old oak trees. The name Ridgetop has an obvious connotation due to the fact that the house rests on the edge of the buff which overlooks the town of Handley and Ft. Worth. We are not sure who first attached the name "Ridgetop" to the home, but by 1907 the name had already been written on the back of a family photo giving title to the home.¹ Another name which was commonly used by local residents to denote this large, white house on the hill was the "Sears House". It was believed that the structure was made with the help of a concrete block-making machine which was advertised and sold by Sears & Roebuck in the 1890's.² The third name associated with the home was the "Waller House." This name came from the family who occupied the home for 50 years.

The earliest recorded factual history as per deed information at the Tarrant County Courthouse about the land surrounding the home shows that on October the 29th, 1886, C.W. Cotton and G. R. Freeman purchased 132 2/3rds acres from M. A. Gattis.³ The land was a part of the Joseph A. Creary land survey grant. Cotton and his partner Mr. Freeman had to first clear a great deal of timber before they could farm the land. The proceeds from the timber cut on the property were used to help pay off the note. In the summer of 1900, the land was sold to W.R. Taylor. It is believed by Mrs. Ruth White, the niece of Mr. Waller's wife, and confirmed by dated photos that construction began in late 1900 and was

completed in the spring of 1902 while in the possession of Mr. Taylor. Mrs. Ruth White, whom we interviewed at her home in Newport Beach, California, was able to supply us with a wealth of information which dated the house to 1902.⁴ In 1895 Sears and Roebuck began selling building materials through catalogues for the construction of family homes. Advertised in the catalogue was the "Wizard Concrete Building Block Machine." This hand-operated machine was designed for the common man to use on the job site to make exterior, solid concrete walls. The contraption sold for \$42.50 through their catalogue. In 1908, Sears began to publish an entire book of house plans and readymade kits with materials for home construction.⁶ Before 1908, Sears sold a limited number of house plans, one of which we feel was used in the design of our house. Attached you will find an illustration which is not only similar in design to our home but which features the aforementioned concrete blocks.⁷ We contacted the Sears archives to find out if they had any listings of homes. They did but the records did not begin until 1909.⁸ This structure predates the Sears record books by six years.

The home is an "outstanding expression of early 20th century eclecticism."⁹ The design is referred to as "Prairie Style." The Arlington Historical Resources Survey gave a good description from an architectural viewpoint (see attached). But we would like to describe the home from our own perspective with the help of historical information we have assembled.

Porches

The home has three great porches, all of which stretch the entire length of the house. The porch in the front is facing north. This is a single story porch

with a flat roof that can and has been used as a balcony. From the porch you have a spectacular view of Lake Arlington and of the skyline of downtown Ft. Worth. There are white wood railings all around the porch except at the entrance steps. The porch surface is concrete. At both ends of the porch wooden swings hang with ceiling fans above each one. The porch's concrete base has always been there but the roof has been altered. Originally, the porch was covered by a portico that extended over the middle section. The wooden roof portion of the porch had to be replaced in the early 1920's. The construction work was completed by one of the uncles in the Waller family who was convalescing at the house from wounds he had received in World War I.¹⁰ On the back of the house are two additional porches, one above the other. The lower porch is original. The second floor was added around 1963 by the Hedberg family.¹¹ It has a wood floor, screened in sides, and offers a wonderful view of the surrounding grounds. The upper porch was built as a sleeping porch. We currently have three beds and a large sofa along with two large ceiling fans on the upper porch.

Basement

The basement interior covers the entire area within the four walls of the house and is open throughout. The first half of the basement area has concrete flooring and an overhead clearance of eight feet. A concrete wall extending three and a half feet up marks the beginning of the second half of the basement. This next portion is filled with natural soil all the way to the top of the dividing wall. Because of the cool temperatures and dark surroundings, mushrooms were grown year round in this area of the basement, according to Mrs. Ruth White. The land around the house is very sandy, which is excellent soil for making

concrete blocks. The dirt excavated from the basement floor was used to form the exterior walls of the house which extend upward the full two stories. During our interview in April of this year Mrs. White stated that the milk separator used in the Wallers' dairy farm operations was located in the basement. Upon moving into the home in 1986, we found a iron plate which came from a dairy separator buried a few inches down in the sand of the basement. The last patent date stamped on the "Acme Churn" was December 17th, 1889. The churn was made in Rockford, Illinois. We had the plate brassed, and it is now hanging in a frame on the wall of our stairwell. Along with the churn plate, I found an additional round plate from Deere & Mansur Company out of Moline, Illinois. A patent date of 1902 was found on the back side of the plate. We called the John Deere Co., which is still located in Illinois. They informed us the plate came off the top of a horse drawn corn planter. Because the temperature in the basement stays about 72 degrees year round, we have built a wine cellar there to utilize the consistent temperature.

In 1974, Larry Howard spent \$100,000.00 on remodeling the home. Much of the money was spent on extensive reinforcement of the first floor. This is evidenced by the ten additional pillars which were added in the basement for support. Mr. Howard reconstructed the center wall of the house, along with rebuilding the wooden staircase. He was also responsible for adding central air to the home.^{1 2}

Interior Description

As you enter the front door inlaid with leaded glass, side windows and a transom, you see a large foyer with a beautiful wooden staircase. All of the

doorways off the foyer have ten foot high pocket doors. To the left of the entrance lies the living room which runs the full length of the home. To the right is the study/library with adjoining bath. Passing through the foyer you come upon the formal dining room which is connected by a large doorway to the kitchen. Throughout the first and second floors you will find floor and wall vents. Originally, these vents were used for warming the home during the winter. The source of heat was a gas-burning, convection furnace located in the basement. During our remodeling process, we had to do extensive rewiring. Our electrician pointed out numerous pipes in the walls and ceiling originally used for gas lighting. A large underground tank which held the fuel for heating is located about ten feet to the west of the house. The gauges of the gas tank are still visible and intact.

Upon reaching the second floor landing, you can view the openings to all of the four bedrooms in the house. The master bedroom has an impressive fireplace and a private entrance to the sleeping porch on the backside of the house. This bedroom has three large windows facing east and south. The third bathroom is connected to the master bedroom.

From the north end of the upstairs landing, you enter the stairwell to the third floor gameroom. This room was originally used as an attic but converted around 1974 by Larry Howard.¹³

Floors of wide, pine planks were originally laid in the home. When we purchased the house, the majority of the floorspace was covered with carpet. We sanded all the floors down to fresh wood and revarnished them in a dark, rich pine finish.

The main bathroom upstairs still has the original clawfoot, cast iron bathtub which was installed before the Wallers purchased the home. In 1979, Mrs. Waller visited the home. The Howards reported that Mrs. Waller's main interest was to see if her bathtub was still there.

The home has numerous large wooden windows. Most of the panes of glass are original. A number of the existing panes have distortions in the glass, which was common in window glass in the early 1900's. There are two fireplaces. One is in the living room; the other is directly above in the master bedroom.

The home currently has three bathrooms. Only one is original, the second bath is located just off the master bedroom. Initially, the room was designed as a dressing room.¹ It was divided into two stalls with seats in each. During the 20's, the family converted it into a full bath. The third bath was built ten years before the Wallers retired to Ft. Worth and sold the home. To accommodate this bath the kitchen space was reduced.

To gain entrance to the kitchen from the dining room, you originally had to pass through a "butler's pantry." In 1974 Mr. Howard cut a double-door entry through the common wall of the dining room and the kitchen. Full length wooden doors with inlaid stain glass were added to this entry. The kitchen has a large picture window that is thought by most people to be the prettiest spot in the home. From here the lady of the house can watch the sun set across the lake and see the lights of downtown Ft. Worth come to life every evening. It is a very relaxing time of the day.

Out-Buildings

The out-buildings are equally interesting. When we purchased the home,

the wellhouse and pump were still intact. Repair of the well proved to be too costly so instead we converted the building to a bath house. No outside structural changes were made. Twenty feet from the wellhouse is a perfectly preserved storm cellar. The cellar had a chimney built in it for smoking meat and was also used for vegetable storage. It looks as if it were straight out of the Wizard of Oz. A single-car garage was on the property when purchased. The building housed Mr. Waller's Model T. Mrs. White told us the Wallers rarely used the car because they were accustomed to riding into town on horseback or by wagon. Back then, "town" was Handley, Texas. Numerous other out buildings such as barns and ranch-hands' cottages used to be on the property according to Mrs. White, but by 1973 they had all been torn down.

THE OWNERS

In 1886, M.A. Gattis sold the 132 & 1/3 acre farm to two men, C.W. Cotton and G.R. Freeman.¹⁵ They worked the farm for fourteen years raising cotton and selling wood cut from the property.¹⁶ On August 23rd, 1900, W.R. Taylor and his wife purchased the farm for \$7,360.00 from Cotton and Freeman.¹⁷ Mr. Taylor kept the property for four years and eight months. It was during this time period the home was built. Two separate photos supplied by Mrs. White showed the home to have been built by 1902.¹⁸ Because of the rural setting and the time in history, we can only surmise that the construction of the home probably took 12 to 15 months. This would place the start date around late 1900, soon after Mr. Taylor purchased the farm. The land sold in April of 1905. According to the Deed Records of

Tarrant County, the property changed hands twice in one day, from Taylor to Tilghman Graham and then to S.S. & H. C. McKelvey. Less than ten months passed before the Wallers purchased the farm and house.⁹

The Wallers came from a farming background. Their family owned a plantation in Tallahatchie, Mississippi. Mrs. Waller purchased the farm on October 17th, 1907, as a wedding gift for her only son, Malone Waller and his bride, Katherine Rodman Waller. They had been married two years prior in an Episcopal church in Waxahachie, Texas. Malone Waller was born in Ft. Worth in 1880.

One photograph supplied by Mrs. Ruth White, niece of Katherine Waller, shows the family on the front porch of the home and in a second picture in a large convertible automobile sitting adjacent to their barn. Included in the photos are Mrs. Waller, John Fontaine Waller, Katherine Rodman Waller, Mary Waller Shepard, sister of Malone, and Malone Waller. Both pictures were taken in 1907.¹⁰

The Wallers raised registered Jersey dairy cattle for a living. In addition to selling milk as their main source of income, the Wallers enjoyed showing and selling prize Jerseys at the Ft. Worth Stock Show. The town of Handley had numerous dairy farms operating even up until the 1970's. The Wallers also sold pecans from numerous trees in on their property.

Very little is known about Mrs. Mattie Waller's husband, Captain Waller. Mrs. White could not recall if he had been in the army, but she said he was always referred to as "Captain". He passed away in 1909.

Around 1920, an uncle of the Wallers came to live with them for a time while he was convalescing from wounds received in World War I. The uncle,

whose name is unknown, rebuilt the front porch and helped put the second bathroom in upstairs. His is shown in a picture with their dogs on the front porch of the house.

In 1932, Mrs. Waller sold the property to her son for \$2,500.00, payable in a note over a period of one year.² ¹It is believed that Mrs. Waller's health was failing, and she wanted to make sure her son had the property in his name in case anything happened to her. Not long afterwards, Mrs. Waller passed away.

Mrs. White used to visit the Wallers on Sundays and spent her summer vacations at their home. The Wallers always had plenty of horses to ride. For Mrs. White, the farm was a place for chasing chickens around the backyard, climbing grapevines or large pecan trees, and swimming. She said Village Creek, which was part of their property, was famous for having the best swimming hole for miles around. The creek was dammed up in 1957, the year the Wallers sold the property, and Lake Arlington was created. Most of the Waller farm is underwater today. That is one of the reasons the Wallers sold their beloved farm and home. Malone and Katherine Waller retired to the Blackstone Hotel in Ft. Worth and later to the Westchester House after selling their home in 1957. Malone passed away in 1962 at the age of eighty-two and Katherine died in 1983.

Courthouse records indicate the homestead was purchased in 1957 by H. D. Hedburg, a Ft. Worth oilman. Mr. Hedburg then leased or carried a note for J. Patrick and Frances Keating. For six years the Keatings and their four children lived at Ridgetop. It was during this time that Lake Arlington was created. In a newspaper article during 1984 in the Ft. Worth Star Telegram, Mrs. Keating

talked about watching the excavation of Lake Arlington and its subsequent filling in only 29 days. The lake was supposed to take 2 years to fill, but because of a torrential downpour it took less than one month. All of this was viewed from the large picture window in the kitchen which overlooks the lake.

During 1962, the acreage bordering the lake was sold to Western Saving and Loan for development. In 1963 the Keatings returned the home to Mr. Hedburg, who was a business acquaintance of Mr. Keating.

Mrs. LeeEtta Hedburg of Ft. Worth has been very helpful with information about the house during their period of ownership. The Hedburgs used the property as a weekend get-a-way for themselves, their children and grandchildren. They kept horses for the children and had a dock on the lake for swimming and fishing. A number of renovations were completed by this family, such as the addition of the second floor porch on the south side of the home. Since the Hedburg children were accustomed to bringing their friends out to sleep over, additional room was needed. A screened in sleeping porch was the perfect answer, and so they added a second floor to the porch in back. John George, grandson-in-law of Mr. Hedburg, said he remembered as many as ten beds in a row being kept on the newly built porch for overnight retreats. They also built a playhouse in 1964 in the backyard which is enjoyed today by our two daughters.

The front porch roof was sagging so badly that a new portico was set in place. A picture taken about 1973 shows the improvements made by the Hedburgs. During that time they also resurfaced the floors and put in new drapes throughout the house. Mrs. Hedburg had an artist paint a decorative scene on the claw foot bathtub along with a matching mural on the bathroom wall. She was

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The front porch roof was sagging so badly that a new portico was set in place. A picture taken about 1973 shows the improvements made by the Hedburgs. During that time they also resurfaced the floors and put in new drapes throughout the house. Mrs. Hedburg had an artist paint a decorative scene on the claw foot bathtub along with a matching mural on the bathroom wall. She was

also responsible for painting the interior woods white which helped brighten up the house. In 1972, the Hedburgs sold the property to the ETC Properties, which was owed by Joe Eppes, an Arlington real estate investor, James Tarver a developer in Arlington, and Arthur Chance, vice president of a Dallas bank. They purchased the home and existing land around it in hopes of developing the area into custom homes. Two years later they sold their interest in Ridgetop and the surrounding 22 acres to Western Savings Association, which was developing the land into an exclusive home addition called Waterwood Estates.

One of the main builders in the addition was Larry Howard. He learned that Western Savings was about to demolish the structure and stepped in to save the house. He purchased Ridgetop for \$40,000 and put an additional \$100,000 of his own money in structural repairs and remodeling, as was mentioned earlier. In 1974 Larry's family, along with his mother, moved into the home. Here they remained until a year later when his new home was completed just down the street. Larry's mother remained in the house until 1980 when the home sold to Troy and Linda Fancher. We owe a debt of gratitude to Mr. Howard, for without him this fine, old home would just be a memory.

The Fanchers lived in Ridgetop from 1980 until we purchased the home in the summer of '86. Troy was responsible for adding the fan light window in the third floor playroom. The window itself came from an old library in England. He also extended the porch roof to match the concrete porch floor and placed a railing around the porch as was done originally. The Fanchers used to host Christmas parties for the entire neighborhood. Ridgetop was the centerpiece of the Waterwood Estates social functions and gatherings.

Since becoming the caretakers of this beautiful home, we have tried only to enhance the beauty of the home and surrounding property. A brick-lined paved driveway, which has entrances on two different streets, was added. We also put in a detached, brick, three-car garage. To enhance the one and a quarter acres of land the home rests upon, we built a brick and wrought iron fence which surrounds the property. A tennis court was placed on the backside of the estate. The interior has been updated, but we have been careful to keep the home historically intact. Today the living room is home to a Victrola, a player piano, an original Wurlitzer, and numerous other antiques representing the good times of days gone past. We continue to update and restore Ridgetop to its original charm in hopes that others will be able to feel the warmth and history of this fine home.

REASONS THIS STUCTURE SHOULD RECEIVE A TEXAS HISTORIC MARKER

1.) This home is well known by many residents of Ft. Worth and Arlington. Many people remember when there were numerous dairy farms within the area. However, of these farmhouses, this home is one of the only survivors. The Southern Region of Associated Milk Producers office is still located in west Arlington on Lamar St.

2.) Ridgetop pre-dates the Fielder House, Arlington's historic museum, by 12 years.

3.) There are uncanny similarities between Ridgetop and the architectural design of the Sears homes. Ridgetop also resembles illustrations in the advertisements of the "Wizard Concrete Block-Making Machine."

4.) One family lived in this home for over 50 years, their history is well-documented by deeds, photos, oral and video tapes.

5.) This farm house has undergone many changes during its 91-year existence and has still managed to survive.

6.) Rarely can you find a structure in an urban Texas setting which boasts of a basement, three above ground floors, original out-buildings, and interesting historical evidence of what farm life was like almost a century ago.

7.) Everyone who has owned this home has contributed a part, be it large or small, to the ongoing history of the house.

NOTES

1. Photo #1. Photo of Waller family made in 1907 on the front porch of the home. Included in the photo are Martha (Mattie) Malone Waller, mother of Malone Waller and owner of the home, John Fontaine Waller, father to Martha, Katherine Rodman Waller, wife of Malone Waller, Mary Waller Shepard, daughter of Martha Waller, and Walter Malone Waller, son of Martha Waller, born in 1880. This information was written on the backside of the photo.
2. Sears, Roebuck & Co., Chicago, Ill. Catalogue No. 117, item # 576.
3. Facts Sheet--attached. Tarrant County Deed Record, Vol. #42, pg.282
4. Facts Sheet--attached. Tarrant County Deed Record, Vol. #147,pg.134
5. Audiotape and videotape made on March 21, 1991, at the home of Mrs. Ruth White, (niece of Katherine Waller), located at 72 Pine Valley Lane, Newport Beach, California, 92660.
6. Sears, Roebuck & Co., Chicago, Ill. Catalogue No. 117, item # 576.
7. Houses By Mail: A Guide to Houses from Sears, Roebuck and Company, Katherine Cole Stevenson and H. Ward Jandl. pg. 263, #52., Concrete Block Residence.
8. Sears Archives-Public Affairs Department, Vicki Cwiok, Sears and Roebuck, Sears Towers 40-10, Chicago, Illinois, 60684.
9. Arlington Historical Resources Survey--Case No. Z88-30, Landmark Preservation Commission.
10. Mrs. White's interview, March 21, 1991, in Newport Beach, California.
11. Mrs. Hedburg's interview, April 24, 1991, by phone and in person at her office.
12. Larry Howard's interview, by phone, May of 1987.
13. Larry Howard's interview, by phone, May of 1987.
14. Audiotape and videotape made on March 21, 1991, at the home of Mrs. Ruth White, niece of Katherine Waller, located at 72 Pine Valley Lane, Newport Beach, California, 92660.
15. Tarrant County Deed Records, Volume #42, Page 282, dated October 29, 1886.

16. Tarrant County Deed Records, Volume #205, Page 147, dated Dec. 21, 1898.
17. Tarrant County Deed Records, Volume #147, Page 134, dated August 23, 1900.
18. Photo of home taken in 1941. Note on back of photo dates the home back to 1902. Photo supplied by Mrs. Ruth White.
19. Tarrant County Deed Records, Volume #279, Page 361, dated October 17, 1907
20. Photos of Waller family on front porch of home in 1907 and in a car next to the barn. Photos supplied by Mrs. Ruth White.
21. Tarrant County Deed Records, Volume #1193, Page 48, dated March 3, 1934.
See note #1.

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Landmark Preservation Commision, June 9, 1988.
- Assessor's Abstract of Rural Property for Tarrant County, July 29, 1986.
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September 9, 1984.
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April 19, 1991.
- Eppes, Joe. Telephone interview. April 23, 1991.
- Fancher, Troy and Linda. Telephone interview. April 24, 1991.
- Hall, Betty. "Ridgetop." Star Telegram July 23, 1983.
- Hedburg, Mrs. H. A. Phone and personal interview, April 19, 1991.
- Howard, Larry. Telephone interview. May 10, 1987.
- Sears, Roebuck & Co. Catalogue. "Wizard Concrete Building Machine." Chicago,
Illinois, 1907.
- Stevenson, Katherine Cole, and H. Ward Jandl. Houses By Mail: A Guide to
Houses from Sears, Roebuck and Company. Washington, D. C.: The
Preservation Press, 1986.
- Tarrant County Deed Records
See Facts Sheet (attached)

Texas Historic Sites Inventory-Texas Historical Commission

USGS Quad No. 3297-413. Recorder--Hardy-Heck-Moore, March 1987.

Wamre, Rick. "Sears originals." Dallas Morning News February 27, 1982.

White, Mrs. Ruth. Personal interview. April 21, 1991.

FACTS SHEET - DEED RECORDS

Chronological order of possession:

<u>A. Name</u>	<u>Date of Transation</u>	<u>Grantee</u>	<u>Deed-Vol.&Pg.</u>
M.A. Gattis	10-29-1886	G.W. Cotton	v42 p282
Cotton C.W. etal & Freeman G.R. etal	8-23-1900	W.R. Taylor	v147 p134
Taylor W. Ret ux	4-12-1905	Tilghman Graham	v215 p110
T. Graham	4-12-1905	McKelvey S.S. & H. C.	v205 p146
H.C.,S.S. McKelvey	2-04-1906	F.B. Robinson	v231 p235
Robinson F.B. & Anna	10-17-1907	Mattie M. Waller	v279 p361
M.M. Waller (leased)	6-05-1919	Malone Waller etux	v590 p461
M.M. Waller (Gift Deed)	3-03-1934	W.M. Waller	v1193 p 48
W.M. Waller	9-13-1957	H.A. Hedberg	v3147 p 33
H. A. Hedberg	3-26-1962	Western Saving Ass'n	v1641 p433
Western Savings Ass'n	5-01-1966	Fun in the Sun Inc.	v4209 p576
Fun in the Sun Inc.	8-15-1969	Lakeview Country C.	v4808 p433
Lakeview Country Club	9-07-1971	Freuhauf Corp.	v5107 p147
Larry Howard	1973		
Troy Fancher	1979		
Dan Stricklin Jr.	8-18-1986		

PHOTOGRAPHS

1. Photo supplied by Mrs. LeeEtta Hedburg, wife to Mr. H. A. Hedburg. This picture was taken in 1907. It shows the northwest corner of the home. On the back of the photo, the 1907 dated is written in.
2. Taken on the front steps of the home in 1907. In the photo are members of the Waller family, back row, left to right--Martha (Mattie) Florence Malone Waller, John Fontaine (Capt.)Waller, Katherine Rodman Waller, Mary Waller Shepherd. The front row included a woman to the left and a gentleman in the center who were not identified. Walter Malone Waller is seated on the right.
3. Front of home.
4. Back of home.
5. Westside of home.
6. Eastside of home.

APPLICATION FORM
OFFICIAL TEXAS HISTORICAL MARKER

This marker is for (title or subject): "Ridgetop"

Marker location (street address and city, or specific directions from nearest town on state highway map):
6000 English Oak, Arlington, Texas 76016

County: TARRANT

Distance and direction of marker topic from marker site (if applicable):
home at location given



APPROVAL OF COUNTY HISTORICAL COMMISSION

The application and narrative history must be approved by the county historical commission before forwarding to the Texas Historical Commission.

Chair's Signature: Lela Standifer Date: July 29, 1991

The CHC chair automatically will receive all copies of correspondence regarding this marker project.

PERMISSION OF OWNER FOR MARKER PLACEMENT

Permission for placement of a marker must be obtained by the property owner. Please provide the name of a contact person if the owner is an institution, organization, or public entity. This section need not be completed if the marker is to be placed on right-of-way maintained by the State Department of Highways and Public Transportation.

Name: Dan or Judy Stricklin Jr.

Contact person(if applicable): same as above

Mailing address: 6000 English Oak, Arlington, Texas 76016

Phone: 817-429-8937

Owner's Signature: Dan Stricklin Jr.

Do you wish to receive copies of all correspondence concerning this marker application? Yes No

To whom should the request for payment be addressed?

Name: Dan Stricklin, Jr.

(Provide contact person if payee is an institution, organization, or public entity.)

Mailing address: 6000 English Oak, Arlington, Texas 76016

Phone: 817-429-8937

Does this person wish to receive copies of all other correspondence concerning this application? Yes No
same as above

Is there anyone else to whom all correspondence concerning this marker application should be addressed?

(One additional name and address only, please.)

Name: Joye K. Evetts

Mailing address: 4400 Idlede 11
Fort Worth, Tx 76116 Phone: 817-244-1232

SHIPPING INSTRUCTIONS

In order to facilitate delivery of the marker, neither post office box numbers nor rural route numbers can be accepted. If the marker is to be placed on the highway right-of-way, it will be shipped directly to the district highway engineer.

Name: Dan Stricklin, Jr.
Street address: 6000 English Oak
Arlington, TX 76016 Phone: 817-429-8937

TYPE AND SIZE OF MARKER DESIRED (please check one)

Subject Markers

This type of marker is solely educational in nature and conveys no legal restrictions to the property. Subject markers are appropriate for topics such as cemeteries, church congregations, businesses, persons, events, and institutions. These markers should not be attached to buildings. If the marker is to be attached to a surface other than the foundry-provided post, please provide the requested information in the space below.

- | | |
|---|-------|
| <input type="checkbox"/> 16" x 12" grave marker (comes with mounting bar) | \$225 |
| <input type="checkbox"/> 27" x 42" marker with post | \$750 |
| <input type="checkbox"/> 27" x 42" marker without post (see below) | \$700 |
| <input type="checkbox"/> 18" x 28" marker with post | \$450 |
| <input type="checkbox"/> 18" x 28" marker without post (see below) | \$400 |

If not on post, to what (block of granite, gatepost, etc.) will the marker be attached? _____
Type of material? (wood, stone, etc.) _____

Recorded Texas Historic Landmark Markers

Markers conveying the Recorded Texas Historic Landmark (RTHL) designation are reserved solely for historic structures deemed worthy of preservation for their architectural integrity and historical associations. The RTHL designation does carry a measure of legal protection for the structure (see Marker Policies 13 through 18). The most commonly used marker for conveying this designation is the medallion and plate (also referred to as a building marker); however, the 18" x 28" or 27" x 42" size marker may be ordered for those who wish a greater amount of historical information to appear in the marker text. Careful attention should be paid so as not to damage historic building material if the marker is to be mounted directly onto the structure. The THC staff can provide alternate ideas for mounting upon request.

- | | |
|--|-------|
| <input checked="" type="checkbox"/> Medallion and 16" x 12" plate with post | \$350 |
| <input checked="" type="checkbox"/> Medallion and 16" x 12" plate without post (see below) | \$300 |
| <input type="checkbox"/> 27" x 42" marker with post | \$750 |
| <input checked="" type="checkbox"/> 27" x 42" marker without post (see below) | \$700 |
| <input type="checkbox"/> 18" x 28" marker with post | \$450 |
| <input type="checkbox"/> 18" x 28" marker without post (see below) | \$400 |

If not on post, to what (building, gate, etc.) will the marker be attached? medallion on house
Type of material? (wood, stone, etc.) marker on stone slab
stone slab

Additional items, including paperweights, directional signs, and replacement parts for 1936 markers are available. Please contact the State Marker Program for a separate order form.

Before forwarding your material to the Texas Historical Commission, please check to make sure you've included the following items. Incomplete applications cannot be considered.

- ✓ completed application form signed by the county historical commission
- ✓ narrative history with footnotes and bibliography
- ✓ photograph of the proposed marker location
- ✓ map indicating marker location and other sites related to the marker topic
- ✓ historic photo of property and current photographs of all elevations (RTHL markers only)

Mail completed applications to:
State Marker Program, Texas Historical Commission
P.O. Box 12276, Austin, Texas 78711
512/463-6100

RIDGETOP

Dan Stricklin, Jr., Owner
6000 English Oak Drive
Arlington, TX 76016
817-429-8937

Ridgetop, a large four-square Prairie Style residence, is located at 6000 English Oak Drive in Arlington, Tarrant County, TX. Built in the early 1900s, the house is a well preserved example of the homes in that period which were constructed of concrete blocks made on the site. Similar in appearance to the well-known "Sears" houses, the 2-1/2 story house was constructed of concrete blocks made of sand from the basement area mixed with concrete and pressed into blocks. Rounded blocks were used for the first story and smooth-finish blocks on the second story.¹

In the late 1800s, several companies were selling house plans, construction "kits" and machines to make concrete blocks. In 1895, Sears, Roebuck and Company began selling building materials through catalogues, and the 1907 catalogue advertised the hand-operated "Wizard Concrete Building Block Machine" for \$42.50, to use on the job site in making concrete blocks for exterior walls.² Sears also sold a limited number of house plans, one of which could have been used in the design of this house because of its significant resemblance to the earliest Sears plans.³ However, this structure cannot be documented as a "Sears" house because construction predates those listed in the Sears Archives records which start in 1909.⁴

The Arlington Historical Resources Survey describes the 15-room house (plus a full basement) as an "outstanding expression of

early 20th century eclecticism."⁵ Long porches in front and back run the length of the house. The single-story porch in the front has its original concrete base; however, the original wooden portico which only covered the middle section⁶, was rebuilt in the 1920s⁷ and again in the 1960s.⁸ In the 1980s, a full length flat roof was built with railings on both the roof and floor, similar to the original design.⁹ The original back porch has been screened in, and a second story screened-in sleeping porch was added in the 1960s.¹⁰

The legal description of the house is Waterwood Estates, Block 3 Lot 1RA, which is located on part of the Joseph A. Creary Survey, Abstract No. 269.¹¹

Joseph A. Creary, original grantee, died and his 2nd class land certificate was sold for \$50 at public auction in Travis County on October 20, 1841 to Damon H. Gattis of Hamilton County.¹²

In November 1886, the District Court at Hamilton County divided the J. A. Creary survey among the Gattis heirs.¹³

Tarrant County land records of the J. A. Creary Survey start January 8, 1887 when Gattis heir M. A. Gattis and her husband sold their 132 2/3 acres in the J. A. Creary Survey to C. W. Cotton and G. R. Freeman of Hamilton County for \$700 cash.¹⁴ During the fourteen years they owned the land, wood was cut from the property and cotton raised.¹⁵

On August 23, 1900, W. R. Taylor and his wife purchased the property for \$1,857.33,¹⁶ and they kept it until 1905 when they sold it for \$3,980 to Tilgham Graham.¹⁷ The property changed hands

again¹⁸ before being purchased on February 24, 1906, for \$5,970 by F. B. Robinson and his wife,¹⁹ who owned it 20 months and then sold it for \$12,000 to Mrs. Mattie M. Waller.²⁰ The deed states that Mrs. Waller purchased the property with funds from her separate estate and mentions "improvements" for the first time.²¹

According to family tradition, Mrs. Waller purchased the farm as a wedding gift for her only son W. Malone Waller and his bride, Catherine Rodman Waller, who had married two years prior in an Episcopal church in Waxahachie, Texas. Very little is known about Mrs. Mattie Waller's husband, Captain Waller, who passed away in 1909. Captain and Mrs. Waller came from a farming background in Tallahatchie, Mississippi, where the family owned a plantation. Their daughter Mary married a Mr. Shepard.²²

A photograph taken in 1907 shows the Waller family on the front porch of the house.²³

The Wallers operated a dairy farm on the site, and their milk handling operation was located in the basement of the house.²⁴ In 1986, an iron plate from an "Acme Churn" was found buried in the sand of the basement. The churn was manufactured in Rockford, Illinois, and the last patent date stamped on the plate was December 17, 1889.²⁵

Another metal plate found was from a horse-drawn corn planter (patent date 1902) manufactured by Deere & Mansur Company of Moline, Illinois.²⁶

Out buildings on the property include the wellhouse and pump and a storm cellar for storing produce with a chimney for smoking

meat. The barn and workers' cottages had been torn down by 1973,²⁷ and a single car garage was removed after 1986.

In 1919, Mrs. Waller executed a lifetime lease to W. Malone Waller and his wife "in consideration of love and affection", provided he kept the place in proper repair and paid the taxes and insurance.²⁸

Although Malone and Catherine Waller had no children, they entertained family and friends at the farm. Catherine Waller's niece (now Mrs. Ruth White) was a frequent visitor on Sundays and during summer vacations. She remembers the farm as a place for chasing chickens around the backyard, climbing grapevines and pecan trees, and swimming. The part of Village Creek which ran through the property was famous for having the best swimming hole for miles around.²⁹

Around 1920, an uncle of the Wallers came to live with them while he was convalescing from wounds received in World War I. The uncle, whose name is unknown, rebuilt the front porch and helped built a second bathroom upstairs. A photograph exists of him and the family dogs on the front porch of the house.³⁰

In 1932, Mrs. Mattie Waller sold the property to her son for \$2,500, payable in a note over the period of a year.³¹ The family believes that Mrs. Waller's health was failing and she wanted to be sure her son had the property in his name in case anything happened to her. Not long afterwards, Mrs. Waller died.³²

The Waller's dairy farm was one of many in the Handley area. Their main source of income came from selling milk from their

registered Jersey dairy cattle. They also enjoyed showing and selling prize Jerseys at the Fort Worth Stock Show. Pecans from their numerous trees were also a source of income.³³

In the early 1950s, the City of Arlington was growing and needed a new source of municipal water, so nearby Village Creek was dammed to build Lake Arlington. Construction started in May 1956 and water impoundment began in March 1957.³⁴ Today, Lake Arlington covers much of the Waller dairy farm.

Malone and Catherine Waller sold their farm and retired to Fort Worth, living first at the Blackstone Hotel and later at the Westchester House. Malone passed away in 1962 at the age of eighty-two and Catherine died in 1983.³⁵

The Waller house was purchased in 1957 by J. Patrick and Frances P. Keating.³⁶ During the six years that the Keatings and their four children lived at Ridgetop, Lake Arlington was built. Mrs. Keating remembers watching the excavation of the lake. Although the lake was supposed to take two years to fill, torrential rains filled it in only 29 days.³⁷

In 1963, H. A. Hedberg³⁸, a Fort Worth oil man who owned the adjoining property, purchased the house as a weekend home for the family -- including children and grandchildren. They owned horses and had a dock on the lake for swimming and fishing.³⁹

The Hedbergs completed a number of renovations to the house, including the addition of the second-floor porch at the back of the house. This screened-in sleeping porch held as many as ten beds for overnight retreats. The front porch roof sagged so badly that

a new portico was built.⁴⁰

In 1973, the property was purchased by Joe S. Eppes, an Arlington real estate investor; James L. Tarver, Jr., an Arlington developer; and Arthur F. Chance, vice president of a Dallas bank.⁴¹ The firm planned to develop the area into custom homes. In 1974, their interest in the property was transferred to ETC Properties, Inc⁴², who executed a deed of trust to Dallas Federal Savings and Loan Association.⁴³ In 1975, Dallas Federal Savings and Loan acquired a trustee deed⁴⁴ to the property, and in January 1977 they platted the area as the Waterwood Estates.⁴⁵

Larry Howard, one of the primary builders in the addition, learned that Dallas Federal Savings and Loan planned to demolish the old Waller house and stepped in to save it. On April 13, 1977, Larry N. Howard and Associates bought Block 3 of the Waterwood Estates, which included the house.⁴⁶ Extensive structural repairs were made to the Waller house, including ten reinforcement pillars in the basement. Interior remodeling included the reconstruction of the center wall of the house, rebuilding of the wooden staircase, conversion of the attic to a game room, and the addition of central air-conditioning. The Larry Howard family, including his mother, moved into the old Waller house where they lived until their new home was completed nearby. Mr. Howard's mother continued to live in the house⁴⁷ until it was sold March 29, 1985 to Troy Fancher and his wife.⁴⁸

The Fanchers made a number of additions to Ridgetop. At the front of the house on the third floor, a fan light window from an

old library in England, was added. The porch roof was extended to match the length of the concrete porch floor, and railings were placed around the porch and roof,⁴⁹ similar to the original railings.⁵⁰ The Fanchers hosted a number of Waterwood Estate neighborhood parties and gatherings.⁵¹

The current owners, Dan Stricklin, Jr. and his wife Judith, bought the house July 30, 1986.⁵² The house is in excellent condition and its wide plank pine floors have been uncovered and refinished. Most window panes are original. A brick-lined paved driveway and a brick detached 3-car garage were added. A brick and wrought iron fence surrounds the house and its 1-1/4 acres of land.

The name "Ridgetop" comes from its location on the edge of a bluff which overlooks the community of Handley and the skyline of Fort Worth. This name was written on the back of a Waller family photograph dated 1907. The house is also referred to as the "Waller House" because of the 50 years it was owned and occupied by the Waller family.

The house is historically significant for a number of reasons:

1. The house, built in the early 1900s, is an early example of a Sears style house built of concrete blocks made from sand excavated from the site. It is in excellent condition and retains its original design, with minimum changes.

2. It has served as a residence for its entire existence, and was occupied by the Waller family for over 50 years.

3. It is the only known surviving farm house of the many dairy farms which were located in the Handley area.

NOTES

1. City of Arlington Zoning Application Case No. 288-30 for "LP" Landmark Preservation Overlay District, July 12, 1988.
2. Sears, Roebuck and Company, Chicago, Illinois, Catalogue No. 117, item #576, 1907.
3. Ibid., p. 597; Houses By Mail: A Guide to Houses from Sears, Roebuck and Company, Katherine Cole Stevenson and H. Ward Jandl, p. 263, Concrete Block Residence #52.
4. Interview with Vicki Cwiok, Sears Archives-Public Affairs Department, Sears, Roebuck and Company, Sears Tower 40-10, Chicago, Illinois 60684. April 19, 1991.
5. Historic Resources of Arlington, Texas: An Inventory by Hardy-Heck-Moore, Inc., Preservation Consultants, Austin, Texas, April 1987.
6. Photograph dated 1907 supplied by Mrs. Ruth White, niece of Mrs. Catherine Waller, one of the owners of the house.
7. Interview with Mrs. Ruth White (niece of Mrs. Catherine Waller), Newport Beach, California, March 21, 1991.
8. Interview with Mrs. H. A. Hedberg, Fort Worth, Texas, April 19, 1991.
9. Interview with Larry Howard, Arlington, Texas, May 10, 1987; 1907 photograph of Waller family on front steps of house.
10. Interview with Mrs. H. A. Hedberg.
11. Tarrant County Tax Assessor's Abstract of Property; Revised Property Plat 388-103-985, dated August 17, 1977.
12. Travis County, Texas, Probate Records, book A, p. 42.
13. Tarrant County Deed Records vol. 42, p. 282, dated December 29, 1886.
14. Ibid.
15. Tarrant County Records vol. 85, p. 147, filed October 7, 1899.
16. Tarrant County Deed Records vol. 147, p. 134, filed August 23, 1900.
17. Tarrant County Deed Records vol. 215, p. 110, filed April 12, 1905.

39. Interview with Mrs. Hedberg.
40. Ibid.
41. Tarrant County Deed Records vol. 5416 p. 661, dated March 22, 1973.
42. Tarrant County Deed Records vol. 5612, p. 263, dated March 8, 1974.
43. Tarrant County Deed Records vol. 2579, p. 817, dated March 8, 1974.
44. Tarrant County Deed Records vol. 5842, p. 273, dated June 12, 1975.
45. Tarrant County Property Records Plat 388-109-135, dated January 21, 1977.
46. Tarrant County Deed Records vol. 6216 p. 345, dated April 13, 1977.
47. Interview with Larry Howard.
48. Tarrant County Deed Records vol. 8139, p. 410, dated March 29, 1985.
49. Interview with Troy and Linda Fancher, April 24, 1991.
50. Photograph of the house taken in 1907.
51. Interview with the Fanchers.
52. Tarrant County Deed Records vol. 8641, p. 1435, dated July 30, 1986.

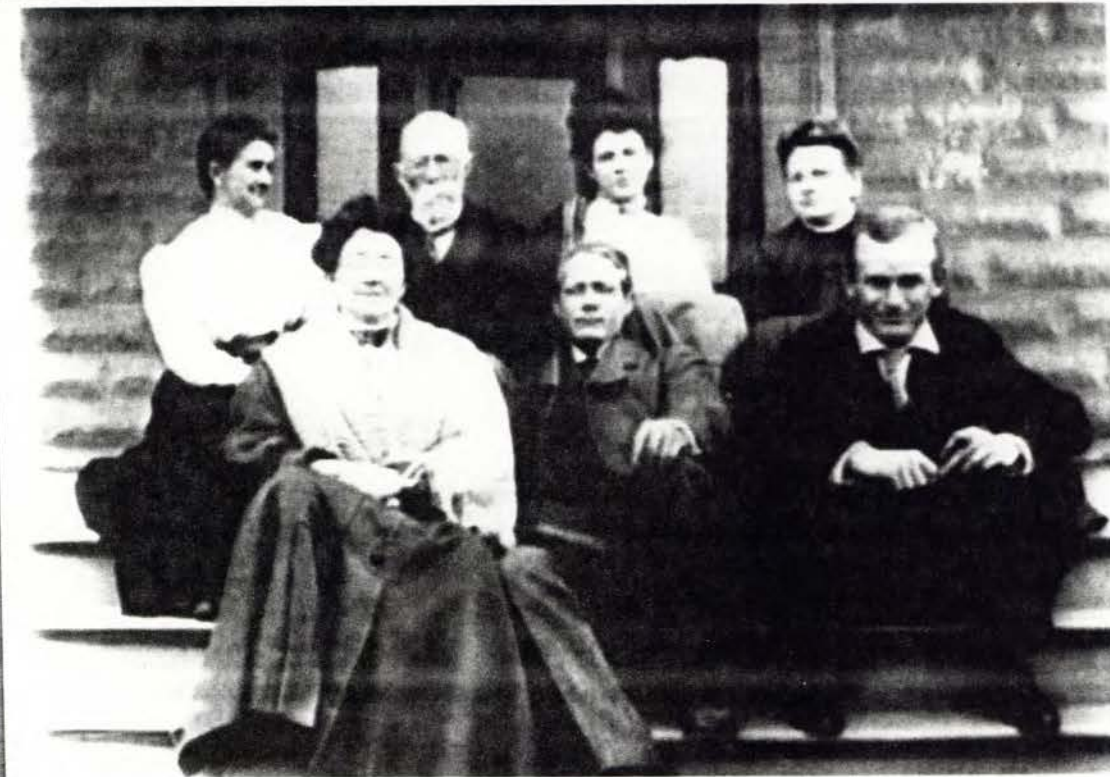
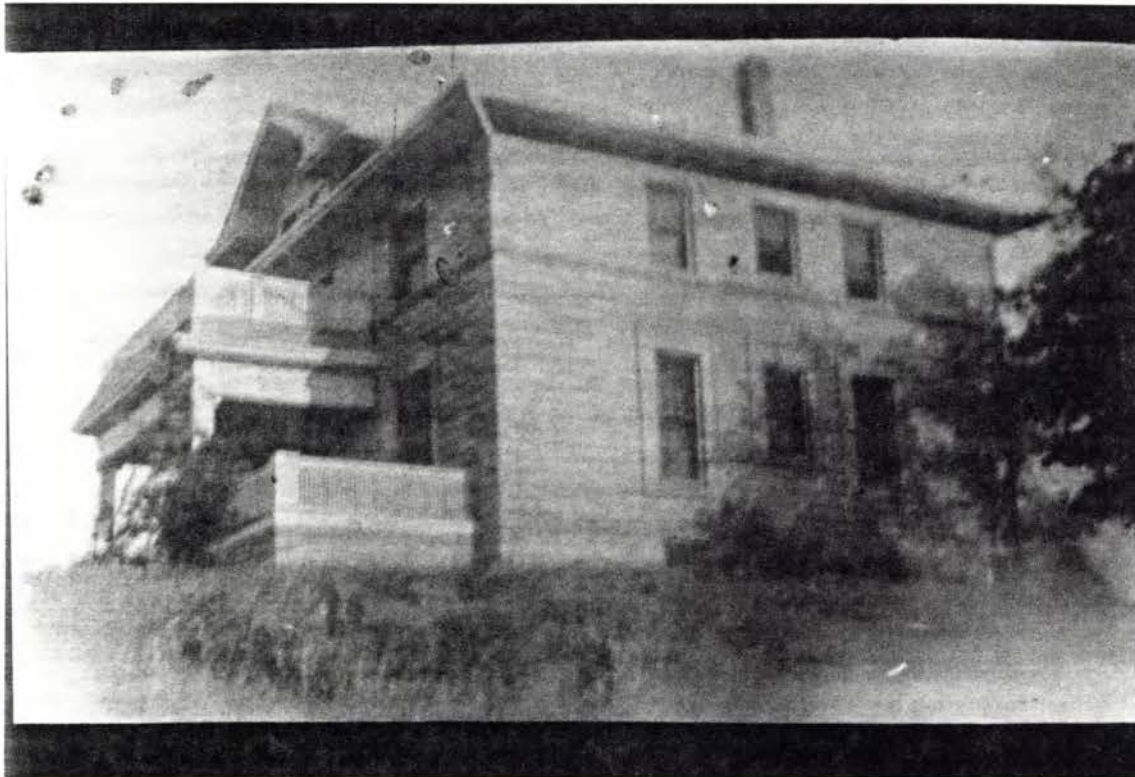
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- Cwiok, Vicki, Sears, Roebuck and Company Archives-Public Affairs Department. Telephone interview. April 19, 1991.
- Eppes, Joe. Telephone interview. April 23, 1991.
- Fancher, Troy and Linda. Telephone interview. April 24, 1991.
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- Wamre, Rick. "Sears Originals." Dallas Morning News, February 27, 1982.
- White, Mrs. Ruth. Personal interview. March 21, 1991.

DEED RECORDS

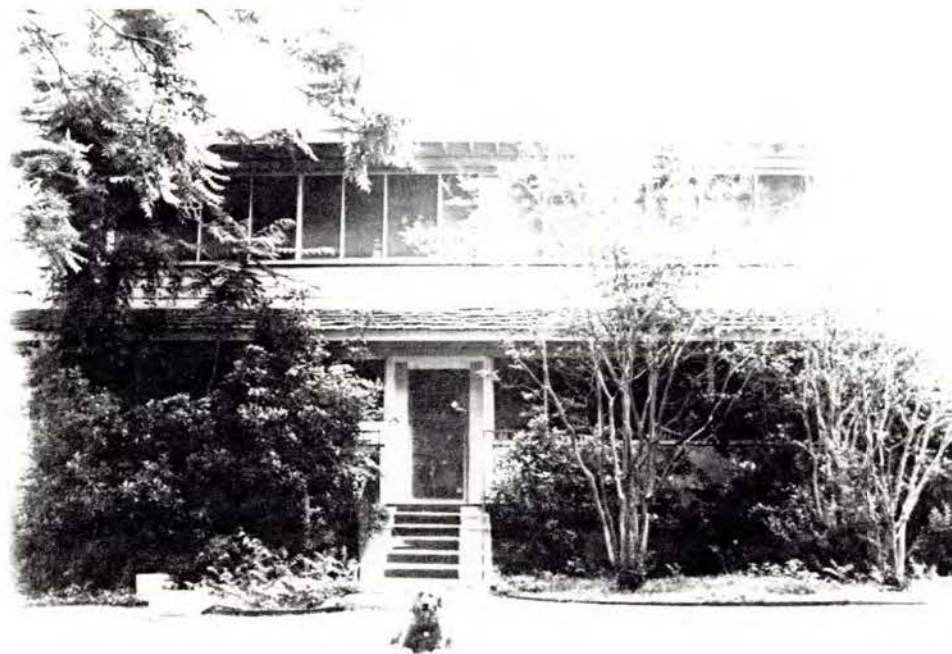
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M.A. Gattis & husband	1-8-1887	G.W.Cotton/G.R.Freeman	42/282
C.W.Cotton/G.R.Freeman	8-23-1900	W.R.Taylor & wife	147/134
W.R.Taylor & wife	4-12-1905	Tilghman Graham & wife	215/110
Tilghman Graham & wife	4-12-1905	S.S.& H.C. McKelvey	205/146
S.S. & H.C. McKelvey	2-04-1906	F.B. Robinson & wife	231/235
F.B. Robinson & wife	10-17-1907	Mattie M. Waller	279/361
Mattie M. Waller	3-03-1934	W.M. Waller & wife	1193/48
W.M. Waller & wife	1-23-1957	J.Patrick Keating & wife	3074/399
J.Patrick Keating & wife	5-28-1963	H. A. Hedberg	3810/231
H. A. Hedberg	3-22-1973	Joe Eppes, et al	5416/661
Joe Eppes, et al	3-8-1974	ETC Properties, Inc.	5612/263
ETC Properties, Inc.	6-12-1975	Dallas Federal S&L Assn	5842/273
Dallas Federal S&L	4-13-1977	Larry N. Howard & ASSOC	6216/345
Larry N. Howard & ASSOC	3-29-1985	Troy Fancher & wife	8139/410
Troy Fancher & wife	7-30-1986	Dan Stricklin, Jr. & wife	8641/1435

RIDGETOP 1907



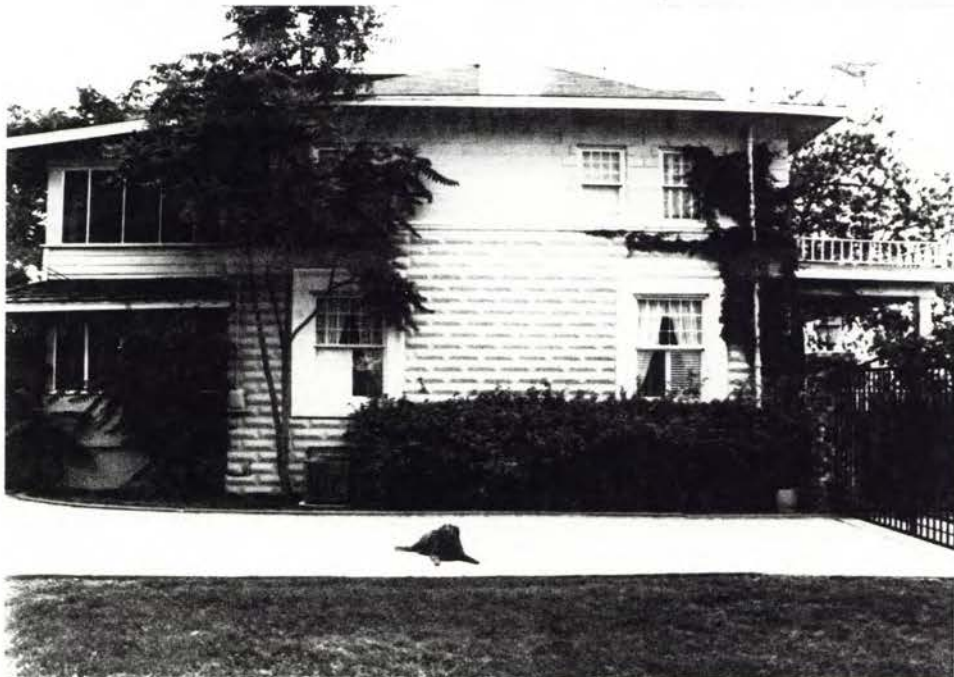
WALLER FAMILY ON FRONT STEPS IN 1907

FRONT OF HOME



BACK OF HOME

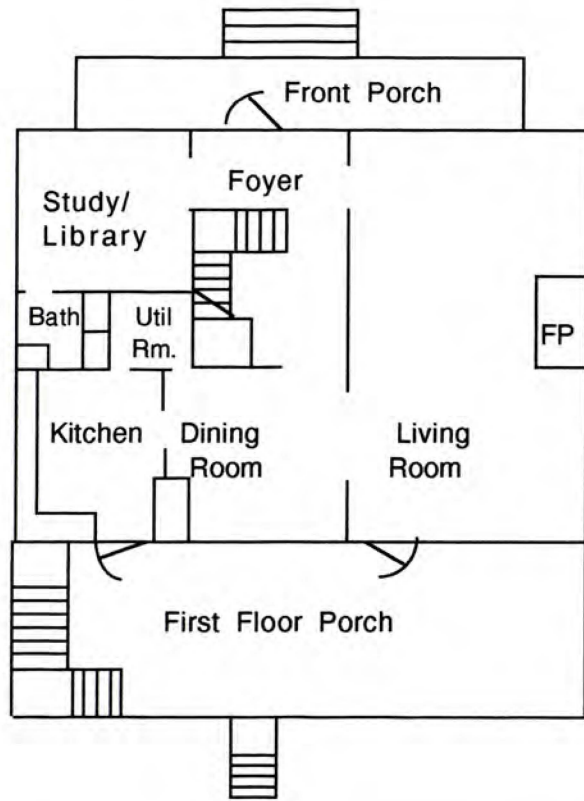
WESTSIDE OF HOME



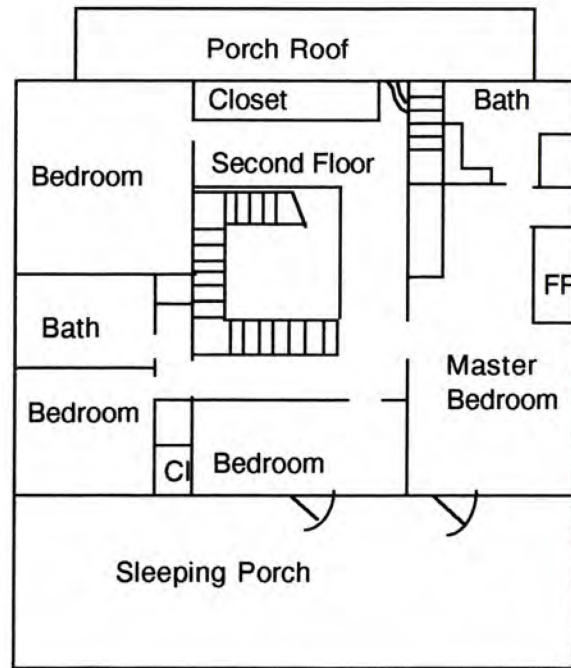
EASTSIDE OF HOME

FLOORPLAN

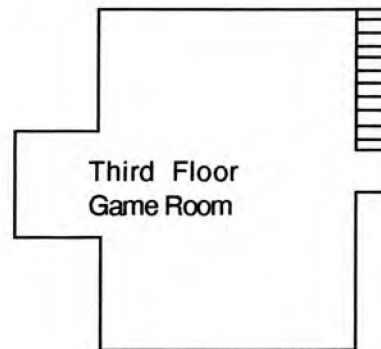
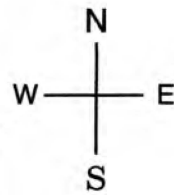
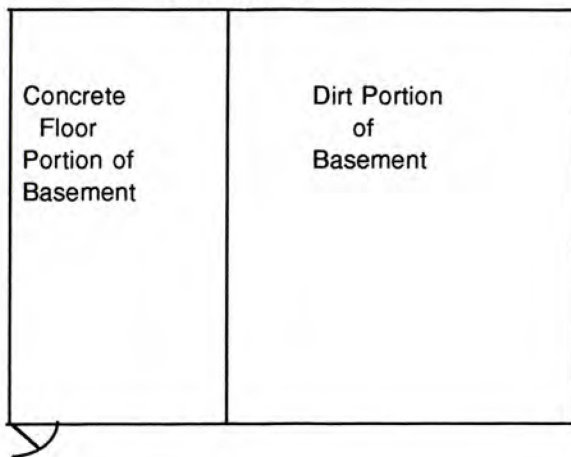
First Floor



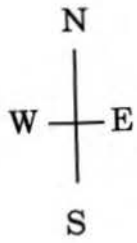
Second Floor



BASEMENT



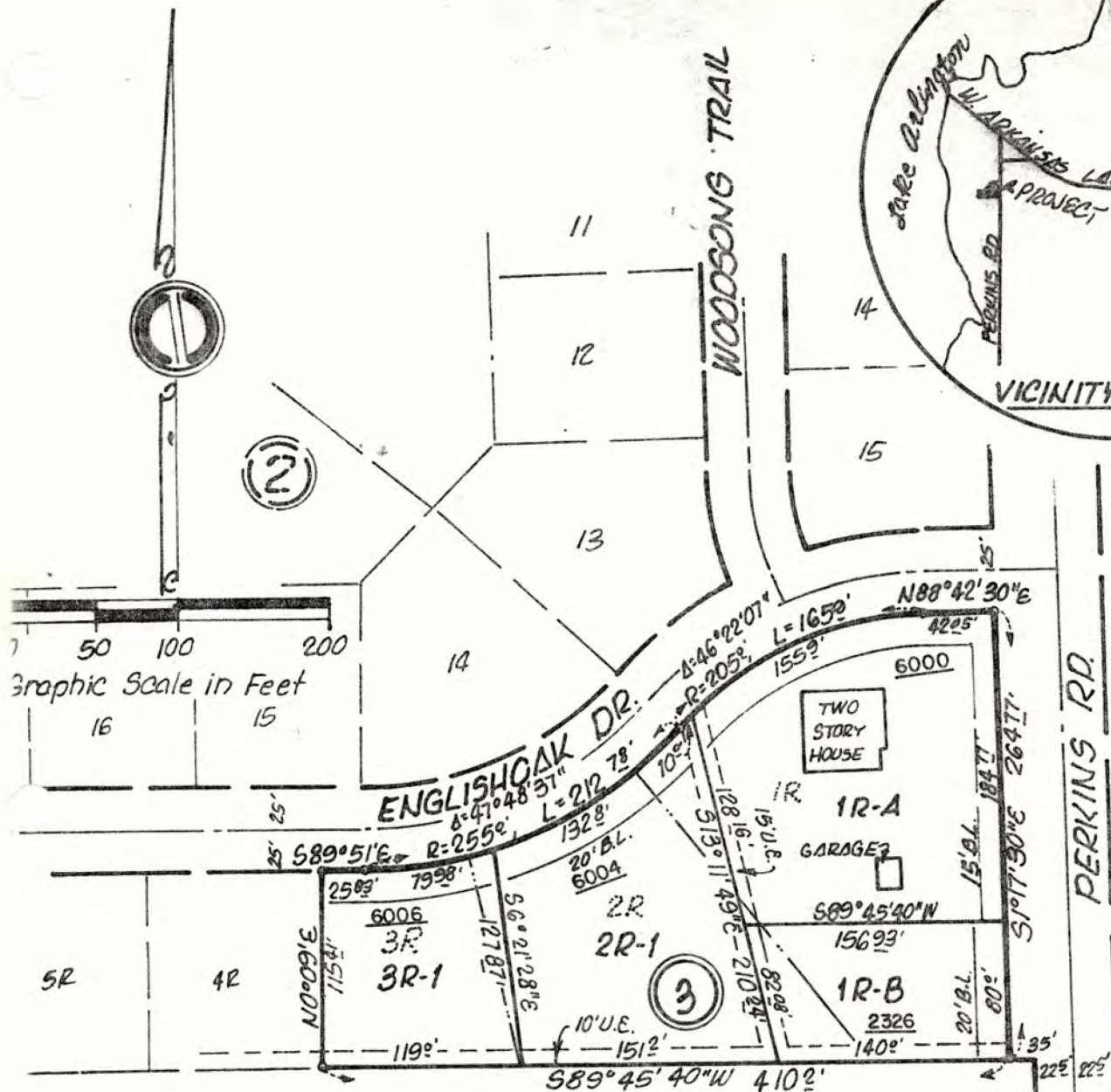
County
Map



Marker Placement

We would like to apply for the Building Marker (to be placed on the front porch wall of the house) and for a 27" by 42" marker without post (to be set in a stone monument) to be located approximately 15' from the street, in plain view for the public to read. It is our understanding the cost of the building marker is \$300 and the additional informational marker would be \$700. We will pay all cost for the markers and their installation. Below you will find a photo depicting the area we feel would grant the markers the best opportunity for viewing. The area chosen is located on the corner of English Oak Dr. and Perkins Pl.





Tom Dietrich

- FILED -

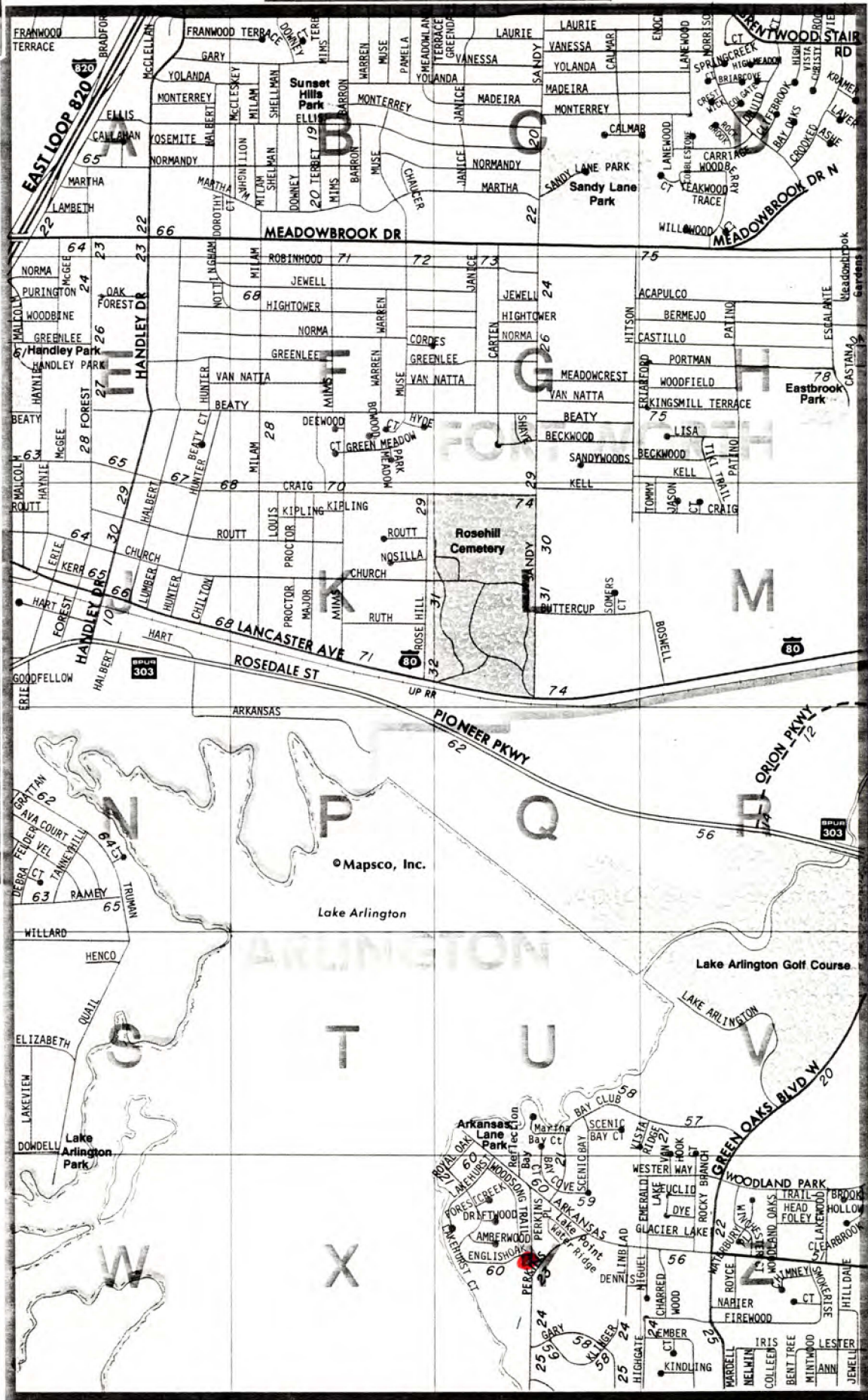
PLAT RECORDS, Tarrant County, Texas
 Date: AUGUST 17, 1977
 Volume: 328-103 Page: 985

Plat Showing
 Lots 1R-A, 1R-B, 2R-1, & 3R-1, Block 3,
WATERWOOD ESTATES

A Revision of Lots 1-R, 2-R, & 3-R, Block 3, Waterwood Estates,
 ARLINGTON, TARRANT COUNTY, TEXAS

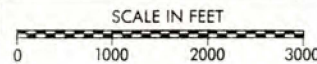
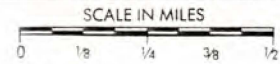
Approved AUGUST 10, 1977
 Planning & Zoning Commission
 Arlington, Texas
 Secy. [Signature]

NOTE:
 Visibility Triangles shall be provided at the
 intersections of all public streets as estab-
 lished by Ordinance 72-71, June 20, 1972.



CONTINUED ON MAP 79

CONTINUED ON MAP 81



TARRANT COUNTY



RIDGETOP

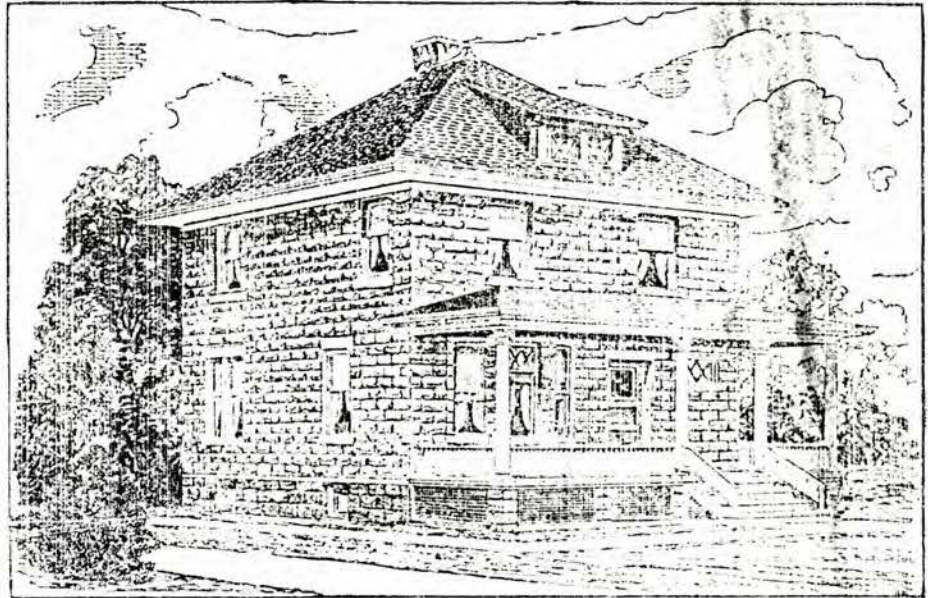
1995

1000 AND FREE BUILDING PLANS

\$3,000⁰⁰ HOUSE

WILL BUILD, PAINT AND COMPLETE, READY FOR OCCUPANCY, THIS

READ ALL ABOUT OUR GRAND FREE OFFER, FULLY EXPLAINED ON PAGE 594.



HANDSOME NINE-ROOM CONCRETE RESIDENCE, a structure which could not be duplicated for less than \$3,000.00 if built in the old fashioned way with finished stone, can be built according to our free plans and specifications for \$1,995.00. This excellent house is constructed with 16-inch concrete blocks, a material which is identical to hand finished stone, but which will outwear, give better protection, is more sanitary, perfectly dry at all seasons of the year, summer warm in winter. Concrete construction is no longer experimental. Some of the most costly and largest residential office buildings erected during the last ten years have been of concrete construction and have proven to be superior to stone buildings in every respect.

CONCRETE HOUSES can be erected at one-third less than can be built in less than one and with much lower priced labor than that of structures. With one of our Wizard or Buckeye Concrete Machines, fully described on pages 574 to 579, anyone can erect a sufficient number of blocks at leisure moments during the dull part of the year to erect his building and thus save the cost of our \$1,995.00 price includes the cost of hired labor.

FURNISH FREE BUILDING PLANS AND SPECIFICATIONS for a large variety of concrete block and frame houses. This grand free offer is fully explained on page 594. These plans are made by some of the best licensed architects in this country who have carefully studied the requirements of the day and every plan we offer is so carefully and accurately laid out that unnecessary waste of material and labor is entirely eliminated.

IF YOU ARE INTERESTED IN BUILDING, to save one-half of the entire cost on your future home read all our free offer on page 594, which fully explains the greatest proposition ever made. When you have read all we have on page 594, send for our special Book of Modern Homes which you may select the house which meets your requirements or perhaps we will send you a complete set of our free plans and specifications which will itemize every piece of material, which will give you an approximate of the labor, in fact will give you all and more information than you could be able to get from an architect in your home town, who would charge you \$30.00 to \$100.00 or more for his expert advice.

WHEN SAYING YOU THE ENTIRE COST OF ARCHITECT FEES for plans and specifications, we save you one-third the cost of your mill work, including windows, doors, mouldings, casings, grilles, flooring. We also save you from 25 to 50 per cent the cost of your plumbing materials, furnaces and hot water water supply outlets, paints and varnishes, building hardware. We can save you on every item when enters the construction of any house, dimension timber excepted. Remember, we supply only first quality material, in fact, better material than many architects specify. To illustrate, for an example, the kind of material we specify in the house illustrated on this page, we show and describe a few of the many items we furnish. You'll find they are equal in every respect to material usually specified in houses ranging from \$3,000.00 to \$4,500.00.

MASSIVE FRONT DOOR exactly like illustration to the left. Made of the finest selected A quality Nona River soft pine; beautiful raised panel design, glazed with the finest etched glass design, glazed with artistic etched glass design in natural finish. Size, 3x7 feet, 1 1/2 inches thick. REMEMBER, OUR PLANS ARE FREE.

REAR DOOR made of the finest selected A quality Nona River soft pine; beautiful raised panel design, glazed with artistic etched glass design in natural finish. Size, 3x7 feet, 1 1/2 inches thick. REMEMBER, OUR PLANS ARE FREE.

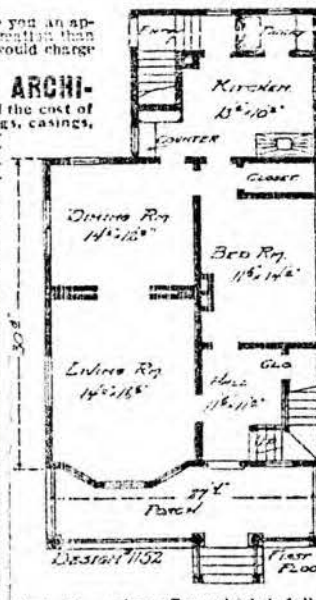
ARTISTIC FRONT WINDOW furnished with this house is exactly like illustration to the right. Top sash 40x18 inches, glazed with art. leaded sheet glass. Bottom sash 40x40 inches, glazed with heavy double strength AA quality glass.

FIVE CROSS PANEL INTERIOR DOORS made of the finest quality Nona River soft pine, yellow pine panels, perfectly adapted for oil finish, size, 2 ft. 6 in. by 6 ft. 6 in.

CONCRETE-BUILDING BLOCK MACHINES, lowest priced, the highest grade, the most perfect and most rapid concrete block machines made, are detailed, described and priced on pages 574 to 581. Our machines you can make all the concrete blocks, piers, porch rails, etc., for this house or any other of concrete block buildings. Our machines are perfect and our low prices will surprise you.

Our \$1,995.00 House

illustrated above, consists of nine good sized rooms and bath room, as shown in these floor plans.



FIRST FLOOR, Kitchen, 10x10 feet, and pantry; dining room, 14x12 feet; living room, 14x16 feet 6 inches; reception hall, 11 feet 6 inches by 11 feet 6 inches; bedroom, 11 feet 6 inches by 11 feet 6 inches; bedroom, 12x12 feet; bedroom, 9 feet 6 inches by 12 feet 6 inches; bedroom, 11 feet 6 inches by 7 feet; bathroom, 7 feet by 5 feet 9 inches; linen closet and hall. Bedrooms have large closets.

SECOND FLOOR, bedroom, 12x12 feet; bedroom, 9 feet 6 inches by 12 feet 6 inches; bedroom, 11 feet 6 inches by 7 feet; bathroom, 7 feet by 5 feet 9 inches; linen closet and hall. Bedrooms have large closets.

The arrangement of our houses is such that they can be well heated with very little expense. Our \$1,995.00 house is but one of the many frame or concrete houses for which we are able to furnish our free building plans and specifications. No matter what price house you may want to build, remember we can save you from 25 to 50 per cent. Be sure to read all about our wonderful free plan offer, which is fully explained on page 594.



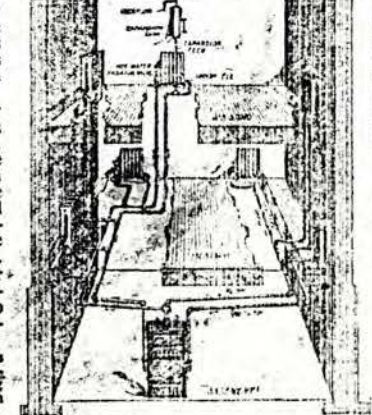
INSTALL THIS \$300.00 HOT WATER HEATING PLANT IN THIS HOUSE FOR \$209.14

HOT WATER HEATING is the most satisfactory means of heating. While its first cost is a trifle higher than furnace or steam systems, it is much cheaper in the long run, as it will save many times its first cost in economy of fuel. Unlike any other system, it can be regulated to maintain an even temperature at all times.

THIS PLANT CONSISTS of our 127 sectional water three-column hot water radiators, all necessary valves, union elbows, air valves, pipe and fittings, as shown in the illustration to the right. This hot water plant, although moderate in price, will comfortably heat this house with the exposures on four sides, during the coldest winter weather and will maintain a uniform temperature at 70 degrees when the outside temperature is 10 degrees below zero. This plant will be found suitable for this house in any part of the United States.

WHETHER YOU ARE BUILDING a new house or intend to install some means of heating in your home, do not fail to read all about our hot water and steam heating plants, fully described on page 613.

ON REQUEST, we will furnish an estimate for plant in this house, or any other house based on any special conditions. With each order for one of these plants we will furnish working drawings and complete instructions for setting up. The illustration to the right shows this heating system set up.



\$42⁵⁰ WIZARD CONCRETE BUILDING BLOCK MACHINE

THE WIZARD IS THE BEST

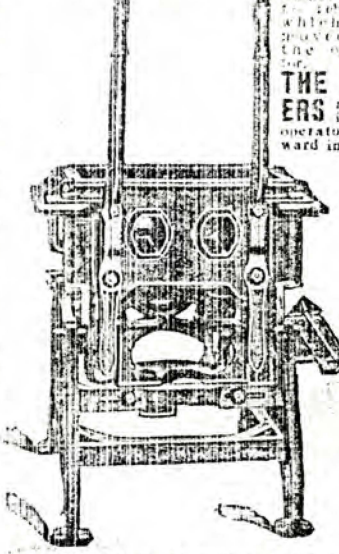
CONCRETE BUILDING BLOCK MACHINE MADE

It contains all up to date scientific improvements known to this class of machinery. In offering you this high grade machine, we claim it has no equal and that it is superior to concrete block machines which are sold as high as from \$100.00 to \$200.00.

THIS ILLUSTRATION shows a Wizard Concrete Building Block Machine dressed and ready to receive the concrete material for making the block. Observe its compact construction and note that every part is mechanical in detail; that it will automatically accomplish the work itself with but little assistance from the operator. These machines should not be confused with many concrete block machines of other makes, which are no more than mold boxes, flasks and forms. The Wizard is made to perform practically all the work and not you, and such a valuable consideration, together with many other superior qualities, places the Wizard in a higher class than so called concrete block machines which are only mere contrivances made to assist hand labor. We give you a machine which saves the work in greater proportion and much faster than it can be accomplished by any other method.

THE FRAME is well proportioned and supported with ribs and braces which prevent the flask or mould from jarring, sagging or shifting when the block is being made. A large percentage of blocks are broken during the process of their making in other machines because the frame or stand of the machine they are made of is too weak to prevent the jarring of the flask. A mere glance at the Wizard will show the substantial construction of the frame of our machine, which eliminates all possibility of blocks becoming cracked or broken by jarring of the flask or mould.

THE FLASK OR MOULD is constructed according to the face down principle. All parts of the flask or mould being from perfect centers which gives a neat, perfectly square surface when it is closed and completely releases the block when the mould is opened. The face down principle is the only one that gives the block a smooth, flat surface and makes it easy to get out of the flask. The quality of a block is determined by the quality of the mould. The Wizard has a perfect mould for making blocks. The mould is supported by the frame in such a manner that it can be tilted forward and backward and the face plate can be raised and lowered. The mould is supported by the frame in such a manner that it can be tilted forward and backward and the face plate can be raised and lowered. The mould is supported by the frame in such a manner that it can be tilted forward and backward and the face plate can be raised and lowered.



THE LEVERS are two in number and are used by the operator in turning the mould forward in the course of releasing the block. The end doors are separated from the block when the levers are spread and the face plate is withdrawn by a straight away release when the levers are lifted; also the entire mould is swung back and away from the block with the same operation which is used in withdrawing the face plate. These three actions completely release the block so that it can be carried away on its pallet. In closing the mould the same levers are required. The time required for all operations both in releasing and in closing the mould is only a small fraction of a minute and the work is all performed by the two levers and does not require the handling of any other part of the machine. This is one of the automatic features of our Wizard machine.

THE CORES ARE TWO IN NUMBER on the 16-inch machine and three of them are used on the 24-inch machine. They are shaped in such a manner as to allow the concrete while being tamped ample opportunity to follow the surface of the cores to a point directly under the center of the cores. This shape of core is very superior to all others because it gives the block

8x8x16 INCHES COMPLETE WITH BIG OUTFIT
As listed and described on page 577.

OUR AUTOMATIC CORE EXTRACTOR is a wonderful improvement on modern concrete block machinery. The old way of extracting the cores by hand, weights and levers has been overcome by this our modern method. It takes a great deal of time to insert and extract the cores by hand and it is hard work, considering the way the concrete material is tamped around the cores. **OUR WIZARD CONCRETE BLOCK MACHINE** is provided with this automatic core extractor which extracts the cores automatically when the flask is turned over to release the stone and the simple act of stepping on the foot treadle inserts the cores when the mould is turned back for the tamping of the concrete mixture for a new block.

THE REGULAR OUTFIT we furnish with this machine is such as is most generally used in making a standard variety of blocks. Special attachments, such as Bay Window, Circle Block and 4-Inch Course Block Attachments, are extra and are furnished only when ordered and proper price allowed. The regular outfits furnished with the machines are illustrated and described on the following page.

THE SHELF adds a valuable feature to our Wizard machine. The operator in making a block only use only one tool at a time and the shelf is a most convenient place upon which to place the remaining tools and keep them within easy reach when he wants to use them, otherwise they would be thrown on the floor and kicked about, making it necessary to look for them when they are wanted. All of this takes time and you can easily see the great amount of time and stooping that is saved by this shelf.

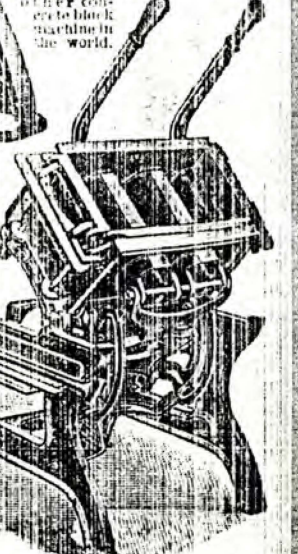
THE PALLET is an important part of a concrete block machine because much depends upon it. Weak and uneven pallets will crack the blocks. Wood pallets will warp and rot out of shape and they become too flexible. We have provided our Wizard machines with cast iron pallets of proportionate weight and strength. These pallets have handles on them so that the operator needs no carrying device to lift the block out of the machine and carry it away. Twenty-five pallets are furnished with each machine, but you should have as many pallets as you wish to make blocks per day.

THE WIZARD HAS NO COMPLICATED ADJUSTMENTS

such as are found on concrete block machines of other makes. There are no gears, sprockets, racks, springs, screws or slides to get out of order or clog up with concrete mixture when you are at work. In order to obtain the full capacity from any concrete block machine, it is necessary that the machine shall work smoothly and without a hitch, for should you have to stop in the midst of your work to adjust complicated parts and clean away bits of sets which become clogged up with concrete mixture that gets over the edges of the mould during the turning of the block, you undo relatively the full capacity of the machine. It is well to consider that your profit depends upon the quantity and number of blocks your machine makes in a fair day's work and when you own a Wizard Concrete Building Block Machine you receive the full benefit from your investment and labor and greater value than is given by any other concrete block machine in the world.

YOU SAVE ENOUGH IN LABOR

on our Wizard Concrete Block Machine to pay for the machine in sixty days. One man can make blocks on our Wizard machine about as fast as two men can make them on any other concrete block machine. All concrete block machines make blocks, but few make blocks perfect blocks and to other machine will range them in quality and with as little exertion and expense on the part of the operator as the Wizard. We know of several instances where one man has made a perfect block on the Wizard in one minute's time. We do not mean to say that everyone under all conditions can make a block for every minute of the working day, but we simply mean to illustrate the speed of which the machine is capable and the great amount of work it is possible for you to do alone on this machine. If it takes two men to operate other makes of concrete block machines in order to get a fair product for one day's work and the cost of labor to do the work is approximately \$2.00 per day for each man, add \$2.00 a day for every day you use a man to assist you to the price of the machine and you will find that it will make the machine an extensive one. You buy our Wizard Concrete Block Machine and you operate it alone and you can make a better block and about as many blocks as



portunity to follow the surface of the cores to a point directly under the center of the cores. This shape of core is very superior to all others because it gives the block

6000 ENGLISH OAK DRIVE
Arlington, Texas

They call it "RIDGETOP"; this large four-square Prairie Style home that sits high on a hill overlooking Arlington.

From the front porch, Fort Worth's skyline gleams in the distance. "RIDGETOP" was built in the early 1900's using a machine purchased from Sears & Roebuck. The home was constructed of concrete blocks made with the sand excavated from its own basement. It has been lovingly preserved and updated. The home retains all its historic charm, with the towering ceilings, a dramatic staircase, restored pine floors, original fireplaces, hugh screened porches, and a storm cellar.

"RIDGETOP" is surrounded by giant oaks and crepe myrtles, returning us to the peace and grace of a time gone by a treasure of yester-year.

COLOR LISTINGS * DALLAS
(214) 620-9844



Ebby Halliday REALTORS

MEMBER

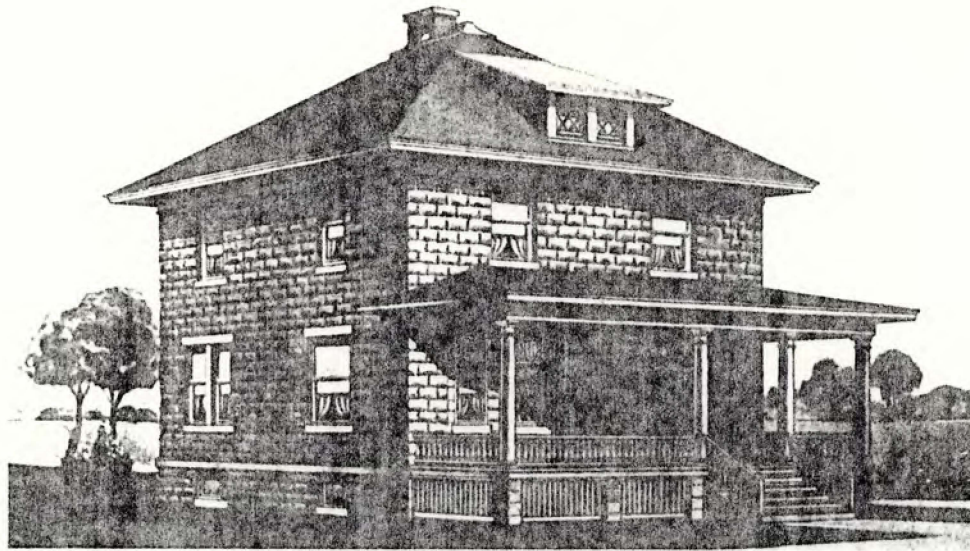


ML # 03604	Addr: 6000 English Oak	ARL 80Y	\$380,000
LC 25	Type R	Size: 4-3-1	ORDD/2-WBFP
Schools	Martin/Young/Ditto		Occ <input checked="" type="checkbox"/> Vac
Heat C-G	Air C-E	Lot Size 148' x 154'	APPT
LR 17 x 33	BR #1 17 x 23	Fnd P & B	
DR 12 x 15 w/bay	BR #2 10 x 13	Bt camp	
KA 12 x 12	BR #3 11 x 13	Fen	
Brk	BR #4 9 x 14	Int Concrete	
Dun 13 x 13	Gameroom: 11 x 39	Ext block	
Age 75-85			
Remarks 3rd floor: attic studio/gameroom/office with alcove 9x10. 2 screen porches. Storm cellar. Pine plank floor. Basement. Gorgeous views of lake & Ft. Worth. High on a hill. Giant oaks. Modernized!!			
<small>Financing - Subject to confirmation by Mortgage (All measurements, taxes and age approx.) (P) or Am</small>			
CLEAR			
1st Mort. Holder	\$ Unpaid Bal.	% Rate	Yrs. Dated \$ Mo. Pay
Other Fin. Info	EA: Tarrant Title		
Tax \$ 3000	Spec. Cond. Prop. Fin: FHA/VA/Conv		
Lot 1 RA Blk. 3	Addn. Waterwood Estates		
Agent Jo J./Virginia S. Realtor Ebby Halliday R.E., Inc.			
Ph 274-6420	Addr: 2401 W. Park Row	Ph 461-1864	
Selling Broker's Commission \$ or 3 % of Selling Price (Fill in Only One)			
Owner Troy B. & Linda S. Fancher Ph			

The information contained herein is furnished by the owner to the best of his knowledge. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal with out notice. In accordance with the Law, this property is offered without respect to race, color, creed or national origin.



No. 52

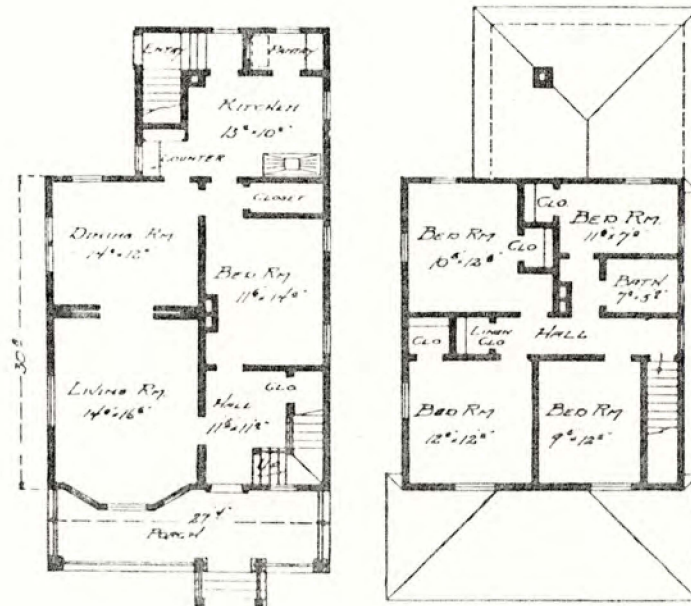


A square concrete block residence with conveniently arranged rooms. Cement block houses can be constructed at about one-third less than stone construction and, if properly built and well furred on the inside to make a dead air space between the blocks and the plaster, will be perfectly dry and healthful.

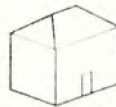
Details and features: Eight rooms and one bath. Concrete block exterior; full-width front porch with hipped roof; shed dormer. Sliding doors between living and dining rooms; open stairs.

Years and catalog numbers: 1908 (52); 1911 (52); 1912 (52); 1913 (209)

Price: \$782 to \$1,995



Hipped roof, two or more stories



Lifestyle

Classifieds

Ridgetop a home of memories



Turn-of-century lakeside house portrait in contrast

The huge concrete blocks were made with a machine marketed by Sears, Roebuck and Co. The Wizard Concrete Building Block Machine pressed together the blocks which have protected the home's inhabitants from the elements for the past 80 years...

By LACRISHA BUTLER
C-J Staff Writer

The stately white house sits on a slight hill near Lake Arlington, casually overlooking the modern, spacious homes springing up in the area.

There was a time when the old home was the largest building for miles around. It was one of only several houses in a sparsely populated section of the county that once spilled over into the city limits of Handley. Handley became a part of Fort Worth in 1946.

The rural community that once surrounded the 12-room house is a memory. In the last five years the rambling countryside as given way to Waterwood Estates, a lakeside subdivision in southwest Arlington.

Ridgetop, the name of the home, is believed to have been built in 1905 by Capt. and Mrs. F.M. Waller. The original size of the property on which the house was situated is estimated to have been as large as 250 acres. As recently as 1963, the property consisted of 11 acres, with the property line drawn down to the edge of Lake Arlington. The grounds surrounding the house now amount to a mere 1 1/4 acres.

THE HUGE CONCRETE blocks on the outside of the structure were made with a machine marketed by Sears, Roebuck and Co. The Wizard Concrete Building Block Machine used sand excavated from the basement area of the house and mixed with concrete to

press together the 12-inch-thick blocks which have protected the home's inhabitants from the elements for the past 80 years. A 1908 Sears catalogue prices the machine at \$42.50. Past owners believe other parts and materials used to construct the house also were ordered from the Sears catalogue. The house is believed to have cost between \$7,000 and \$8,500 to build.

A few years after building the house the Wallers presented Ridgetop and the surrounding property as a wedding gift to their son, Walter Malone, and his new bride Kate. The W.M. Wallers lived in their hilltop residence for the next 50 years, briefly leaving the house only for a few years in the 1930s.

The Wallers, who remained childless, often had nieces and nephews visiting the large estate. One of the nieces, Patricia White of Newport Beach, Calif., fondly remembers spending many summers at Ridgetop during her childhood.

"It was the biggest house in the neighborhood," White said. "Going from Dallas to Fort Worth, you could see the house for miles and miles."

White said her family often visited Ridgetop from their home in Dallas. She frequently visited her aunt and uncle, even after she moved away from Texas.

"We were very close. She (Kate Waller) never had any children and I was as close to her as any daughter," she said.



C-J Photo by Brent Winn

Proud owner

Linda Fancher sits in the sunroom at Ridgetop. She and her husband, Troy, purchased the historic home overlooking Lake Arlington in 1980.

RECOGNIZING THAT managing the property was becoming too much for them, the Wallers sold their beloved Ridgetop in 1957 and moved to a hotel in Fort Worth. J. Patrick and Frances Keating, and their four children, assumed the reins of the estate and lived there until 1963.

Frances Keating, who now lives in Conroe, Texas, with her husband, recalls that during the six years when they called Ridgetop home, four more children were added to the family, the Fun in the Sun Club was opened and Lake Arlington was created.

Mrs. Keating said she remem-

...A 1908 Sears catalogue prices the machine at \$42.50. Past owners believe other parts and materials used to construct the house also were ordered from the Sears catalogue. The house is believed to have cost between \$7,000 and \$8,500 to build.

bers the family watching as the lake was excavated and later filled with water from a torrential downpour that drenched the area.

"It took 29 days," she said. "We watched the lake fill up from a picture window in our kitchen."

One of the daughters, Deborah Keating, now a resident of Garland, said she remembers that the only main road near the house was Arkansas Lane. "It was all country roads. There were no stores. In order to buy anything you had to go into Fort Worth — or Arlington," she said.

In 1963, H.A. and LeeEtta Hedberg bought the home from the Keatings and used it as a lakeside residence for the next 10 years. Mrs. Hedberg, who resides in Fort Worth, said Ridgetop was used primarily as weekend house — a place where they could take their five grandchildren.

"We bought it to take the grandchildren out there. We had horses and a Mexican burro out there and a dock on the lake," she said.

IN 1973, ETC Properties Inc., a real estate company owned by Joe Eppes, James Tarver and Arthur Chance, purchased the home from the Hedbergs.

Eppes, now a Fort Worth businessman, said although they never lived in the house, Ridgetop remained within the company for the next two years.

"We never lived in the house, but we kept it in the company," he said. "We had a lot of company

parties out there."

The real estate company sold the house to Dallas Federal Savings, which planned to demolish the historic structure to make way for Waterwood Estates, a new housing development. However, Arlington builder Larry Howard convinced the savings institution to sell the house to him, thus preserving Ridgetop and its rich history.

Howard estimates he spent more than \$70,000 restoring Ridgetop to much of its original state. He lived in the house with his mother from 1978 until 1980, when the house became available for sale once again.

The house was then passed on to Troy and Linda Fancher and their two kids. Linda Fancher, who admits she and her husband have a passion for older houses, said they heard about the house while living in Dallas. A quick trip out to inspect it convinced them to make Ridgetop their residence.

"Some people have hesitations about living in an old house, from the standpoint of repairs and from the standpoint of ghosts," Linda Fancher said.

However, Fancher said they have felt comfortable in the house. "It's a very warm house. I think it has been a good house for a lot of people. It seems like it has always been a happy home for the people who lived here," she said.

"I feel this is our home. It's just like we've always lived here."

RIDGETOP

House has seen a lotta livin'

By BETTY HALL
Star-Telegram Writer

They called it Ridgetop, the white four-square farmhouse sitting at the highest spot on Pleasant Ridge, surveying the rolling hills and fertile bottom land that stretched away to the west.

In 1900, when Capt. and Mrs. M.M. Waller built their home, it was one of the few between Dallas and Fort Worth. For 83 years, the solid, rock-faced cement block structure has nestled comfortably in its grove of live oaks and watched a changing world.

The 12-room house was built with the aid of a newly invented machine from a young company called Sears, Roebuck that pressed the nine-inch thick blocks using sand excavated for the basement. At the time, the cost was \$7,000. It was an expensive and solid house.

In 1905, the Wallers' son, Walter Malone Waller, married Catherine (Kate) Rodman and received the house as a wedding gift. Ridgetop, visible for miles around, was the center of their lives for the next 52 years.

It was there that they lived and enjoyed a country life, says the couple's niece, Patricia White of Newport Beach, Calif. There the Wallers, childless, treated their niece as their daughter, raised and showed prize Jersey cattle and operated a dairy farm on their 250 acres. They grew grain crops to feed the cattle and planted an extensive garden that sometimes did so well that the couple had extra produce to sell.

Built in a style called four square, accented with a touch of Greek or Georgian revival, the old house originally had wooden porches that stretched across both front and back with columns framing the front door and beveled glass entry. Both porches had wooden roofs, the front porch topped by a widow's walk, the back completely screened. It served then and still does as an outdoor living and dining room among the giant trees which were probably old even then.

In 1918, David Malone, Waller's unmarried uncle who had been injured in World War I, moved in and lived with the couple for some time, helping among other things to replace the sagging wood of the front porch with concrete instead.

The Wallers' niece was just one of many guests who enjoyed refreshing summers at the farm. For the little girl and her Dallas family, it was an all-day Sunday trip on the Inter-urban from Dallas to Handley.

Some of the guests who traveled longer distances would stay several months. They always had something enjoyable to do, White reports. Her aunt always kept riding horses and visitors could enjoy long walks in the woods or a swim in Village Creek where one of the area's best swimming holes was located.

James Hagood of Poindexter Furniture remembers growing up in the Meadowbrook section of Fort Worth before the advent of public swimming schools. Mrs. Waller, he said, was very agreeable to letting children swim on her property. He, too, recalled the swimming hole as being in a class by itself.

Neighbors were few. Across the creek in the rich bottom land to the west, several plantations had once been located, but progress and the march of civilization had slowly swallowed them,

leaving the area populated mostly by former slaves.

The Lane (Arkansas Lane) was for years the closest road.

With the exception of several years in the '30s when the Wallers moved to Tallahatchie, Miss., to oversee a plantation they had inherited, they lived at Ridgetop and enjoyed the gracious pace of life in the country.

In 1957, when they felt they could no longer manage the property, they moved into Fort Worth's Blackstone Hotel, and sold the house to a J. Patrick Keating. Efforts to locate any member of the Keating family have reached a dead end and nothing is known about the six years that they owned the house.

In 1963, the house changed hands again, this time becoming the weekend home of the H.A. Hedberg family of Fort Worth. "We had it for the grandchildren," Mrs. Hedberg said. "We had horses and would take the grandchildren and their friends and go out to spend the weekend."

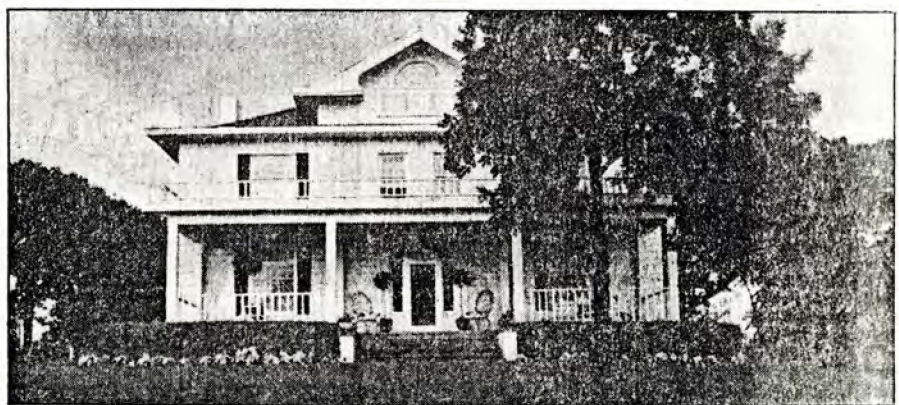
By then, Village Creek and the bottom land had turned into Lake Arlington and the Hedbergs sold the lakeside property to the Tommy Mercer family who developed it into Fun In The Sun Club.

The Hedbergs are responsible for the screened sleeping porch built above the back porch across the width of the house. With lots of grandchildren, each taking at least one friend, the porch frequently turned into a dormitory. By that time, Mrs. Hedberg reported, the roof over the front porch had shrunk just to a covering over the stoop. Gone, too, was the majority of the Wallers' furniture that had been left in the house, sold or moved, apparently by the former owners.

In 1973, the house became the property briefly of three college students, Joe Eppes, James Tarver and Arthur Chance, none of whom could be located, so that chapter in the home's history also remains to be written.

In 1974 ETC Properties bought the house and remaining acreage, reportedly with the intention of developing it into cluster homes. The project never matured and while the house sat idle, it was used for a time as a church. Today, the current residents say, people occasionally stop

Please see Home on Page 5C



Star-Telegram/NURI VALLBONA

INSIDE

Helping plants through the garden

3000 FABRIC CUTTING

If you feel less than enthusiastic about attempting this project all by yourself, Vogue pattern no. 8700 will give you the exact shape I designed. It's one of a collection of four new designs from Erica Wilson that are new in Vogue pattern books now. Before cutting to shape, pin the lining fabric on

(Say it with stitches! Must reading for the serious needleworker, with 21 traceable designs for crewel and needlepoint plus alphabets for stitching your own favorite sayings. Designs that can form a frame for your words in this magnificently illustrated guide. For a postpaid copy, send \$2.99 to "Stitches," care of the Star-Telegram, P.O. Box 259, Norwood, N.J. 07648. Make checks payable to Newspaper-books.)

Home has seen a lotta livin'

Continued from Page 1C

by, asking to see the house because they were married there.

Changing hands again in 1975, the house and land were bought by Dallas Federal Savings, the developers of Waterwood. It was at this point that Ridgetop nearly became a lovely memory. Dallas Federal was planning to raze the house to make way for the development.

Larry Howard, a custom contractor involved in Waterwood, became interested in the house and persuaded DEF to sell it to him. Ridgetop was saved, for the time being.

With careful attention to detail, Howard restored much of the home's former beauty. The hardwood pine floors shine again. The magnificent mahogany staircase creaks comfortably to the sound of many feet. Once again ceiling fans slowly revolve on hot summer days, stirring the lace curtains at the windows.

Today, the Troy Fancher family has taken its place as custodian of a unique heritage, enjoying the high-ceilinged rooms, the fabulous views from every window. Few families have the room for furniture on such a generous scale. Few are the romantic master bedrooms with a cavernous fireplace that the Fanchers enjoy. And few, indeed, are those with an attic office-gameroom offering views of the countryside from fan light and picture window.

The library is now a downstairs den and the kitchen's picture window frames sunsets over

The discovery that Ridgetop pre-dates Arlington's Fielder House by 14 years has given impetus to seeking a historical marker for the solidly built old home.

Lake Arlington. Today, the original owners would be surprised to learn, there are three bathrooms, all in working condition. Many years ago, the sole bathroom was frequently inoperable due to a lack of water in the cistern. Some things do improve with age.

People who care have given Ridgetop a new lease on life. The discovery that it pre-dates the Fielder House by 14 years has given impetus to seeking a historical marker for the solidly built old home.

Despite the encroaching roads and houses, it still sits gracefully on the brow of the hill. Crape myrtles still shade the back door. As the afternoon sun slants through the pines behind the house, it almost seems possible to hear cowbells tinkling on the breeze as the Jersey herd winds up the hill toward home.

Find out what's cooking In the Kitchen every Saturday in the Star-Telegram's Home/Living section.

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HOOKER
COCHRANE
LANE
BROYHILL
BASSETT

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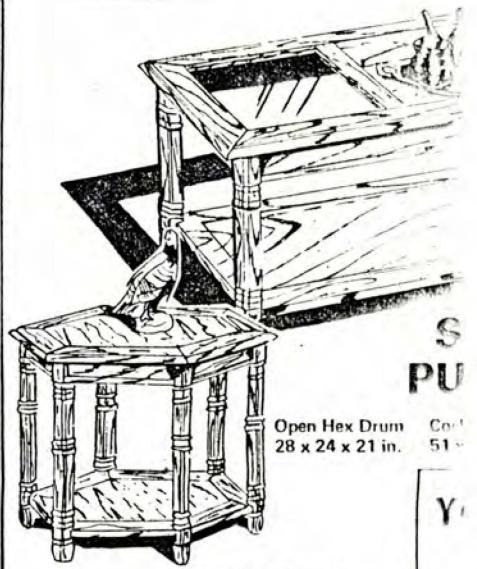
JOHN ELLIG • JOHN ELLIG • JOHN ELLIG • JOHN ELLIG • JOHN ELLIG

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Linda Fancher's Sears home, built around 1908, overlooks Lake Arlington.

Sears originals

Catalog homes that readers have known and still love

By Rick Wamre
Staff Writer of the News

IT WAS A HOT summer day in 1915. Otto Stein was a 15-year-old kid working for his father in Rockdale, Texas, about 50 miles south of Waco.

The boy was entrusted with the family fortune that day: a horse-drawn wagon filled with steaming loaves of bread browned in the family ovens.

"Six loaves for a quarter, that's what we sold them for back then," he says. "Delivered them right to the house, too."

As his horse took him from one farm to the next, Otto saw someone building a new home. Not just any home, though: It was a home advertised in the Sears, Roebuck and Co. catalog.

"I GUESS IT was the novelty of it, mostly," says the 82-year-old Stein, who now lives in Dallas. "I think folks were amazed that other folks would order a house out of a catalog. Some even snickered or laughed at people that tried this."

"I won't say if I was — and I won't say if I wasn't, either — one of the people who laughed. But I sure wish I could buy one today for what they were selling them for back then."

From 1908 to 1937, Sears was in the home-selling business. At the time, \$725 would buy a 6-room cottage, while \$5,000 would pay for

the Magnolia, a Southern-style mansion with Gothic columns, servants' quarters and a curving staircase.

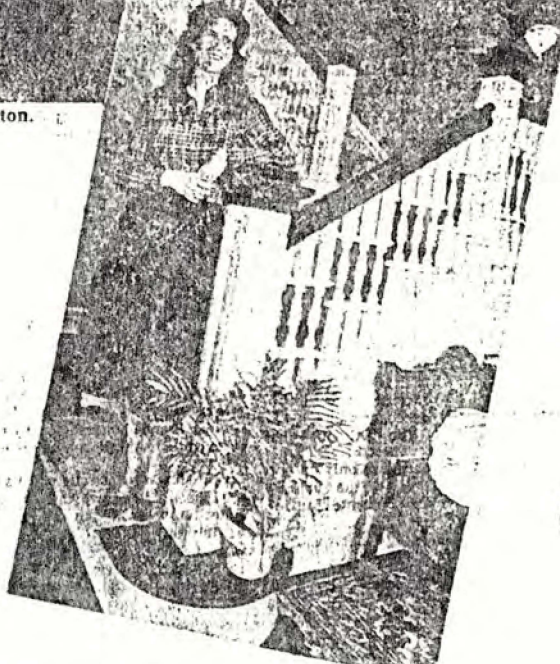
More than 100,000 homes, available in 100 different styles, were sold to people who "trusted the Sears' pledge that "your money will be immediately refunded to you for any goods not perfectly satisfactory."

The readers' response, Page 3C.

OTTO DIDN'T BUY a Sears home, but some Texans who did still live in the 811 homes that were described in the 1908 Sears catalog as "the greatest building proposition ever made."

The Dallas Morning News asked readers to tell us about Sears homes in Texas. More than 30 readers responded and following are the stories behind three homes that still stand.

When Linda Fancher saw the master bedroom in the Arlington home she and her family were going to move



The Fancher home was restored several years ago, but many original parts remain.

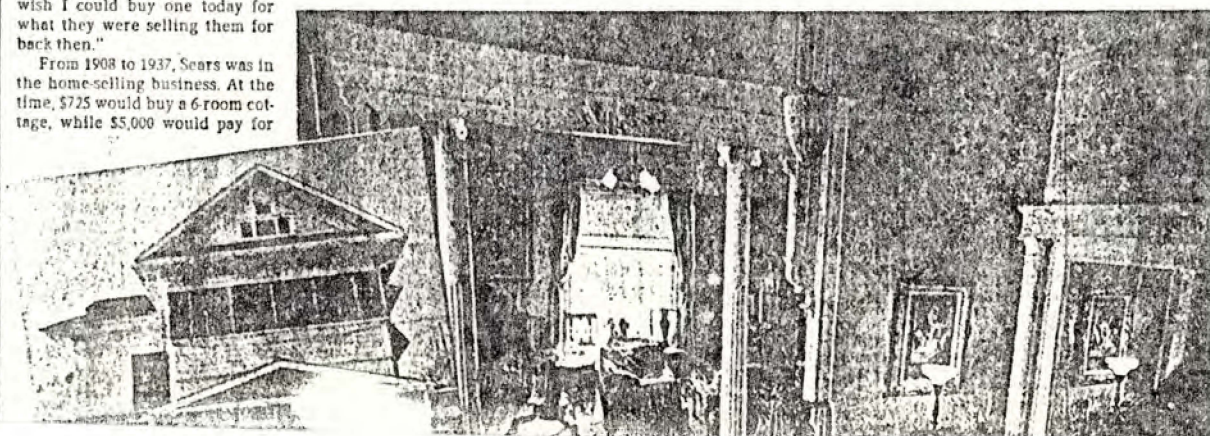
into, "I could hardly believe it — it looked just like a suite at the Fairmont," she said.

Only later did they discover the home was from Sears.

"My husband had bought this reproduction catalog several years ago and we had seen some homes advertised. He said, 'We've got to look in there.' And there it was."

PAGE 597 OF the 1908 Sears catalog advertises a "handsome 9-room concrete residence, a structure which could not be duplicated for less than \$3,000 if built in the old fashioned way with natural finished stone, can be built according to our free plans and specifications for \$1,995."

See SEARS on Page 2C.



State's... with he TV pro

By Ed Bark
Radio-TV Critic of The News

JOLLY RON HENDREN, puffy cheeks, red host for a show gushes. On Entertainment nightly star feet (Hendren is the only cated, satellite-fed p through several cart tering with much for Originally, Tom Wallace, the former hosts, with Hendren mentator. Soon, Hal wandering reporter eventually dried up. While Hendren Wallace, the origi

TELEVISI

show quit because time was being spent Paramount Television company behind. E then decided Ms. W out either. She was face who initially Viewers now know a former Los Angel beams along with H Recently, E added celebrity g some words of pra spots about celeb Robert Ulrich and C brought in to add a show that already an Osmond family some as having a p gram to introduce Hendren doesn't th "We're in an in (the February) s we fort to boost the r phone interview f face. "We all live books, so I don't t that."

HENDREN'S he's made of stee handing star flate Griffin, Mike Dow Until Entertainment critic whose job d air buttering up to A graduated Carolina, Hendren as a reporter in Washington, D Then he turned to "In Washington, about politics and nation's capital. national "name" w him as an enter But the network Hendren's termi sion. Fired bea house organ. He in Los Angeles at large." He shou programming, he heard in this str Hendren said See HEND

INSIDE

- Eden Court is and beyond. THE
- America Inter Roberta Peters 18C.
- Ann Landers... 6C
- Horoscope... 6C
- Line One... 6C
- Crosswords... 6C

Today in I

Shop

Sears originals: they stand strong

Continued From Page 1C.

The home, which was restored several years ago, straddles a hilltop overlooking Lake Arlington and is valued at about \$200,000.

The pine floors are original, as are the two brick fireplaces that dominate the living room and master bedroom. Machine-stamped molding has replaced the hand-carved pieces that once ringed the 9-foot ceilings. The winding pine staircase, which leads from the living quarters downstairs to the four bedrooms on the second floor, has been rebuilt to match the original.

The house originally was built about 1908 by a U.S. Army colonel. Shortly after the home was completed, however, the colonel's wife refused to live there.

The colonel sold the home to Melone Wallers, who turned it and the surrounding 285 acres into one of Arlington's largest dairy farms.

The Wallers owned the home until the 1970s, when it was purchased by a banker. Before being purchased and restored by the present owner, it was used as a fraternity house and a church.

"I think my biggest disappointment when I came here was that the kitchen was so small," Mrs. Fancher says. "But they had servants back in those days and I imagine the women didn't have to work too much in the kitchen."

"But as old as this house is — and it doesn't have cracked walls or anything — it's got to be good. It's got to be good for another 100 years."

In 1939, Sterling Brown was looking for a house for his new wife, Ruby. He didn't need much space and he didn't have much money.

So when he and Ruby saw the 24-by-30-foot 1936 Sears home offered for \$3,900, including a bedroom suite of hand-carved rosewood furniture, Brown reached for his wallet.

"Sterling just fell in love with the place," Mrs. Brown says.

"I felt like I was getting such a bargain that I gave him (the owner) another \$100," says Brown, 83.

Over the past 43 years, the old home has undergone a few changes. The house, originally built in Fort Worth, was picked up and moved to Hurst in 1950.

"But then it started getting to

be too many people and too crowded there," says Mrs. Brown, 69.

In 1970, the Browns moved the old Sears home again — this time to a lot overlooking Lake Lavon north of Plano. They also changed the outside of the home, covering its original wood siding with brick and building a glassed-in porch and another kitchen/living area on two sides of the old house.

The Browns also covered the home's original hardwood floors with tile and carpeting, but the old molding still lines the ceiling, and the doors and hardware are Sears originals, too.

Why didn't they build a new home instead of relocating the Sears home?

"It's a good little old home," Mrs. Brown says. "We liked it, we owned it, and we didn't have to buy anything more to move it."

"Yes, it was compact," Brown says. "You couldn't cuss a cat in it without getting hair in your teeth. But it's been home sweet home to us."

It was Sears' top-of-the-line model, a majestic 2-story structure designed to be more than a just a home. It was a showcase, a palace, a home for those who wanted people to know they could afford the best.

Inside, hardwood ceiling molding frames delicate, hand-carved trelliswork guarding the entrance to the parlor. A huge mahogany and cypress staircase leads to four bedrooms, a bathroom and enclosed porch.

Outside, 16 Gothic columns of cypress line a porch big enough for a picnic lunch for both sides of the family.

"This house has a lot of history," says owner Edith Sides of Dallas. "I remember we would sit out here on the porch in the beautiful moonlight and the June bugs would come through and we would give the children a blanket ... It was so nice. So beautiful."

The "Magnolia" home in Terrell, Texas, was built in 1911 and was sold to Mrs. Sides' stepfather in 1917. After her stepfather's death in 1932, Mrs. Sides' mother lived alone in the home until her death in 1968. Mrs. Sides lives downstairs about six months of each year and rents out the upstairs.

Little in the home has changed in the 71 years since its



Len Cooper

W.T. Pearson bought his Sears home in Rockdale about a year ago and it came with one of the original bills.

construction. The original hardwood floors are smooth, shiny and solid. The two fireplaces are decorated with original tile. Even the door, a massive hunk of cypress with a beveled-glass oval window, is original.

"You know how many times

I've watched *Gone With the Wind*? Six times," says Mrs. Sides, 74.

"And I always remember what Scarlett's father told her: Keep the land. I have. And you know what? I think my house compares favorably with Tara."



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LESTER MELNICK

FINAL SALE

leslie's

TX80 80 CD(L)DATA()
 SKEY 00003311538 PIDN 45265-3-1RA-C
 ADDN: WATERWOOD ESTATES
 LEGAL: BLK 3 LOT 1RA
 OWNER: STRICKLIN, DAN L & JUDITH E
 ADDRESS: 6000 ENGLISH OAK DR
 CMT:
 LAND 67500 DEF 0 ACRES
 TAXES: .00 P&I

)TAD-Y/N(N)DELQT(N)
 PSKEY 000000000000 DRG-YR 88 TADCG B1
 LOC: 6000 ENGLISH OAK DR
 MAP 2090 376 STAT: M
 C/O:
 ZIP-CODE: TYPE Z CODE 76016 BKRUPT:
 C/S ARLINGTON, TX
 0.000 STMTCD M SUIT SUSP N
 .00 LAWYER .00 TOTL .00

TAX-YRS =

TXYR / CODES	87	88	89	90	R1 90	AU 79 S
CVAL	223152	284336	284336	325309	325309	1000
COUNTY 220	262.69	445.01	516.35	637.82	637.82	9.50
R.O.W.	14.95	0.00	0.00	0.00	0.00	0.90
WATER 010	0.00	0.00	0.00	0.00	0.00	0.00
HOSPITAL	248.26	378.17	435.03	577.33	577.33	9.34
TCJC	70.36	89.51	93.09	112.95	112.95	3.60
SCHOOL 901	0.00	0.00	0.00	0.00	0.00	0.00
CITY 24	0.00	0.00	0.00	0.00	0.00	0.00
FRESH WT	0.00	0.00	0.00	0.00	0.00	0.00
PAID	596.26	912.69	1044.47	1328.10		86.97
TOTAL	596.26	912.69	1044.47	1328.10	1328.10	24.34
SUPP-MD/PDCD	12 PF 00	12 PF 00	12 PF 00	12 PF 00	00	00 P
PD-DATE	871227	881231	891230	901229		820742

TX8U 8U TAX PROPERTY DEED HISTORY
 TYPE-S/P/T/N/A/L:(L)() TAD-Y/N:(N)
 SKEY: 00003311538 PIDN: 45265-3-1RA-C TAR: STATUS: M
 ADDN: WATERWOOD ESTATES. LOC: 6000 ENGLISH OAK DR
 LEGAL-DES: BLK 3 LOT 1RA Y/BLT
 OWNER: STRICKLIN, DAN L & JUDITH E ADDR: 6000 ENGLISH OAK DR
 MAP 2090 376 CITY 24 SCHL 901 ACRES SQFT 4440 PRV-SKEY 000000000000
 DATE TC VOL PAGE OWNER NAME ADDRESS ZTYP ZIP
 850329 WD 8139 0410 TROY B FANCHER & LINDA S
 860730 WD 8641 1435 STRICKLIN, DAN L ETUX JUD

PF1-HELP/PF2-RETURN/PF3-MENU/PF4-NEXT ACCT
 TAX-YRS =

BUILDING DESCRIPTION

Kind of Improvement	SIZE	CONSTRUCTION					VALUATION	
		ROOF	WALLS	FOUNDATION	Year Built	CONDITION	Orig. Cost	
Res	36.46	Comp.	CONCR. Blks	Concrete	1900			
Barn	22.55	"	Box	"	1915			
Shed	14.20	"	"	"	1915			
Shed	30x50	Single	"	Post	1905			
	x							
	x							
Other Improvements:								
Miles Woven Wire Fence _____ Miles Barbed Wire Fence _____								
Miles Rail Fence _____ Miles Other Type Fence _____								
0 Acres Leased for Mineral Rights \$ _____ Per Acre _____								
Total Improvement Valuation							\$	

Distance from County Seat 9 Miles.
 Located on Gravel Kind Road
 Distance from Paved or Graveled Road _____ Miles. Distance from Local Market 2 Miles
 Distance from Church 2 Miles. Distance from School 2 Miles
 Served by School Bus—Yes or No Yes Water and Sewerage—Yes or No _____
 Gas—Yes or No No Electricity—Yes or No No

RENDERED FOR TAXATION

YEAR	ACRES	VALUATION	VALUATION CHANGED TO	VALUATION FINAL	HOMESTEAD EXEMPTION	AUTHORITY FOR CHANGE
1937	132 2/3			7000 00		
1938	132 2/3			7000 00		
1939	132-2/3			7000 00		
1941	132 2/3			7000 00		

PLAT

No. Rms. ¹² ----- No. Stys. ² ----- Occupied By QR V
 No. Sq. Ft. ³²⁶⁴ ----- Class ¹⁸ ----- Price ^{2.35} ----- \$ ^{7670.40} -----

Building Permit No. _____ Date _____
 Purpose: Add. Bldg. \$ _____ Repairs \$ _____ Total \$ _____
 Value Before Add. Imp. \$ 2570.00 Value After Add. Imp. \$ 2822.40
 Per Cent Depreciation 25 Net Value All Bldgs. \$ 4715.72
 Mil. Revenue \$ _____
 Taxes Due _____

LAND VALUATION

CLASSIFICATION	VALUATION	TOTAL
52 Acres Farming, 1st Class	\$ Per Acre	
Acres Farming, 2nd Class	\$ Per Acre	
Acres Farming, 3rd Class	\$ Per Acre	
Acres Timber, Virgin Growth	\$ Per Acre	
Acres Timber, Second Growth	\$ Per Acre	
Acres Timber, Cut Over	\$ Per Acre	
Acres Grazing, 1st Class	\$ Per Acre	
38 Acres Grazing, 2nd Class	\$ Per Acre	
Acres Subject to Irrigation	\$ Per Acre	
Acres Under Irrigation	\$ Per Acre	
2.5 Acres Waste Land	\$ Per Acre	

Total Land Valuation \$ 4000
 Total Improvement Valuation 4215.72
 Grand Total \$ 8215.72

Prop. W line between T'd. 22.5' W & N 0° E 475.3' from SE corner of J.G. Casey

S 88° W 314'

N 89° W 698' to East Bank of Lake Carl

N Water Contain line N 35° W 223'

N 48° W 268'

N 7° E 180' to SW corner of 10 Merwin Tract

39.735a.

S 74° E on So line of Merwin Tract 349' to corner

N 15° E 203'

N 58° E 152' ✓

N 24° W 309' ✓

N 38° W 169' ✓

N 46° W 230' ✓

N 85° W 134' to East Bank of Lake Carl

N 18° W ~~500~~ water contain 201'

N 4° E with contain 177.95' ✓

S 56° E down fence line along SW line of Mc Cleckley Tract 372' to South corner of 7^c

N 38° E 438' ✓ to SW line of Oak Lane

S 51° E with Oak Lane 50' ✓

S 38° W fence line 209' to west corner of 1.0 tract City of Carl

S 51° E 209' to west corner of 1.0 tract

N 38° E 209' to east corner of 1.0 tract

S 51° E 800' with Oak Lane to intersection with Perkins Rd

S 0° E with W line of Perkins Rd.

29 Dec 1976

Water Wood Estates

Plot 388-109-135-1-21-77



39.663a

ABSTRACT 269 133 9 6 17 11 PAGE

EXEMPT FROM TAXATION

ORIGINAL GRANTEE J. A. CREARY, DEC'D. BLOCK NO. _____ SCHOOL DISTRICT NO. X ADDITIONS TO CITIES _____ ACRES
 SURVEY NO. _____ TOWNSHIP NO. _____ DIST. NO. _____ ROADS ACRES
 CERTIFICATE NO. _____ (VOL. 2) RANGE NO. _____ DIST. NO. _____ RAILROADS ACRES
 NUMBER OF ACRES 1476 SECTION NO. _____ DIST. NO. _____ SCHOOLS, CHURCHES _____ ACRES

SCALE: 1 INCH = 500 YARDS

W. H. HUDSON - 717
1388 feet
949

CHAS. PHIPPS - 1224

U. WUTHERICH - 1693

J. M. DANIEL - AB. 395

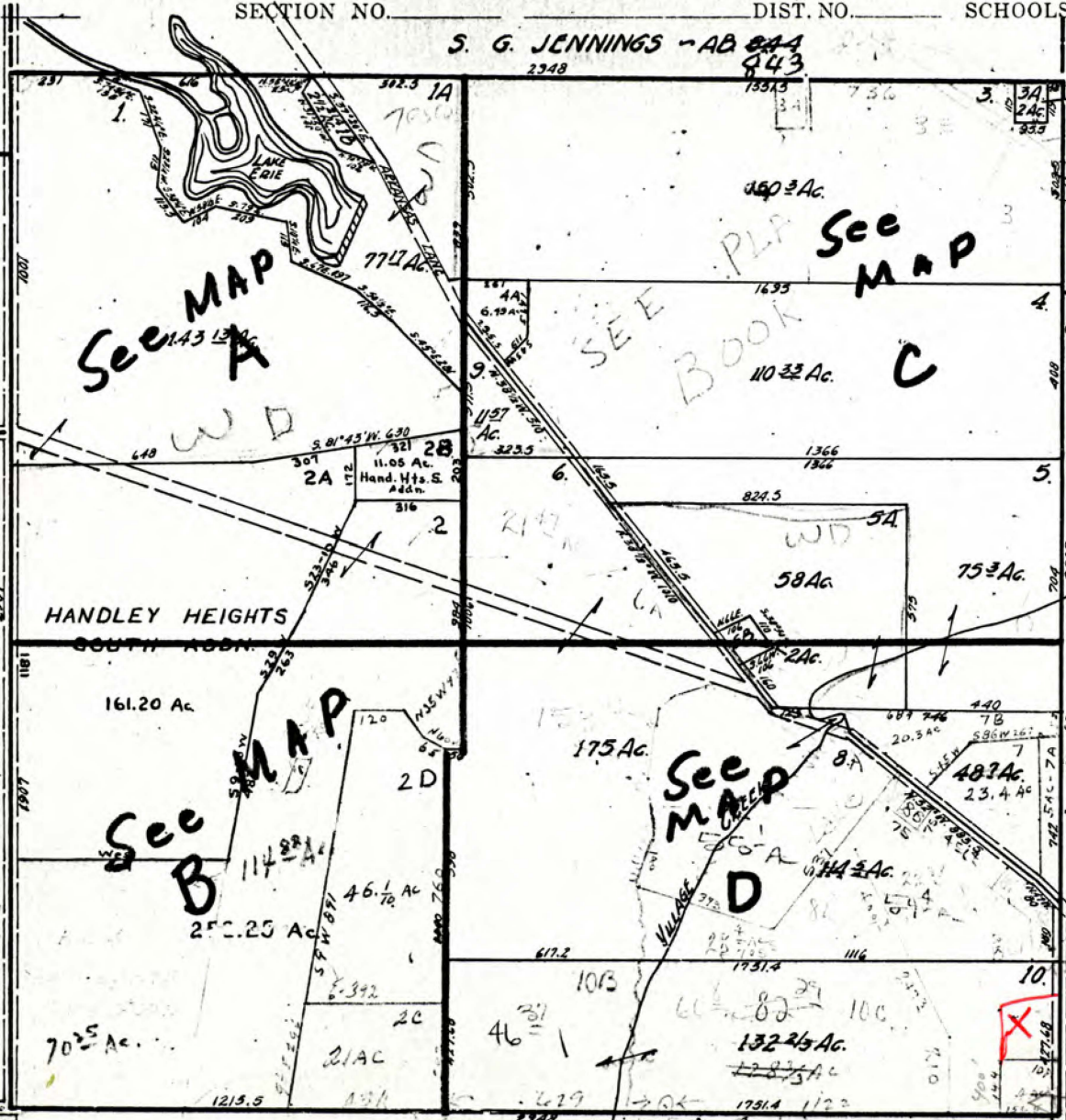
M. E. ASBURY - 45

S. G. JENNINGS - AB. 844
2348 843

SEE PLATT BOOK

M. T. JOHNSON - AB. 863

T. PERRINS - AB. 1218



Handwritten notes along the right edge: 'See MAP', 'See PLATT BOOK', 'M. T. JOHNSON - AB. 863', 'T. PERRINS - AB. 1218', 'Perrins', 'Barber'.

J. A. Creary

Abstract No. 269

Vol. 176
p. 124

~~W. A. Creary~~

Probate 66371 7-24-1890

Ja Creary, deceased - James O. Clank Adm.
hand certificate #586 2nd class

Adm Clank sold at public auction to

Damon H. Gattis for \$50 on Oct 20, 1841

Probate Book A, p. 42 Travis County

Never surveyed for Creary

Gattis heirs partitioned

		Cash	Notes
1-1887	① M. Lattin → Cotton	\$700	- all cash
9-1900	② Cotton & Freeman → Taylor	\$1,857.33	1,007.33 ^{10%} 250 1-20-1901 300 1-20-1903 8% 300 1-20-1903
4-1905	③ Taylor → Graham	3,980	1200 8% 2780
4-1905	④ Graham → McKelvey	4580	1800 8% 2780
2-24-1906	McKelvey → Robinson	5970	3190 8% 2780
10-17-1907	Robinson → Mattie Waller ^{* first mention of improvements}	12,000	12,000 8% 2780

465 1-1-1898 p 50 10-9-1897

~~100~~ 3-15-1998 100

~~234~~ 12-2-1898 234

420 1-1-1899

390 1-1-1900

360 1-1-1901

330 1-1-1902

1965

2,500 2500

Mr. Mattie Waller to son W. Malone Waller 2500 2500

Waller → Redbury 19,400 4,400 15,000

282

M. A. Gattis + Allen A. Gattis to C. W. Cotton

Gen. D. Bernard & Co., Printers, Lithographers, Stationers and Blank Book Makers, St. Louis.

Missouri
The State of Texas,

County of *Montgomery*

Know all Men by these Presents,
THAT *me M. A. Gattis and Allen A. Gattis husband and wife*
of the County of *Montgomery* in the State aforesaid, for and in consideration of
Seven Hundred (\$700.00) DOLLARS, to *225* in hand paid by
C. W. Cotton

have Granted, Sold and Conveyed, and by these Presents do Grant, Sell and Convey, unto the said *C. W. Cotton*

of the County of *Harrison* in the State of *Texas*, all that certain

tract or parcel of land situated in the County of Tarrant and State of Texas on the waters of Village Creek about eight miles east of the City of Ft. Worth out of the J. A. Greary's League survey. The particular tract herein conveyed is more fully described as follows to wit: Beginning at the S.E. corner of the original J. A. Greary survey at a pile of stone from which a Black Jack mark & Louis A's mark and another mark bears N 65 E 400 feet to the S.E. corner of subdivision No. 11 as shown by the decree of partition of the District Court of Harrison County Texas at its Sep Term a. d. 1886 (crossing Village Creek at 300 feet) thence N 118 E to the N.W. corner of this subdivision and S.W. corner of subdivision No. 12 thence East crossing through the cultivated field and crossing Village Creek 184 feet to the N.E. corner of this subdivision and S.E. corner of subdivision No. 3 thence South 11 58 feet to the beginning containing 132 2/3 acres. This deed is intended to convey the portion of said J. A. Greary's League to M. A. Gattis by the decree of the aforesaid District Court of Harrison County Texas at its Nov term 1886 (reference is hereby given TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto

the said *C. W. Cotton his* heirs and assigns, Forever. And *me* do hereby bind *ourselves our* heirs, executors and administrators, to Warrant and Forever Defend all and singular, the said premises unto the said *C. W. Cotton his*

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

WITNESS *our* hand this *29th* day of *December* A. D. 188 *6*

Read and Delivered in Presence of
Wm. M. Bardshaw
J. H. Young
M. A. Gattis
A. A. Gattis

County of *Montgomery* BEFORE ME *John N. Crane Chancery Clerk*
in and for *Montgomery* County, Texas, on this day personally appeared *Allen A. Gattis*

(S.S.) known to me *to* subscribed to the foregoing instrument, and acknowledged to me that *he* executed the same for the purposes and consideration therein expressed. GIVEN under my hand and seal of office, this *29th* day of *December* A. D. 188 *6*

John N. Crane Chancery Clerk
Montgomery County, Texas

County of *Montgomery* BEFORE ME *John N. Crane Chancery Clerk*
in and for *Montgomery* County, Texas, on this day personally appeared *Allen A. Gattis* Wife of

known to me *to* subscribed to the foregoing instrument, and having been examined by me privily and apart from *her* husband and having the same fully explained to *her* she acknowledged such instrument to be *her* act and deed, and declared that *she* had willingly signed the same for the purposes and consideration therein expressed, and that *she* did not wish to retract it.

GIVEN under my hand and seal of office, this *29th* day of *December* A. D. 188 *6*

Filed for Record the *5th* day of *January* A. D. 188 *7* at *10* o'clock *P.* M. and Recorded the *11th* day of *January* A. D. 188 *7* at *10* o'clock *P.* M.
J. D. Swaine COUNTY CLERK.
J. D. Swaine Deputy Clerk.

Filed for Record October - 7 - 1899 at 3 o'clock P.M.
Recorded October - 14 - 1899 at 3 o'clock P.M.
W. E. Butler

County Clerk

45/

J. A. Horne et al }
 to } Contract } The State of Texas }
 O. W. Cotton et al } County of Tarrant } Know all
 men by these presents, that we W. E. Horne and J. A. Horne
 being indebted to O. W. Cotton and S. R. Freeman
 for a balance of purchase money for that certain tract
 or parcel of land on the Joseph A. Creary 1476 acre survey
 on Village Creek in Tarrant County and State of Texas
 on which we reside and which has been bargained
 to us by them as shown by our promissory notes to them
 all bearing 10 per cent per annum interest from maturity
 and being severally for the sums of \$460 payable
 January 1st 1898 of which we have paid \$50.00 on Oct 9th
 1897 \$100.00 on March 15th 1898 and \$234.00 on Dec 2nd
 1898 of \$420.00 payable Jan 1st 1899, of \$390.00 payable
 January 1st 1900, of \$360.00 payable Jan 1st 1901 and of
 \$330.00 payable Jan 1st 1902. Now in order the better to secure
 the payment in full of said notes hereby agree with said
 Cotton and Freeman that in addition to the security
 in the land itself for which said notes were given we
 will mortgage and we do hereby mortgage to them and
 convey in trust to & Rest. for that purpose the products
 of said tract of land for the next year and from year
 to year from this date till said notes shall be fully
 paid off as follows to wit: We engage and bind our
 selves in the Spring of each year before the middle of
 March to break up well with a turning plow the
 20 acre field of Johnson grass on said land west of
 the Creek and to cut bale and market the hay
 that may grow upon the same and to turn over to
 said & Rest at Standley one half the gross proceeds
 of the same to be applied to the payment of one
 said notes from time to time when we sell the same
 We also engage to cut and market as rapidly as
 we can the wood growing on said land and to turn
 over to said Rest at the time of sale one dollar per cord
 for every cord of wood so marketed to be applied to the

payment of our said notes and we also agree and bind our
 selves to cut the wood, clear as we go and to clear up and
 put in cultivation as soon as possible all of the tillable
 land on said tract of land on the east side of the creek
 and to plant and cultivate on the east side of the creek
 next year at least twentyfive acres in cotton and to
 gather and have the crop ginned and the whole de-
 livered at the gin to said C. Rust free of all expense
 that the same may be sold by him and the whole of the
 proceeds thereof applied to the payment of our said notes.
 We also engage and agree that after next year each fol-
 lowing year we will plant and cultivate in cotton to
 be managed and disposed of in the same manner at
 least forty acres of land on said tract till all of our said
 notes are fully paid. We also agree and promise that no wood shall
 be cut and marketed from said land by us on the west
 side of the creek till we have first cut and cleared off all the
 wood from all the tillable land on said tract on the east
 side of the creek. The hay cotton and wood thus to be taken
 from said land and applied as aforesaid to the payment
 of our said notes we hereby mortgage to said Cotton &
 Freeman and convey in trust to said Rust in order that
 the same may be so applied and in handling the same
 as herein before provided we are to be understood as
 acting only in the capacity of agents of the said Rust
 without any privilege to use any portion of the pro-
 ceeds of the hay except the surplus over and above
 one half the proceeds or to use any portion of the pro-
 ceeds of the wood we may so handle except the surplus
 above one dollar per cord that it may bring and
 without any privilege to use any part of the proceeds
 of the cotton. This mortgage and conveyance in
 trust is to continue from year to year till all
 our notes aforesaid are fully paid and thereafter
 are to be void and of no further effect.
 And it is distinctly understood and agreed that
 if we do not fully and promptly comply with
 our agreement to raise cut bale & market hay and
 pay over the proceeds thereof and with our agree-
 ment to plant cultivate gather, have ginned and
 delivered cotton and with our agreement to
 cut and market wood and pay over proceeds
 thereof as herein provided in case we fail in

either of these respects, the said Rust is hereby authorized to enter upon said land at once and take charge thereof and employ labor and have the work performed which we herein agreed to do, at our expense and to pay the expense of such work and a reasonable charge for his attention thereto out of the proceeds of such hay cotton and wood and to apply the balance of the proceeds to our notes till the whole are paid. The said Cotton and Freeman may upon our failure to pay any of our said notes at maturity nevertheless proceed at their option to enforce their payment by law and to collect our notes by legal process. The purpose of this contract being to give additional security for the payment of our said notes in consideration of such real and personal security as said Cotton and Freeman real may choose to extend to us and not in any manner to limit or qualify their right to enforce the collection of said notes according to their tenor and effect.

We hereby also authorize the said Cotton and Freeman in case the said Rust for any cause should fail to act and execute any of the powers herein conferred upon him to substitute another trustee with the same power and authority herein conferred upon said Rust to act in his place
Witness our hands this 2nd December 1898

W. D. Stone real
J. A. Stone real

Whereas Mr G Rust has absented himself from Tarrant County and cannot act under this writing we hereby appoint and substitute ~~W. D. Stone~~ D. W. Stone to act in his stead with full power to do and perform all the acts which said Rust was herein authorized to perform. September 29 1899

S. R. Freeman
C. W. Cotton

Filed for record Oct 4 1899 at 2 o'clock A.M.
Recorded Oct - 14 - 1899 at 3³⁰ o'clock P.M.

W. C. Butler
County clerk

119

W. R. Taylor & Wife

TO Seligman Braham

THE STATE OF TEXAS.

Know all Men by these Presents:

COUNTY OF Sarrant

THAT W. R. Taylor & Wife

of the County of Sarrant State of Texas in consideration of Twenty hundred and eighty (\$2,800.00) Dollars, paid and secured to be paid by Seligman Braham as follows:

Five hundred Dollars on hand and the receipt of which is hereby acknowledged and the execution and delivery by said Seligman Braham of his certain and valid note in the order of Twenty hundred and eighty Dollars of immediate hereunto and due in full for its said date with interest at eight per cent per annum by interest to be paid annually and ten per cent additional if it be in the hands of an attorney for suit or collection or if collected through the probate court.

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said Seligman Braham

of the County of Sarrant State of Texas all that certain tract of land situated in the

County of Sarrant State of Texas on Chilaga Creek about eight miles east of the City of Fort Worth and being a portion of the J. W. Leary 1/2 league survey the particular tract herein conveyed is more fully described as follows: Beginning at the S.E. corner of the original J. W. Leary survey a pile of stone for which a black oak is set 2 1/2 x 2 1/2 x 2 1/2 ft. 6 1/2 x 10 ft. stone West crossing Chilaga Creek 4864 feet or 1751 1/100 ths to a stake in the South line of said Leary Survey from the S.E. corner of this tract the same being the S.E. corner of subdivision No 1 of said Leary survey as shown by the decree of partition made in the District Court of Harrison County at its November term A.D. 1886 thence N. 11 33 E. 1185 feet or 427 69/100 ths to a stone for the N.W. corner of this tract and the S.W. corner of subdivision No 3 thence East crossing Chilaga Creek 4864 feet or 1751 1/100 ths the S.E. corner of this subdivision and S.E. corner of subdivision No 3 a stone on the East line of said Leary survey from which a stone is set 1 1/2 x 1 1/2 x 1 1/2 ft. 10 1/2 x 10 1/2 ft. stone N. 11 33 E. 1185 feet or 427 69/100 ths to the place of beginning containing 132 2/3 acres of land. This deed conveys the same portion of said J. W. Leary survey set apart to W. R. Taylor by the decree of partition in the District Court of Harrison County Texas entered at its November term 1886.

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 Belghman Abraham his

heirs and assigns, forever. And we do hereby bind ourselves and heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said Belghman Abraham his

heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof. BUT IT IS EXPRESSLY AGREED AND STIPULATED that the VENDOR'S LIEN is retained against the above described property, premises and improvements, until the above described note, and all interest thereon, are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESSE our hand at Fort Worth Texas this 22nd day of March A. D. 1905.

SEEN AND DELIVERED IN PRESENCE OF

W.R. Taylor
E. Taylor

THE STATE OF TEXAS,

COUNTY OF Tarrant

BEFORE ME, E.B. Randle a Notary Public

in and for Tarrant County, Texas, on this day personally appeared W.R. Taylor

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

Given under my hand and seal of office, this 27th day of March A. D. 1905

E.B. E.B. Randle Notary Public
Tarrant County Texas

THE STATE OF TEXAS,

COUNTY OF Tarrant

BEFORE ME, E.B. Randle a Notary Public

in and for Tarrant County, Texas, on this day personally appeared E. Taylor

wife of W.R. Taylor known to me to be the person whose name is subscribed to the foregoing instrument, and

having been examined by me, privily and apart from her husband, and having the same fully explained to her, she, the said E. Taylor acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 27th day of March A. D. 1905

E.B. E.B. Randle Notary Public
Tarrant County Texas

Filed for record the 12th day of April 1905, at 1:30 o'clock P. M., and recorded the 17th day of April 1905, at 9 o'clock A. M.

R. S. Rogers County Clerk.

By _____ Deputy Clerk.

Tilghman Graham to *S. S. McKelvey & N. C. McKelvey*

Trust Printing Company

THE STATE OF TEXAS, }
COUNTY OF *Maricopa* }

Know all Men by these Presents:

THAT *Mr. Tilghman Graham* being by *an wife Mrs. Graham*
Tilghman Graham 1905

of the County of *Maricopa* State of *Arizona*, in consideration
of the sum of *Five Hundred and eighty Dollars* Dollars, paid and secured to be paid by
S. S. McKelvey & N. C. McKelvey as follows:

Eight hundred Dollars cash in hand the receipt of
which is hereby acknowledged, and the redemption
by said *S. S. McKelvey* and *N. C. McKelvey* of the
payment of a certain promissory note executed by
said *Tilghman Graham* to *W. R. Taylor* in the sum of *\$2750.*

in full payment for the said *Deed* executed, dated *March*
29th 1905 and mentioned in the *Deed* of that date from
said *W. R. Taylor* and wife to said *Tilghman Graham*

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

S. S. McKelvey and *N. C. McKelvey*
of the County of *Maricopa* State of *Arizona* all that certain *tract* of land

situated in the County of *Maricopa* and State of *Arizona*, in *Village*
Creek, about eight miles East of the City of *Phoenix* and
being a portion of the *J. A. Creary's* 1/3 league survey; the portion
law tract herein conveyed is more fully described as follows
to-wit: Beginning at the S.E. corner of the original *J. A. Creary* survey,
a pile of stone, from which a black oak stake, *Trans N. 3 1/2 in.*, a
rod, *11.04 E. 11 in.*; thence West crossing *Village Creek*, *11864 feet* or
1757 1/2 in. to a stake in the South line of said *Creary* survey, for
the S.W. corner of this tract; thence being the S.E. corner of sub-
division No. 1, of said *Creary* survey as shown by the *Deed* of
partition entered in the District Court of *Hamilton County*
at its November Term A.D. 1886; thence North *1187 feet* or *1727 1/2 in.* to a
stone for the N.W. corner of this tract and the S.W. corner of subdivision
No. 2; thence east crossing *Village Creek* *11864 feet* or *1757 1/2 in.* the
N.E. corner of this subdivision and S.E. corner of subdivision No. 3,
a stone in the east line of said *Creary* survey, from which a 5 in.
rod, *3.1 N. 10 3/4 in.*; thence South *1188 feet* or *1727 1/2 in.* to the place of
beginning, containing *132 2/3* acres of land.

This *Deed* conveys the same portion of said *J. A. Creary* survey
set apart to *M. A. Ketter* by the *Deed* of partition in the
District Court of *Hamilton County*, *Arizona*, entered at its November
Term A.D. 1886.

H. C. Mc Kelroy et al. To F. B. Robinson.

THE STATE OF TEXAS,
County of Tarrant.

Know all Men by these Presents:

THAT we, H. C. Mc Kelroy and J. S. Mc Kelroy wife of H. C. Mc Kelroy

of the County of Tarrant and State of Texas, in consideration of Five Thousand Nine Hundred and Seventy (\$5770.00) Dollars, paid and secured to be paid by F. B. Robinson as follows:

Three Thousand One Hundred and Ninety (\$3190) Dollars, each the receipt of which is hereby acknowledged, and the assumption by the said F. B. Robinson of the payment of a certain promissory note for the sum of Two Thousand, seven hundred and eighty dollars, executed by Lieutenant Graham to H. R. Taylor for part of the purchase money for the land herein conveyed, dated March 22, 1905, due five years after the date thereof, and mentioned in the deed from said Taylor and wife to said Graham recorded in Book 205, page 146, of the deed records of Tarrant County.

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

F. B. Robinson

of the County of Tarrant in the State of Texas all that certain

tract or parcel of land, situated in the County of Tarrant and State of Texas, on Village Creek about eight miles east of the City of Fort Worth and being a portion of the J. A. Creary 1/3 league survey, the particular tract herein conveyed is more fully described as follows: Beginning at the S. E. corner of the original J. A. Creary survey a pile of stone, from which a black jack whet & br. 7.3 yards, a do. marked & br. 7.64 E. 4 varas, thence west crossing Village Creek, 4864 feet or 1751 4/100 varas, to a stake in the South line of said Creary survey for the S. W. corner of this tract the same being the S. E. corner of subdivision no. 1, of said Creary survey as shown by the decree of partition entered in the District Court of Hamilton County at its November Term A. D. 1886; Thence North 188 feet or 427 6/100 varas to a stone for the N. W. corner of this tract and the S. W. corner of subdivision no. 3; thence east crossing Village Creek 4864 feet or 1751 4/100 varas the N. E. corner of this subdivision and S. E. corner of subdivision no. 3, a stone in the East line of said Creary survey from which a P. O. br. S. 1 W. 10 7/10 varas; Thence South 1188 feet or 427 6/100 varas to the place of beginning, containing one hundred and thirty-two and two thirds (132 2/3) acres of land. This tract being the same portion of said J. A. Creary survey set apart to M. W. Gattis by the decree of partition in the District Court of Hamilton County, Texas, entered at its November Term A. D. 1886 and being the same land conveyed to C. W. Cotton by M. W. & D. H. Gattis by deed dated Dec. 29, 1886 and recorded in Book 42 pg. 282 of the deed records of 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 F. B. Robinson his

heirs and assigns, forever. And we do hereby bind ourselves our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said

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

BUT IT IS EXPRESSLY AGREED AND STIPULATED that the VENDOR'S LIEN is retained against the above described property, premises and improvements, until the above described note, and all interest thereon, are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

The Grantor herein agrees to pay the taxes for this year, 1906.

WITNESS our hand & at Fort Worth, Texas this 24th day of February A. D. 1906

Signed and Delivered in Presence of

H. C. McKelvey
by E. B. Raudle attorney
in fact
J. S. McKelvey

THE STATE OF TEXAS,

COUNTY OF Tarrant

BEFORE ME, J. E. Eggleston a Notary Public
in and for Tarrant County, Texas, on this day personally appeared E. B. Raudle, Attorney in fact for H. C. McKelvey 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 seal of office, this 24th day of February A. D. 1906

L.S. J. E. Eggleston, Notary Public
Tarrant County, Texas.

THE STATE OF TEXAS,

COUNTY OF Tarrant

BEFORE ME, J. E. Eggleston a Notary Public
in and for Tarrant County, Texas, on this day personally appeared J. S. McKelvey wife of H. C. McKelvey known to me to be the person whose name is subscribed to the foregoing instrument, and

having been examined by me, privily and apart from her husband, and having the same fully explained to her, she, the said J. S. McKelvey acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this 24th day of February A. D. 1906

L.S. J. E. Eggleston, Notary Public
Tarrant County, Tex.

Filed for record the 21st day of Feb. 1906, at 4³⁰ o'clock P.M., and recorded the 15th day of March 1906, at 4³⁰ o'clock P.M.

R. L. Rogers County Clerk.

By _____ Deputy Notary Public.

Ms Martha Bigman of the County of Tarrant, mt Side of Texas, has promised
 said and claimed and refused and by these presents do bargain sell and claim
 and release unto the said Mrs Martha Bigman all my right title interest and
 estate in and to the following described tract or parcel of land, situated in
 arrant County Texas to wit: Lot 20, Township 20, in Block No. Three (3) of Smith
 Jones & Duggles addition to the city of Fort Worth Tarrant County Texas
 together with all and singular the incidents and appurtenances thereto
 belonging in anywise appertaining.

To have and to hold the above described premises unto the said Mrs
 Martha Bigman her heirs and assigns forever.

Witness my hand at Dallas this the 10th day of October A.D. 1907.

F. J. Shaw.

The State of Texas)

County of Tarrant) Before me, R. B. Dozeman a notary public in and for
 Tarrant County Texas on this day personally appeared F. J. Shaw known to me
 to be the person whose name is subscribed to the foregoing instrument and
 acknowledged to me that he executed the same for the purposes and consideration
 therein expressed.

Given under my hand and seal of office this 10th day of October A.D. 1907.

R. B. Dozeman Notary Public in and for
 Tarrant County Texas.

(L.S.)

Filed for Record Oct 15-1907 at 4:35 P.M.

Recorded Oct 30 1907 at 5:05 P.M. Jno. A. Hill Co. Clerk.

P

J. B. Robinson et al

vs } Deeds

Mattie M. Waller }

The State of Texas }

County of Tarrant }

Know all men by these

Presents: that me J. B. Robinson and wife Anna Robinson of
 the County and State of Texas, for and in consideration of
 the sum of Twelve Thousand (\$12,000.00) Dollars to us cash
 in hand paid by Mattie M. Waller out of funds belonging
 to her separate estate, the receipt whereof is hereby acknowl-
 edged, sold granted, bargained, sold and conveyed
 and by these presents do grant, bargain sell, convey and
 confirm unto the said Mrs. Mattie M. Waller as her
 separate estate and for her sole and separate use and
 benefit, all that certain tract or parcel of land, lying
 and being situated in the County of Tarrant and State
 of Texas and described as follows, to wit: Situated on

Village Creek about eight miles east of the City of Fort Worth and being a portion of the J.B. Creery $\frac{1}{13}$ League Survey, the particular tract herein conveyed is more fully described as follows, to wit:

Beginning at the South West corner of the original J.B. Creery Survey, a file; thence west crossing Village Creek 4864 feet or $1751-\frac{4}{100}$ m. to a stake in the South line of said Creery Survey for the S.W. corner of this tract, same being the S.E. Corner of Subdivision No. 1 of said Creery Survey as shown by the decree of partition entered in the District Court of Tarrant County, Texas, at its November Term, 1886; thence north 1180 feet or $427-\frac{58}{100}$ m. to a stone for the N.W. corner of this tract and the S.W. corner of Subdivision No. 3. Thence east crossing Village Creek 4864 feet or $1751-\frac{4}{100}$ m., the N.E. corner of this subdivision and S.E. corner of Subdivision No. 3, a stone in the east line of said Creery Survey, from which a five inch P.D. Cr. S 1 m $10-\frac{2}{10}$ m. Thence South 1180 feet or $427-\frac{58}{100}$ m. to the place of beginning, containing $132-\frac{2}{10}$ acres of land and being the same land described in and conveyed by a certain deed from N.C. McKelvey and wife S.S. McKelvey, to J.B. Robinson, dated February 24th 1906 and recorded in Book 291, Page 435, in the office of the County Clerk of Tarrant County, Texas, Records of Deeds.

This deed is made subject to a certain existing indebtedness against said land in the sum of \$2180 as evidenced by note executed and delivered by Piphluce Graham to M.R. Taylor dated March 22nd 1905, and due five years after date, which said note is fully described in a deed conveying the above described tract of land executed and delivered by M.R. Taylor to said Piphluce Graham, dated March 22nd, 1907 and recorded in Book 205, Page 146 of the Deed Record of Tarrant County Texas to which reference is here made for further description of said note, together with all and singular the rights, manner, incidents and improvements to the same belonging or in any wise incident or pertaining. To have and to hold, all and singular the above described

premises unto the said Mattie M. Waller, her heirs and assigns forever, and me do hereby bind ourselves our heirs, executors and administrators, to warrant and forever defend all and singular the above mentioned premises unto the said Mattie M. Waller, her heirs and assigns against the claims of every person or persons whomsoever lawfully claiming or to claim the same or any part thereof.

I Testimony whereof witness our hands this the 16th day of Oct. 1907.

F. B. Robinson
Anna Robinson

The State of Texas }
County of Tarrant } Before me N. J. Hayes, a Notary Public
in and for the County of Tarrant and State of Texas,
on this day personally appeared F. B. Robinson known
to me to be the person whose name is subscribed to the
foregoing instrument, and he acknowledged to me that he
executed the same for the purpose and consideration therein
expressed. Given under my hand and seal of office, this 16th day of Oct.
1907.
=L.S.= N. J. Hayes, Notary Public
Tarrant Co., Texas

The State of Texas }
County of Tarrant } Before me N. J. Hayes a Notary Public
in and for Tarrant County State of Texas, on this day
personally appeared Anna Robinson, wife of F. B. Robinson
known to me to be the person whose name is subscribed
to the foregoing instrument, and having been explained
by me, privately and apart from her husband, and
having the same fully explained to her, she like said
Anna Robinson acknowledged such instrument to
be her act and deed and declared that she had
willingly signed the same for the purpose and
consideration therein expressed, and that she did
not wish to retract it.

Given under my hands and seal of office
the 16th day of Oct. A. D. 1907.

N. J. Hayes, Notary Public
Tarrant Co., Texas.

=L.S.=
Filed Oct. 17, 1907 - 2:40 P.M.
Recorded Nov. 1st, 1907 - 2:12 P.M.
Jno. A. Cal Co. 6116.

570-461

known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed, and the said Hattie Weiler wife of the said Elmer Weiler, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Hattie Weiler, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN under my hand and seal of office, this 5 day of June, A. D. 1919.

LLOYD H. BURNS.

Notary public in and for Tarrant County, Texas.

L. S.

FILED FOR RECORD JUNE 5th. 1919 at 2:05 P. M.

RECORDED JUNE 21st. 1919 at 11:40 A. M.

BART MYNATT COUNTY CLERK,
TARRANT COUNTY, TEXAS

BY *Geo. Milnes* Deputy.

22

MRS. M. M. WALLER.	STATE OF TEXAS.
TO LEASE.	
W. MALONE WALLER. et al	COUNTY OF TARRANT.

WHEREAS, Mrs. M. M. Waller, a feme sole, is the owner of one hundred, thirty-two and two-thirds (132 2/3) acres of the J. A. Creary 1476 acre survey in Tarrant County, Texas, lying on Village Creek about eight miles East of the City of Ft. Worth, and being the same land conveyed by F. B. Robinson and wife, to Mrs. M. M. Waller, on the 16 th day of October, 1907, by a deed recorded in Book 279 page 361, of the Deed Records, of Tarrant County, Texas, and

WHEREAS, it is desired by the said Mrs. Waller, herein after called lessor, to lease unto W. Malone Waller, her son, and his wife Catherine Isbell Waller, the premises described above during her lifetime beginning on the 1st day of January, 1919, subject to the conditions hereinafter more fully detailed;

NOW, THEREFORE, in consideration of the love and affection borne by lessor to her said son, said lessee, said lessor does hereby devise and lease unto the said lessees during her life from the 1st day of January 1919, the premises aforesaid, and for the further consideration of the sum of Ten Dollars (\$10) cash in hand paid, the receipt of which is hereby acknowledged.

1. The lessees shall keep said place in a proper state of repair and cultivation, and shall pay all taxes upon said premises as they accrue, and shall keep the improvements insured against loss or damage in the name of the lessor, paying premiums therefor promptly, and

in the event of failure to observe these provisions this lease shall terminate it being the intention of the lessor herein to give absolutely to the lessees all of the fruits and revenue produced on said land until her death.

2. The lessor reserves all mineral rights to the above described land, such as gas, oil, etc., and reserves to herself the right to lease any or all of said lands and to collect the rents and royalties derived therefrom, but in the event any rents or royalties derived therefrom shall amount to Two Thousand Dollars, (\$2000) then said royalties are to be divided one-half to lessor and one-half to lessees, but in the event said oil rights shall be sold for Three Thousand Dollars, (\$3000) or more, then the said oil rights, royalties or rentals therefrom shall be divided in three parts; one of which shall be paid to the lessees herein, one to Mrs. David A. Shephard, or her heirs, and one third retained by the lessor herein; it being understood by the lessor and lessees herein that in the event the lessor sells the oil rights on any lands or any part thereof for less than Two Thousand Dollars (\$2000), then in that event all moneys derived therefrom shall be paid over to the lessees herein.

3. Should it transpire during the life of the lessor that her own necessities, or those of her daughter Mrs. David A. Shephard, are such as to render necessary for their support and maintenance, or the support or maintenance of either of them, or of the children of the said Mrs. David A. Shephard the sale or lease to others or the use by the lessor or by the said Mrs. Shephard of any portion of said land, it shall be the right of the said Mrs. Waller, the lessor, to cancel this lease as to such portion and to use the same in any manner desired by her for the benefit of herself or the said Mrs. Shephard, or the children of the latter.

4. The lessor agrees with the lessees that by the will of the lessor the farm aforesaid shall be devised to the lessees, but in the event it shall be the belief of the said lessor that the necessities of her daughter Mrs. David A. Shephard, or the children of Mrs. Shephard, will be such as to make necessary a devise of said farm to Mrs. Shephard, or her children in whole or in part, it shall be the right of the lessor to be governed accordingly in the execution of said will.

5. In the event the lessees shall be deprived of said land whether during the lifetime of the lessor, or by her will, the value of any improvements placed upon said land by the lessees, either before or after the date of this lease, shall be paid for by the lessor or by her estate, and the lessees shall have a lien upon said premises for the amount of such improvements.

WITNESS MY HAND this the 2nd day of June, 1919.

MRS. M. M. WALLER.

STATE OF TEXAS. |
COUNTY OF TARRANT |

BEFORE ME, the undersigned authority on this day personally appeared Mrs. M. M. Waller, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and she acknowledged to me that she executed the same for the purposes and consideration therein expressed

DEED RECORD 1193

MR. M. M. WALLER

TO

W. M. WALLER

CND
A.M.R.

THE STATE OF TEXAS

Know all Men by these Presents:

County of Tarrant

THAT I, Mrs. M.M. Waller, a widow, of the County of Tarrant, State of Texas, for and in consideration of the sum of (\$2500.00) Twenty five hundred DOLLARS and a further ~~paid and agreed to be paid by~~ consideration of love and affection, I have for my son, to me in hand paid by W. M. Waller as follows: Twenty Five Hundred Dollars, as evidenced by one vendor's lien note of even date herewith in the sum of \$2500.00 due and payable on or before twelve months after date, bearing 8% interest from date, until paid, executed by W. M. Waller, and payable to Mrs. M.M. Waller, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto said W. M. Waller, of the County of Tallahatchie, State of Mississippi, all that certain tract or parcel of land, situated in Tarrant County, Texas, and on Village Creek about 8 miles East from the City of Ft. Worth, and being a portion of the J. A. Creary 1/3 league survey, more fully described as follows: Beginning at the S. E. Corner of the Original J. A. Creary survey; THENCE West crossing Village Creek 1751.4/100 varas to a stake in the South line of said Creary Survey for the S. W. corner of said tract, the same being the S.F. Corner of subdivision No. 1 of said Creary survey, as shown by the decree of partition entered in the District Court of Hamilton County, at its November term, A.D. 1886; THENCE North 427-68/100 varas to a stone for the N. W. Corner of said tract, and the S. W. Corner of Subdivision No. 3; THENCE East crossing Village Creek 1751-4/100 varas, the N. E. Corner of subdivision No. 1 and the South east corner of subdivision of No. 3, at stone in east line of said Creary survey; THENCE South 427.68/100 varas to the place of beginning, containing 132-2/3 acres of land.

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 W. M. Waller and his 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. M. Waller and his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof. But it is Expressly Agreed and Stipulated, that the Vendor's Lien is retained against the above described property, premises and improvements until the above described note, and all interest thereon are fully paid, according to its face and tenor, effect and reading, when this Deed shall become absolute.

WITNESS my hand, at Ft. Worth, Texas, this 22 day of January, A. D. 1932.

~~Signed and Delivered in Presence of~~

Witness at request of Grantor;

Mrs. M. M. Waller

THE STATE OF TEXAS, County of TARRANT } BEFORE ME, J. M. Estes, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Mrs. M. M. Waller, a widow known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed. Given under my hand and seal of office this 24th day of January, A. D. 1932. (L.S.) J. M. Estes, Notary Public, Tarrant County, Texas.

THE STATE OF TEXAS, County of } BEFORE ME, in and for County, Texas, on this day personally appeared wife of, known to me to be the person whose name subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said acknowledged such instrument to be her act and deed and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it. Given under my hand and seal of office this day of A. D. 19

Filed for record the 3rd day of April, 1934, at 3:24 o'clock P. M., and recorded the 9th day of April, 1934, at 2:30 o'clock P. M. By *Manda Wells* W. W. MILLER, County Clerk.

DEED RECORD, VOLUME 1084

MRS. KATTIE M. WALLER.

TO.

W. M. WALLER.

W. W. MILLER

THE STATE OF TEXAS)

COUNTY OF TARRANT.

WHEREAS Mrs. M. M. Waller, a widow, then of the County of Tarrant and State of Texas, and now of the County of Franklin, State of Tennessee, did on the 22nd day of January, A. D. 1932, by Deed of that date, duly recorded in the Records of Deeds in Tarrant County, Volume page Grant, Sell and Convey to M. M. Waller, of the County of Tallahatchie, State of Mississippi, the following described property, to-wit:

Being a portion of the J. A. Creary 1/3 League Survey, in Tarrant County, Texas, lying about 3 miles East from the City of Fort Worth, on Village Creek, more fully described as follows: BEGINNING at the S. E. Corner of the original J. A. Creary Survey; THENCE West crossing Village Creek 1751.04 vrs to a stake in the South line of said Creary Survey for the S. W. Corner of said tract; the same being the S. E. Corner of Subdivision No. 1 of said Creary Survey, as shown by the decree of partition entered in the District Court of Hamilton County, at its November Term, 1836; THENCE North 427.68 vrs. to a stone for the N. W. Corner of said tract, and the S. W. Corner of Subdivision No. 3; THENCE East crossing Village Creek 1751.04 vrs., the N. E. Corner of Subdivision No. 1 and the S. E. Corner of Subdivision No. 3, at stone in East line of said Creary Survey; THENCE South 427.68 vrs. to the place of beginning, CONTAINING 132-2/3 acres of land.

and did in said Deed retain a Vendor's Lien on the property so Granted, Sold and Conveyed, to secure the payment of a part of the purchase money mentioned in said Deed as follows, to-wit: One certain promissory note dated January 22, 1932, in the principal sum of \$ 2500.00, due one year after date, payable to the order of Mrs. M. M. Waller, fully described in said deed, reference to which is here made for better description;

AND WHEREAS, said Vendor's Lien note, given as aforesaid for part purchase money of said property, has been paid to Mrs. M. M. Waller, a widow, the legal and equitable holder and owner of said note;

Now, Therefore, Know All Men by These Presents: That I, Mrs. Mattie M. Waller, a widow (being the same person as Mrs. M. M. Waller, grantor in said deed) the present legal and equitable owner and holder of said Vendor's Lien note above mentioned, do hereby Release, Discharge and Quitclaim unto the said W. M. Waller, his heirs and assigns, all the rights, title, interest and estate, in and to the property above described, which I have or may be entitled to by virtue of being the owner of said Vendor's Lien note, and do hereby declare said property Released and Discharged of all liens created by virtue of said Vendor's Lien note above described.

WITNESS my hand this 19th day of February A. D. 1934. (M.M.W) Mattie M. Waller.

THE STATE OF TENNESSEE County of Franklin. in and for Said County and State. a widow, BEFORE ME, the undersigned, a Notary Public on this day personally appeared Mrs. Mattie M. Waller, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of March, A. D. 1934. P. E. Clark, Notary Public in and for Franklin County, Tennessee. (L.S.).

THE STATE OF TEXAS, County of in the State of Texas, on this day personally appeared of the Corporation of known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein set forth. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of A. D. 19

Filed for Record the 3 day of April A. D. 1934, at 3 o'clock 24 minutes P. M. and recorded the 9 day of April A. D. 1934, at 10 o'clock 10 minutes A. M. By F. W. MILLER, Deputy. W. W. MILLER, County Clerk.

STATE OF TEXAS
COUNTY OF TARRANT

Find out what tract from the J.A. Creary Survey the lot came from

WHEREAS, we, LARRY N. HOWARD & ASSOCIATES, are all of the owners of a tract of land situated in the J. A. Creary Survey, County of Tarrant, and more particularly described as follows: *Abstract 269*

BEING Lots 1-R, 2-R, and 3-R, Block 3, Waterwood Estates, an addition to the City of Arlington, Tarrant County, Texas, according to Revised Plat recorded in Volume 388-109, Page 135, Plat Records of Tarrant County, Texas.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we, LARRY N. HOWARD & ASSOCIATES, being all of the owners do hereby adopt this plat designating the hereinabove described real property as LOTS 1-R-A, 1-R-B, 2-R-1 and 3-R-1, BLOCK 3, WATERWOOD ESTATES, an addition to the City of Arlington, Tarrant County, Texas, and we do hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS our hands at Arlington, Tarrant County, Texas this the 26th day of July, 1977.

BY: *Larry N. Howard*
LARRY N. HOWARD

LARRY N. HOWARD & ASSOCIATES
BY: *Margaret O. Howard*
MARGARET O. HOWARD

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Larry N. Howard and Margaret O. Howard, known to me to be the persons whose names are subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 26th day of July, 1977.

Judy Kay Russell
Notary Public, Tarrant County, Texas

SURVEYOR'S CERTIFICATE

THIS is to certify that I, O. V. Di Sciullo, a Registered Public Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all lot corners, angle points, and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made by me.

O. V. Di Sciullo, P.E.
O. V. DI SCIULLO, P. E.
Registered Public Surveyor
Texas Registration #265



O. V. DI SCIULLO REGISTERED PUBLIC SURVEYOR REGISTERED PROFESSIONAL ENGINEER 216 W. SOUTH ARLINGTON, TEXAS 278-2617		
DATE	SCALE	FILE NO.
7-25-77	1"=100'	L-36-126

ORDINANCE NO. 88-101

AN ORDINANCE AMENDING THE "ZONING" CHAPTER, ARLINGTON CITY CODE OF 1987, BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN-DESCRIBED PROPERTY; PROVIDING FOR PUBLICATION; PROVIDING A PENALTY CLAUSE; AND PRESCRIBING AN EFFECTIVE DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

THAT pursuant to the provisions of Section 6-103 of the Zoning Ordinance of the City, the same being the "Zoning" Chapter, Arlington City Code of 1987, the Zoning District Map be, and it is hereby amended as specified in Exhibit "A" attached and made a part of this ordinance.

2.

THAT the caption of this ordinance and Exhibit "A" attached shall be published in the Arlington Daily News, a newspaper of general circulation in the City of Arlington, in compliance with the provisions of Article VII, Section 17, of the City Charter.

3.

THIS ordinance shall become effective from and after the date of its publication as required by law.

4.

ANY person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined not to exceed One Thousand and No/100 Dollars (\$1,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

PRESENTED AND GIVEN first reading on the 5th day of July, 1988, at a regular meeting of the City Council of the City of Arlington, Texas; and given second reading, passed and approved on this 12th day of July, 1988, by a vote of 9 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington.


Mayor City of Arlington

Z88-30
EXHIBIT "A"

THAT the zoning classification of the following described property, now zoned "R", be changed to "R-LP" and that the official zoning map, adopted and described in Article 2, "Zoning" Chapter, Arlington City Code of 1987, be revised accordingly:

BEING all of Lot 1RA, Block 3 of the Waterwood Estates of the City of Arlington, Tarrant County, Texas;

AND being generally located south of Englishoak Drive and west of Perkins Road with the approximate address being 6000 Englishoak Drive.

SURVEY PLAT

TO ALL PARTIES INTERESTED IN PREMISES SURVEYED

This is to certify that I have this date, made a careful and accurate survey on the ground of property located at

No. 6000 Englishoak Drive in the city of Arlington Texas described

as being Lot 1R-A & 1R-B Block No. 3

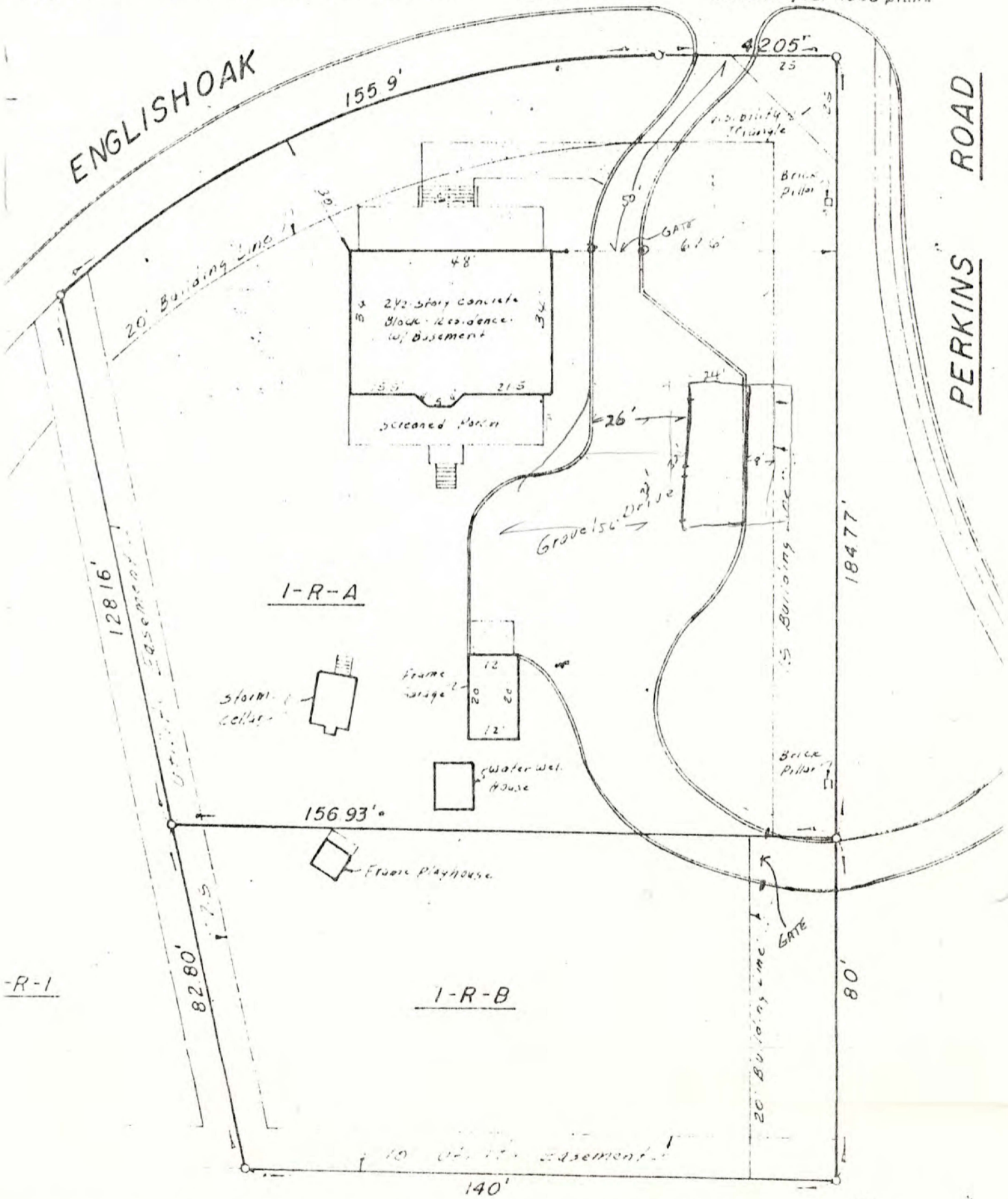
of Waterwood Estates an addition to the City of Arlington

Tarrant County, Texas, according to the revised plat thereof recorded in Volume 388-103

at Page 985&986 of the Plat Records of Tarrant County, Texas

DRIVE

This property IS NOT in a one hundred year flood plain.

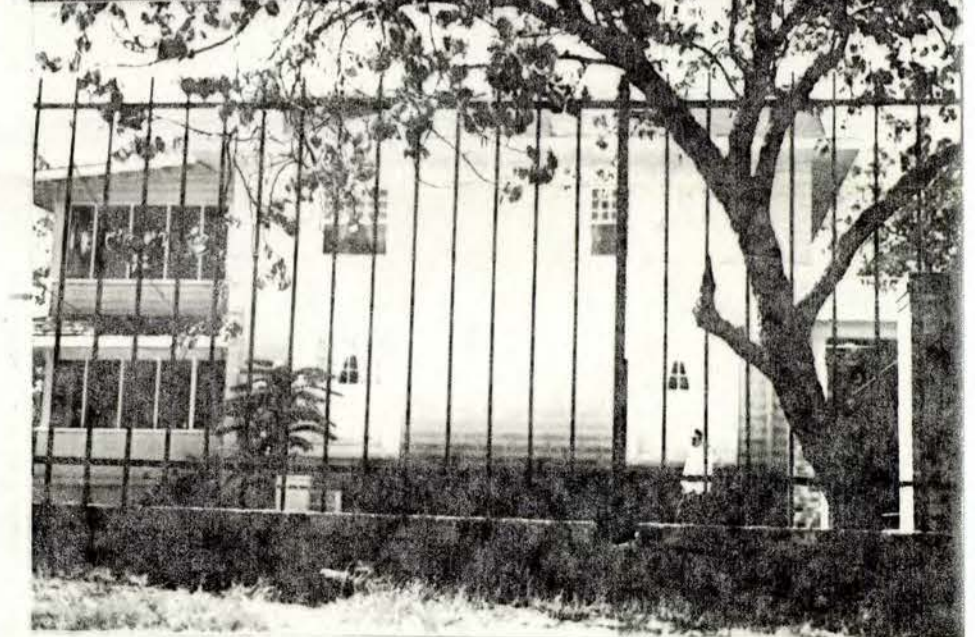
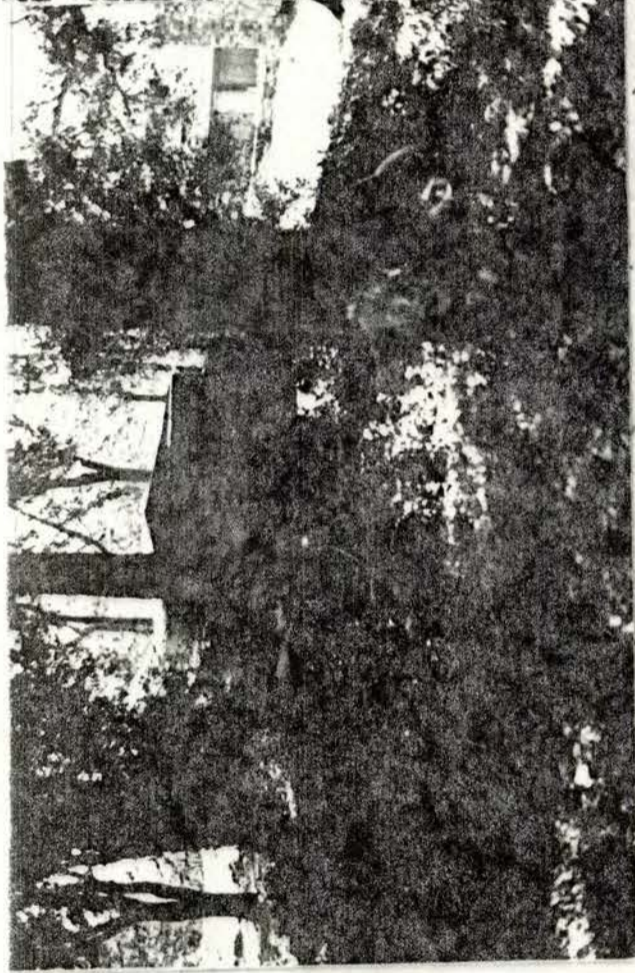
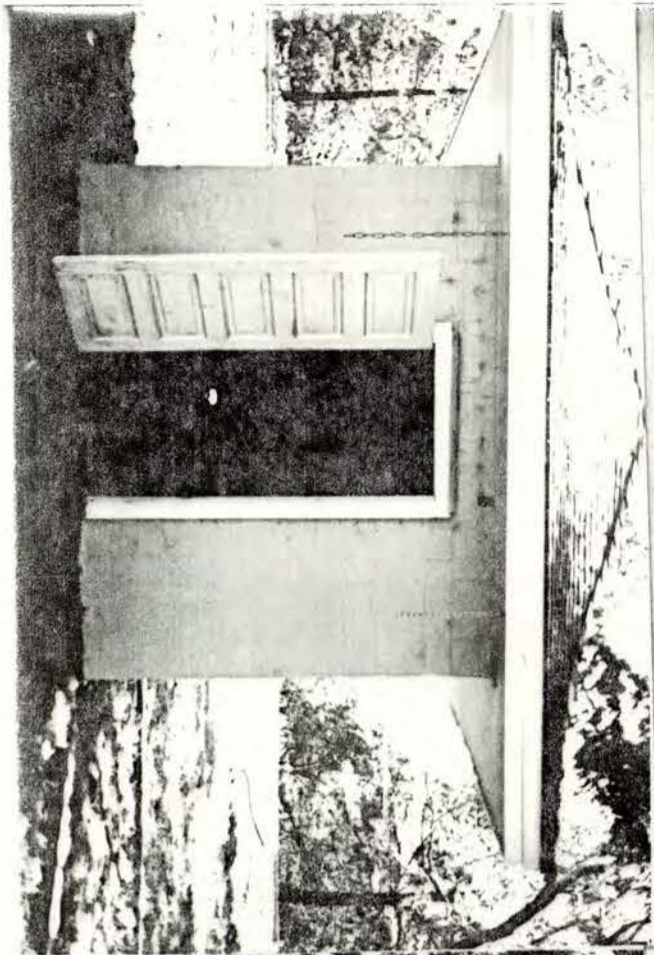


The plat hereon is a true, correct and accurate representation of the property as determined by survey, subject to any and all easements, reservations and restrictions that may be of record, the lines and dimensions of said property being as indicated by the plat, the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street or road is shown on said plat. There are no encroachments, conflicts or protrusions.

Scales 1" = 30'	W O No. 14029
Date 7-29-86	Inv. No. 15090

By Freeman Grizzard
FREEMAN GRIZZARD
 Registered Public Surveyor 461 2750
 2315 B Roosevelt Drive Arlington, Texas 76016





APPLICATION FORM FOR OFFICIAL TEXAS HISTORICAL MARKER

**Texas Historical Commission
Research and Markers Department
P.O. Box 12276, Austin, Texas 78711**

Title of Marker (subject to revision by THC staff)	County
Ridge top	Tarrant
Marker Location (from nearest town on state map)	
6000 English Oak, Arlington, Texas 76016	
Distance and direction of subject from marker site	If not on post, surface to which marker will be attached
Northeast corner of Property Site	Post or Ground
Owner of Marker Site	Address City, Zip
Dan L. Stricklin Jr. 6000 English Oak Arlington 76016	
Sponsor of Marker	Address City, Zip
Same as above	
Signature of County Chairman	Address City, Zip
(Blank)	
Person to whom marker is to be shipped*	Address City, Zip
Dan L. Stricklin Jr. 6000 English Oak Arl. 76016	

***NOTE:** Freight companies cannot ship to route or box numbers. If street address is unavailable, please provide a phone number. If marker is to be placed on highway right-of-way, it will be shipped to your district highway engineer.

Please consult the back of this page for specifications of the markers available. Check the items desired below. Approval of the application and narrative history *must* be obtained from the county historical commission, as indicated by the county chairman's signature on this form, before forwarding the material to the Texas Historical Commission. Please *do not* send payment if ordering subject or building markers; funds will be requested once the application has been approved by the State Marker Committee.

5% state sales tax must be added to the price, except if purchased by a tax-exempt organization.

SUBJECT MARKERS

- | | | |
|--|-------------------------|----------|
| <input type="checkbox"/> 16" x 12" grave marker (comes with mounting bar) | <small>With tax</small> | |
| <input type="checkbox"/> 27" x 42" subject marker with post | \$190 | \$197.84 |
| <input type="checkbox"/> 27" x 42" subject marker without post | \$650 | \$676.84 |
| <input checked="" type="checkbox"/> 18" x 28" subject marker with post | \$600 | \$624.78 |
| <input type="checkbox"/> 18" x 28" subject marker without post | \$375 | \$390.49 |
| <input type="checkbox"/> 18" x 28" subject marker without post | \$300 | \$312.39 |
- I(We) request RTHL designation be considered for this marker.

BUILDING MARKERS

- | | | |
|--|-------|----------|
| 16" x 12" building marker with post | \$350 | \$364.45 |
| 16" x 12" building marker without post | \$300 | \$312.39 |

Applications for building markers will automatically be considered for the RTHL designation. Please read carefully Texas Marker Policies 13 through 18, and indicate that you have done so by signing below.

Signature of owner
Dan L. Stricklin Jr.

PAPERWEIGHTS

Please indicate quantity desired.

- 3" x 4" plastic paperweight
mounted with replica of marker \$90 \$93.71
*Allow 2 months from completion of marker
for receipt of paperweight.*

- 2 Medallion paperweight \$40 \$41.65
Allows four lines of engraving; please indicate desired wording.

DIRECTIONAL SIGNS

- Please indicate quantity desired and give location(s) on form above:
- | | | |
|---|------|---------|
| 24" x 24" Historical Markers In City sign | \$80 | \$83.30 |
|---|------|---------|
- These will be shipped to and placed on your town's city limits signs by the District Highway Engineer.*
- Black and White (for farm-to-market roads, state and U.S. highways)
— Green and White (for interstate highways)
- | | | |
|--|------|---------|
| 18" x 22" Historical Marker directional sign | \$80 | \$83.30 |
|--|------|---------|
- In black and white only. For city and county roads.
Applicant must supply post and be responsible for placement.*
- With arrow pointing straight ahead
— With arrow pointing left
— With arrow pointing right

OTHER

- | | | |
|---|-------|----------|
| National Register plaque | \$ 50 | \$ 52.06 |
| 12" x 6" supplemental plate | \$110 | \$114.54 |
| 16" x 12" building marker plate only
(see policy #15) | \$190 | \$197.84 |
| Replacement medallion (see policy #15) | \$110 | \$114.54 |
| Bronze stars (for replacement on 1936
granite markers) | \$ 25 | \$ 26.04 |
| Bronze wreaths (for replacement on
1936 granite markers) | \$ 25 | \$ 26.04 |
| Bronze seals (for replacement on
1936 granite markers) | \$ 65 | \$ 67.69 |
| Bronze plates (for replacement on
1936 granite markers) | \$185 | \$192.64 |
| Certificates of commendation | | 50¢ each |

**ADDENDUM TO ZONING CHANGE APPLICATION FOR THE
"LP" LANDMARK PRESERVATION OVERLAY DISTRICT**

1. NAME:
 (a) Historic name of property: RIDGETOP
 (b) Common name of property: SEARS HOUSE
2. LOCATION:
 (a) City Address: 6000 ENGLISH OAK ARL. 76017
 (b) Legal description: WATERWOOD ESTATES BLK 3 LOT 1A
 (c) Survey name: FREEMAN GRIZZARD J.A. GRARY A-269
 (d) Size of tract: land 1/4 acres (1.25±)
3. CURRENT ZONING: Residential
4. CLASSIFICATION (CHECK ALL APPROPRIATE):

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> vacant
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> public	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> residential
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> commercial
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> educational
<input type="checkbox"/> object	<input type="checkbox"/> in progress	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> entertainment
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> government
		<input type="checkbox"/> no	<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> religious
			<input type="checkbox"/> other

Current Registration
 City
 State Marker
 National Register
 Other _____

5. CURRENT OWNER: DAN L. STRICKLIN JR. PHONE: 429-8937
 ADDRESS: 6000 ENGLISH OAK - ARL. ST: TX ZIP: 76017
6. FORM PREPARED BY:
 (a) NAME AND TITLE: DAN L. STRICKLIN JR.
 (b) ORGANIZATION: _____
 (c) CONTACT PERSON: DAN STRICKLIN JR PHONE: 429-8937

FOR OFFICE USE ONLY

FORM RECEIVED: DATE: _____ SURVEY VERIFIED: BY _____ DATE _____

TYPE OF REQUEST:
 ARCHEOLOGICAL
 SITE ONLY
 STRUCTURE(S)
 STRUCTURE AND SITE
 DISTRICT

*Should be annotated

7. NAME OF ORIGINAL OWNER*: CAPTAIN and MATTIE M. WALLER

8. DATES OF ORIGINAL CONSTRUCTION*: 1906-01

DATE OF MAJOR ALTERATIONS*: None

9. NAME OF ARCHITECTS/CONTRACTORS/OTHERS INVOLVED IN BUILDING DESIGN AND CONSTRUCTION*: (a) ORIGINAL Unknown

(b) ALTERATIONS: _____

10. NATURAL/URBAN DESIGN FEATURES OF SITE: Concrete block, styled after

design by Sears - Par

11. PHYSICAL DESCRIPTION:

A. Condition
 excellent

good

fair

poor

deteriorated

ruins

B. Check one:
 unexposed

exposed

C. Check one:
 unaltered

altered

D. Check one:
 original site

moved date _____

DESCRIBE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE; INCLUDE STYLE(S) OF ARCHITECTURE, CURRENT CONDITION, AND RELATIONSHIP TO SURROUNDING STRUCTURES. PLEASE ELABORATE ON PERTINENT MATERIALS USED AND STYLE(S) OF ARCHITECTURAL DETAILING FOR ROOFS, WALLS, DOORS, AND ANY OTHER BUILDING OR SITE EMBELLISHMENTS OR DECORATIONS. (INCLUDE SLIDES)

The home is a 2 1/2 story home with large basement made of concrete block on the first story and smooth ^{blocks} on the second floor. The house has 15 rooms.

*Should be annotated

12. HISTORICAL SIGNIFICANCE:

Statement of significance, include: history, cultural influences, special events and important personages, influences on neighborhood, neighborhood's influence on the City, etc.*

The home was built around 1900. The records show that Mattie M. Waller purchased the home and land (132 acres) from F. B. Robinson in 1907. The home was to stay in the Waller family for over fifty years. The 132 acres and possibly adjoining property was worked by the Waller family as a dairy farm. The house has a significant resemblance to the earliest plans of homes published by the Sears and Roebuck Co. (see page 263 of Houses by mail, A Guide to Homes from Sears, Roebuck and Company.) Mrs Waller's husband was a Captain in the Army. They had a son - Malone Waller who lived in the house until 1957. He and his wife Catherine ran the family dairy farm until the house was sold. Parts of farm and tractor parts were found in the basement which dated back to 1902 (part of a separator) and 1886 (a horse drawn corn hopper used for planting corn)

13. ATTACHMENTS (CHECK WHERE APPROPRIATE):

District or site map
 Site Plan
 Annotations*

Slides, photos, etc. (each facade)
 Additional descriptive material
 Bibliography

14. INVENTORY OF STRUCTURES FOR DISTRICTS ONLY, SEE ATTACHED SHEETS.
(NOTE: SEE ATTACHED INSTRUCTIONS BEFORE PROCEEDING)

NUMBER OF STRUCTURES _____ NUMBER OF ATTACHED SHEETS _____

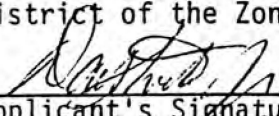
NA

*Should be annotated


The Landmark Preservation Commission, the Planning and Zoning Commission and the City Council shall consider one or more of the following criteria in establishing an "LP" Landmark Preservation District. Please indicate which criteria apply to your request and attach supporting information.

1. Existing or proposed recognition as a National Historic Landmark, or Texas Historic Landmark, or entry or proposed entry into the National Register of Historic Places.
2. Existence of distinguishing characteristics of an architectural type or specimen of social, economic, or political heritage of the City.
3. Identification as the work of a designer, architect, or builder whose work has influenced the growth or development of the City.
4. Embodiment of elements of architectural design, detail, materials, or craftsmanship which represent a significant architectural innovation or an outstanding example of a particular historical, architectural or other cultural style or period.
5. Relationship to other buildings, structures, or places which are eligible for preservation as historic places.
6. Exemplification of the cultural, economic, social, ethnic, or historical heritage of the City, County, State or Nation.
7. Location as the site of a significant historical event.
8. Identification with a person or persons who significantly contributed to the culture or development of the City, County, State or Nation.
9. A building, structure, or place that, because of its location, has become of historic or cultural value to a neighborhood or community.

I understand and agree to comply with the terms and conditions of the "LP" District of the Zoning Ordinance of the City of Arlington



Applicant's Signature



Owner's Signature

LITHO IN U.S.A.

Be It Known
That

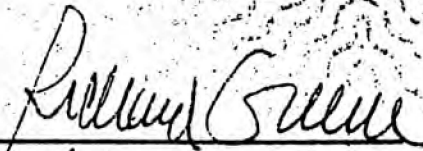
WALLER HOUSE
6000 ENGLISH OAK DRIVE

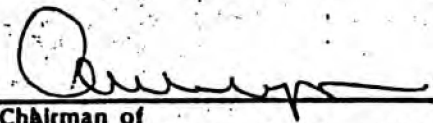
having been a significant part
of our city's heritage

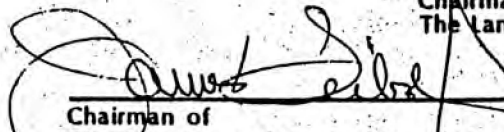
is recognized
as a

City of Arlington

Landmark


Mayor of
The City of Arlington


Chairman of
The Landmark Preservation Committee


Chairman of
The Planning and Zoning Commission

© GOES 445



Box 231
Zip Code 76004-0231
Arlington Phone
(817) 275-3271
Dallas Phone
(Metro) 265-3311

DATE: July 13, 1988

Dan Stricklin, Jr.
6000 Englishoak Drive
Arlington, TX 76017

Dear Mr. Stricklin:

This is to notify you that your petition for change of zoning was approved on Final Reading by the City Council on July 12, 1988.

The change in zoning will become effective ten days after the first publication date of the Ordinance caption and penalty clause.

A copy of the Ordinance changing the zoning can be obtained from the City Secretary's Office.

If there are any questions pertaining to this matter, please contact the Planning Department at 459-6650.

By direction of the
CITY COUNCIL

Rose Jacobson
Director of Planning

ZONING CASE NO. Z88-30
TO: "R-LP"
FROM: "R"

I have a great deal of additional information on this house and its background. If you would like to have it furnished, we will happily accommodate you. *Thank you*



6000 English Oak
 ARL 76016
 424-8937 Home
 625-8201-Work

Please return questionnaire to:

Leo Sims, Chief Planner
 City of Arlington Planning Dept.
 P.O. Box 231
 Arlington, TX 76010

Box 231
 Zip Code 76004-0231
 Arlington Phone
 (817) 275-3271
 Dallas Phone
 (Metro) 265-3311

HISTORIC RESOURCES SURVEY OF ARLINGTON

ADDRESS OF PROPERTY: 6000 ENGLISH OAK

PRESENT OWNER: Dan L. and Judith E. Stricklin Jr.

SIGNIFICANT DATES; original construction: 1905, major alterations: _____

Second story screen enclosure - ^{extended} covering of front porch

major additions: None

_____ or if structure was moved, when: _____

WHO HAD STRUCTURE BUILT: Captain and Mrs. M.M. Waller

WHO WAS THE ORIGINAL CONTRACTOR: Unknown

or ARCHITECT: Unknown

DO YOU KNOW OF OLD PHOTOS OF THE STRUCTURE No. IF SO, COULD WE MAKE

COPIES FOR THIS PROJECT _____ (please DO NOT send them with this questionnaire

as we will schedule a photo copying session one Saturday later this winter.)

LIST OTHERS WHO MIGHT PROVIDE INFORMATION: _____

LIST PREVIOUS OCCUPANTS IN SEQUENCE (continue on the back if needed):

NAME	DATES OF OCCUPANCY	CIVIC, SOCIAL OR OTHER ACHIEVEMENTS
<u>Captain and Mattie M Waller</u>	<u>1906 to 1932</u>	<u>Army Captain and Farmer</u>
<u>Malone Waller</u>	<u>1907 to 1957</u>	<u>Farmer (Dairy Cattle)</u>
<u>H. A. Hedburg</u>	<u>1957 to 1966</u>	<u>Ft. Worth Oil man</u>
<u>From the Sun Club</u>	<u>1966 to 1971</u>	
<u>Western S+L Assn.</u>	<u>1966 to 1972</u>	<u>Bought for Development (122 acres)</u>

Your response by February 21, 1987 would be appreciated.

<u>ETC Properties</u>	<u>1972 to 1975</u>	<u>Development Company</u>
<u>Larry Howard</u>	<u>1975 to 1979</u>	<u>Builder</u>
<u>Troy Fancher</u>	<u>1979 to 1986</u>	<u>Executive w/American Express</u>

FACTS SHEET - DEED RECORDS

Chronological order of possession:

A. Name <i>Grantor</i>	Date of Transation	Grantee	Deed-Vol.&Pg.
M.A. Gattis <i>MS</i>	1-8-1887	G.W. Cotton <i>Hamilton Co Tx</i>	v42 p282 ✓
Cotton C.W. etal & Freeman G.R. etal	8-23-1900	W.R. Taylor	v147 p134 ✓
Taylor W. Ret ux	4-12-1905	Tilghman Graham	v215 p110 ✓
T. Graham et ux	4-12-1905	McKelvey S.S. & H. C.	v205 p146 ✓ ✓
H.C., S.S. McKelvey	2-04-1906	F.B. Robinson	v231 p235 ✓
Robinson F.B. & Anna	10-17-1907	Mattie M. Waller	v279 p361 ✓
M.M. Waller (leased)	6-05-1919	Malone Waller etux	v590 p461 ✓
M.M. Waller (Gift Deed)	3-03-1934	W.M. Waller	v1193 p 48 ✓ DT
W.M. Waller	9-13-1957	H.A. Hedberg	WD v3147 p 33 359-425
J. Patrick Heating	1-23-57	J. Patrick Heating	3074-399
Hedberg	5-28-63	Hedberg	3810-231
Eppes	3-22-73	Eppes	5416-661 WD 8a
Eppes	3-8-74	Ant Banta	2481-102 DT 5a
		ETC Properties	5612 263-18a

269
 277
 P 542-547
 SE corner 74
 14 5/109
 308
 P. 5

ETC Properties	6-12-75	Dallas Fed (Trustee) 5842/273
Dallas Fed Sav & Loan Assn	4-13-77	Larry N Howard v 6216 p 345, v & Margaret
Larry N Howard	3-29-85	Troy Fancher & wife v 8139 p. 410
Troy Fancher & wife	7-30-86	Dan Stricklin, Jr. & wife v 8641, p. 1435
Hedberg	3-22-73	Eppes et al v. 5416 p. 611
Eppes	before Dec 76	Dallas Fed Sav & Loan

Platted by
 Block 3

Historic Resources of
ARLINGTON, TEXAS

A Comprehensive Survey
for the City of Arlington

An Inventory by HARDY•HECK•MOORE, INC.
Preservation Consultants, Austin, Texas

April 1987

Address	Site	Exact Date	Est. Date, Name
421 N ELM	472	1910	
Significance: A hybrid design, this house departs from typical Neoclassical Revival houses of the era, but retains the basic elements of the style. The structure was moved to its current site at an unspecified date.			
6000 ENGLISH OAK	205	1915, WALLER HOUSE	
Significance: An outstanding expression of early 20th-century eclecticism, the design was probably taken from a catalogue and constructed with components from Sears Roebuck. M. Waller and his wife Mattie owned the house from 1906 to 1932.			
400 E FIRST	157	1890, MCKINLEY-WOODWARD HOUSE	
Significance: Arlington's first hardware merchant, Jessee Stanley McKinley, had this imposing, Victorian-detailed, L-plan dwelling built in 1893. His daughter Francis and her husband Dr. Valin Woodward were subsequent owners of the house.			
404 E FIRST	158	1906, GHORMLEY-ARNOLD HOUSE	
Significance: This residence is a good local example of a vernacular, modified L-plan dwelling with a classically detailed porch. It was built for Dr. W.I. Ghormley.			
217 W FRONT	104	1900, CLARK HOUSE	
Significance: Perhaps the best, late 19th-century, vernacular house remaining in the city, this T-plan dwelling was built around 1900 for Nannie V. Clark. N.V. Mitchell purchased the property in 1906. The house is virtually unaltered.			
309 W FRONT	103	1905, COBLE HOUSE	
Significance: This house is a typical, vernacular, modified L-plan dwelling with some modifications. A.M. Coble was owner by 1907 and in that year he conveyed the property to Clem and Elizabeth Coble, who probably had the house built.			
2690 HARWOOD	231	1905	
Significance: Although altered and in poor condition, this vernacular, modified L-plan farmhouse is one of the few of its type remaining in the city. Vera Huff possibly owned the farm in the early 1940s. Several outbuildings stand nearby.			
108 HOSACK	187	1900	
Significance: This vernacular, two-room plan dwelling is one of very few intact, early 1900s examples of its type remaining in the city. R.S. Davis purchased the property in 1913 and, according to tax records, erected the house in 1914.			
112 HOSACK	189	1910	
Significance: This is an early 1900s, vernacular, two-room plan dwelling that is relatively intact but has been altered.			
529 INDIANA	372	1920	
Significance: This is one of only two early 20th-century, unaltered, shotgun dwellings left in the city. Early owners of the property of which it sits include Tom Ditto, B.B. Spruance (1915), George Miller (1920) and Nita Fay Carter (1946).			

ASSESSOR'S ABSTRACT OF RURAL PROPERTY TARRANT COUNTY

NUMBERS		
CONTROL	TRACTS	TRACT
		10E

ABSTRACT NO. 269

EXEMPT FROM TAXATION

ORIGINAL GRANTEE J A CREARY

SCHOOL DISTRICT NO. _____

ADDITIONS TO CITIES . _____ ACRES

SURVEY NO. _____

DIST. NO. _____

ROADS _____ ACRES

CERTIFICATE NO. _____

DIST. NO. _____

RAIL ROADS _____ ACRES

NUMBER OF ACRES 2 (316.7x291.7)

DIST. NO. _____

SCHOOLS, CHURCHES . _____ ACRES

OWNER RECORD	ADDRESS	VOL.	PAGE	DATE	CONSIDERATION
W M MALONE WALLER, ET UX					
J PATRICK KEATING, ET UX		RS 22.00	WD	3074 399	1 22 57 10.00
H:A. HEDBERG		20.35 RS.	WD	3810 2 31	5/24/63 10.00 ovc
JOE S. EPES, JAMES L. TARVER JR. AND ARTHUR F. CHANCE			WD	5416 661	3/19/73 10.00 ovc inc
E T C PROPERTIS INC., 405 W. Abrams, Arl., Tx. 76010			WD	5612 263	3/8/74 10.00 ovc inc
DALLAS FEDERAL SAVINGS & LOAN ASSN P O BOX 12709, DALLAS 75225			TRUSTEE DEED	5842 273	6/12/75 180,000.00 ir
<i>Waterwood Estates</i>			<i>Plot 388</i>	<i>109 135</i>	<i>1977</i>

LIENHOLDER RECORD

W M WALLER			DT	1318 363	1 22 57	18,500.00
W.W. WALLE R etux			DT	1714 493	5/24/63	12,134.33
ARLINGTON BANK AND TRUST			DT	2489 102	3/19/73	70,000.00
FIRST NATIONAL BANK IN ARLINGTON			DT	2549 686	9/11/73	70 000.00

Value + acreage in Tract 10 C 1 B (1976)

DELINQUENT TAX RECORD

DALLAS FEDERAL S&L ASSN.		PROPERTY TAXES													DTOLL T			DATE			NO. OF								
		STATE TAX						COUNTY TAX						DISTRICT SCHOOL			STATE		COUNTY		TOTAL			DATE OF PAYMENT			NO. OF TAX RECEIP		
YEAR	LINE	PAGE	Dol.	Cts.	Dol.	Cts.	No.	Dol.	Cts.	No.	Dol.	Cts.	No.	Dol.	Cts.	No.	Dol.	Cts.	Dol.	Cts.	Dol.	Cts.	Dol.	Cts.	Mo.	Day		Yr.	

Kind of improvement	SIZE	CONSTRUCTION					VALUATION	
		ROOF	WALLS	FOUNDATION	Year Built	CONDITION	Orig. Cost	
Res	36.46	Comp.	CONCR. Blks	Concrete	1900			
Barn	22.55	"	Box	"	1915			
Shed	14.20	"	"	"	1915			
Shed	30x50	Single	"	Post	1905			
	x							
	x							

Other Improvements:

Miles Woven Wire Fence _____ Miles Barbed Wire Fence _____

Miles Rail Fence _____ Miles Other Type Fence _____

0 Acres Leased for Mineral Rights \$ _____ Per Acre _____

Total Improvement Valuation \$ _____

Distance from County Seat 9 Miles.

Located on Gravel Kind Road

Distance from Paved or Graveled Road _____ Miles. Distance from Local Market 2 Miles

Distance from Church 2 Miles. Distance from School 2 Miles

Served by School Bus—Yes or No Yes Water and Sewerage—Yes or No _____

Gas—Yes or No No Electricity—Yes or No No

RENDERED FOR TAXATION

YEAR	ACRES	VALUATION	VALUATION CHANGED TO	VALUATION FINAL	HOMESTEAD EXEMPTION	AUTHORITY FOR CHANGE
1937	132 2/3			7000 00		
1938	132 2/3			7000 00		
1939	132-2/3			7000 00		
1940	132 2/3			7000 00		

No. Rms. ¹² ----- No. Stys ² ----- Occupied By QR V

No. Sq. Ft. ³²⁶⁴ ----- Class ^{1/3} ----- Price ^{2.34} ----- \$ ⁷⁵²⁰ -----

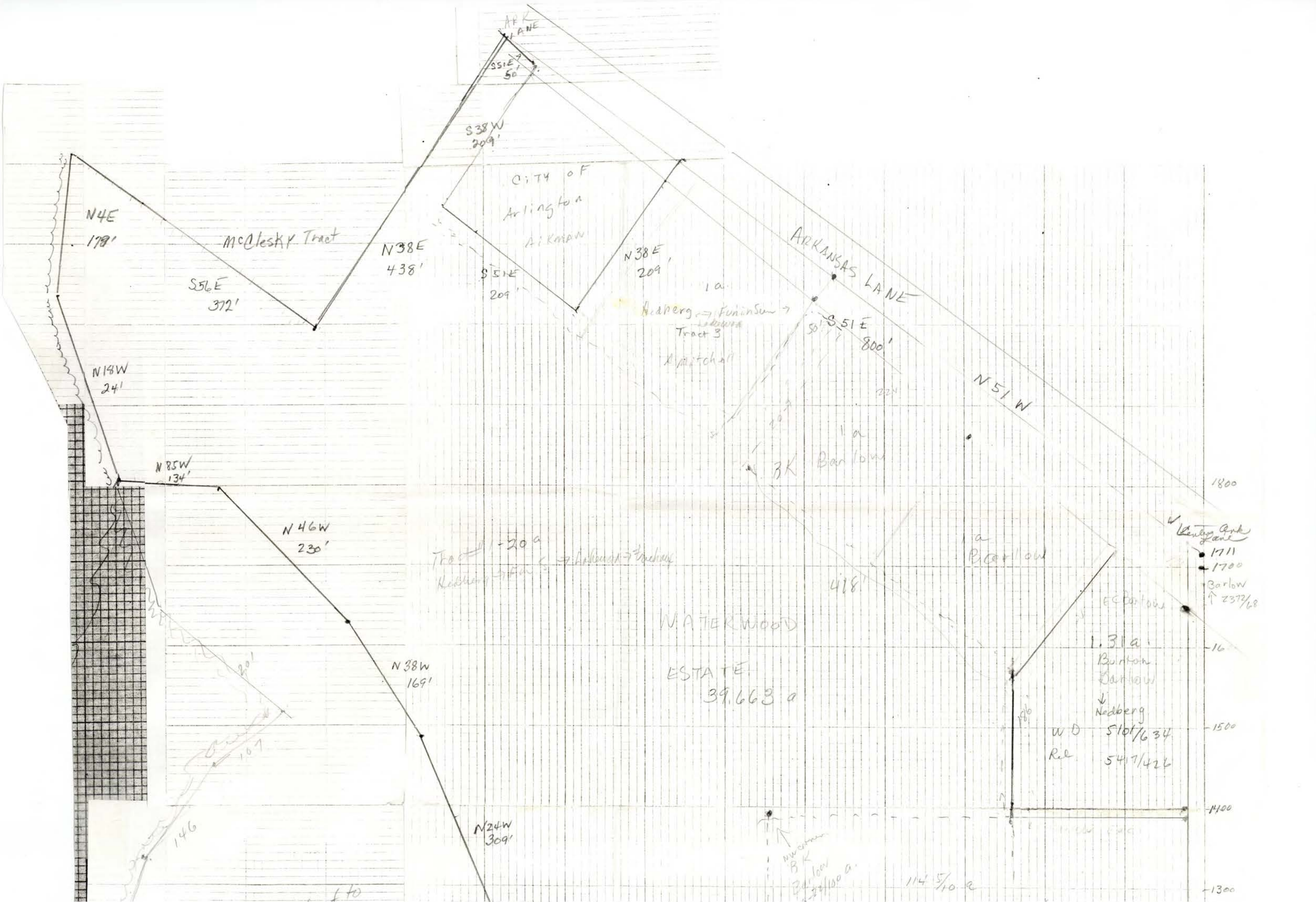
LAND VALUATION

CLASSIFICATION	VALUATION	TOTAL
52 Acres Farming, 1st Class	\$ Per Acre	
Acres Farming, 2nd Class	\$ Per Acre	
Acres Farming, 3rd Class	\$ Per Acre	
Acres Timber, Virgin Growth	\$ Per Acre	
Acres Timber, Second Growth	\$ Per Acre	
Acres Timber, Cut Over	\$ Per Acre	
Acres Grazing, 1st Class	\$ Per Acre	
38 Acres Grazing, 2nd Class	\$ Per Acre	
Acres Subject to Irrigation	\$ Per Acre	
Acres Under Irrigation	\$ Per Acre	
2.5 Acres Waste Land	\$ Per Acre	

Total Land Valuation \$ 4000

Total Improvement Valuation 7520

Grand Total \$ 11520



CITY OF
Arlington
Arkman

McClusky Tract

ARKANSAS LANE

1 a.
Nedberg → Funin Sun →
Tract 3
Mitchell

WATERWOOD
ESTATE
39.663 a

1.31 a.
Burton
Barlow
↓
Nedberg

WD 5101/634
Rel 5417/426

↑
Nedberg
BK
Barlow
22/100 a.

114 5/10 a

N4E
178'

S56E
372'

N38E
438'

S38W
209'

S51E
209'

N38E
209'

N14W
24'

N85W
134'

N46W
230'

N38W
169'

N24W
309'

478'

1800

1711

1700

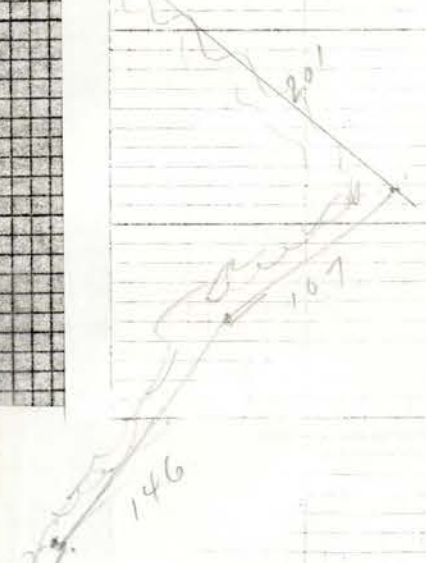
Barlow
↑ 2372/68

16

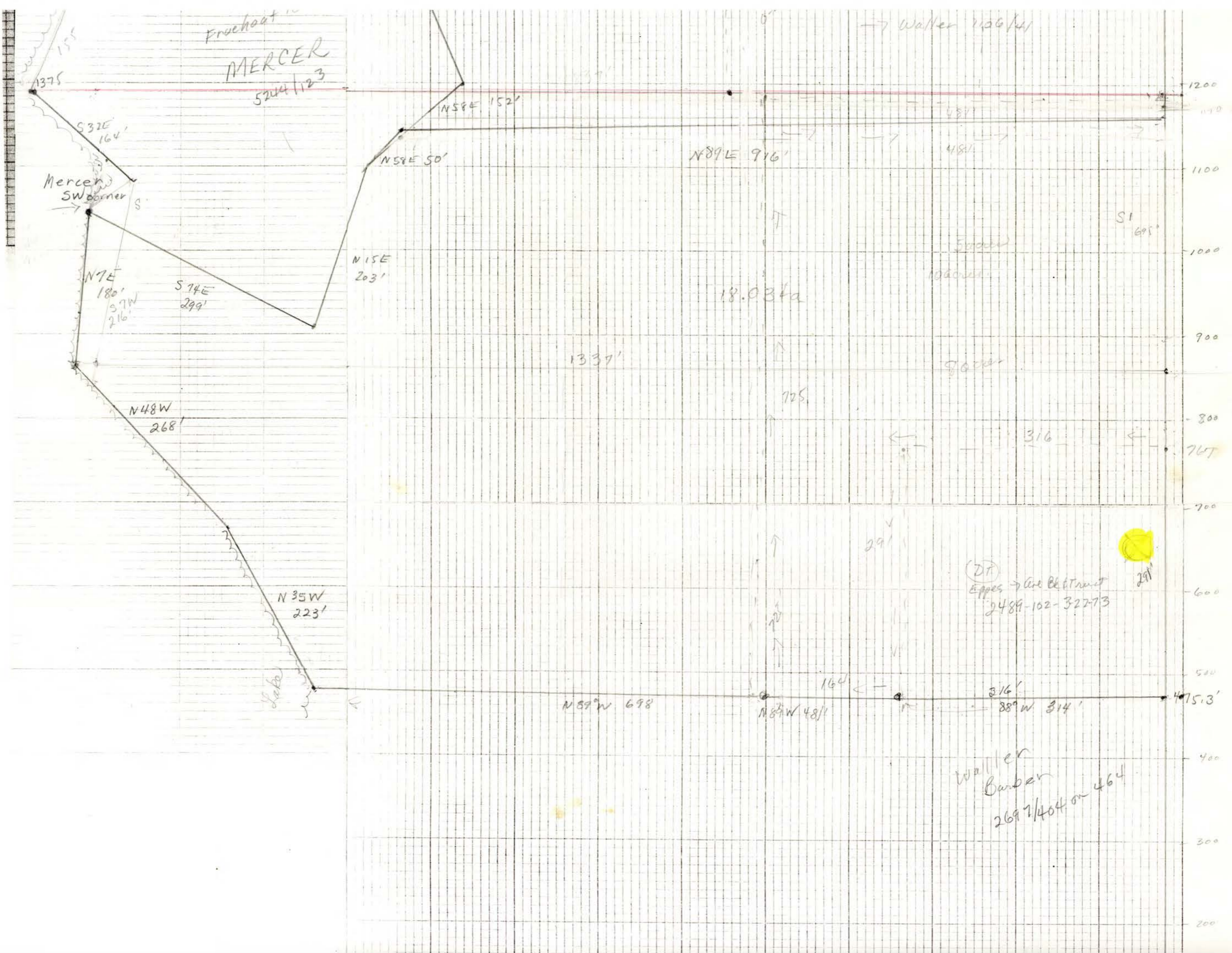
1500

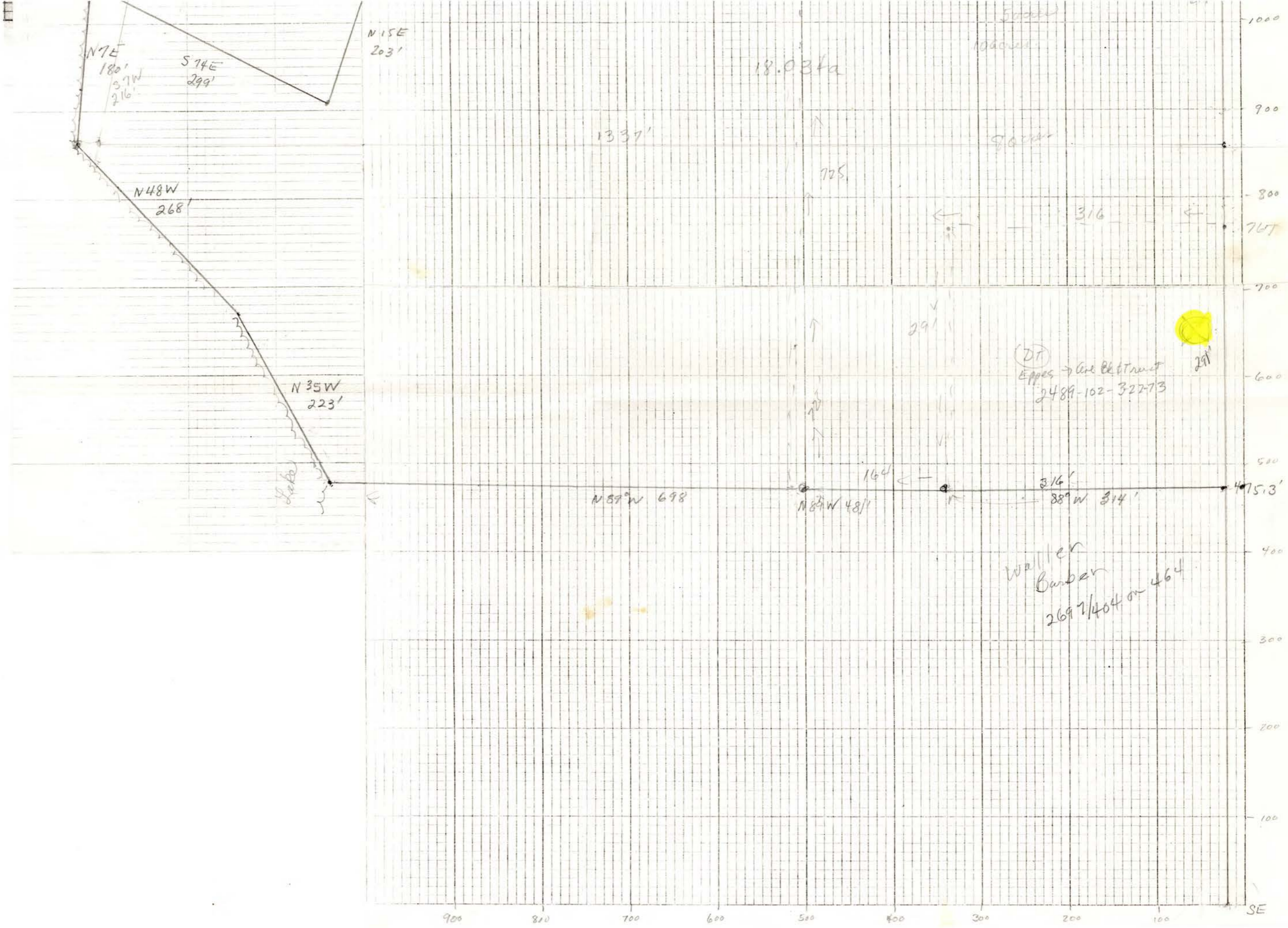
1400

1300



170





ASSESSOR'S ABSTRACT OF RURAL PROPERTY TARRANT COUNTY

NUMBERS		
CONTROL	TRACTS	TRACT
		10C1B

ABSTRACT NO. 269

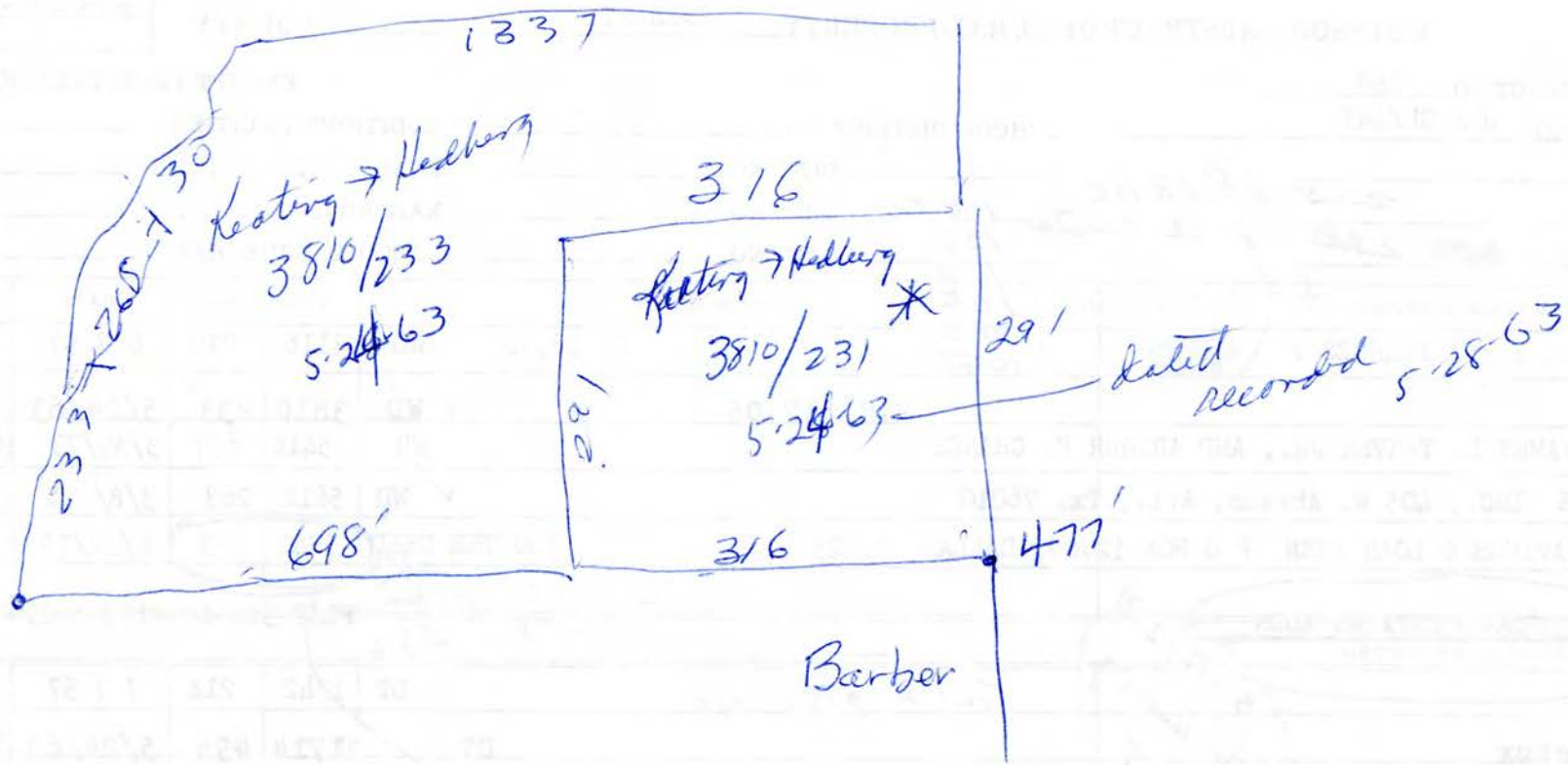
EXEMPT FROM TAXATION

ORIGINAL GRANTEE J A CREARY SCHOOL DISTRICT NO. _____ ADDITIONS TO CITIES . _____ ACRES
 SURVEY NO. _____ DIST. NO. _____ ROADS _____ ACRES
 CERTIFICATE NO. 268 18.03 Ac DIST. NO. _____ RAIL ROADS _____ ACRES
 NUMBER OF ACRES 2.68 Incl tracts 10E1C 10E 10F 10F1 10G 10G1 DIST. NO. _____ SCHOOLS, CHURCHES . _____ ACRES

W M WALLER, ET UX OWNERSHIP RECORD	ADDRESS	VOL.	PAGE	DATE	CONSIDERATION
J PATRICK KEATING, ET UX FRANCES P	RS 18.70	WD 3118	210	6 7 57	10.00
H.A. HEDBERG	R.S. 17.05	WD 3810	233	5/24/63	10.00 inc
JOE S. EPPES, JAMES L. TARVER JR., AND ARTHUR F. CHANCE		WD 5416	657	3/19/73	10.00 ovc inc
E T C PROPERTIES INC., 405 W. Abrams, Arl., Tx. 76010		WD 5612	263	3/8/ 74	10.00 ovc inc.
DALLAS FEDERAL SAVINGS & LOAN ASSN P O BOX 12709, DALLAS 75225	TRUSTEE DEED	5842	273	6/12/75	180,000.00 inc
<u>WATERWOOD ESTATES ADDN LIENHOLDER RECORD</u>				PLAT 388-109 135 1 21 77	
W M WALLER		DT 1342	21a	7 7 57	15,360.00
W.M. WALLER etux		DT 31714	496	5/24/63	11,860.00 inc
H. A. HEDBERG		DT 2489	98	3/19/73	474,945.00 inc
DALLAS FEDERAL S&L ASSN.		DT 2579	817	3/8/74	435,000.00 inc

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.	No.	Dol.	Cts.	Dol.	Cts.	Dol.	Cts.	Mo.	Day	Yr.		



$$\begin{array}{r} 477 \\ 291 \\ \hline 1768 \end{array}$$

$$\begin{array}{r} 316 \\ 698 \\ \hline 1014 \end{array}$$
 916

ASSESSOR'S ABSTRACT OF RURAL PROPER

TARRANT

COUNTY

269

10

ABSTRACT NO. 269

EXEMPT FROM TAXATION

ORIGINAL GRANTEE J. A. CREARY, DEC'D SCHOOL DISTRICT NO. X-54 ADDITIONS TO CITIES ACRES
 SURVEY NO. 9-147C DIST. NO. ACRES
 CERTIFICATE NO. 26 DIST. NO. ACRES
 NUMBER OF ACRES 232-2/3 DIST. NO. ACRES

OWNERSHIP RECORD

OWNER	ADDRESS	VOL.	PAGE	DATE	CONSIDERATION
<u>W. M. WALLER</u>	<u>HANDLEY, TEXAS</u>	1193	48	1/22/32	2500 00
<u>HEDBERG</u>	<u>INCL TRT 10C1</u>	WD 3147	33	9 13 57	19,400.00
<u>FUN IN THE SUN INC</u>	<u>RS 86.35</u>	WD 4209	576	5/1/66	10.00 icl
<u>LAKEVIEW COUNTRY CLUB INC</u>		WD 4808	433	8/15/69	10.00 icl
<u>FREUHAUF CORP</u>	<u>TRUSTEE DEED</u>	5107	147	9/7/71	253,400.00
<u>Jammy B Mercer, Mrs George E Helen May Mercer + John D Mercer (6219-966)</u>					
		WD 5244	123	4-28-72	10.00 inc

LIENHOLDER RECORD

<u>MRS MARY A. W. SHEPHERD</u>	<u>RDT 1641-162-11/16/42</u>	EXT DT 1407	163	2-20-39	3600 00
<u>W M WALLER, ET UX CATHERINE</u>		DT 1359	425	9 13 57	15,000.00
<u>WESTERN SAVINGS ASS'N & TARRANT SAVINGS ASS'N</u>		DT 1641	433	3/26/62	175,000.00

H A HEDBERG

DELINQUENT TAX RECORD

DT ~~1146~~ 1932 298 5/1/66 68,400

YEAR	LINE	PAGE	PROPERTY TAXES												STATE	COUNTY	TOTAL	DATE OF PAYMENT			NO. OF
			STATE TAX				COUNTY TAX				DISTRICT SCHOOL							Dol.	Cts.	Mo.	
																DT 1972	363	10	7/66	25,000.00	
																DT 2203	953	8	15/69	816,000.00	
																DT 2405	- 88	6	4-28	72	77,654.4

*Waterwood Estate, plat 388, 109-135-1-21-77
 plat by Dallas Fed Sav Loan 39.735a over
 Howard plat 103-985 7-26-77*

Reg. W line Perkins Rd 27.5' W & N 0° E 475.3' from SE corner of J.A. O'Leary

S 88° W 314'

N 89° W 698' to East bank of Lake Ore

NW with contour line N 35° W 223'

N 48° W 268'

N 7° E 180' to SW corner of Mercer Tract

S 74° E on So line of Mercer tract 399' to corner

N 15° E 203'

N 58° E 152' ✓

N 24° W 309' ✓

N 38° W 169' ✓

N 46° W 230' ✓

N 85° W 134' to East Bank of Lake Ore

N 18° W ~~550~~ with contour 201'

N 4° E with contour 177.95' ✓

S 56° E with fence line along SW line of Mc Cleary Tract 372' to South corner of 7^c

N 38° E 438' ✓ to SW line of Oak Lane

S 51° E with Oak Lane 50' ✓

S 38° W fence line 209' to a corner of 1.0 tract City of Ore

S 51° E 209' to West corner of 1.0 tract

N 38° E 209' to east corner of 1.0 tract

S 51° E 800' with Oak Lane to intersection with Perkins Rd

S 0° E with W line of Perkins Rd.

29 Dec 1976



39.663^a

ASSESSOR'S ABSTRACT OF RURAL PROPERTY

TARRANT

COUNTY

CONTROL	TRACTS	TRACT
269	16	8

ABSTRACT NO. 269

EXEMPT FROM TAXATION

ORIGINAL GRANTEE J. A. CREARY, DECD.

SCHOOL DISTRICT NO. X & 54

ADDITIONS TO CITIES ACRES

SURVEY NO. DIST. NO.

ROADS ACRES

CERTIFICATE NO. 26 DIST. NO.

RAIL ROADS ACRES

NUMBER OF ACRES 114 1/2 @ TR 8 DIST. NO.

SCHOOLS, CHURCHES ACRES

OWNERSHIP RECORD	ADDRESS	VOL.	PAGE	DATE	CONSIDERATION
D. R. MALONE	HANDLEY, TEXAS	397	164	1/23/12	7000 00
W.M. WALLER	(3078-538) <i>Handley</i>	1106	41		
H A HEDBERG	(incl trt 8LL) RS 45.10 WD	3093	406	3 15 57	41,000.00
FUN IN THE SUN INC	RS 86.35 WD	4209	576	5/1/66	10.00 icl
LAKEVIEW COUNTRY CLUB INC	WD	4808	433	8/15/69	10.00 icl
FRUEHAUF CORP	<i>(17400) 72</i> trustee deWB	5107	147	9/7/71	253,400.00

LIENHOLDER RECORD		EXT	DT	VOL	PAGE	DATE	CONSIDERATION
MRS MARY A. W. SHEPHERD	RDT 1541 1621 -16/42	EXT	DT	1407	163	2-20-39	3600 00
W M WALLER, ET UX		DT		1328	182	3 15 57	30,750.00
FT WORTH NATIONAL BANK		DT		1643	565	1/23/62	125,000.00 i

WESTERN SAVINGS & LOAN ASS'N & TARRANT SAVINGS ASS'N DELINQUENT TAX RECORD DT 1641 433 3/26/62 175,000.00

YEAR	PROPERTY TAXES	STATE TAX			COUNTY TAX			DISTRICT SCHOOL			STATE		COUNTY		TOTAL	DATE OF PAYMENT	NO. OF TAX RECEIPTS
		Dol.	Cts.	No.	Dol.	Cts.	No.	Dol.	Cts.	No.	Dol.	Cts.	Dol.	Cts.			
	HEDBERG													DT	1932 298	5/1/66	68,400.00 i
	WESTERN S&L ASSN													DT	1972 363	10/7/66	25,000.00
	FUN IN THE SUN INC													DT	2203 953	8/15/69	816,000.00

350
W.D.

The State of Texas, } Know All Men by These Presents:
County of Tarrant

That I, H. A. HEDBERG (The property conveyed hereby constitutes no part or portion of the Grantor's homestead, either business or residential);

of the County of Tarrant State of Texas for and in consideration of the sum of TEN AND NO/100 (\$10.00) -----

----- DOLLARS and other good and valuable consideration

to me paid, and secured to be paid, by JOE S. EPPES, JAMES L. TARVER, JR. and ARTHUR F. CHANCE -----

----- follows: \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed by the Grantor herein; and the further consideration of the execution and delivery by the Grantee herein of one certain promissory note of even date herewith in the principal sum of \$474,945.00 payable to the order of H. A. Hedberg, all as therein provided; and said note being secured by Vendor's Lien herein retained and additionally secured by Deed of Trust to Ernest Sanders, Trustee;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said JOE S. EPPES, JAMES L. TARVER, JR. and ARTHUR F. CHANCE

of the County of Tarrant State of Texas all that certain lot, tract or parcel of land situated in Tarrant County, Texas, and being described as follows:

Tract I

BEING a tract or parcel of land out of the J. A. CREAMY SURVEY, situated in Tarrant County, Texas being generally described as being approximately 8 miles south 70 degrees east from the Tarrant County Courthouse on the east bank of Lake Arlington and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod in the east line of the aforementioned survey, North 1 degree 33 minutes West, 475.73 feet of the Southeast corner of said Creamy Survey, said iron rod also being in the West right-of-way line of the Perkins-Turner road, also being South 1 degree 33 minutes East, 1196.00 feet from the southeast corner of a certain tract in said survey conveyed by W. M. Waller, et ux, Catherine R., to Burton K. Harlow as recorded in Volume 2472, Page 68, Deed Records, Tarrant County, Texas;

THENCE the following courses and distances:
North 89 degrees 51 minutes West, 1015.50 feet to an iron rod for corner;
North 35 degrees 12 minutes West, 223.60 feet to an iron rod for corner;
North 47 degrees 57 minutes West, 268.70 feet to an iron rod for corner;
North 7 degrees 13 minutes East, 180.20 feet to an iron rod for corner;
South 74 degrees 40 minutes East, 299.39 feet to an iron rod for corner;

North 15 degrees 49 minutes East, 201.65 feet to an iron rod for corner;
 North 58 degrees 49 minutes East, 152.85 feet to an iron rod for corner;
 North 25 degrees 11 minutes West, 311.60 feet to an iron rod for corner;
 North 38 degrees, 11 minutes West, 169.30 feet to an iron rod for corner;
 North 46 degrees 41 minutes West 230.40 feet to an iron rod for corner;
 North 85 degrees 11 minutes West, 134.00 feet to an iron rod for corner;
 North 18 degrees 01 minutes West, 241.72 feet to an iron rod for corner;
 North 04 degrees 22 minutes East, 178.10 feet to an iron rod for corner;
 South 56 degrees 07 minutes East, 371.90 feet to an iron rod for corner;
 North 39 degrees 14 minutes East, 438.40 feet to an iron rod for corner;
 South 51 degrees 14 minutes East, 50.00 feet along the southwesterly ROW
 line of Arkansas Lane to an iron rod for corner;
 South 32 degrees 14 minutes West, 209.00 feet to an iron rod for corner;
 South 51 degrees 14 minutes East, 209.00 feet to an iron rod for corner;
 North 39 degrees 14 minutes East, 209.00 feet to an iron rod for corner;
 South 51 degrees 14 minutes East, 803.10 feet along the southwesterly
 ROW line of Arkansas Lane to an iron rod for corner;
 South 01 degree 33 minutes East, 1197.57 feet along the west ROW line of
 Perkins-Turner Road to the place of beginning and containing 39.663 acres
 of land, more or less; SAVE AND EXCEPT BEGINNING at an iron rod in the
 East line of the aforementioned Survey, North 01 degree 33 minutes West,
 475.73 feet from the southeast corner of said Creary Survey, said iron
 rod also being in the west right-of-way line of the Perkins-Turner road
 also being South 01 degree 33 minutes East, 1196.00 feet from the south-
 east corner of a certain tract in said survey conveyed by W.M. Waller, et
 ux, Catherine R., to Hurton K. Harlow as recorded in Volume 2372, Page 60,
 Deed Records, Tarrant County, Texas;
 THENCE the following courses and distances:
 North 89 degrees 51 minutes West, 481.00 feet to an iron rod for corner;
 North 01 degree 33 minutes West, 725.00 feet to an iron rod for corner;
 South 89 degrees 51 minutes East, 481.00 feet to a point in the West
 right-of-way line of Perkins-Turner Road for corner;
 THENCE South 01 degree 33 minutes East 725.00 feet along the west right-
 of-way line of Perkins-Turner Road to the place of beginning and contain-
 ing 8.006 acres of land, more or less.

50
 N89E 916
 Perkins Rd
 S1W
 along ROW
 695 to
 place of
 beginning
 18.0340
 39.663a

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

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

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

WITNESS my hand at Arlington, Texas

this 19th day of March

19 73.

H. H. Heuberg
 H. H. Heuberg

Witness at request of Grantor:

THE STATE OF TEXAS,
COUNTY OF Tarrant

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
H. A. HEDBERG

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 19th day of March A. D. 19 73.

(L. S.)

Dauglat A. Oule
Notary Public in and for Tarrant County, Texas

THE STATE OF TEXAS,
COUNTY OF

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared:

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS,
COUNTY OF

CORPORATION ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of A. D. 19 at o'clock M., and was duly recorded by me on the day of A. D. 19 in Vol. page of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

County Clerk County, Texas

By Deputy.

47902504

\$3.50

100

Warranty Deed

(WITH VENDOR'S LIEN)

FROM

M. A. HEDBERG

TO

JOE S. EPPES, JAMES L. TARVER,
JR. and ARTHUR F. CHANCE

FILED FOR RECORD

This day of _____ A. D. 19__

at _____ o'clock _____ M.

By _____ County Clerk

By _____ Deputy

In _____

In Book _____ County Records

In Book _____ Page _____

County Clerk

By _____ Deputy

Recording Fee \$ _____

This instrument should be filed immediately with
the County Clerk for Record.

Duke, Rosenberry & Dandy
212 S. Mesquite St.
Arlington, Texas 76010

The Deed Company, Publishers, Dallas



STATE OF TEXAS
COUNTY OF TARRANT
I hereby certify that this instrument was filed in my office on this day of _____ 1973 at _____ o'clock _____ M. in Book _____ Page _____ of the Official Public Records, Book or Instrument Index by me.
COUNTY CLERK
Beverly S. Dandy, 1973

STATE OF TEXAS
COUNTY OF TARRANT
I hereby certify that this instrument was filed in my office on this day of _____ 1973 at _____ o'clock _____ M. in Book _____ Page _____ of the Official Public Records, Book or Instrument Index by me.
COUNTY CLERK
Beverly S. Dandy, 1973

Vol. 5416 Page 660

tract 48

→ Dr. Malone ~~W.M. Waller~~ 397/164 1-23-12

Malone → W.M. Waller → ~~H.A. Hedberg~~ 1106/41 ?

Waller → Hedberg 3093/406 3-15-57

* → Waller ~~7.33a.~~ 3083/597

Waller → ~~Burton K. Barlow~~ 2872/68

Fruehauf → Hedberg 5146/545 11-18-71

23.40 a.

Hedberg → 39.663a
38.8 acres

W.D. 73-5416-657 → Joe S. Epps, Tarver, Chara, Arthur F
W.D. 661 - begin at corner 475' from SE corner to Burton Barlow
11-10-77 6359 111 H.A. Hedberg to Dallas Fed S & L Assoc 2372/68

~~Epps W.D. 4957-0044 2970 Howard Rodman~~
~~Epp to Hedberg 4821-0668~~

~~ETC Property 2489-98 - 32273 57 Hedberg~~
102 32273 DT Arbit
196 DT
5429 423 41173 City easment 12-21-1898

Check filing date → 205/p. 146

→ Contract of W. Horne to C.W. Patton 85-147

Egger → 1st Natl Bk A/c 2549 686 103073 . D T
✓ 2549 690 . D T

ETC Properties 5612 263 31574 W D

(Tract I only) 473 945
unpaid note
3-19-73
2489/98

Tract II
b 1170.31 ← OR corner
along S1E 502' ^{se} corner Bank.

19. a

475
725
1100

has not
to date
homestead

S 89W 916

N 58E 102

N 25W 311

N 38W 169

N 46W 230

N 23E 162

N 39E 518

S 51E 50 → Row A/c

S 32W 209

S 51E 209

N 39E 209

S 51E 803 along Row A/c

S 1E 502 along Row of A/c

453
4 WD

VOL 61:22 PAGE 325

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

WHEREAS, on the 19th day of March, 1973, Joe S. Eppes, James L. Tarver, Jr. and Arthur F. Chance, executed and delivered to me, Ernest Sanders, as Trustee, a deed of trust of said date, which is of record in Volume 2489 at Pages 98 to 101 of the records of Deeds of Trust of Tarrant County, Texas, whereby, for the purpose of securing the payment of certain indebtedness set out in said deed of trust, have granted, sold and conveyed to me, the said Ernest Sanders, in trust, the following described property situated, lying and being in the County of Tarrant and State of Texas, viz:

Said property being described by metes and bounds in Exhibit "A" attached hereto and made a part hereof and incorporated herein for all purposes.

North
Part of
Waterford

TO HAVE AND TO HOLD, the herein described premises, together with all and singular, the rights and appurtenances thereto in any wise belonging unto me, the said Trustee, to my successor or substitute in this trust, and to my and our assigns forever;

AND WHEREAS, default has been made in the payment of said indebtedness and the holder of said indebtedness has since said default, requested me, the said Trustee, to sell said property in accordance with the provisions of said deed of trust, for the purpose of paying said indebtedness;

AND WHEREAS, pursuant to said request and to the provisions of said deed of trust, I proceeded to sell said property at public auction, at the courthouse door of Tarrant County, Texas, between the hours of ten o'clock A.M. and four o'clock P.M., on Tuesday, the 2nd day of November, 1976, after having given public notice of the time, place and terms of such sale, as prescribed by the terms of said deed of trust, and after first posting written notice thereof for three consecutive weeks prior to the day of sale in three public places

in said county, one of which was posted at the courthouse door of said county; and

WHEREAS, pursuant to such request and after at least twenty-one days preceding the date of sale having served written notice of the proposed sale by certified mail on Joe S. Eppes, James L. Tarver, Jr. and Arthur F. Chance, the debtors obligated to pay such debt according to the records of the holder; and

WHEREAS, at such sale said property was by me struck off to H. A. Hedberg for the price and sum of Three Hundred Thousand and 00/100 Dollars (\$300,000.00), he being the best and highest bidder for the same, and said sum being the best and highest bid therefor; now, therefore,

KNOW ALL MEN BY THESE PRESENTS, That I, Ernest Sanders of Tarrant County, Texas, Trustee as aforesaid, by virtue of the powers granted to me by said deed of trust, and in consideration of the foregoing premises and of the sum of Three Hundred Thousand and 00/100 Dollars (\$300,000.00) to me cash in hand paid by the said H. A. Hedberg, the receipt whereof is hereby acknowledged (which said sum of money I have applied accordingly to the directions of said deed of trust), have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said H. A. Hedberg of the County of Tarrant, State of Texas, the property hereinabove described.

TO HAVE AND TO HOLD the said property, together with all and singular, the rights and appurtenances thereto in any wise belonging unto the said H. A. Hedberg and his heirs and assigns forever, and for and on behalf of the said Joe S. Eppes, James L. Tarver, Jr. and Arthur F. Chance, Grantors in said deed of trust, or their heirs, executors and administrators, I do hereby bind the said Joe S. Eppes, James L. Tarver, Jr. and Arthur F. Chance, and their heirs, executors and administrators to warrant and forever defend, all and singular, the said premises, insofar as is authorized by said deed of

va 6122 cr 327 -

trust unto the said H. A. Hedberg and his heirs and assigns,
against every person whomsoever lawfully claiming or to claim
the same or any part thereof.

WITNESS MY HAND this 2nd day of November, 1976.

Ernest Sanders
Ernest Sanders, Trustee

THE STATE OF TEXAS]

COUNTY OF TARRANT]

BEFORE ME, the undersigned, a Notary Public in and
for said County and State, on this day personally appeared
ERNEST SANDERS, known to me to be the person whose name is
subscribed to the foregoing instrument, and acknowledged to
me that he executed the same for the purposes and consideration
therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the
2nd day of November, 1976.

Robert M. Martin
Notary Public in and for
Tarrant County, Texas

Being a tract or parcel of land out of the J. A. Creary Survey, situated in Tarrant County, Texas being generally described as being approximately 8 miles South 70 degrees East from the Tarrant County Courthouse on the east bank of Lake Arlington and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod in the East line of the aforementioned Survey, North 1 degree 33 minutes West, 475.73 feet to the Southeast corner of said Creary Survey, said iron rod also being in the West right-of-way line of the Perkins-Turner Road, also being South 1 degree 33 minutes East, 1196.00 feet from the southeast corner of a certain tract in said survey conveyed by W. M. Waller, et ux Catherine R., to Hurton K. Barlow as recorded in Volume 2372, Page 68, Deed Records, Tarrant County, Texas THENCE the following courses and distances:
North 89 degrees 51 minutes West, 1015.50 feet to an iron rod for corner;
North 35 degrees 12 minutes West, 223.60 feet to an iron rod for corner;
North 47 degrees 57 minutes West, 268.70 feet to an iron rod for corner;
North 7 degrees 13 minutes East, 180.20 feet to an iron rod for corner;
South 74 degrees 40 minutes East, 299.39 feet to an iron rod for corner;
North 15 degrees 49 minutes East, 201.65 feet to an iron rod for corner;
North 58 degrees 49 minutes East, 152.85 feet to an iron rod for corner;
North 25 degrees 11 minutes West, 311.60 feet to an iron rod for corner;
North 38 degrees 11 minutes West, 169.30 feet to an iron rod for corner;
North 46 degrees 41 minutes West 230.40 feet to an iron rod for corner;
North 25 degrees 11 minutes West, 134.00 feet to an iron rod for corner;
North 18 degrees 01 minutes West, 241.72 feet to an iron rod for corner;
North 04 degrees 22 minutes East, 178.10 feet to an iron rod for corner;
South 55 degrees 07 minutes East, 371.90 feet to an iron rod for corner;
North 39 degrees 14 minutes East, 438.40 feet to an iron rod for corner;
South 51 degrees 14 minutes East, 50.00 feet along the southwesterly ROW line of Arkansas Lane to an iron rod for corner;
South 32 degrees 14 minutes West, 209.00 feet to an iron rod for corner;
South 51 degrees 14 minutes East, 249.00 feet to an iron rod for corner;
North 39 degrees 14 minutes East, 209.00 feet to an iron rod for corner;
South 51 degrees 14 minutes East, 803.10 feet along the southwesterly ROW line of Arkansas Lane to an iron rod for corner;
South 01 degree 33 minutes East, 1197.57 feet along the west ROW line of Perkins-Turner Road to the place of beginning and containing 39.683 ac. of land, more or less

SAVE AND EXCEPT, however, the following described 18.034 acres of land which has been released from the terms and provisions of said deed of trust:

BEING a tract or parcel of land out of the J. A. CREARY SURVEY, situated in Tarrant County, Texas, being generally described as being approximately 8 miles South 70 degrees East from the Tarrant County Courthouse on the East bank of Lake Arlington and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin in the East line of the aforementioned Survey North 01 degrees 33 minutes West, 475.3 feet to the Southeast corner of said Creary Survey, said iron pin also being in the West Right-of-Way line of the Perkins-Turner Road, also being South 01 degree 33 minutes East, 1197.57 feet from the Southeast corner of a certain tract in said survey conveyed by W. M. Waller et ux Catherine R. to Burton K. Barlow, as recorded in Volume 2372, Page 68, Deed Records, Tarrant County, Texas; THENCE the following courses and distances:
NORTH 89 degrees 51 minutes West, 1015.5 feet to an iron pin for corner;
NORTH 35 degrees 12 minutes West, 223.60 feet to an iron pin for corner;
NORTH 47 degrees 57 minutes West, 268.70 feet to an iron pin for corner;
NORTH 07 degrees 13 minutes East, 180.20 feet to an iron pin for corner;
SOUTH 74 degrees 40 minutes East, 299.39 feet to an iron pin for corner;
NORTH 15 degrees 49 minutes East, 201.65 feet to an iron pin for corner;
NORTH 58 degrees 49 minutes East, 50.00 feet to an iron pin for corner;
NORTH 89 degrees 23 minutes East, 916.06 feet to an iron pin for corner in the West Right-of-Way line of Perkins-Turner Road;
SOUTH 01 degrees 33 minutes West, along the West Right-of-Way line of said road, 695.0 feet to the PLACE OF BEGINNING

EXHIBIT "A"

STATE OF TEXAS }
COUNTY OF TARRANT }
I hereby certify that this instrument was FILED on the
date and at the time stamped hereon by me and was duly
RECORDED in the Volume and Page of the DEED RECORDS
of Tarrant County, Texas as stamped hereon by me.

NOV 8 1976



Machin Huffman
COUNTY CLERK
TARRANT COUNTY, TEXAS

FILED
TARRANT COUNTY, TEXAS

NOV 8 AM 11:53

Return to:

MALLEN HUFFMAN
COUNTY CLERK
BY _____ DEP
TARRANT TITLE CO.
1001 FLOOD STREET
FORT WORTH, TEXAS 76102

A-76-4934

The State of Texas,

VOL 6133 PAGE 436

Know All Men by These Presents:

County of TARRANT

That we, H. A. HEDBERG and wife, LEE ETNA HEDBERG,

of the County of Tarrant State of Texas for and in consideration of the sum of

TEN & NO/100 DOLLARS (\$10.00) and other good and valuable consideration, cash to us paid, and secured to be paid, by DALLAS FEDERAL SAVINGS AND LOAN ASSOCIATION, the receipt of which is hereby acknowledged, and

The further consideration of the execution and delivery by grantee herein of its one certain promissory note of even date herewith, in the original principal sum of \$258,300.00, bearing interest and due and payable as therein specified, and payable to the order of H. A. HEDBERG; and to secure said note, a vendor's lien is herein and heronow retained for the use and benefit of H. A. HEDBERG, his heirs and assigns, and to additionally secure said note, a deed of trust was executed by the grantee of even date herewith to Earnest E. Sanders, Trustee;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said DALLAS FEDERAL SAVINGS AND LOAN ASSOCIATION

of the County of Dallas State of Texas all that certain lot or tract of land situated in Tarrant County, Texas, and described as follows, to-wit:

See Exhibit "A" attached hereto.

(North part of Waterwood)

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 grantee herein, its successors

and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said grantee herein, its successors

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

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

WITNESSETH this 19th day of November 1976.

Witness at request of Grantor:

H. A. Hedberg
Lee Etta Hedberg

THE STATE OF TEXAS,
COUNTY OF TARRANT

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared
H. A. HEDBERG and wife, LEE ETTA HEDBERG

VOL 6133 PAGE 437

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 19th day of November A. D. 1976.



Darlene Barnett
Darlene Barnett
Notary Public in and for Tarrant County, Texas

THE STATE OF TEXAS,
COUNTY OF

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS,
COUNTY OF

SINGLE ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared

known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument of writing with its certificate of authentication, was filed for record in my office on the day of A. D. 19 at o'clock M., and was duly recorded by me on the day of A. D. 19 in Vol. page of the Records of said County.

WITNESS MY HAND and the Seal of the County Court of said County, at my office in the day and year last above written.

(L. S.)

County Clerk County, Texas
By Deputy.

151
Warranty Deed
GIVEN VENDOR'S LIEN

FROM

TO

FILED FOR RECORD

This day of A. D. 19 at o'clock M.

By County Clerk Deputy

RECORDED

In A. D. 19 County Records In Book on Page

By County Clerk Deputy

Recording Fee \$ This instrument should be filed immediately with the County Clerk for Record.

The Gore Company, Publishers, Dallas

Vol. 6133 Page 438

BEING a tract or parcel of land out of the J. A. CREAMY SURVEY, situated in Tarrant County, Texas being generally described as being approximately 8 miles South 70 degrees East from the Tarrant County Courthouse on the East bank of Lake Arlington and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod in the East line of the aforementioned Survey, North 1 degree 33 minutes West, 475.73 feet of the Southeast corner of said Creamy Survey, said iron rod also being in the West right-of-way line of the Perkins-Turner Road, also being South 1 degree 33 minutes East, 1196.00 feet from the Southeast corner of a certain tract in said survey conveyed by W. M. Waller, et ux Catherine R., to Burton K. Barlow as recorded in Volume 2372, Page 68, Deed Records, Tarrant County, Texas;

THENCE the following courses and distances:

NORTH 89 degrees 51 minutes West, 1015.50 feet to an iron rod for corner;
NORTH 35 degrees 12 minutes West, 223.60 feet to an iron rod for corner;
NORTH 47 degrees 57 minutes West, 268.70 feet to an iron rod for corner;
NORTH 7 degrees 13 minutes East, 180.20 feet to an iron rod for corner;
SOUTH 74 degrees 40 minutes East, 299.39 feet to an iron rod for corner;
NORTH 15 degrees 49 minutes East, 201.65 feet to an iron rod for corner;
NORTH 58 degrees 49 minutes East, 152.95 feet to an iron rod for corner;
NORTH 25 degrees 11 minutes West, 311.60 feet to an iron rod for corner;
NORTH 38 degrees 11 minutes West, 169.30 feet to an iron rod for corner;
NORTH 46 degrees 41 minutes West, 230.40 feet to an iron rod for corner;
NORTH 85 degrees 11 minutes West, 134.00 feet to an iron rod for corner;
NORTH 18 degrees 01 minutes West, 241.72 feet to an iron rod for corner;
NORTH 04 degrees 22 minutes East, 178.10 feet to an iron rod for corner;
SOUTH 56 degrees 07 minutes East, 371.90 feet to an iron rod for corner;
NORTH 39 degrees 14 minutes East, 438.40 feet to an iron rod for corner;
SOUTH 51 degrees 14 minutes East, 50.00 feet along the Southwesterly Right-of-Way line of Arkansas Lane to an iron rod for corner;
SOUTH 32 degrees 14 minutes West, 209.00 feet to an iron rod for corner;
SOUTH 51 degrees 14 minutes East, 209.00 feet to an iron rod for corner;
NORTH 39 degrees 14 minutes East, 209.00 feet to an iron rod for corner;
SOUTH 51 degrees 14 minutes East, 803.10 feet along the Southwesterly Right-of-Way line of Arkansas Lane to an iron rod for corner;
SOUTH 01 degrees 33 minutes East, 1197.57 feet along the West Right-of-Way line of Perkins-Turner Road to the PLACE OF BEGINNING, and containing 39.663 acres of land, more or less.

SAVE AND EXCEPT, however, the following described tract being 18.034 acres of land, more or less, to-wit:

BEING a tract or parcel of land out of the J. A. CREAMY SURVEY, situated in Tarrant County, Texas, being generally described as being approximately 8 miles South 70 degrees East from the Tarrant County Courthouse on the East bank of Lake Arlington and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin in the East line of the aforementioned Survey North 01 degrees 33 minutes West, 475.3 feet to the Southeast corner of said Creamy Survey, said iron pin also being in the West Right-of-Way line of the Perkins-Turner Road, also being South 01 degree 33 minutes East, 1197.57 feet from the Southeast corner of a certain tract in said survey conveyed by W. M. Waller et ux Catherine R. to Burton K. Barlow, as recorded in Volume 2372, Page 68, Deed Records, Tarrant County, Texas;

THENCE the following courses and distances:

NORTH 89 degrees 51 minutes West, 1015.5 feet to an iron pin for corner;
NORTH 35 degrees 12 minutes West, 223.60 feet to an iron pin for corner;
NORTH 47 degrees 57 minutes West, 268.70 feet to an iron pin for corner;
NORTH 07 degrees 13 minutes East, 180.20 feet to an iron pin for corner;
SOUTH 74 degrees 40 minutes East, 299.39 feet to an iron pin for corner;
NORTH 15 degrees 49 minutes East, 201.65 feet to an iron pin for corner;
NORTH 58 degrees 49 minutes East, 50.00 feet to an iron pin for corner;
NORTH 89 degrees 23 minutes East, 916.06 feet to an iron pin for corner in the West Right-of-Way line of Perkins-Turner Road;
SOUTH 01 degrees 33 minutes West, along the West Right-of-Way line of said road, 695.0 feet to the PLACE OF BEGINNING.

EXHIBIT "A"

Filed for Record

SEP 23 1967

at 8:25 A.

And Recorded

SEP 25 1967

at 10:49 A.

Instrument No.

56713

MELVIN "MEL" FAULK, County Clerk,
Tarrant County, Texas

By

[Signature]

Deputy

3147
33

The State of Texas,
County of TARRANT

Know All Men by These Presents:

That WE, W.M. WALLER and wife, CATHERINE R. WALLER,

of the County of Tarrant, State of Texas for and in consideration of
the sum of NINETEEN THOUSAND FOUR HUNDRED (\$19,400.00)-----
DOLLARS.

to us paid, and secured to be paid, by H. A. HEDBERG,

as follows:

The sum of Four Thousand Four Hundred Dollars (\$4,400.00) cash, the receipt of which is hereby acknowledged, and the execution of a note by the said H. A. HEDBERG of even date herewith, payable to the undersigned W. M. WALLER and CATHERINE R. WALLER, or order, in the sum of Fifteen Thousand Dollars (\$15,000.00), payable in six (6) annual installments of Two Thousand Five Hundred Dollars (\$2,500.00) each, the first installment to become due and payable on or before one year from date, and a similar installment being due and payable on or before two, three, four, five and six years from date, and bearing interest at the rate of five per cent (5%) per annum, and containing the usual and customary provisions concerning acceleration in case of default and attorneys' fees, and to secure such note there is expressly retained herein a Vendor's Lien covering the hereinafter described property,

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

H. A. HEDBERG,

of the County of Tarrant, State of Texas, all that certain
tract or parcel of land situated in Tarrant County, Texas, and described as follows:

A portion of the said J. A. Creary Survey beginning at the southeast corner of a 114-5/10 Acre Tract of land and being the southeast corner of the B. K. Barlow land;
THENCE South 89 degrees 46 minutes West along the south line of said 114-5/10 Acre Tract 1375 feet to a westerly line of the 7-33/100 Acre Tract conveyed to W. M. Waller by deed recorded in Volume 3083, page 597 of the Deed Records of Tarrant County, Texas;
THENCE South 32 degrees 6 minutes East 164.6 feet;
THENCE South 7 degrees 13 minutes West 216.4 feet;
THENCE South 89 degrees 51 minutes East 1337.4 feet to the East line of said survey;
THENCE North with the East line thereof 331.6 feet to the place of Beginning, and containing 10 acres of land, more or less.

X
Tract
10



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 H. A. HEDBERG, his

heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said H. A. HEDBERG, his

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

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

Witness our hands at Fort Worth, Texas this 13th day of September, A. D. 19 57.

W. M. Waller
W. M. Waller
Catherine R. Waller
Catherine R. Waller

Witness at Request of Grantor:

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 13 day of September, A. D. 19 57.

(L. S.)

Belle Alexander
Notary Public in and for Tarrant County, Texas

Filed for Record

SEP 23 1957

at 8:27 AM

And Recorded

SEP 25 1957

at 10:50 AM

Instrument No. 5614

MELVIN "MEL" FAULK, County Clerk,
Tarrant County, Texas

4209
574

190—WARRANTY DEED (WITH VENDOR'S LIEN)

Rev. 11-86 35

TEXAS STANDARD FORM

The State of Texas,
County of TARRANT

34642-3⁵⁰
Know All Men by These Presents:

That we, H. A. Hedberg, and Clarke Gillespie and wife, Dorothy H. Gillespie

of the County of Tarrant State of Texas for and in consideration
of the sum of Ten Dollars (\$10.00) and other good and valuable considerations

DOLLARS

to us paid, and secured to be paid, by FUN IN THE SUN, INC., a Texas corporation,

the receipt of which is hereby acknowledged; and, as additional consideration the execution and delivery by Grantee herein of its Vendor's Lien Note of even date herewith for the principal sum of \$68,400.00, payable to the order of H. A. Hedberg in annual installments of principal as follows: \$10,000.00 payable on or before May 1, 1967, and on May 1 of each succeeding year until May 1, 1973, when the final payment of principal is to be \$8400.00; said note bears interest at the rate of 6% per annum from date, and such interest is payable annually as it accrues in addition to said principal payments, and to be paid on the date of the principal payments; payment of said note is secured by a vendor's lien retained herein, and, as additional security for its payment, Grantee has this date executed a Deed of Trust conveying the hereinafter described property to Earnest E. Sanders, Trustee, for the benefit of H. A. Hedberg;



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

FUN IN THE SUN, INC.

of the County of Tarrant State of Texas all that certain
lot, tract or parcel of land situated in Tarrant County, Texas, more fully described
as follows:

of the sum of Ten Dollars (\$10.00) and other good and valuable considerations

DOLLARS

to us paid, and secured to be paid, by FUN IN THE SUN, INC., a Texas corporation,

the receipt of which is hereby acknowledged; and, as additional consideration the execution and delivery by Grantee herein of its Vendor's Lien Note of even date herewith for the principal sum of \$68,400.00, payable to the order of H. A. Hedberg in annual installments of principal as follows: \$10,000.00 payable on or before May 1, 1967, and on May 1 of each succeeding year until May 1, 1973, when the final payment of principal is to be \$8400.00; said note bears interest at the rate of 6% per annum from date, and such interest is payable annually as it accrues in addition to said principal payments, and to be paid on the date of the principal payments; payment of said note is secured by a vendor's lien retained herein, and, as additional security for its payment, Grantee has this date executed a Deed of Trust conveying the hereinafter described property to Earnest E. Sanders, Trustee, for the benefit of H. A. Hedberg;



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

FUN IN THE SUN, INC.

of the County of Tarrant State of Texas all that certain lot, tract or parcel of land situated in Tarrant County, Texas, more fully described as follows:

The following described three tracts of land, being a part of the J. A. Creary Survey, in Tarrant County, Texas, to-wit:

TRACT NO. 1:

A part of a 114-5/10 acre tract conveyed to W. M. Waller by a deed recorded in Volume 1106, Page 41, of the deed records of Tarrant County, Texas,

BEGINNING at a pipe in the south line of said 114-5/10 acre tract, 538-2/10 feet from its southeast corner, and being the southwest corner of a 0-22/100 acre tract conveyed to B. K. Barlow by a deed recorded in Volume 2377, Page 220, of said Deed Records;

THENCE South 89 degrees 46 minutes West, along the South line of said 114-5/10 acre tract, 837-4/10 feet to a westerly line of the 7-33/100 acre tract conveyed to W. M. Waller by a deed recorded in Volume 3083, Page 597, of said Deed Records;

THENCE along said line, and continuing, being along the contour, with its meanderings, at an elevation of 350 feet above mean sea level, North 32 degrees 06 minutes West 37-3/10 feet, and North 9 degrees 56 minutes East 155-8/10 feet, and North 36 degrees 33 minutes East 146 feet, and North 49 degrees 28 minutes East 107-4/10 feet and North 47 degrees 39 minutes West 201-3/100 feet, and North 18 degrees 01 minutes West 343-6/10 feet, and North 4 degrees 22 minutes East 211-3/10 feet, and North 45 degrees 32 minutes East 95-4/10 feet, and North 72 degrees 09 minutes East 164-7/10 feet to the southwest line of the J. E. Wright, Jr. 1 acre tract;

THENCE South 51 degrees 09 minutes East, along said line, and along the southwest line of the R. E. Rogers 1 acre tract, 287-3/10 feet to the south corner of said Rogers Tract;

THENCE North 39 degrees 14 minutes East 209 feet to the east corner of said tract in the southwest line of Arkansas Land;

THENCE South 51 degrees 14 minutes East, along said line, 50 feet to the north corner of the R. E. Atkins 1 acre tract;

4 2 0 9 0 0 5 7 4

north corner of the R. E. Aikman 1 acre tract;
 THENCE South 39 degrees 14 minutes West 209 feet to the West corner of said Aikman tract;
 THENCE South 51 degrees 14 minutes East, along the southwest lines of the Aikman and the A. Mitchell 1 acre tracts, 433 feet to the south corner of said Mitchell Tract;
 THENCE North 39 degrees 14 minutes East 209 feet to the east corner of said tract, in the southwest line of Arkansas Lane;
 THENCE South 51 degrees 14 minutes East, along said line, 50 feet to the north corner of a B. K. Barlow 1 acre tract;
 THENCE South 39 degrees 14 minutes West 209 feet to a stake, the west corner of said Barlow tract;
 THENCE South 51 degrees 17 minutes East, along the southwest line of said Barlow Tract, and along the southwest line of another B. K. Barlow 1 acre tract 418 feet to the south corner of said last mentioned Barlow Tract, and the northwest corner of the E. C. Barlow 1-31/100 acre tract;
 THENCE South no degrees 14 minutes East 186 feet to the southwest corner of said E. C. Barlow tract, in the north line of B. K. Barlow Lands;
 THENCE South 89 degrees 46 minutes West 293 feet to the northwest corner of the B. K. Barlow 0-22/100 acre tract;
 THENCE South no degrees 14 minutes East 196 feet to the place of beginning, and containing 20-5/10 acres, and being the same land being conveyed by W. M. Waller and wife, Catherine M. Waller, to H. A. Hedberg by deed dated March 15, 1957, and recorded in Volume 3093, Page 406, of the Deed Records of Tarrant County, Texas, ~~SAVE AND EXCEPT~~, however, that certain 2-acre tract of land conveyed by the undersigned, H. A. Hedberg, to Claud W. Estes in October of 1957, described as follows:

Handwritten initials

BEGINNING at the NW corner of said tract, being the NE corner of a 2.8 acre tract deeded to the City of Arlington by deed, of record in Vol. 3083, Page 593, Deed Records of Tarrant County, Texas;
 THENCE South 51 deg. 09 min. East along the northerly line of said Hedberg tract 267.3 feet to an iron pin for corner in the West line of a proposed 50 foot street;

THENCE South 35 feet 14 min. West along the West line of said proposed street 229.4 feet to an iron pin for corner;
 THENCE North 56 deg. 07 min. West 371.9 feet to an iron pin for corner in the westerly line of said Hedberg tract;
 THENCE along the westerly line of said tract - North 04 deg. 22 min. East 33.2 feet, North 45 deg. 32 min. East 95.4 feet and North 72 deg. 09 min. East 166.7 feet to place of beginning.

TRACT NO. 2:

BEGINNING at the southeast corner of a 114-5/10 acre tract of land and being the southeast corner of the B. K. Barlow land;
 THENCE South 89 degrees 46 minutes West along the south line of said 114-5/10 acre tract 1375 feet to a westerly line of the 7-33/100 acre tract conveyed to W. M. Waller by deed recorded in Volume 3083, Page 597, of the Deed Records of Tarrant County, Texas;
 THENCE South 32 degrees 6 minutes East 164.6 feet;
 THENCE South 7 degrees 13 minutes West 216.4 feet;
 THENCE South 89 degrees 51 minutes East 1537.4 feet to the East line of said survey;
 THENCE North with the East line thereof 331.6 feet to the place of beginning, and containing 10 acres of land, more or less, and being the same land conveyed by W. M. Waller and wife, Catherine M. Waller, to H. A. Hedberg by deed dated September 13, 1957, and recorded in Volume 3147, Page 33, of the Deed Records of Tarrant County, Texas.

TRACT NO. 3:

BEGINNING at the SE corner of the said J. A. Creary Survey;
 THENCE North with the East line of said survey 1711 feet to the center of Arkansas Lane;
 THENCE North 31-1/4 deg. West with the center of said lane, 373.9 feet;
 THENCE South 38-3/4 deg. West 23 feet a stake in the South line of Arkansas Lane, the place of beginning of the land being described;
 THENCE North 51-1/4 deg. West with said South line 224 feet a stake;
 THENCE South 38-3/4 deg. West 209 feet a stake;
 THENCE South 51-1/4 deg. East 224 feet a stake;
 THENCE North 38-3/4 deg. East 209 feet to the place of beginning, and containing one acre of land.

H. A. Hedberg

4 2 0 9 0 0 5 7 7

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 FUN IN THE SUN, INC., its successors

and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said FUN IN THE SUN, INC., its successors

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

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

WITNESS our hand at Fort Worth, Texas
this 1st day of May 19 66

Witness at request of Grantor:

H. A. Hedberg
H. A. Hedberg
Clarke Gillespie
Clarke Gillespie
Dorothy H. Gillespie
Dorothy H. Gillespie

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared H. A. Hedberg known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 1st day of May A. D. 19 66

and appurtenances thereto in anywise belonging unto the said FUN IN THE SUN, INC., its successors

and assigns forever and we do hereby bind ourselves, our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said FUN IN THE SUN, INC., its successors

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

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

WITNESS our hand at Fort Worth, Texas

this 1st day of May 19 66

H. A. Hedberg
H. A. Hedberg
Clarke Gillespie
Clarke Gillespie
Dorothy H. Gillespie
Dorothy H. Gillespie

Witness at request of Grantor:

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared H. A. Hedberg known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of May A. D. 19 66
MARY ANGEL F. BUEY, Notary Public
in and for Tarrant County, Texas
My commission expires 6-1-67
Mary Angel Buey
Notary Public in and for Tarrant County, Texas

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF TARRANT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of May A. D. 19 66.
MARY ANGEL F. BUEY, Notary Public
in and for Tarrant County, Texas
My commission expires 6-1-67
Mary Angel Buey
Notary Public in and for Tarrant County, Texas

THE STATE OF TEXAS,

Filed for Record MAY 3 - 1966 at 1-52 P M.
And Recorded MAY 5 1966 at 2-47 P M.
Instrument No. 34642 W. C. "RED" COWEN, County Clerk
Tarrant County, Texas
By *H. Hedberg* Deputy

4808/433

The State of Texas, } Know All Men by These Presents:
County of TARRANT

That
FUN IN THE SUN, INC., a Texas corporation, acting by and through its duly authorized officers, of the County of Tarrant, State of Texas for and in consideration of the sum of -----(\$10.00)-----
-----TEN AND NO/100-----DOLLARS
to it paid, and secured to be paid, by
LAKEVIEW COUNTRY CLUB, INC., Grantee herein, as follows:

By the execution on even date of its note in the original amount of Eight hundred sixteen thousand and no/100 Dollars, payable in 204 monthly installments of \$4,000.00 each, without interest, and as further described therein, said note and vendor's lien created thereby being inferior to the following described incumbrances to which this conveyance is made subject:
One certain note to Western Savings and Loan Assoc. and Tarrant Savings Assoc. dated 3/26/62 in the original principal amount of \$175,300.00 (current Bal. \$81,935.23),
AND,
One certain note to Western Savings and Loan Assoc. dated 10/7/66 in the original principal amount of \$25,000.00 (current Bal. \$794.00), AND,
One certain note to H.A. Hedberg dated 5/1/66 in the original principal amount of \$68,400.00 (current Bal. \$38,400.00), and no others, albeit that LAKEVIEW COUNTRY CLUB, INC. assumes no liability for payment of said superior liens except that the property is incumbered thereby,
have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said

LAKEVIEW COUNTRY CLUB, INC.
of the County of Tarrant, State of Texas, all that certain tract or parcel of land situated in TARRANT COUNTY, TEXAS described as follows:

The following described three tracts of land, being a part of the J. A. CHERRY SURVEY IN TARRANT COUNTY, TEXAS, to-wit:
TRACT No. 1: Being a part of a 114-5/10 acre tract conveyed to W. M. Waller by a deed recorded in Volume 1104, Page 41, Deed Records of Tarrant County, Texas.
BEGINNING at a pipe in the south line of said 114-5/10 acre tract, 534-2/10 feet from its south-east corner, and being the southwest corner of a 0-22/100 acre tract conveyed to B.K. Barlow by a Deed recorded in Volume 2377, Page 220, Deed Records;
THENCE South 89° 46' West, along the south line of said 114-5/10 acre tract, 837-4/10 feet to a westerly line of the 7-33/100 acre tract conveyed to W.M.Waller by a deed recorded in Volume 3083, Page 597, Deed Records;
THENCE along said line, and continuing, being along the contour, with its meanderings, at an elevation of 550 feet above sea level, North 32° 06 minutes West 37-3/10 feet and North 9° 56' East 153-8'10 feet, and North 36° 33' East 146 feet and North 49° 28' East 107-4/10 feet and North 47° 39' West 201-3/100 feet, and North 18° 01' West 343-6/10 feet, and North 4° 22' East 211-3/10 ft. and North 43° 32' East 95-4/10 feet, and North 72° 09' East 166-7/10 feet to the southwest line of the J. E. Wright, Jr. one-acre tract;
THENCE South 51° 09' East, along said line, and along the southwest line of the R.E.Rogers one-acre tract, 287-3/10 feet to the south corner of said Rogers Tract;
THENCE North 39° 14' East, 209 feet to the east corner of said tract in the southwest line of Arkansas Lane;
THENCE South 51° 14' East, along said line, 50 feet to the north corner of R.E.Aikman one-acre tract;
THENCE South 39° 14' West 209 feet to the West corner of said Aikman tract;
THENCE South 51° 14' East, along the southwest line of the Aikman and the A.Mitchell one-acre tract, 433 feet to the south corner of said Mitchell Tract;
THENCE North 39° 14' East 209 feet to the east corner of said tract, in the southwest line of Arkansas Lane;
THENCE South 51° 14' East, along said line, 50 feet to the north corner of B.K.Barlow one-acre tract;
THENCE South 39° 14' West 209 feet to a stake, the west corner of said Barlow tract;
THENCE South 51° 17' East along the southwest line of said Barlow tract, and along the southwest line of another B.K.Barlow one-acre tract, 418 feet to the south corner of said last mentioned Barlow Tract, and the northwest corner of the E.C.Barlow 1-31/100 acre tract;
THENCE South 0° 14' East 186 feet to the southwest corner of said E. C. Barlow tract in the north line of B.K.Barlow tract or lands;
THENCE South 89° 46' West 293 feet to the northwest corner of B.K.Barlow 0-22/100 acre tract;

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THENCE South 0° 14' East 198 feet to the PLACE OF BEGINNING and containing 20-5/10 acres, more or less, and being the same land conveyed by W.M.Waller and wife, Catherine E. Waller, to H.A.Hedberg by Deed dated March 15, 1957, recorded in Volume 3093, Page 406, Deed Records, Tarrant County, Texas; SAVE & EXCEPT, however, that certain 2-acre tract of land conveyed by H.A.Hedberg to Clara W. Estes in October, 1957, described as follows:

BEGINNING at the northwest corner of said tract, being the northeast corner of a 2.8 acre tract deeded to the City of Arlington by Deed recorded in Volume 3083, Page 593, Deed Records, Tarrant County, Texas; THENCE South 51° 039' East along the northerly line of said Hedberg tract 287.3 feet to an iron pin for corner in the west line of a proposed 50 foot street; THENCE South 39ft 14' West along the west line of said proposed street 229.4 feet to an iron pin for corner; THENCE North 36° 07' West 371.9 feet to an iron pin for corner in the westerly line of said Hedberg tract; THENCE along the westerly line of said tract, North 04° 22' East 33.2 feet, North 45° 32' East 93.4 feet and North 72° 09' East 166.7 feet to the PLACE OF BEGINNING of said two acre tract TRACT NO. 2; BEGINNING at the southeast corner of a 114-5/10 acre tract of land and being the southeast corner of B.K.Barlow land;

THENCE South 89° 46' West along the South line of said 114-5/10 acre tract, 1375 feet to a westerly line of the 7-33/100 acre tract conveyed to W.M.Waller by Deed recorded in Volume 3083, Page 597, Deed Records of Tarrant County, Texas;

THENCE South 32° 6' East 164.6 feet;
THENCE South 7° 13' West 216.4 feet;

THENCE South 69° 51' East 1337.4 feet to the east line of said survey;
THENCE North with the east line thereof, 331.6 feet to the PLACE OF BEGINNING and containing ten acres of land, more or less, and being the same land conveyed by W.M.Waller & wife, Catherine R. Waller, to H. A. Hedberg by Deed dated September 13, 1957, recorded in Volume 3147, Page 33, of the Deed Records of Tarrant County, Texas.

TRACT NO. 3: BEGINNING at the southeast corner of said J.A.Creary Survey;
THENCE North with east line of said survey, 1711 feet to the center of Arkansas Lane;
THENCE North 51-1/4° west with the center of said land, 575.9 feet;

THENCE South 38-3/4° west 23 feet a stake in the South line of Arkansas Lane, the place of beginning of the land being described;
THENCE North 51-1/4° West with said South line 224 feet, a stake;
THENCE South 38-3/4° West 209 feet, a stake;
THENCE South 51-1/4° East 224 feet, a stake;
THENCE North 38-3/4° East 209 feet to the PLACE OF BEGINNING, and containing one (1) acre of land, more or less.

SUBJECT TO THE FOLLOWING:
a. All current mortgages, liens, or other encumbrances duly recorded against said property.
b. Existing easements for power lines, pipelines and flood control structures or areas.

SEE ATTACHED

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

FUN IN THE SUN, INC., its successors

and assigns forever and it does hereby bind itself, its successors and assigns ~~to~~ Warrant and Forever Defend, all and singular the said premises unto the said LAKEVIEW COUNTRY CLUB, INC., ITS SUCCESSORS,

and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under it, but not otherwise.

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

WITNESS our hands at Arlington, Texas
this 15th day of August, 1969

Witness at request of Grantor:

FUN IN THE SUN, INC.

Joe H. Quinn
Assistant Secretary

Ermy G. Mercer

VOL 4808 PAGE 435

CORPORATE
~~NON-EX~~ACKNOWLEDGMENT

VOL 4808 PAGE 436

THE STATE OF TEXAS,
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared TOMMY G. MERCER, President of FUN IN THE SUN, INC., a Texas corporation, 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 as the act of such corporation & in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the 7th day of OCTOBER A. D. 1969

(L. S.)

A. William Brackett
Notary Public in and for TARRANT County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the . day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared known to me to be the person whose name subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
this the day of A. D. 19

(L. S.)

Notary Public in and for County, Texas

THE STATE OF TEXAS,
COUNTY OF

I HEREBY CERTIFY that the foregoing instrument, with its certificate of authentication, was filed for record in my office on the day of and was duly recorded by me on the day of in Vol. page of the Records of said County. WITNESS MY HAND and the Seal of the County Court of the day and year last above written.

(L. S.)

County Clerk County, Texas

By Deputy.

85948
27521

RE1903-JHA
Warranty Deed
(WITH VENDOR'S LIEN)

FROM
FUN IN THE SUN, INC.

TO
LAKEVIEW COUNTRY CLUB, INC.

FILED FOR RECORD

This day of . A. D. 19
at o'clock M.

By County Clerk
Deputy

RECORDED
INDEXED
FILED
OCT 14 1969
COUNTY CLERK
TARRANT COUNTY, TEXAS

County Records
on Page
County Clerk
Deputy

Recording Fee \$
This instrument should be filed immediately with the County Clerk for Record.
RETURN: MR. JOSEPH W. STEWART, Attorney
212 SOUTH MESQUITE STREET
ARLINGTON, TEXAS 76010
The Old Company, Publishers, Dallas

0 1 4 8

450
SEP
1969

SUBSTITUTE
A-104-TRUSTEE'S DEED

SEP--8-71 100741

A -- NO

450

MARTIN Stationery Co., Dallas

THE STATE OF TEXAS,
COUNTY OF TARRANT

Know All Men By These Presents:

WHEREAS, On the 15th day of August A. D. 19 69

LAKEVIEW COUNTRY CLUB, INC.

executed and delivered to REAGAN SAYERS as Trustee,
a Deed of Trust of said date, which is of Record in book 2203 page 593 of the Records of
Deeds of Trust of Tarrant County, Texas, whereby, for the purpose of securing the payment of
certain indebtedness set out in said Deed of Trust

Granted, Sold and Conveyed to the said Trustee in trust, the following described property, lying and being in the
County of Tarrant and State of Texas, viz:

5107
REC
147

The following described three tracts of land, being a part of the J. A. CREARY SURVEY in TARRANT COUNTY, TEXAS, to-wit:

TRACT NO. 1: Being a part of a 114-5/10 acre tract conveyed to W. M. Waller by a Deed recorded in Volume 1106, Page 41, Deed Records of Tarrant County, Texas.

BEGINNING at a pipe in the south line of said 114-5/10 acre tract, 538-2/10 feet from its southeast corner, and being the southwest corner of a 0-22/100 acre tract conveyed to B.K. Barlow by a Deed recorded in Volume 2377, Page 220, Deed Records;

THENCE South 89° 46' West, along the south line of said 114-5/10 acre tract, 837-4/10 feet to a westerly line of the 7-33/100 acre tract conveyed to W.M.Waller by a deed recorded in Volume 3063, Page 597, Deed Records;

THENCE along said line, and continuing, being along the contour with its meanderings, at an elevation of 330 feet above sea level, North 32° 06 minutes West 37-3/10 feet and North 9° 56' East 155-8/10 feet, and North 36° 33' East 146 feet and North 49° 28' East 107-4/10 feet and North 47° 39' West 201-3/100 feet, and North 18° 01' West 343-6/10 feet, and North 4° 22' East 211-3/10 ft. and North 45° 32' East 95-4/10 feet, and North 72° 09' East 166-7/10 feet to the southwest line of the J. E. Wright, Jr. one-acre tract;

THENCE South 51° 09' East, along said line, and along the southwest line of the R.E.Rogers one-acre tract, 287-3/10 feet to the south corner of said Rogers Tract;

THENCE North 39° 14' East, 209 feet to the east corner of said tract in the southwest line of Arkansas Lane;

THENCE South 51° 14' East, along said line, 50 feet to the north corner of R.E.Aikman one-acre tract;

THENCE South 39° 14' West 209 feet to the West corner of said Aikman tract;

THENCE South 51° 14' East, along the southwest line of the Aikman and the A.Mitchell one-acre tract, 433 feet to the south corner of said Mitchell Tract;

THENCE North 39° 14' East 209 feet to the east corner of said tract, in the southwest line of Arkansas Lane;

THENCE South 51° 14' East, along said line, 50 feet to the north corner of B.K.Barlow one-acre tract;

THENCE South 39° 14' West 209 feet to a stake, the west corner of said Barlow tract;

THENCE South 51° 17' East along the southwest line of said Barlow tract, and along the southwest line of another B.K.Barlow one-acre tract, 418 feet to the south corner of said last mentioned Barlow Tract, and the northwest corner of the E.C.Barlow 1-31/100 acre tract;

THENCE South 0° 14' East 186 feet to the southwest corner of said E. C. Barlow tract in the north line of B.K.Barlow tract or lands;

THENCE South 89° 46' West 293 feet to the northwest corner of B.K.Barlow 0-22/100 acre tract;

THENCE South 0° 14' East 198 feet to the PLACE OF BEGINNING and containing 20-5/10 acres, more or less, and being the same land conveyed by W.M.Waller and wife, Catherine E. Waller, to H.A.Hedberg by Deed dated March 15, 1957, recorded in Volume 3093, Page 406, Deed Records, Tarrant County Texas; SAVE & EXCEPT, however, that certain 2-acre tract of land conveyed by H.A.Hedberg to Clau W. Estes in October, 1957, described as follows:

BEGINNING at the northwest corner of said tract, being the northeast corner of a 2.8 acre tract deeded to the City of Arlington by Deed recorded in Volume 3083, Page 593, Deed Records, Tarrant County, Texas; THENCE South 51° 039' East along the northerly line of said Hedberg tract 287.3 feet to an iron pin for corner in the west line of a proposed 50 foot street; THENCE South 39ft. 14' West along the west line of said proposed street 229.4 feet to an iron pin for corner; THENCE North 56° 07' West 371.9 feet to an iron pin for corner in the westerly line of said Hedberg tract; THENCE along the westerly line of said tract, North 04° 22' East 33.2 feet, North 45° 32' East 95.4 feet and North 72° 09' East 166.7 feet to the PLACE OF BEGINNING of said two acre tract

TRACT NO. 2: BEGINNING at the southeast corner of a 114-5/10 acre tract of land and being the southeast corner of B.K.Barlow land;

THENCE South 89° 46' West along the South line of said 114-5/10 acre tract, 1375 feet to a westerly line of the 7-33/100 acre tract conveyed to W.M.Waller by Deed recorded in Volume 3083, Page 597, Deed Records of Tarrant County, Texas;

THENCE South 32° 6' East 164.6 feet;

THENCE South 7° 13' West 216.4 feet;

THENCE South 89° 51' East 1337.4 feet to the east line of said survey;

THENCE North with the east line thereof, 331.6 feet to the PLACE OF BEGINNING and containing ten acres of land, more or less, and being the same land conveyed by W.M.Waller & wife, Catherine R. Waller, to H. A. Hedberg by Deed dated September 13, 1957, recorded in Volume 3147; Page 33, of the Deed Records of Tarrant County, Texas.

TRACT NO. 3: BEGINNING at the southeast corner of said J.A.Creary Survey;

THENCE North with east line of said survey, 1711 feet to the center of Arkansas Lane;

THENCE North 51-1/4° west with the center of said land, 673.9 feet;

THENCE South 38-3/4° west 25 feet a stake in the South line of Arkansas Lane, the place of beginning of the land being described;

THENCE North 51-1/4° West with said South line 224 feet, a stake;

THENCE South 38-3/4° West 209 feet, a stake;

THENCE South 51-1/4° East 224 feet, a stake;

THENCE North 38-3/4° East 209 feet to the PLACE OF BEGINNING, and containing one (1) acre of land, more or less.

SUBJECT TO THE FOLLOWING:

- a. All current mortgages, liens, or other encumbrances duly recorded against said property.
- b. Existing easements for power lines, pipelines and flood control structures or areas.

X
20a

X
-2a

10a
X

1a

And whereas, the indebtedness and the Deed of Trust lien securing same were transferred, assigned and conveyed by FUN-IN-THE-SUN, INC., co FRUEHAUF CORPORATION, the current legal and equitable owner and holder of same by instrument dated November 19, 1969 styled "Collateral Transfer of Note-Security Agreement."

And whereas, the Trustee named in said Deed of Trust has died and was therefore incapacitated to serve as such Trustee, and

Whereas, FRUEHAUF CORPORATION, the owner and holder and beneficiary of said Deed of Trust, acting under the authority granted to it by the provisions of the said Deed of Trust, did duly appoint me, MORGAN K. WILLIAMS, to serve as Substitute Trustee, and I, the named Substitute Trustee, did accept said Trust;

TO HAVE AND TO HOLD the herein described premises, together with all and singular, the rights and appurtenances thereto in any wise belonging unto the said Trustee, and to the successor or substitute in this trust, and to his assigns forever.

5107, PAGE 150

AND, WHEREAS, Default has been made in the payment of said indebtedness and the holder of said indebtedness has since said default, requested me, the said ^{Substitute} Trustee, to sell said property in accordance with the provisions of said Deed of Trust, for the purpose of paying said indebtedness; and, whereas, pursuant to said request and to the provisions of said Deed of Trust, I proceeded to sell said property at public auction, at Tarrant County Courthouse doors between the hours of ten o'clock A. M. and four o'clock P. M. on Tuesday the 7th day of September A. D. 1971 after having given public notice of the time, place and terms of such sale, as required by the terms of said Deed of Trust

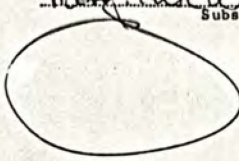
AND WHEREAS, At such sale said property was struck off to FRUEHAUF CORPORATION for the price and sum of *Two Hundred Fifty Three Thousand Four Hundred & No/100 (\$253,400.00)* DOLLARS, ~~xxx~~ it being the best and highest bidder for the same, and said sum being the best and highest bid therefor; now, therefore

KNOW ALL MEN BY THESE PRESENTS, That I, MORGAN K. WILLIAMS of Tarrant County, Texas, Substitute Trustee as aforesaid, by virtue of the powers granted to me by said Deed of Trust, and in consideration of the foregoing premises and of the sum of *Two Hundred Fifty Three Thousand Four Hundred & No/100 (\$253,400.00)* DOLLARS, to me cash in hand paid by the said FRUEHAUF CORPORATION the receipt whereof is hereby acknowledged (which said sum of money I have applied to the directions of said Deed of Trust), have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said FRUEHAUF CORPORATION of the County of Wayne

State of Michigan the property hereinbefore described; TO HAVE AND TO HOLD The said property, together with all and singular, the rights and appurtenances thereto in any wise belonging unto the said FRUEHAUF CORPORATION and to his and their assigns forever. And for and on behalf of the said LAKEVIEW COUNTRY CLUB, INC., Grantor in said Deed of Trust, and its heirs, executors and administrators, I do hereby bind the said LAKEVIEW COUNTRY CLUB, INC. and its heirs, executors and administrators to Warrant and Forever Defend, all and singular, said premises, in so far as is authorized by said Deed of Trust, unto the said FRUEHAUF CORPORATION and its heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS MY HAND This *7th* day of September A. D. 1971.

Morgan K. Williams
Substitute Trustee.



THE STATE OF TEXAS,
COUNTY OF TARRANT

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared MORGAN K. WILLIAMS, Substitute
Trustee

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he
executed the same as Substitute
Trustee for the purposes and consideration therein expressed, and in the capacity therein set
forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 7th day of September A. D. 1971

(L. S.)

[Signature]

Notary Public, Tarrant County, Texas

My Commission Expires June 1, 1973

THE STATE OF TEXAS,
COUNTY OF

I, County Clerk,

do hereby certify that the foregoing Trustee's Deed was filed in my office for record on the
day of A. D. 19, at o'clock M. and duly recorded on the
day of A. D. 19, in book, page, Records
of Trustee's Deeds, County, Texas.

WITNESS MY HAND AND OFFICIAL SEAL At my office in, Texas,
this day of A. D. 19

(L. S.)

County Clerk, County, Texas.

By, Deputy.

A-108

No _____

TRUSTEE'S DEED

MORGAN K. WILLIAMS
Substitute Trustee

TO

DEHAF CORPORATION

FILED FOR RECORD

A. D. 19

M.

County Clerk.

County, Texas

By _____ Deputy.

RECORDED

In Volume _____ Page _____

Recording Fee \$ _____

This instrument should be filed immediately with the County Clerk for Record.

PLEASE RETURN TO:
MARTIN Stationery Co., Dallas
MARTIN WILLIAMS & TRUMAN
ATTORNEYS AT LAW

20th FLOOR CENTINIAL LIFE BLDG
FORT WORTH, TEXAS 76102



FILED
TARRANT COUNTY, TEXAS

71 SEP 7 PM 1:28

WC 'RED' COWEN
COUNTY CLERK

BY _____ DEP

RECEIVED
COUNTY CLERK
TARRANT COUNTY, TEXAS
SEP 7 1971

Vol 5107 p. 152

0 1 5 3

0 1 2 3

450

A-119—SPECIAL WARRANTY DEED—With Vendor's Lien, Single, Wife's Separate and Joint Acknowledgments. MARTIN Stationery Co., Dallas

THE STATE OF TEXAS,) MAY-19-72 55511 A — 113 450
COUNTY OF TARRANT) Know All Men By These Presents:

That FRUEHAUF CORPORATION, acting herein by and through its duly authorized officer

of the County of Wayne, State of Michigan for and in consideration of the sum of TEN AND NO/100 (\$10.00) -----

----- DOLLARS, and other good and valuable consideration, cash to grantor paid, ~~and same is hereby~~ by the grantees hereinafter named, the ~~receipt~~ receipt and sufficiency of which are hereby acknowledged,

And for the further consideration that said grantees have executed one promissory note of even date herewith for the sum of SEVENTY SEVEN THOUSAND SIX HUNDRED FIFTY FOUR AND 88/100 (\$77,654.88) DOLLARS payable to the order of FRUEHAUF CORPORATION and being due and payable as follows:

In accordance with Consolidated Loan Agreement dated December 1, 1969, as amended, between FRUEHAUF CORPORATION and T. E. MERCER TRUCKING COMPANY, et al, which Consolidated Loan Agreement is guaranteed by Grantees (by Guarantee Agreement dated April 26, 1972, reference to which Consolidated Loan Agreement, as amended, and subsequent Guarantee Agreement dated April 26, 1972 are herein referred to and incorporated herein to the same extent and effect as if copied at length herein.)

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said TOMMY G. MERCER, MRS. GEORGE E. (HELEN MAY) MERCER and JOLENE MERCER NUNN, partners doing

5244-123

business under the partnership firm name of GEORGE ROYALTY COMPANY
of the County of Tarrant, State of Texas, all that certain
tract or parcel of land situated in Tarrant County, Texas and being described as follows:

Survey of a tract of land out of the J. A. CREARY SURVEY, in
Tarrant County, Texas, being described as follows:

BEGIN at a point in the East line of Arlington Lake and
being 1337.4 feet N 89°51' W and N 7°13' E from the S. E.
Corner of a 10.0 acre tract deeded to H. A. Hedberg by deed
recorded in Volume 3147, Page 33, Deed Records of Tarrant
County, Texas;

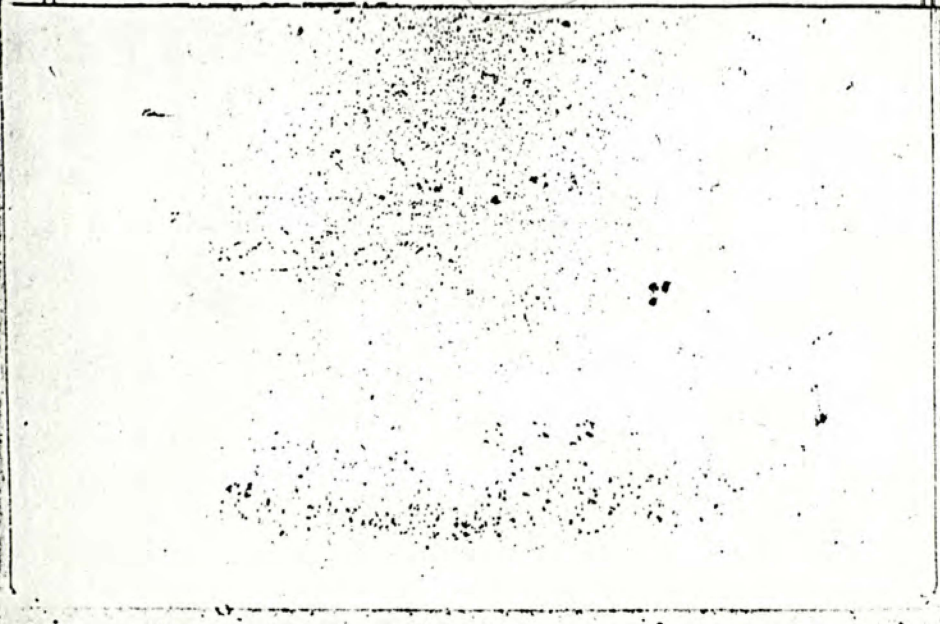
- THENCE N 7°13' E 66.4 feet along said lake to a point for cor;
- THENCE N 32°06' W 164.6 feet to a point;
- THENCE N 9°56' E 155.8 feet to a point;
- THENCE N 36°33' E 146.0 feet to a point for corner;
- THENCE N 49°28' E 107.4 feet to a point for corner;
- THENCE N 47°39' W 201.3 feet to a point for corner;
- THENCE N 18°01' W 101.88 feet to a point;
- THENCE leave said lake S 85°11' E 134.0 feet to an iron for cor;
- THENCE S 46°41' E 230.4 feet to an iron for corner;
- THENCE S 38°11' E 169.3 feet to an iron for corner;
- THENCE S 25°11' E 311.6 feet to an iron for corner;
- THENCE S 58°49' W 152.85 feet to an iron for corner;
- THENCE S 15°49' W 201.65 feet to an iron for corner;
- THENCE N 74°39'52" W 299.39 feet to the POINT OF BEGINNING.

Containing approximately 6.19 acres.

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Lake

Water front



0 1 2 5

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 TOMMY G. MERCER, MRS. GEORGE E. (HELEN MAY) MERCER and JOLENE MERCER NUNN, partners doing business under the partnership firm name of GEORGE ROYALTY COMPANY, their heirs and assigns forever; and ^{Grantor does} ~~he~~ hereby bind itself, its successors and assigns

~~Notwithstanding~~ to Warrant and Forever Defend all and singular the said premises unto the said TOMMY G. MERCER, MRS. GEORGE E. (HELEN MAY) MERCER and JOLENE MERCER NUNN, partners doing business under the partnership firm name of GEORGE ROYALTY COMPANY, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof by, through or under Grantor but not otherwise.

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

Grantor's
Witness / hand at Detroit, Michigan this 28th day of
April, A. D. 19 72

Witnesses of Request of Grantor:

Harold A. Dewey
Harold A. Dewey
Erna L. Adrian
Erna L. Adrian

FRIEHAUF CORPORATION

BY: *T. J. Reghanti*
T. J. Reghanti - Vice President

MICHIGAN
THE STATE OF ~~TEXAS~~

COUNTY OF ~~WARRANT~~ Wayne

BEFORE ME, the undersigned authority,

in and for said County, Texas, on this day personally appeared T. J. Reghanti, the Vice President of FRIEHAUF CORPORATION

and officer known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act of such corporation and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 28th day of April, A.D. 19 72

(L.S.)

HAROLD A. DEWEY
Notary Public, Wayne County, Mich.
My Commission Expires April 8, 1975

Notary Public, Wayne Michigan
My Commission Expires June 19

THE STATE OF TEXAS,

COUNTY OF _____

VOL 5244 PAGE 125

BEFORE ME, the undersigned authority,

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

A-119

SPECIAL WARRANTY DEED

With Vendor's Lien, Single, Wife's Separate and Joint Acknowledgments.

FROM
FRUEHAUF CORPORATION

TO
TOMMY G. MERCER, ET AL, PARTNERS
d/b/a GEORGE ROYALTY COMPANY

FILED FOR RECORD

This day of _____ A.D. 19

at _____ o'clock _____ M.

County Clerk

By _____ Deputy

RECORDED

A.D. 19

In _____ County Record

of _____ Book

Page _____

County Clerk

By _____ Deputy

Recording Fee \$

This Instrument should be filed immediately with the County Clerk for Record

RETURN TO: MARTIN Stationery Co., Dallas
A. WILLIAM BRACKETT
1108 CONTINENTAL LIFE BLDG
FORT WORTH, TEXAS 76102



TARRANT COUNTY, TEXAS
COUNTY CLERK
MAY 16 1972

MAY 16 1972

FILED

TARRANT COUNTY, TEXAS

MAY 16 2 25 PM '72

J. M. LOTTIN
COUNTY CLERK

130

VOL 5244 PAGE 126

0 1 2 6

Eppes → Hedberg 2489-98 3-22-73 DT - all except *
 Eppes → Hedberg 6122-325- 11-08-76 Tr D-2489/98
 DT * Eppes → Ark Bank DT 2489-102 3-22-73 2a. all except X
 → Ark Bank 2489-106 3-22-73 5a. - surrounding 50 ft
 → ETC Properties 5612-263
~~→ Hedberg~~ 61
 Eppes → 1st Nat Bk Ark 2549-686-10-30-73 DT
 → 2549 690-10-30-73 DT
 ✓ → ETC 5612-263 3-15-74 W D. Tract II only
 (unpaid note 3-19-73) 190
 2489-98

Hedberg → Eppes 5434/943 4-19-73 partial release
 Lakelod Prop. (4808-483)
 → Eppes 5612/259 3-15-74 partial release
 top part of No Section
 → Eppes 5416/657 3-22-73 W D
 39,66a-8 acres
 * → Eppes 5416/661 3-22-73 8ac W D

	Burton Barlow	→ Hedberg	5101-63d	8-27-71	✓
		→ Freuchauf	5146-545	11-18-71	
all except *	X	→ Epper	2489-98	3-22-73	DT
		→ Freuchauf	5417-422	3-23-73	Rel
		→ Barlow	5417-426	3-23-73	Rel
all except *	X	→ Epper	6122-325	11-08-76	Tr D ^{2489/198}
? 18a		→ D Fed	2837-959	11-30-76	DT
			18a.		(does not include*)

N89W 481
 NIW 725
 S89E 481
 S 33E 725
 8.006

Search for

City of
Cedar Rapids
1955

Waller → Hedberg Beg. 475' N of SE corner of survey.

Waller → Burton Barlow 2372/68

beginning at stake in E line 1196' N of SE corner in the N line of 50' rods N with E line of survey 198' → W 220' to stake →

Epp's → Dallas Fed Sav & Loan

Dallas Fed → Larry Howard

6216/345 ✓

(Hedberg → Barlow
2376 DT
538 ← ?)

→ Waller 7-33-a. 3083/597 (8)

Malone → Waller

1106/41 (8)

→ Malone 1-23-12 (8) 392/164 (8)

Waller → Hedberg 3-15-57 3093/406 (8)

~~DT Hedberg → Barlow 2357/100 1178-91 (DT)~~

✓	✓	→ Eppes	5416/657	3-22-73	WD S.
✓	✓	→	5416/661	3-22-73	WD N.
✓	✓		5434/943	4-14-73	Port Kelown
✓	✓		5612/259	3-15-74	
✓		Dal Fed.	6359/111	11-11-77	9-2 ✓ ✓
✓	✓		6591/288	10-06-78	5-4 ✓ ✓
✓	✓		6428/854	3-03-78	36-2 ✓ ✓
✓	✓		6478/333	5-10-78	13-3 ✓ ✓ ?
✓	✓		6489/145	5-24-78	32-2 ✓ ✓
✓	✓		6535/224	7-26-78	45 ✓ ✓

	Heaberg - Dallas Fed	6545/230	8-08-78	25-Part Rel
	✓	6604/677	10-25-78	12918/3 ✓ ?
North ✓	✓	6133/436	11-30-76	WD
	✓	6516/541	6-30-78	3-4 Rel
	✓	6547/464	8-09-78	7-4 ✓
	✓	6564/716	9-01-78	6R-3 ✓
	✓	6628/384	11-28-78	✓

1394' N of SEC
 N with East line of Survey 286' to Sa & gate
 MSW with So line 111' → S38W 209' →
 S187' → E 220'

Barlow → Hedberg	5101/634	8-27-71	1.31 a	WD
	5417/426	3-23-73		Rel

check

Eppes, Joe → Hedberg	2489-98	3-22-73	large part D	7
✓	2489-102	3-22-73	767' L SAC comm.	7
✓	2489-106	3-22-73	964' S of Burton track	7

5291 along W row Perkins Rd → W 316' →
 N 291 → E 316'

W 316' - S 291' - W 164' - N 725' - E 981'

[Faint, mostly illegible handwritten notes and diagrams at the bottom of the page, including some arrows and numbers.]

Walker to Keating

3074-399

- Walker WM → J. E. Wright, Jr. Ia. release 3067-287-1356
- ① X ✓ ✓ J. Patrick Keating WD 3074-399-1-2357
- - City of Cal Essemmt 3083-595-2-2-57
- - " " " " WD 3083-593-2-20-57
- - Chris J. Barber WA 3092-588-3-19-57
- ✓ ✓ Hedberg WA 3093-466-3-20-57
- ✓ - Ukimou Rd 3108-555-5-7-57
- ② J. Patrick Keating WD 3118-210-6-7-57
- ✓ ✓ Hedberg WD 3147-33-9-3-57
- ✓ - " " Rd 3149-488-10-2-57

* ① 477' E line at NE corner of 4-58/100 a tract conveyed to C. J. Barber (deed 2697404 or 404) N89W 15' west fence of road. N89W 18' → N89W to and along N line of Barber tract 316' from iron → N 291' to iron → S89E 316' to east line of Creamy S 291' along east line to place of beginning. (2.2a.)

Surrounding path area

② NE corner of ① N89W 326' to iron in NW corner of Keating → S 291' to iron in SW corner of Keating and in north line of the 458/100 tract conveyed to Barber (2697-404) → N 89W along north line of Barber tract 698' to W line of Walker 7.33/100 tract. → along W line of said tract (along lock) → S 89E 1337' ~~to~~ to E line of Creamy → S along E line to place of beginning (8.48) acres

428
189
617

X

*All the rest
of the land
abound
Merces*

KA5E D2 D E E D R E C O R D S - B R O W S E
D I S P L A Y D171128629 GRANTORS: 001 GRANTEES: 001 LEGALS: 001 CR-DT 07/11/91
M O D E (X) N E X T INSTRUMENT: D171128631 PROC-DT: 11/18/71 FILED: 11/17/71
INSTRUMENT COMPLETE TIME: 00:00

SKEY BK VOL PAG INSDT ADN/SURVEY LOT BLOCK REF-VOL/PAGE
D71 05146 0545 111871 A
ADDITION NAME/OTHER CITY NAME SCHL MAP NO DOC-TYPE
J A CREARY SUR WD
GRANTORS: NAME-1 NAME-2
001 FRUEHAUF CORP

GRANTEES NAME
001 HEDBERG H A

*Begin at SE of 100 (v 31470 33)
N 89°W 1337.4' → East side Lake Owl
N 7°E 150' along lake 2 point
Leave Lake S 74°E 299'
N 15°E 201'
N 58°E 153'
N 25°W 311'
N 38°W 169'
N 46°W 230'
N 85°W 134' in East line of Lake Owl*

23.40 a.
N 18°W 241'
N 4°E 178'
S 56°E 371'
N 39°E 438' → *South line of Arkansas Ave*
S 51°E 50'
S 39°W 209' ~~to~~
S 51°E 209'
N 89°E 209' to South line of Ark
S 51°E 274'
S 39°W 209'
S 51°E 418'
S 0°E 186'
S 89°W 293'
S 0°E 196'
N 89°E 538' *Elmer's Slough*
S 0°E 351' *along river line*

PRESS ENTER FOR NEXT INSTRUMENT

MODE: -C- = INSTRUMENT SEQUENCE // -S- = SELECTED BROWSE SEQUENCE
CHG SEQUENCES ENTER -C- & INST OR ENTER -S- // 1=RETURN // 2=CLEAR

KA5E D2 D E E D R E C O R D S - B R O W S E
D I S P L A Y D172055511 GRANTORS: 001 GRANTEES: 001 LEGALS: 001 CR-DT 07/11/91
M O D E (X) N E X T INSTRUMENT: D172070411 PROC-DT: 05/19/72 FILED: 05/18/72
INSTRUMENT COMPLETE TIME: 00:00

SKEY BK VOL PAG INSDT ADN/SURVEY LOT BLOCK REF-VOL/PAGE
D72 05244 0123 051972 A
ADDITION NAME/OTHER CITY NAME SCHL MAP NO DOC-TYPE
J A CREARY SURV WD
GRANTORS: NAME-1 NAME-2
001 FRUEHAUF CORP

GRANTEES NAME
001 GEORGE ROYALTY CO

Merces

699
314
10

PRESS ENTER FOR NEXT INSTRUMENT

MODE: -C- = INSTRUMENT SEQUENCE // -S- = SELECTED BROWSE SEQUENCE
CHG SEQUENCES ENTER -C- & INST OR ENTER -S- // 1=RETURN // 2=CLEAR

5416/661

MAR-22-73 51569 A - WD 350

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

That I, M. A. MLDLRC (the property conveyed hereby constitutes no part or portion of the Grantor's homestead, either business or residential)

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

the sum of TEN AND NO/100 (\$10.00) -----

----- DOLLARS, and other good and valuable consideration

to me in hand paid by JOE S. EPPLS, JAMES L. TARVER, JR. and ARTHUR F. CHANCE;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
JOE S. EPPLS, JAMES L. TARVER, JR. and ARTHUR F. CHANCE

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

lot, tract or parcel of land situated in Tarrant County, Texas, and being described as follows:
Being a tract or parcel of land out of the J.A. Creery Survey, situated in Tarrant County, Texas being generally described as being approximately 8 miles South 70 degrees East from the Tarrant County Courthouse on the east bank of Lake Arlington and being more particularly described by metes and bounds as follows: BEGINNING at an iron rod in the East line of the aforementioned Survey, North 01 degree 33 minutes West, 475.73 feet from the southeast corner of said Creery Survey, said iron rod also being in the West right-of-way line of the Perkins-Turner road also being South 01 degree 33 minutes East, 1196.00 feet from the southeast corner of a certain tract in said survey conveyed by W.M. Waller, et ux Catherine R., to Burton K. Barlow as recorded in Volume 2372, Page 68, Deed Records, Tarrant County, Texas; THENCE the following courses and distances: North 89 degrees 51 minutes West, 481.00 feet to an iron rod for corner; North 01 degree 33 minutes West, 725.00 feet to an iron rod for corner; South 09 degrees 51 minutes East, 481.00 feet to a point in the West right-of-way line of Perkins-Turner Road for corner; THENCE South 01 degree 33 minutes East 725.00 feet along the west right-of-way line of Perkins-Turner Road to the place of beginning and containing 8.006 acres of land, more or less.

*
8.006 a

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 JOE S. EPPES, JAMES L. TARVER, JR. and ARTHUR F. CHANCE, their - - -

heirs and assigns forever; and I do hereby bind myself, my - - - heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said JOE S. EPPES, JAMES L. TARVER, JR. and ARTHUR F. CHANCE, their heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

Witness my hand at Arlington, Texas, this 19th day of March, A. D. 19 73.

Witnesses at Request of Grantor:

[Handwritten Signature]
H. A. REUBERG

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public,

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

H. A. HEDBERG

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 19th day of March, A. D. 1973.

(L. S.)

Notary Public, Tarrant County, Texas

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public,

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

and

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

wife of the said having been

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

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

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

(L. S.)

WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF

BEFORE ME, the undersigned, a Notary Public,

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

wife of

known to me to be the person whose name is subscribed to the foregoing instrument, and having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said

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

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

(L. S.)

CLERK'S CERTIFICATE

THE STATE OF TEXAS,
COUNTY OF

County

Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing dated on the A. D. 19, with its Certificate of Authentication, was filed for

record in my office on the A. D. 19, at o'clock M., and duly recorded on the A. D. 19, at o'clock M., in the

Records of said County, in Volume on pages

WITNESS MY HAND AND SEAL OF THE COUNTY COURT of said County, at office in

the day and year last above written.

RECORDED IN THE VOLUME AND PAGE OF THE OLD RECORDS

BY COUNTY CLERK

County Clerk County, Texas.

By Deputy

CF#62504 \$2.50

No. WARRANTY DEED
With Single, Joint and Wife's Separate Acknowledgments
FEDERAL
H. A. HEDBERG

TO
JOE S. EPPEL, JAMES L. TAPVER
and ARTHUR F. CHANCE

FILED FOR RECORD
this day of A. D. 19
at o'clock M.

County Clerk
County, Texas
Deputy
A. D. 19
County Recorder
County Clerk
Deputy

Recording Fee \$
This instrument should be filed immediately with
the County Clerk for record.
MARTIN S. DOWDY
Duke, Rosenbrey & Dowdy
212 S. Mesquite St.
Arlington, Texas 76010

Keating → Hedberg → Eppes → ETC Properties → Dallas Federal

~~Waller - Keating~~

* Keating → Hedberg	38 10/231	5-24-63	2a
✓ Hedberg	38 10/233	5-24-63	8 1/2 a.

Waller → Hedberg	3 147/33	9-13-57	10 a
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* Hedberg → Eppes	5416/659	3-22-73 WD	North 39.66a-8a.
✓	5416/661	3-22-73 WD	South 8a

* Eppes, et al → ETC Properties	5612/263 W	date 3-8-74	18 acres.
(Eppes → Hedberg ✓)	large part (DT)	2489/98	3-22-73
(Eppes → Carl Bank ✓)	2a (DT)	2489/162	3-22-73 2a
	5a (DT)	2489/106	3-22-73

(ETC Properties - Dall Fed S-L (DT) 2579/ 3-8-74

Hedberg to Dall Fed 6123/436 11-30-76 WD for North part of Woodward

* Dallas Federal (Trustee Deed)	5842/273	6-12-75	18a.
Beq 475 N 89W 1015			

N 35 W 223

N 47 W 268

N 7 E 180

S 74 E 299

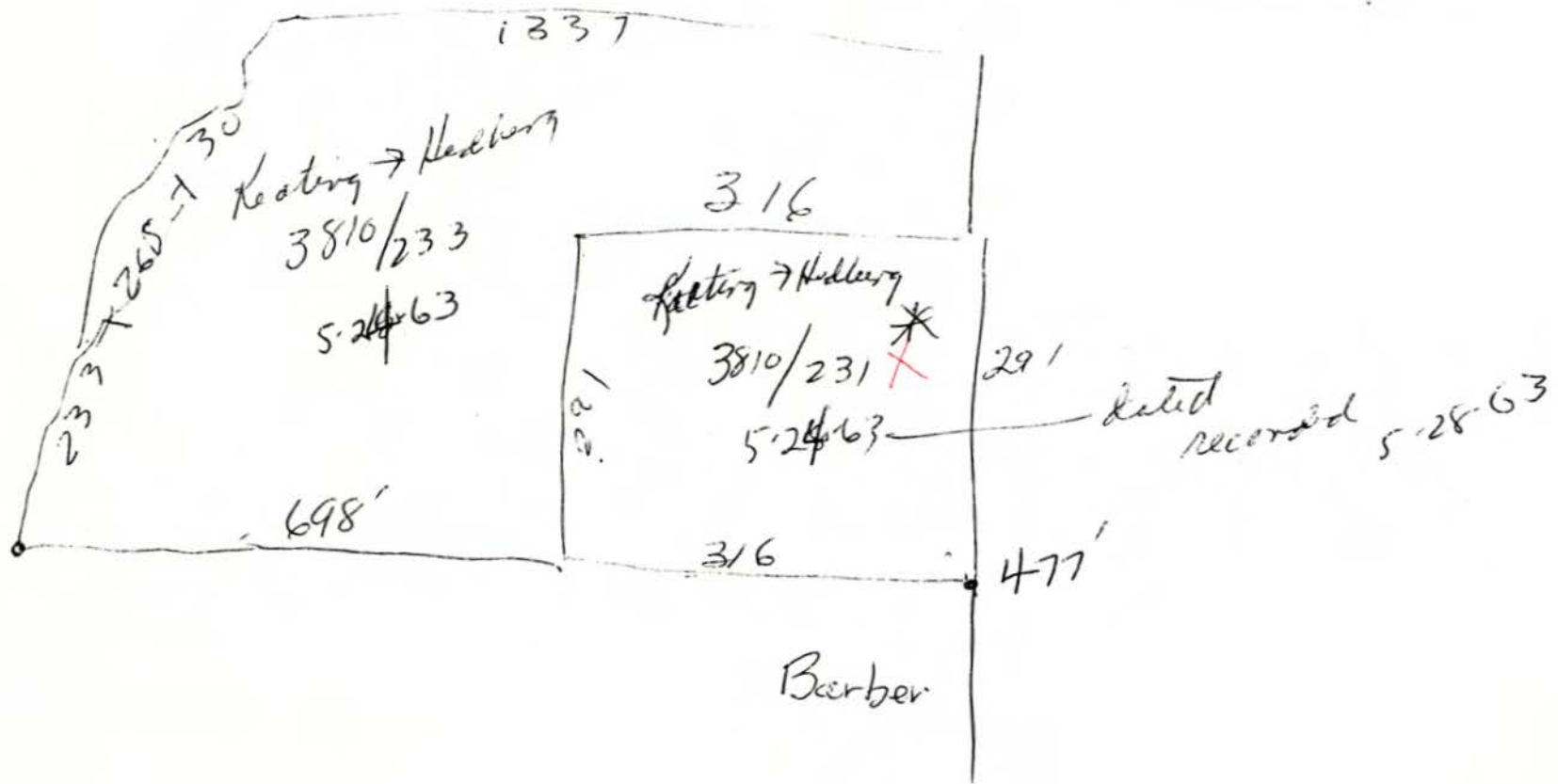
N 15 E 201

N 58 E 50

N 89 E 916

S 1/4 W along Perkins 695'

(18a)



$$\begin{array}{r} 477 \\ 291 \\ \hline 1768 \end{array}$$

$$\begin{array}{r} 316 \\ 698 \\ \hline 1014 \end{array}$$

916