

# Table of Contents—Land Grant File

Grant File		Contents	Date of Instrument	Filer
Class Milam Pre-emption	No.—	3) Com. FN.	5/-12007	D.A.P.
File Number _ 55 48	No.—	4) Survey Report	2/20/2009	D.A.P.
The Northern	No.—	5) Deeds (64 pss.)		DAP.
Bosque County	1	6) Ltr.	1/14/2008	DA.P.
Abstract No. 1209		7) Ltr. (e-mail)		DAP.
		8) Ltr.		D.AP.
Original Grantee: Ras Gaston April 24, 1879	1	2) Rem. Dist.	, ,	D.A.P.
Act May 26, 1879		10. PATENT BUCK SHEET		FRIM
34.808 Acres		1. COUNTY GERK LETTER		
Survey/Section No		12. DELIVERY CONFIRMANT		
	No.—	Pakent Routing Slip	8-11-001	San
Cert. No	No.—			
	No.—			
Endorsements	No.—			
	No.—			
See old wrapper within	No.—			
See Rolled Sketch #3	No.—			r.
Fieldnotes OK to Patent 3/2/2009	No.—			75
D.A.R.	No.—			
PACE GASTON ORIGINAL	No.—			
PATENT TO: RAS GASTON, ORIGINAL PATENT No. 269, VOL. 48-B ISSUED 22JULY2009	No.—			
	No.—			
DATE: 29 JUNE 2009	No.—			
Run E- allin	No.—			
COMMISSIONER, TEXAS GENERAL LAND OFFICE	No.—			
	No.—			
	No.—			
	No.—			
_	No.—			
	No.—			
Patent Fee \$1000 Register No.	No.—			
Reg. Mail Fee \$ 1100 09008439	No.—			
Mise. Filing Fee #25 2 Samid fol Fab. 26, 2009	No.—		7	)

Bosque Co! File 5548 CONTENTS. No. 1. Affidavit. Show Milam No 2. Field Notes. Music PRE-EMPTION. No. 3. No. 4. Ras Guston survey is found Correct on map- ans 34.838 acres this maluns and ecentures of Act May 26, 1879 and Cruck to According to Degree of Bourt in 3-319 to the frotes of R I show track Cathodas Leer P-2978 this will ampliet to the actent of 44 acres with AN Gutes B. 319 8 19/2 acres Mr Turner with said Fort, both ptak and this world not reach The SH cor or SB line of the 5/28/97 dort by 90 no, unless the The Fates to extent of 20 10, 1/2/91 April 50 minidian When this corrected out of conflict as about and such corrected 19 9 ems B. Yal18.

Application and Affidavit for Homestead-Printed and for sale by Geo. D. Barnard & Co., Printers and Stationers, St. Louis.

GEO. D. BARNARD & CO., PRS., ST. LOUIS.

# THE STATE OF TEXAS,

County of Borque

FOR HOMESTEAD,

Filed the 29 hay of Nov

A. D. 18323, and recorded in Book.

Page .

Recorded July 30 The
1894.

James NWeels

Dtate of Jexas 3 Field notes of asmon Boaque County 3 of Minety three a cres of land made for (Ras Gaston apart of the land to which he is entitled 5 by virtue of his affidavit of occupancy assud by County Clerk of Boaque Co Texas on the 29th day of Nov-1893. & Said survey is situated in Boaque County Jexas on Weils Creek about 18 miles &15 W from Meridian 11 Beginning at 18 & cox of Low Vanpacharias 12 Sun for NW cord this, Thenee Scholo 246 1/2 mg 13 to New cor of COW Gates our forces & corag this Thener & 300 6. 1000 ms to Sw cor of Laid Lates Then en 860 6 50 mis to NW con 16 De Robt Forte Ore sur, Thure \$306 1 950 rs, to Sw cor of said Forte Pre 18 Then er \$ 60 W 2 96 3/2 we to cor in 19 & Blive of said L' Vanjacharias suc There NBOW 1950 med to place of " beginning: Surveyed March 6th 874 22 James Knight August Carlson 3 C James NWeetro 60 15 Surveyor of Boaque loo Texas do hereby certify that the above described or survey was made in the field by me and the lines corners the were run, with Chain Corriers o duly sworn, and the field notes and plat are correct and made according to law James NW Lestes Page Recorded in No 6-/2 404 Bos que Codity Borque loo Records

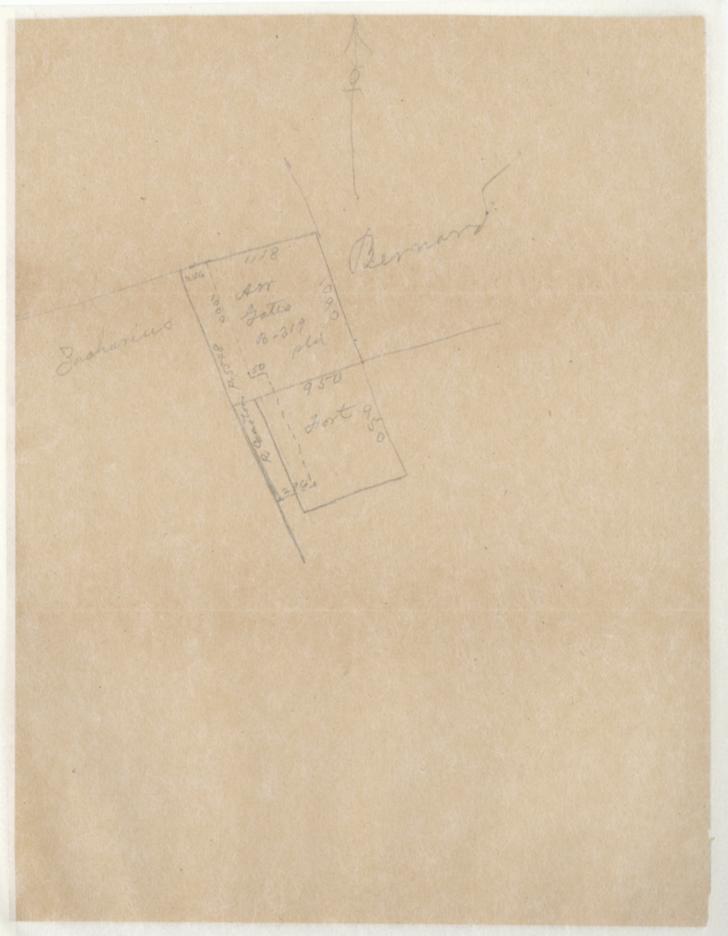
File 5548 Cancelled by Corrected field notes. 3/3/2009 BO

W. B. CROSS, Réceiver, GENERAL LAND OFFICE.

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90 4 RAS



P- 5548

### THE STATE OF TEXAS

PLAT

	1	
1	AN GATESY SURVEYED	/
/	Alastra 12	
LOUIS	VAN S KSURTACZ	À .
LOUIS	URNUS SABSTADZ	ESS
abstr	301	

County of

Bosque

[\_\_\_\_Survey [No.\_\_\_\_ [Blk.\_\_\_\_

[Tsp.

[Cert.

CORRECTED FIELD NOTES

of a survey of	34-808/1000	acres of lan	d made	for_C	Chris an	nd Pam Cobb
	Chris and Pam Cobb		_own	ership.	Said la	and is situated
in	Bosque	County, a	about_	18	_miles	S15W
from MERID	IAN, the County	Seat, and de	scribed	by me	tes and	
bounds as follo	ows, to wit:					

All of the RAS GASTON SURVEY, Milam Pre-emption file 5548 in the General Land Office, the survey is situated in Bosque County, Texas on Neils Creek, about 18 miles S15W from Meridian the County Seat of Bosque County, Texas and bound on the north by the A. W. GATES SURVEY, Abstract No. 312, and the east by the R. T. FORT SURVEY, Abstract No. 902, and the south by possible unsurveyed state lands, and the west by the LOUIS VAN ZACHARIUS SURVEY, Abstract No. 892 all situated in Bosque County, Texas.

The directional orientation is based on the Texas Coordinate System , Central Zone, and reported in True Direction. The grid projection is based upon N. G. S. Triangulation Station "HURST" X=1,120,840.042 varas and Y=3,810,416.497 varas NAD 83 (1993) Central Zone with theta angle + 01 degrees- 21 minutes-09 seconds and a combined scale factor of 0.99990579. The distances reported herein are horizontal ground length in varas. The theta angle used on site is +01 degrees-19 minutes- 38 seconds, and a combined scale factor of 0.999912155. All 5/8" capped irons set in this description are marked (BROOKES BAKER SURVEYORS).

Beginning at X=1,115,225.469 varas Y=3,813,463.401 varas 5/8" capped iron set in the center of rock mound near an old fence corner for the northwest corner of the said R. T. FORT SURVEY, and in the south line of the said A.W. GATES SURVEY, for the northeast corner of the said RAS GASTON SURVEY, and from said place of beginning, USGS trianglation station named "HURST" having a coordinate value of X=1,120,840.042 varas and Y=3,810,416.497 varas bears south 60 degrees- 11 minutes-06 seconds east 6,388-601/1000 varas.

Thence south 30 degrees-29 minutes-30 seconds east, generally along an old fence, for the west line of the said R. T. FORT SURVEY, and the east line of the RAS GASTON SURVEY, 997-525/1000 varas to a 5/8" capped iron set for the southwest corner of the R. T. FORT SURVEY, and for the northwest corner of the said SOLBERG A. RINGNESS SURVEY, and for the southeast corner of the said RAS GASTON SURVEY.

Thence south 59 degrees-30 minutes-30 seconds west, along the said south line of the said RAS GASTON SURVEY, 198-658/1000 varas to a 5/8" capped iron set in the east line of the said LOUIS VAN ZACHARIUS SURVEY, for the southwest corner of the said RAS GASTON SURVEY.

GLO-SD-40(2-98)

(OVER)

Thence north 30 degrees-17 minutes-56 seconds west, along the said east line of the LOUIS VAN ZACHARIUS SURVEY, for the west line of the said RAS GASTON SURVEY, 997-665/1000 varas to a 5/8" capped iron set for the southwest corner of the said A. W. GATES SURVEY, and the northwest corner of the said RAS GASTON SURVEY. Thence north 59 degrees-32 minutes-51 seconds east, along the said south line of the A. W. GATES SURVEY, and the north line of the said RAS GASTON SURVEY, 195-302/1000 varas to the place of beginning. Distances are SURFACE Bearings are GEODETIC Survey tied to N.G.S. Station HURST Y = 3.810.416.497 varasPublished Coordinates: X = 1,120,840.042 varas Mapping Angle (Theta) +01 degrees-21 minutes-09 seconds Central Combined Scale Factor: 0.99990579 GLO-SD-40(2-98) Don W. Hickey September 2007 James L. Hickey Date of Survey Ernest Montez Field Personnel Licensed State Land Surveyor of Don W. Hickey State of Texas, do hereby certify that the foregoing survey was made by me on the ground, according to law, on the date and with field personnel aforesaid, and that the limits, corners, and boundaries with the marks of the same, natural and artificial, are truly and correctly described and set forth in the foregoing plat and field notes, just as I found them on the ground. Licensed State Land Surveyor State of Texas LINDA G. LYTLE NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. 05-03-2012 \_, 2007. Filed for record in my office, the day of .M., and duly recorded the 2007, in Book \_\_\_\_\_, Page \_ County, Texas. County Surveyors Records of

DO NOT WRITE BELOW THIS LINE FOR GENERAL LAND OFFICE USE ONLY

County Surveyor/ County Clerk

File No. \_\_Mil-P-5548 Bosque County Corrected Field Notes Survey No. . Feb. 26,2009 Jerry E. Patterson, Commissioner OK to patent 3/2/2009 DAS-PATENT No. 269, VOL. 48B 155UED 22 JULY 2009 BlyB. Mullens, PATENT CLERK

Betty Outlaw, County Clerk Bosque County Clerk

ESTABLISHED 1880

BROOKES BAKER SURVEYORS

A PROFESSIONAL CORPORATION
TITLE AND TOPOGRAPHIC SURVEYING
930 Hickey Court
Granbury, Texas 76049
817-279-0232
Fax 817-279-9694

BROOKES BAKER (1902-1955) JOHN F. BAKER (1924-1985) S.J. BAKER (1927-1999) FRED M. MORRIS (1936-1999)

February 20, 2009 Page 1 of 4

DON W. HICKEY, RPLS, LSLS

GAREY W. GILLEY, RPLS, LSLS

ALAN W. HICKEY, RPLS

CONSULTANT

Mr. Jerry Patterson Texas General Land Office 1700 N. Congress Avenue Austin, Texas 78701-1495

SURVEYORS REPORT ( To accompany application for Patent of the (RAS GASTON SURVEY).

RE: All of the RAS GASTON SURVEY, Milam Pre-emption file 5548 in the General Land Office, the survey is situated in Bosque County, Texas on Neils Creek, about 18 miles S15W from Meridian the County Seat of Bosque County, Texas and bound on the north by the A. W. GATES SURVEY, Abstract No. 312, and the east by the R. T. FORT SURVEY, Abstract No. 902, and the south by possible unsurveyed state lands, and the west by the LOUIS VAN ZACHARIUS SURVEY, Abstract No. 892 all situated in Bosque County, Texas.

Dear Mr. Patterson,

I was contacted by Natalie Cobb Koehler, who represents Chris and Pam Cobb, the owners of a ranch in Bosque County, in October 2005 to survey the above referenced area.

The survey on the RAS GASTON SURVEY was conducted by me from September 2005 thru October 2007. Horizontal Control was established by a Global Positioning System, connections were made using Total Electric Stations with 5 second accuracy and Electronic Distance Meters calibrated on the calibration base line located in Fort Worth, Tarrant County, Texas.

The directional orientation is based on the Texas Coordinate System , Central Zone, and reported in True Direction. The grid projection is based upon N. G. S. Triangulation Station "HURST" X=1,120,840.042 varas and Y=3,810,416.497 varas NAD 83 (1993) Central Zone with theta angle + 01 degrees- 21 minutes-09 seconds and a combined scale factor of 0.99990579. The distances reported herein are horizontal ground length in varas. The theta angle used on site is +01 degrees-19 minutes- 38 seconds, and a combined scale factor of 0.999912155. All 5/8" capped irons set in this description are marked (BROOKES BAKER SURVEYORS).

While reading this report, please refer to the accompanying sketch and field notes. The coordinate values shown on the sketch are grid varas.

February 20, 2009 Page 2 of 4

SURVEYORS REPORT (continued),

The following is a report of the results of a survey made on the ground of an area situated about 18 miles south 15 degrees west from Meridian, the county seat of Bosque County, Texas. This work area encompasses the said RAS GASTON SURVEY( no patent issued), the said GATES SURVEY, the FORT SURVEY, the RINGNESS & SOLBERG SURVEY, and the LOUIS VAN ZACHARIUS SURVEY.

The data used to make this survey consists of a detailed working sketch prepared from files from the General Land Office including Patented Field Notes, Jackets of the files, District Court Records of Bosque County, Texas, Deed Records of Bosque County, Texas. The working sketch was prepared by plotting the senior surveys first. The GATES SURVEY to the north, the ZACHARIUS SURVEY to the west, the FORT SURVEY to the east, and the SOLBERG & RINGNESS SURVEY to the southeast.

The A.W. GATES SURVEY, Abstract No. 312 was surveyed January 14, 1846 by G. Green. The said GATES SURVEY calls to begin at the southeast corner of the HENRY HUBBELL SURVEY, Abstract No. 822. There are no calls for any other survey corners. The said GATES SURVEY calls to be 1000 varas by 1000 varas. My construction for said GATES SURVEY has the north line at 1149.502 varas, the east line at 1075.043 varas, the south line at 1152.999 varas, and the west line at 1074.948 varas. In Court Case, Cause No. 1953 District Court, Bosque County, Texas a judgement was rendered as to the location of the west line of the said A. W. GATES SURVEY, and the east line of said LOUIS VAN ZACHARIUS SURVEY, to be common. The calls in said judgement have the west line of the said GATES SURVEY at 1090 varas, and the north line at 1118 varas. The said GATES SURVEY appears to have excess both north and south, and east and west.

The LOUIS VAN ZACHARIUS SURVEY, Abstract No. 892 was surveyed September 8, 1850 by G. B. Erath. The said ZACHARIUS SURVEY calls to begin at the northeast corner of the JOHN HAMMRICK SURVEY, Abstract No. 945. There are no calls for any other survey corners. The call for the east line is 2200 varas. My construction has the said east line to be 2446.613 varas. Most of the west line of said ZACHARIUS runs in a county road, The said ZACHARIUS SURVEY appears to have excess north and south.

February 20, 2009 Page 3 of 4

SURVEYORS REPORT (continued),

The R. T. FORT SURVEY, Abstract No. 902, was surveyed July 17, 1875 by William Carton. The FORT SURVEY calls to begin at the southwest corner of the JOSEPH H. BERNARD SURVEY Abstract No. 88. There are no calls for any other survey corners. The said FORT SURVEY calls to be 950 varas by 950 varas. My construction has the north line to be at 957.697, the east line to be at 996.870 varas, the south line at 957.696 varas, and the west line to be at 997.525 varas. The said FORT SURVEY appears to have excess both north and south, and east and west.

The SOLBERG & RINGESS SURVEY, Abstract No. 1034 was surveyed in April 29, 1881 by P. Pierson. The said SOLBERG & RINGNESS SURVEY calls to begin 950 varas south 30 east from the southwest corner of the said JOSEPH H. BERNARD SURVEY. There are no calls for any other survey corners. The north line calls to be 950 varas, the east line 300 varas, the south line 950 varas, and the west line 300 varas. My construction has the north line at 957.696, and the west line to be at 374 varas. The said SOLBERG & RINGNESS appears to have excess both north and south, and east and west.

The RAS GASTON SURVEY, was surveyed March 6, 1894 by James N. Weeks. No Patent was issued.

We begin by constructing the common line of the said GATES SURVEY, and the said ZACHARIUS SURVEY, from using the passing call for Neil's Creek along the said North line of ZACHARIUS SURVEY, in said Court Case, and located a very old fence line at 1801.128 varas from Neil's Creek. In my opinion the said fence is the best evidence of the location of the common line of the said GATES SURVEY and ZACHARIUS SURVEY. It is also my opinion that the northwest corner of the said GATES SURVEY and the northeast corner of the said ZACHARIUS SURVEY are common, even though they do not call for each other, they have the same bearing and distance calls for the same type witness trees in each patent. Then using the general line of the fence as south 30 degrees-17 minutes-56 seconds east for the east line of the said ZACHARIUS SURVEY, at 2446.613 varas we found a ½" iron found at a very old fence corner for the southeast corner of the said ZACHARIUS SURVEY, and the north line of the HENRY MAILARD SURVEY, Abstract No. 530.

February 20, 2009 Page 4 of 4

SURVEYORS REPORT (continued),

Based on the constructed line of the said GATES and ZACHARIUS surveys we calculated to search for the northwest corner of the said R. T. FORT SURVEY. We found a stone mound near a fence corner for the northwest corner of the said FORT SURVEY, and for the south line of the said GATES SURVEY. Then from the stone mound, we intersected the constructed south line of the said GATES SURVEY and the constructed west line of the said GATES SURVEY and east line of the ZACHARIUS SURVEY for the southwest corner of the GATES SURVEY. There is a very old fence running south 30 degrees-29 minutes-30 seconds east we used for the direction of the west line of the said FORT SURVEY.

The construction of the southwest corner of the said FORT SURVEY, and the northwest corner of the said SOLBERG & RINGNESS SURVEY, is based on the call in the deed to Carol Moore et al, recorded in volume 207 page 629 of the Deed Records of Bosque County, Texas. The field notes in the said description are as surveyed by Mack Bertelson County Surveyor Bosque County, Texas. Through our research we find Mr. Bertelson was county surveyor for Bosque County from about 1902 thru 1937. Mr. Bertelson calls for the north line of the tract he was surveying to be north 30 degrees west 374 varas from the southeast corner of the said ZACHARIUS SURVEY. Mr Bertelson also calls for the north line of the said SOLBERG & RINGNESS SURVEY to be along the north line of said tract.. Then from the 1/2" iron found for the southeast corner of the said ZACHARIUS SURVEY, we ran north 30 degrees-17 minutes-56 seconds west along the east line of said ZACHARIUS SURVEY 374.000 varas for the northwest corner of the said Moore tract, and the southwest corner of the said GASTON SURVEY, of which Mr Bertelson does not call to be the northwest corner of the said SOLBERG & RINGNESS SURVEY. When Mr. Bertelson calls to run along the north line of the said Moore tract, and the north line of said SOLBERG & RINGNESS SURVEY, he does not give a passing call for the northwest corner of the said SOLBERG & RINGNESS SURVEY. Then we ran a line generally along an old fence north 59 degrees- 30 minutes-30 seconds east, intersecting the line of the a very old fence for the west line of the said FORT SURVEY at 198,658 varas to the southwest corner of the said FORT SURVEY, for the northwest corner of the said SOLBERG & RINGNESS SURVEY.

Sincerely,

Don W. Hukey Don W. Hickey

File No. Milan-P-5548
Bosque County Date Filed: Feb. 26, 2009

Jerry E. Patterson, Commissioner
By David A. Pol

# BOSQUE CEN-TEX TITLE, INC. POST OFFICE BOX 899 MERIDIAN, TEXAS 76665

Telephone 254-435-2722

Fax Number: 254-435-2642

Hand Delivered

September 14, 2007

Ms. Natalie Cobb Koehler Koehler Law Office Meridian, Texas 76665

RE: GF#070919 - Cobb Title Search

Dear Natalie:

Enclosed please find the certified copies of the Deeds you requested. I have tried to "group" them so that they are fairly easy to understand.

Please use the map as your guide. Eventually the "pink" (Stack 1) property and the "green" (Stack 2) property merge into one - "orange" (Stack 3).

Hope this is the information you need to send to General Land Office. If you have any questions, please give me a call.

Sincerely,

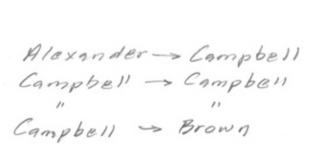
Mary Hastings

Mary Hastings

enclosure



# Ctach



tien, Single, Wile's Separate and Joint Acknowledgments.

THE STATE OF TEXAS, COUNTY OF BOSQUE

# Know All Men By These Presents:

WARTE ...

7096

That we, CATHRYN B. CAMPBELL, a feme sole, of Tarrant County, Texas and WILLIAM J. CAMPBELL, joined pro forma by his wife, JOHNNIE CAMPBELL

of the County of Hill

, State of

Texas

for and in consideration of

the sum of (\$143,362.50)

ONE HUNDRED FORTY THREE THOUSAND THREE HUNDRED SIXTY TWO AND 50/190LLARS.

to us paid, and secured to be paid, by A. BART BROWN

as follows:

\$21,504.38 cash in hand paid, the reciept and sufficiency of which is hereby acknowledged;

one promissory note in the principal sum of \$21,504.38, the Vendor's Lien being retained herein to secure the payment of said note payable to Grantors herein, bearing interest from date at the rate of seven and one-half per cent per annum, principal and interest payable on or before February 19, 1975.

a second promissory note in the principal sum of \$100,353.74, the Vendor's Lien being retained herein to secure the payment of said note payable to Grantors herein, bearing interest from date at the rate of seven and one-half per cent per annum, payable in 20 semi-annual installments of \$5,017.68 each, plus interest, the first installment to become due and payable on or before August 19, 1975 and a like installment of principal, plus interest, being due each February 19 and August 19 thereafter until the whole sum is paid. Said notes are further secured by Deed of Trust of even date to Floyd R. Wilson, Trustee.

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

### A. BART BROWN

of the County of Dallas , State of Texas all that certain lot, tract or parcel of land situated in Bosque County, Texas BEING 382.3 acres, of which 212.3 acres is out of the A. W. Gates Survey, A-312 and 170 acres out of the R. T. Fort Survey, A-902, more fully described as follows:

BEGINNING at the NWC of the A. W. Gates Survey and the NEC of the Louis Van Zacharias Survey as fixed by the decree of the District Court in Cause No. 1953, and styled R. T. Fort vs. J. N. Yarbrough, for the NWC of this;

THENCE N 60 E 1158 vrs. to the NEC of said Gates Survey in the West line of the J. H. Bernard Survey, for the NEC of this;

THENCE S 30 E 432 vrs. to a field fence for a corner of this; THENCE with said field fence S 14° 30' W 181-1/2 vrs; S 38° 30' E 503 vrs to a stake for a corner of this;

THENCE N 60 E 61-1/2 vrs to the SWC of said Bernard Survey for a corner of this;

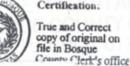
THENCE S 30 E 988 vrs. to the SEC of the R. T. Fort Survey for the SEC of this:

THENCE S 60 W 970 vrs to the SWC of said Fort Survey, for the SWC of this;

THENCE N 30 W 988 vrs to a stake for a corner of this;

228/780

V. 228/780



THENCE S 60 W 188 vrs to the SWC of the said Gates Survey for a corner of this;

THENCE N 30 W 1090 vrs to the place of beginning.

BEING THE IDENTICAL LAND described in deed from W. S. Alexander et ux to J. Otis Campbell, dated July 21, 1950, recorded in Vol. 162, page 620 of Deed Records of Bosque County, Texas.

EXPRESSLY SUBJECT TO an outstanding Oil and Gas Lease dated January 29, 1974, from William J. Campbell and Cathryn B. Campbell to Coke L. Gage, recorded in Vol. 22, page 472 of Oil & Gas Records of Bosque 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

### A. BART BROWN, 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

A. BART BROWN , 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 Meridian, Texas this 15th day of August , A.D. 19 74.

Witnesses at Request of Grantor:

CATHRYN B. CAMPBELL

WILLIAM J. CAMPBELL

JOHNNIE CAMPBELL



THE STATE OF TEXAS,	
COUNTY OF TARRANT	BEFORE ME, the undersigned authority
in and for said County, Texas, on this day personally appearance CATHRYN B. CA	ared
Ohm 1970	WIFDELLL
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 cons	sideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFF	FICE, This /5th day of August , A.D. 19.74
(L.S.)	U. Son Kosea
1.4.2	-Poseure 0-11
A Her Charles	
	My Commission Expires June
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
SINGLE	ACKNOWLEDGMENT
THE STATE OF TEXAS, COUNTY OF BOSQUE	BEFORE ME, the undersigned authority
in and for said County, Texas, on this day personall	ly appeared
WILLIAM J. CA	AMPBELL
known to me to be the personwhose nameis	S subscribed to the foregoing instrument, and acknowledged to m
diven under my hand and sear or	onsideration therein expressed.  F OFFICE, This Landay of August A.D. 1974
(L.S.) 2	day of 1105, A.D. 19
	No of the state of
7 202311	Notary Public, Bosque County, Texa
MARTIN Stationery Co., Dallas	My Commission Expires June 1, 19.75
The control of the state of the	
	REFORE ME the undersigned suthority
SINGLE	ACKNOWLEDGMENT
THE STATE OF TEXAS,	
COUNTY OF HILL	BEFORE ME, the undersigned authority
in and for said County, Texas, on this day personally JOHNNIE CAMPBELL	g appeared
COMMIE CAMPBELL	
known to me to be the personwhose name is	subscribed to the foregoing instrument, and acknowledged to me
executed the same for the purposes and	id consideration therein evarence
GIVEN UNDER MY HAND AND SEAL OF	OFFICE, This Aday of August , A.D. 19 7
(L.S.)	the Wilson
	Notary Public, Bosque County, Texas
MARTIN Stationery Co., Dallas	My Commission Expires June 1, 1975
Joseph Dalla	Dayles vulle 1, 19
led for record on the day (	of September A.D., 1974, at
3:00 o'clock P. M., I	Ouler Boomded that a same 4
Sentember	Duly Recorded this the 4 day of
September A.D., 19	974, at 9:30 o'clock A. M.
strument No. 7096	
	By Potty owew Deputy
Certification:	Deputy
True and Correct	•
copy of original on file in Bosque County Clerk's office	
County Clerk's office	

on the day of

### STATE OF TEXAS COUNTY OF BOSQUE

I, Betty Outlaw, County Clerk of Bosque County, Texas, do hereby certify that the foregoing is a true and correct copy of the original records now on file in the

records containing

pages.

Besty Outlaw, County Clerk Beselve County, Texas

Deputy



### PROOF OF HEIRSHIP

228/77

THE STATE OF TEXAS

χ

COUNTY OF BOSQUE

χ

BEFORE ME, the undersigned authority, in and for Bosque County, Texas, on this day personally appeared WILLIAM J. CAMPBELL and CATHRYN B. CAMPBELL, who, after being by me duly sworn, upon their oaths did depose and say:

THAT Affiants were well acquanited with JOHN OTIS CAMPBELL and ULA GARDNER CAMPBELL, husband and wife, of Bosque County, Texas, and have been familiar with their family history a great number of years being the son and daughter of the said JOHN OTIS CAMPBELL and ULA GARDNER CAMPBELL. That the said John Otis Campbell and Ula Gardner Campbell were the owners of 382.3 acres of land, more or less, out of the W. A. Gates Survey and R. T. Fort. Survey, Bosque County, Texas. That John Otis Campbell and Ula Campbell were each married one time and one time only and that to each other on August 26, 1920. That John Otis Campbell died testate November 9, 1960 in Bosque County, Texas and administration was taken out on his estate. That the will of John Otis Campbell devised all interests in property to the said Ula Gardner Campbell. That Ula Gardner Campbell died intestate January 28, 1967 at Meridian, Texas, but no administration was taken out on her estate and none contemplated or necessary as the debts of the estate of Ula Gardner Campbell have long since been paid. That there were two children and two children only born to the marriage of John Otis Campbell and Ula Gardner Campbell, to wit:

WILLIAM J. CAMPBELL, a son, presently married to Johnnie Campbell
CATHRYN B. CAMPBELL, a duaghter, a fema solution:

copy of original on file in Bosque County Clerk's office

- September

That there were no child or children adopted by the said

John Otis Campbell and Ula Gardner Campbell and the two children

named above constitute their sole heirs at law.

THAT the estate left by Ula Gardner Campbell did not exceed \$50,000.00 so there was no federal estate nor state inheritance tax due thereon at the time of her death. That William J. Campbell and Cathryn B. Campbell are all of legal age and under no legal disability at this time.

WITNESS OUR HANDS this 1974 day of August, 1974.

ILLIAM J.	CAMPI	y/We	Ш	_
A -2	17	0	1.00	1
ATHRYN B.	CAMP		phill	

THE STATE OF TEXAS

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COUNTY OF BOSQUE

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BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared WILLIAM J. CAMPBELL, 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 August, 1974.

Notary Public, Bosque County, Texas

THE STATE OF TEXAS

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COUNTY OF TARRANT

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BEFORE ME, the undersigned authority, in and for said County, 5 Texas, on this day personally appeared CATHRYN B. CAMPBELL, 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 15th day of

Notary Public, -Tarrant Companies

September

September A.D., 1974, at M. September A.D., 1974, at day of September A.D., 1974, at day of September A.D., 1974, at 9:20 o'clock A. M.

Instrument NO. 7094

Jimmie B. Gill

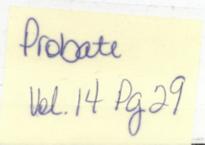
County Clerk

By Pata DILLDA

Domiter

STATE OF TEXAS COUNTY OF BOSQUE I, Betty Outlaw, County Clerk of Bosque County, Texas, do hereby certify that the foregoing is a true and correct copy of the original records now on file in the \_\_\_\_ pages. records containing Betty Outlaw, County Clerk

Bosque County, Texas



### LAST WILL AND TESTAMENT

STATE OF TEXAS X KNOW ALL MEN BY THESE PRESENTS: That I, J. Otis Campbell being of sound COUNTY OF TARRANTX mind and disposing memory, do hereby make, declare and publish this my last will and testament, hereby revoking all other wills heretofore made by me.

ITEM 1. I direct that all my just debts be paid as soon as possible after my death.

ITEM 2. I hereby give, devise and bequeath unto my wife, Ula Gardner Campbell, in fee simple forever all property, real, personal and mixed, of which I may die seized and possessed, with absolute confidence that she will provide for our children in the best manner possible.

ITEM 3. In the event of the death of both myself and my wife, Ula Gardner Compbell, in a common disaster, or occurring at or near the same time, I hereby nominate, constitute and appoint my friend Ertith Franklin Richardson, of Erath County, Texas, as guardian of the persons and estate of our minor children, Cathryn Beryl Campbell and William John Campbell.

ITEM 4. I hereby nominate and appoint my wife, Ula Gardner Campbell, as executrix of this my last will and testament and do hereby direct that no bond be required of her as such.

I further direct that no action be had in the probate court with reference to my estate other than the probate of this, my last will and testament, and the return of inventory and appraisement and list of claims of my estate.

WITNESS my hand at Fort Worth, Texas, this the 28th day of May 1930.

J. Otis Campbell

The foregoing instrument consisting of two typewritten pages was signed, declared and published by J. Otis Campbell as his last will and testament, in our presence and we, in his presence and at his request and in the presence of each other, do hereunto subscribe our names as attesting witnesses this the 28th day of May, A.D. 1930.

A.G. Johnson Witness G.H. Milliken Witness

Filed October 24,1960.

### CITATION

### THE STATE OF TEXAS

TO ANY SHERIFF OR ANY CONSTABLE WITHIN THE STATE OF TEXAS -- GREETING:

YOU ARE HEREBY COMMUNDED to cause to be posted for not less than ten days, exclusive of the day of posting, before the return day hereof, at the County Courthouse door of Bosque County, Texas, or at the place in or near said courthouse where public notices customarily are posted, a copy of the following notice:

THE STATE OF TEXAS

TO ALL PERSONS INTERESTED IN THE ESTATE OF J. Otis Campbell, Deceased. No. 3527, County Court Bosque County, Texas. Ula Gardner Campbell filed in the County Court of Bosque County, Texas, on the 24th day of October A.D. 1960, an application for the probate of the last will and testament of said J. Otis Campbell, Deceased, and for letters testamentary (the said will accompanying said application).

Said application will be heard and acted on by said Court at 10 o'clock A.M. on the first Monday next after the expiration of ten days from date of posting this citation, the same being the 7th day of November, 1960, at the County Courthouse in Meridian, Texas.

All persons interested in said estate are hereby cited to appear before said Honorable Court at said above mentioned time and place by filing a written answer contesting such application should they desire to do so.

The officer executing this writ shall promptly serve the same according to requirements of law, and the mandates hereof, and make due return as the law directs.

GIVEN UNDER MY HAND AND THE SEAL OF SAID COURT at officer of Meridian, Bosque, Texas, Certification:

True and Correct copy of original on file in Bosque County Clerk's office

### Jimmie B. Gill

(SEAL)

Clerk of the County Court Bosque County, Texas.

SHERIFF'S RETURN

Came to hand on the 24 day of Oct. A.D. 1960, at 1 o'clock P.M., and executed on the 24 day of Oct. A.D. 1960, by posting a copy of the within citation for ten days, exclusive of the day of posting, before the return day hereof, at the County Courthouse door of Bosque County, Texas, or at the place in or near the said courthouse where public notices customarily are posted.

J. Clark Royal

FEE Posting Citation \$1.00.

Sheriff, Bosque County, Texas

Filed Oct. 24, 1960.

EXECUTOR'S OATH

THE STATE OF TEXAS, I NO. 3527 IN THE COUNTY COURT

COUNTY OF BOSQUE X

BOSQUE COUNTY, TEXAS.

ESTATE OF J. OTIS CAMPBELL, DECEASED.

I DO SOLEMALY SWEAR that the writing which has been offered for probate, is the last Will of J. OTIS CAMPBELL, Deceased, so far as I know or believe; and that I will well and truly perform all the duties of Executrix of said Will.

Ula Gardner Campbell

SUBSCRIBED AND SWORN TO BEFORE ME, this \_\_\_day of November, A.D. 1960.

(Seal)

Beckie Thompson

County Clerk Bosque County, Texas.

### PROOF OF WILL

10. 3527

ESTATE OF J. OTIS CAMPBELL, DECEASED ! IN THE COUNTY COURT OF BOSQUE COUNTY, TEXAS.

On this the 7th day of November, 1960, MRS. ULA CAMPBELL having been first duly sworn, upon her oath deposing and saying that the witness C.H. MILLIKEN to said will is dead, that the other witness who signed the same is unknown to her and his residence and whereabouts is unknown.

That this court therefore finds that witnesses to the will are either dead or unavailable, the applicant is therefore permitted to prove the proper attestation of said will by proving the signature and handwriting of the deceased as provided under paragraph 85 section "B" (2) of the Texas Probate Code.

### J.P. Word

County Judge, Bosque County, Texas.

### PROOF OF WILL

10. 3527

I IN THE COUNTY COURT OF

ESTATE OF J. OTIS CAMPBELL, DECEASED | BOSQUE COUNTY, TEXAS

On this day in open court appeared CATHERINE LEVINGSTON and WILLIAM J. CAMPBELL, who after being by me duly sworn, upon their oaths depose and say:

That Affiants were each well acquainted with the handwriting and signature of J. OTIS CAMPBELL during his lifetime, and having been presented the instrument on file herein on October 24, 1960, dated May 28, 1930, purporting and alleged to be the last will of J. OTIS CAMPBELL, Deceased, said witnesses swear that that is the signature and the handwriting of J. OTIS CAMPBELL thereto.

Said witnesses further attest that J. OTIS CAMPBELL died in Bosque County, Texas, on October 9, 1960, and four years have not elapsed since his decease; that said J. OTIS CAMPBELL was a resident of Bosque County, Texas, and his principal estate is therein located. That the testator, the said J. OTIS CAMPBELL, at the time of executing such will on May 28, 1930, was

over 21 years

Certification:
True and Correct
copy of original on
file in Bosque
County Clerk's office

STATE OF TEXAS COUNTY OF BOSQUE

I, Betty Outlaw, County Clerk of Bosque County, Texas, do hereby certify that the foregoing is a true and correct copy of the original records now on file in the records containing pages.

pt. 13,0007 Date

Betty Outlaw, County Clerk

Bosque County, Texas

Deputy

FILED FOR RECORD August 2, 1950 at 1:15 p.m, and recorded August 7, 1950 at 9:10 a.m.

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COUNTY CLERI

## WARRANTY DEED

THE STATE OF TEXAS COUNTY OF BOSQUE

KNOW ALL MEN BY THESE PRESENTS

THAT WE, W.S. A exander and wife, Eacie Mae Alexander of the County of Bosque State of Texas for and in consideration of the sum of Twenty four thousand and no/100 (\$24,000.00) dellars to us paid, and secured to be paid, by J. Otis Campbell as follows:

\$13,000.00, each in hand paid, the receipt of whichis hereby acknowledged, and the execution by the said J. Otis Campbell of his certain one promissory note of even date herewith, in the principal sum of \$11,990.00 payable to the order of W.S. Alexander, at Clifton, Texas on or before August 1st, 1950, with interest from maturity at the pate of 6% per annum, said note providing for 10% attorneys fee in case of default, and is secured by the vendors lien on the hereinafter described land and premises.

have Granted, Sold and Wonveyed, and by these presents do Grant, Sell and Convey, unto the said J. Otim Campbell

of the County of Tarrant State of Taxas all that certain 382-2/10 acres of land, being 212-3/10 acres out of the A.W. Gates Survey, and 170 acres out of the R.T. Fors Survey, situated in Neills Creek, in Bosque County, Texas, more fully described by metes and bounds as follows, to-wit: BEGINNING at the N.W.C. of the said A.W. gates Survey, and the N.E.C. of the Louis Van Zacharias Survey as fixed by Decree of the District Court of Bosque County, Texas, in Cause No. 1953, styled R.T. Fort Vs. J.M. Yarbrough, for the N.W.C. of this; THENCE N 60 E 1158 wrs to the N.E.C. of the said Gates Survey in the West line of the J.H. Bernard Survey, for the N.E.C. of this; THENCE S 30 E 432 vss to anfield fence for a corner of this; THENCE with field fence S 142 W 1812 vrs; S 382 E 503 vrs; to a stake for a corner of this; THENCE N 60 E 612 vrs to S.W.C. of said Bernard Survey, for a corner of this; THENCE S 30 E 988 wrs to the S.E.C. of the R.T. Fort Survey, for the S.E.C. of this; THENCE S 60 W 970 vrsto the S.W.C. of the said Fort Survey, for the S.W.C. of this; THENCE N #O W 988 was to a stake for a corner of this; THENCE S 60 W 188 wrs to the S.W.C. of the said Gates Survey for a corner of this; THENCE N 30 W 1090 vrs to the place of beginning, being the same land conveyed to W.S. Alexander and wife, by Fred L. Wolfe and wife, by deed dated April 15, 1948, and recorded in Vol. 156, page 371, of the deed records of Bosque County, Texas.

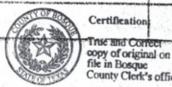
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said J. Otis Campbell, his heirs and assigns forever and we do hereby bind ourselves, our heirs, executors and we do hereby bind ourselves our heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said J. Otis Campbell, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any past 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 tender, effect and reading, when this deed shall become absolute.

WITNESS our hand at this 21st day of July 1950.

I.R.S. \$26.40 Cancelled

W.S. Alexander Eacie Mae Alexander



Certification

THE STATE OF TEXAS

COUNTY OF BOSQUE

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared W.S. Alexander 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 2nd day of July A.D. 1950.

(SEAL)

Chas. K. Word Notary Fublic in and for Bosque County, Texas

THE STATE OF TEXAS COUNTY OF BOSQUE

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Eacie Mae Alexander, wife of W.S. Alexander, 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 Eacie Mae Alexander 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 21st day of July A.D. 1950.

(SEAL)

Chas. K. Word Notary Public in and for Bosque County, Texas

FILED FOR RECORD August 2, 1950 at 2:15 p.m. and recorded August 7, 1950 at 9:45 a.m.

DEPUTY \_\_\_\_

COUNTY CREEK

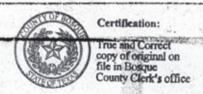
ASSIGNMENT OF LIEN

STATE OF TEXAS

COUNTY OF BOSQUE

WHEREAS, On the 21st day of July 1950 J. Otis Campbell did execute one certain Note described

BEING in the principal sum of \$11,000.00, payable on or before August 1st, 1950, with interest thereon from date until paid at the rate of six per cent per annum, payable to W.S. Alexander, and which said Note is set out and described in a certain warranty deed executed by W.S. Alexander and wife Eacie Mae Alexander, to J. Otis Campbell recorded in Volume , page . Records of Deeds of Bosque County, Texas, and secured by the Vendor's line therein expressed, on the following described lot, tract or parcel of land, situated in the County of Bosque, Texas: 382-3/10 acres of land, being 212-3/10 acres out of the A.W. Gates Survey, Patent No. 114, Vol. 2, and 170 acres out of the R.T. Fort Survey, Patent No. 440, Vol. 7, situated on Neills Creek, in Bosque County, Texas, more fully described by metes and boundsaas follows: to-wit: BEGINNING at the Northwest corner of the said A.W. Gates Survey, and the Northeast corner of the Louis Van Zacharias Survey as fixed by Decree of the District Court of Bosque County, Texas, in Cause No. 1953, styled R.T. Fort vss.J.N. Yarbrought for the Northwest corner of this; THENCE N 60 E 1158 wrs to the Northwest corner of the said Gates Survey in the West line of the J.H. Bernard Survey, for the Northeast corner of this; THENCE S 30 E 432 wrs to a field fence for a corner of this; THENCE with field fence S 142 W 1812 vrs; S 382 E 503 vrs; to a stake for a corner of this; THENCE N 60 E 612 wrs to Southwest corner of said Bernard Survey, for a corner



STATE OF TEXAS COUNTY OF BOSQUE

I, Betty Outlaw, County Clerk of Bosque County, Texas, do hereby certify that the foregoing is a true and correct copy of 

Betty Outlaw, County Clerk Date

Bosque County, Texas

Deputy

Stach

Ellington - Ellington
Gaston - Ellington
Ellington - Wood
Wood - Brown

V. 228 P. 780

THE STATE OF TEXAS, COUNTY OF BOSQUE

Know All Men By These Presents:

71.02

That we, JOHN W. WOOD, JR. and wife, MAYE BELLE WOOD

Midland of the County of

Texas , State of

for and in consideration of

the sum of (150,000.00)

ONE HUNDRED FIFTY THOUSAND AND NO/100-----

us paid, and secured to be paid, by A. BART BROWN

as follows:

781

\$21,611.25 cash in hand paid, the receipt and sufficiency of which is hereby acknowledged;

one promissory note in the principal sum of \$20,000.00, the Vendor's Lien retained herein to secure the payment of said note payable to John W. Wood, Jr., bearing interest from date at a rate equal to 2% below the prime interest rate as established by Republic National Bank of Dallas, Texas, on a date not more than 30 days prior to February 1, 1975, principal and interest due on or before February 1, 1975.

one promissory note in the principal sum of \$108,388.75, the Vendor's Lien retained herein to secure the payment of said note payable to John W. Wood, Jr., bearing interest from date at a rate equal to 2% below the prime interest rate as established by Republic National Bank of Dallas, Texas, on a date not more than 30 days prior to the date of payment of principal and interest, principal payable in 30 semi-annual installments of \$3,612.95 each, the first installment being due and payable on or before August 1, 1975 and a like installment to become due and payable on or before each February 1 and August 1 thereafter until the whole principal sum with interest thereon has been fully paid. Interest of Interest on this note is payable on principal paying dates. Said notes are further secured by Deeds of Trust of even date to Floyd R. Wilson, Trustee.

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

### A. BART BROWN

of the County of Dallas

, State of Texas zikthek sextxix

All that certain lot, tract or parcel of land situated in Bosque County, Texas BEING 199.5 acres out of the Louis Van Zacharius Survey and 184.7 acres out of the H. Y. Hubbell Survey, A-822, located approximately 12 miles southwest of Clifton, Bosque County, Texas, described as follows:

FIRST TRACT: Being 199.5 acres out the the Louis Van Zacharius Survey, described as follows:

BEGINNING at a point considered to be NEC of Louis Van Zacharius Survey, said point being in middle of county road and approximately 4155 feet S 60 W from SEC of H. Y. Hubbell Survey, A-822;

THENCE S 30° 42' E 2928 feet along fence to corner;

THENCE N 66° 05' E 530 feet along fence to corner;

THENCE S 30 E crossing a branch at 855 feet, continuing along fence for a total of 2760 feet to corner at intersection with NE-SW fence;

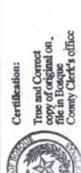
THENCE S 59° 40' W 540 feet along fence to corner;

THENCE S 32 E 1038 feet along fence to corner;

THENCE S 57 W 1031 feet along fence to corner at intersection with NW-SE fence;

THENCE N 31° 03' W 6824 feet along boundary fences between Ellington and Geo. Adams ranches to point at cattle guard in middle of aforesaid county road;

THENCE N 59° 25' E 1024 feet along middle of county road to point of beginning.



189

d li.

SECOND TRACT: 184.7 acres, more or less, out of the H. Y. Hubbell Survey, A-822 described as follows:

BEGINNING at a point in a bend in county road, and in the southern boundary of H. Y. Hubbell Survey, A-822, 650 feet S 60° 15' W from SEC of said survey;

THENCE S 59°04' W 1600 feet along middle of said county road to a small angle;

THENCE S 59° 25' W 1905 feet along middle of county road to point opposite corner of fence to northwest;

THENCE N 29° 38' W passing corner of fence to southwest at 1778 feet, crossing Neils Creek at 3055 feet, continuing for a total of 3115 feet to fence corner;

THENCE along fence between Geo. M. Ellington and L. H. Bradshaw as follows: 'S 82° 35' E 1900 feet; S 72° 53' E 388 feet; N 59° 16' E 535 feet; N 58° 44' E 684 feet; N 58° 07' E 250 feet to fence corner;

THENCE S 29° 55' E crossing Neils Creek at 82 feet, continuining for a total of 1713 feet to fence corner (NW-SE-NE);

THENCE N 60° 48' E 2150 feet to a point in eastern boundary fence for county road;

THENCE S 0° 30' W 1330 feet along middle of said county road to point of beginning.

EXPRESSLY SUBJECT to all easements and mineral reservations of record and apparent with the land.

EXPRESSLY SUBJECT to outstanding Oil & Gas Lease between John W. Wood, Jr. et ux and Skelly Oil Company, dated October 2, 1969, recorded in Vol.19, page 152 of Oil & Gas Lease Records of Bosque County, Texas unless a release of this lease hass beeen placed of record.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said

### A. BART BROWN, 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

### A. BART BROWN, 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 Meridian, Texas

this 29

day of

August

, A.D. 19 74.

Witnesses at Request of Grantor:

Certification:

True and Correct copy of original on file in Bosque
County Clerk's office

Jahn M. Mood, JR. Hard

THE STATE OF TEXAS, \	BEFORE ME, the undersigned authority,
COUNTY OF BOSQUE	BEFORE ME, the undersigned activity,
in and for said County, Texas, on this day personally appe	eared
JOHN W. WOOD,	JR.
3.7073	
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 cons	
GIVEN UNDER MY HAND AND SEAL OF OFF	off -
1 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	18 0 62 1 11 10 cou
r (L.S.)	
· 3	Notary Public, Bosque County, Texas
as Mosay	My Commission Expires June
SINGL	E ACKNOWLEDGMENT
THE STATE OF TEXAS, )	
111	BEFORE ME, the undersigned authority
COUNTY OF MIDLAND	
in and for said County, Texas, on this day personally appe	eared
M.P.	AYE BELLE WOOD
s.heexecuted the same for the purposes and consider	Subscribed to the foregoing instrument, and acknowledged to me that deration therein expressed.  FICE, This day of August, A.D. 19. 74  Notary Public, Midland County, Texa My Commission Expires June 1., 19. 755
iled for record on the _3 day	of September A.D., 1974, at
3:00 o'clock P. M.,	Duly Recorded this theaay of
September A.D., 1	974, at 9:45 o'clock A. M.
nstrument No. 7102	Jimmie B. Gill County Clerk
iiboi ambiio iio	
	By Potsy Owen Deputy

### STATE OF TEXAS COUNTY OF BOSQUE

I, Betty Outlaw, County Clerk of Bosque County, Texas, do hereby certify that the foregoing is a true and correct copy of the original records now on file in the records containing

pages.

Betty Outlaw, County Clerk
Botque County, Texas

That no other child was ever born to or adopted by said Evie Richardson.

That the estates left by C.R. Ellington and Magnolia Ellington at the time of their respectiv deaths were not of sufficient size to require the payment of either the Federal Estate Taxes nor state inheritance taxes.

John C. Lund

R.T. Fort

George M. Ellington

SUBSCRIBED AND SWORN to before me by the said John C. Lund, R.T. Fort and George M. Ellington to certify which witness my hand and seal of office, this the 13th day of December, 1966,

(Seal) Leslie B. Vance

Notary Public, Bosque County, Texas

STATE OF TEXAS | BEFORE ME, the undersigned authority on this day personally appeared John C. COUNTY OF BOSQUE | Lund, R.T. Fort and George M. Ellington known to me to be the persons who acknowledged the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 13th day of December, 1966.

(Seal) Leslie B. Vance

Notary Public, Bosque County, Texas

FILED FOR RECORD January 10, 1967 at 9:30 A.M. and recorded January 10, 1967 at 10:45 A.M.

COUNTY DEPUTY Junio B. Gell COUNTY

THE STATE OF TEXAS, KNOW ALL MEN BY THESE PRESENTS: That I, George M. Ellington, a bachelor, of the COUNTY OF BOSQUE [County of Bosque, State of Texas, for and in consideration of the sum of (\$53,825.00) FIFTY-THREE THOUSAND EIGHT HUNDRED TWENTY-FIVE AND NO/100 DOLLARS, to me paid, and secured to be paid, by John W. Wood, Jr., as follows:
\$15,609.25 in hand paid, the receipt of which is hereby acknowledged; and one installment note of even date herewith executed by Grantee payable to the order of Grantor at Clifton, Texas in the principal sum of \$38,215.75, principal payable in three (3) annual installments of \$12,738.58

each, the first installment due on June 15, 1967 and a like installment each June 15th thereafter until fully paid; bearing interest from date at 5% per annum interest payable annually on principal paying dates. Said note is additionally secured by Deed of Trust of even date to Wm. B. Bertelsen, Trustee.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said JOHN W. WOOD, Jr., of the County of Midland, State of Texas, all that certain

All that certain three tracts of land out of the Louis Van Zacharius Survey and H.Y. Hubbell Survey A-822 located approximately 12 miles southwest of Clifton in Bosque County, Texas described as follows:

FIRST TRACT: Being 199.5 acres out of the Louis Van Zacharius Survey described as follows:

BEGINNING at a point considered to be NE corner of Louis Van Zacharius Survey, said point being in middle of a county road and approximately 4155 feet S 60 W from SE corner of H.Y. Hubbell Survey

BEGINNING at a point considered to be NE corner of Louis Van Zacharius Survey, said point being in middle of a county road and approximately 4155 feet S 60 W from SE corner of H.Y. Hubbell Survey A-822; THENCE S 30 deg. 42' E 2928 feet along fence to corner; THENCE N 66 deg. 05' E 530 feet along fence to corner; THENCE S 30 E crossing a branch at 855 feet, continuing along fence for a total of 2760 feet to corner at intersection with NE-SW fence; THENCE S 59 deg. 40' W 540 feet along fence to corner; THENCE S 32 E 1038 feet along fence to corner; THENCE S 57 W 1031 feet along fence to corner at intersection with NW-SE fence; THENCE N 31 deg. 03' W 6824 feet along boundary fences between Ellington and Geo. Adams ranches to point at cattle guard in middle of aforesaid county road THENCE N 59 deg.25' E 1024 feet along middle of county road to point of beginning,

SECOND TRACT: Being 184.7 acres, more or less out of the H.Y. Hubbell Survey, A-822 described as follows: BEGINNING at a point in a bend in county road, and in the southern boundary of H.Y. Hubbell Survey, A-822, 650 feet S 60 deg. 15' W from SE corner of said survey; THENCE S 59 deg.

The and Correct
copy of original on
file in Bosque
County Clerk's office

04' W 1600 feet along middle of said county road to a small angle; THENCE S 59 deg. 25' W 1905
feet along middle of county road to point opposite corner of fence to northwest; THENCE N 29 deg.
38' W passing corner of fence to southwest at 1778 feet, crossing Neils Creek at 3055 feet,
continuing for a total of 3115 feet to fence corner; THENCE along fence between Geo. M. Ellington
and L.H. Bradshaw as follows: S 82 deg. 35' E 1900 feet; S 72 deg. 53'E 388 feet; N 59 deg. 16' E
535 feet; N 58 deg. 44' E 684 feet; N 58 deg. 07' E 250 feet to fence corner; THENCE S 29 deg. 55'
E crossing Neils Creek at 82 feet, continuing for a total of 1713 feet to fence corner (NW-SE-NE);
THENCE N 60 deg. 48' E 2150 feet to a point in eastern boundary fence for county road; THENCE S 0
deg. 30' W 1330 feet along middle of said county road to point of beginning.
THIRD TRACT: BEGINNING at an iron pipe 16 feet N 29 deg. 49' W of fence corner (NW-SE-SW), said
pipe considered to be SE corner of H.Y. Hubbell Survey, A-822, Bosque County, Texas; THENCE S 60 deg.
15' W 650 feet to a point in middle of a turn in county road from which 20" LO brs S 54 W 20 feet;
THENCE N O deg. 30' E 1330 feet along middle of said county road to point in fence on eastern
boundary fence at turn in road; THENCE S 29 deg. 42' E 300 feet along fence to point in middle of
Looney Branch; THENCE S 27 deg. 27' E 265 feet along fence to angle; THENCE S 29 deg. 09' E
recrossing Looney Branch at 110 feet, continuing for a total of 133 feet along fence to an angle:
THENCE S 29 deg. 49' E 452 feet to point of beginning, and containing 8.5 acres, more or less.
TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights
and appurtenances thereto in anywise belonging unto the said John W. Wood, Jr., 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 John W. Wood, Jr., 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 absolu
Witness my hand atthis 30th day of December, A.D. 1966.
Witnesses at Request of Grantor: George M. Ellington
I.R.S. \$59.40 Cancelled
THE STATE OF TEXAS, [BEFORE ME, the undersigned authority, in and for said County, Texas, on this
COUNTY OF BOSQUE   day personally appeared George M. Ellington, a single man, 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 30 day of Dec. A.D. 1966.
(L.S.) H.J. Cureton, Jr.
My Commission Expires June 1, 1967. Notary Public, Bosque County, Texas
FILED FOR RECORD January 10, 1967 at 9:30 A.M. and recorded January 10, 1967 at 11:00 A.M.
Potry Owen DEPUTY Junio B. Hill COUNTY CLERK
0-
CTATE OF TEVAS
STATE OF TEXAS COUNTY OF BOSQUE

I, Betty Outlaw, County Clerk of Bosque County, Texas, do hereby certify that the foregoing is a true and correct copy of the original records now on file in the \_\_\_\_\_ records containing

1

Grantor herein reserves an undivided one-tenth of the minerals in, on and under the above described 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 George M. Ellington, 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 George M. Ellington, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand this 29th., day of September, 1964.

Witness at request of Grantor:

Nettie Jones

Houston Jones

Signature expense is a confect

I.R.S. \$1.10 Cancelled.

#### JOINT ACKNOWLEDGMENT

or of the other . work ... took so

THE STATE OF TEXAS, BEFORE ME, the undersigned, a Notary Public in and for said County and State COUNTY OF GALVESTON on this day personally appeared Houston Jones and Nettie Jones, 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 Nettie Jones, wife of the said Houston Jones, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Nettie Jones 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 8th day of October, A.D. 1964.

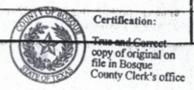
(L.S.) Nettie W. Beckhusen

Notary Public in and for Galveston County, Texas.

THE STATE OF TEXAS, KNOW ALL MEN BY THESE PRESENTS: THAT I, Hallie Smethers, joined herein by COUNTY OF BOSQUE | my husband, J.A. Smethers, of the County of Ector State of Texas, for and in consideration of the sum of Eight Hundred Fifty and No/100 (\$850.00) DOLLARS to me in hand paid by George M. Ellington, in cash, the receipt of which is hereby acknowledged and confessed, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said George M. Ellington, of the County of Bosque State of Texas,

all that certain undivided one-tenth interest, and all of my right, title and interest in and to the following tracts of land, situated in Bosque County, Texas, described as follows, to-wit:

FIRST TRACT: 160 acres of land, more or less, out of the South part of the Henry Hubbell
Survey; BEGINNING at J.N. Yarbrough's S.E. Corner for the N.E. Corner of this; THENCE S 30 E 105
vrs a branch, 385 vrs to the original S.E.C. of the said Henry Hubbell Survey, from which a Pecan
tree mkd X, brs N 8 E 66 vrs, and a Walnut mkd 0 brs N 10 W 74 vrs; THENCE S 60 W 1344 vrs to the
original S.W. Corner of said Hubbell Survey, for the S.W. Corner of this, from which a cedar
brs S 2 E 150 vrs; THENCE N 30 W 1000 vrs to a corner on the South prong of Neils Creek (this
corner being 50 vrs S 30 E from the bed of creek); THENCE N 60 E about 70 vrs crosses Neil's
Creek, 672 vrs to a corner on North side of Creek from which an Elm mkd L brs S 17 E 5 vrs,
and a Pecan mkd X brs S 30 E 7 vrs; THENCE S 30 E 30 vrs crosses Neil Creek, 615 vrs to a corner
in prairie; THENCE N 60 E 673 vrs to the place of beginning.



SECOND TRACT: 124 acres of land, more or less, adjoining the above tract, being out of the Louis Van Zacharias Survey, BEGINNING at the N.E. Corner of a 212 acre tract out of said original survey owned once by G.F. Boone, which is at a point in the North line of said Van Zacharias Survey, and 2103 vrs N 60 E from the original N.W. Corner of said Van Zacharias Survey; THENCE N 60 E 297 vrs to the original N.E. Corner of said Van Zacharias Survey as fixed by judgment of the District Court of Bosque County, Texas; THENCE S 30 E 2377 vrs to the original S.E. Corner of said Van Zacharias Survey; THENCE S 60 W 297 vrs to S.E. Corner of said Boone tract; THENCE N 30 W 2377 vrs to the place of beginning.

Grantor herein reserves an undivided one-tenth of the minerals in, on and under the above described 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 George M. Ellington, 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 George M. Ellington, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand this 29th., day of September, 1964.

H. J. Cheston Jr.

naxed youred acres tother

Witness at request of Grantor:

Hallie Smathers

J.A. Smethers

I.R.S. \$1.10 Cancelled

#### JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS, BEFORE ME, the undersigned, a Notary Public in and for said County and COUNTY OF ECTOR I State, on this day personally appeared J.A. Smethers and Hallie Smethers, 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 Hallie Smethers, wife of the said J.A. Smethers, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Hallie Smethers 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 8th day of October A.D. 1964.

(L.S.) Carolyn Emerson

Notary Public in and for Ector County, Texas

FILED FOR RECORD October 13, 1964 at 10:30 A.M. and recorded October 13, 1964 at 1:15 P.M.

pages.

Petry Outlaw, County Clerk

Besque County, Texas

Deputy

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

WITNESS my hand this 29th., day of September, 1964.

Witness at request of Grantor:

J.H. McClintock

Alma McClintock

I.R.S. \$1.10 Cancelled

#### JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS, IBEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared J.H. McClintock and Alma McClintock, his COUNTY OF HOOD 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 Alma McClintock, wife of the said J.H. McClintock, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Alma McClintock 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 6 day of October, A.D. 1964.

(L.S.)

Bruce Price, Co. Clerk

COUNTY CLERK

in and for Hood County, Texas.

FILED FOR RECORD October 13, 1964 at 10:30 A.M. and recorded October 13, 1964 at 11:00 A.M. Botsy Que DEPUTY Junio B. Will

THE STATE OF TEXAS, I KNOW ALL MEN BY THESE PRESENTS: That I, Nettie Jones, joined herein by my COUNTY OF BOSQUE | husband, Houston Jones, of the County of Galveston, State of Texas, for and in consideration of the sum of Eight Hundred Fifty and No/100 (\$850.00) DOLLARS to me in hand paid by George M. Ellington, in cash, the receipt of which is hereby acknowledged and confessed.

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said George M. Ellington, of the County of Bosque State of Texas,

all that certain undivided one-tenth interest, and all of my right, title and interest in and to the following tracts of land, situated in Bosque County, Texas, described as follows, to-wit

FIRST TRACT: 160 acres of land, more or less, out of the South part of the Henry Hubbell Survey; BEGINNING at J.N. Yarbrough's S.E. Corner for the N.E. Corner of this; THENCE S 30 E 105 vrs a branch, 385 vrs to the original S.E.C. of the said Henry Hubbell Survey, from which a Pecan tree mkd K, brs N 8 E 66 vrs, and a Walnut mkd O brs N 10 W 74 vrs; THENCE S 60 W 1344 wrs to the original S.W. Corner of said Hubbell Survey, for the S.W. Corner of this, from which a cedar brs S 2 E 150 vrs; THENCE N 30 W 1000 vrs to a corner on the South prong of Neils : Creek (this corner being 50 vrs S 30 E from the bed of creek); THENCE N 60 E about 70 vrs crosses Neil's Creek, 672 wrs to a corner on North side of Creek from which an Elm mkd L brs S 17 E 5 wrs, and a Pecan mkd I brs S 30 E 7 wrs; THENCE S 30 E 30 wrs crosses Neil Creek, 615 wrs to a corner in prairie; THENCE N 60 E 673 wrs to the place of beginning.

SECOND TRACT: 124 acres of land, more or less, adjoining the above tract, being out of the Louis Van Zacharias Survey, BEGINNING at the N.E. Corner of a 212 acre tract out of said original survey owned once by G.F. Boone, which is at a point in the North line of said Van Zacharias Survey, and 2103 vrs N 60 E from the original N.W. Corner of said Van Zacharias Survey; THENCE N 60 E 297 vrs to the original N.E. Corner of said Van Zacharias Survey as fixed by judgment of the District Court of Bosque County, Texas; THENCE S 30 E 2377 vrs to the original S.E. Corner of said Van Zacharias Survey; THENCE S 60 W 297 vrs to S.E. Corner of said Boone tract; THENCE N 30 W 2377 was to the place of beginning. Certification:

> True and Correct County Clerk's office

Grantor herein reserves an undivided one-tenth of the minerals in, on and under the above described 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 George M. Ellington, 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 George M. Ellington, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

WITNESS my hand this 29th., day of September, 1964.

Witness at request of Grantor:

Nettie Jones

Houston Jones of Augusta Co.

I.R.S. \$1.10 Cancelled.

# JOINT ACKNOWLEDGMENT

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THE STATE OF TEXAS, BEFORE ME, the undersigned, a Notary Public in and for said County and State COUNTY OF GALVESTON on this day personally appeared Houston Jones and Nettie Jones, 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 Nettie Jones, wife of the said Houston Jones, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Nettie Jones 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 8th day of October, A.D. 1964.

(L.S.) Nettie W. Beckhusen

Notary Public in and for Galveston County, Texas.

THE STATE OF TEXAS, KNOW ALL MEN BY THESE PRESENTS: THAT I, Hallie Smethers, joined herein by COUNTY OF BOSQUE in my husband, J.A. Smethers, of the County of Ector State of Texas, for and in consideration of the sum of Eight Hundred Fifty and No/100 (\$850.00) DOLLARS to me in hand paid by George M. Ellington, in cash, the receipt of which is hereby acknowledged and confessed, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said George M. Ellington, of the County of Bosque State of Texas,

all that certain undivided one-tenth interest, and all of my right, title and interest in and to the following tracts of land, situated in Bosque County, Texas, described as follows, to-wit:

FIRST TRACT: 160 acres of land, more or less, out of the South part of the Henry Hubbell
Survey; BEGINNING at J.N. Yarbrough's S.E. Corner for the N.E. Corner of this; THENCE S 30 E 105
vrs a branch, 385 vrs to the original S.E.C. of the said Henry Hubbell Survey, from which a Pecan
tree mkd K, brs N 8 E 66 vrs, and a Walnut mkd O brs N 10 W 74 vrs; THENCE S 60 W 1344 vrs to the
original S.W. Corner of said Hubbell Survey, for the S.W. Corner of this, from which a cedar
brs S 2 E 150 vrs; THENCE N 30 W 1000 vrs to a corner on the South prong of Neils Creek (this
corner being 50 vrs S 30 E from the bed of creek); THENCE N 60 E about 70 vrs crosses Neil's
Creek, 672 vrs to a corner on North side of Creek from which an Elm mkd L brs S 17 E 5 vrs,
and a Pecan mkd X brs S 30 E 7 vrs; THENCE S 30 E 30 vrs crosses Neil Creek, 615 vrs to a corner
in prairie; THENCE N 60 E 673 vrs to the place of beginning.

Certification:

True and Correct conv of original on file in Bosque County Clerk's office

STATE OF TEXAS COUNTY OF BOSQUE I, Betty Outlaw, County Clerk of Bosque County, Texas, do hereby certify that the foregoing is a true and correct copy of the original records now on file in the pages. pages.

Betty Outlaw, County Clerk
Bosque County, Texas Deputy

\* Ser.

COUNTY CLERK

#### JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS, [BEFORE ME, the undersigned, a Notary Public in and for said County and State ion this day personally appeared Jerry Don Sadler and Karen S. Sadler, his COUNTY OF BOSQUE 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 Karen S. Sadler, wife of the said Jerry Don Sadler, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Karen S. Sadler 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 12th day of October, A.D. 1964.

(L.S.) J.P. Word

Notary Public in and for Bosque County, Texas.

FILED FOR RECORD October 12, 1964 at 3:00 P.M. and recorded October 12, 1964 at 4:15 P.M. Fatsy Owly DEPUTY

Junie B. Will WARRANTY DEED

THE STATE OF TEXAS, | KNOW ALL MEN BY THESE PRESENTS: That I, Alma McClintock, joined herein by i my husband, J.H. McClintock, of the County of Hood State of Texas, for and COUNTY OF BOSQUE in consideration of the sum of Eight Hundred Fifty and No/100 (\$850.00) DOLLARS to me in hand paid by George M. Ellington, in cash, the receipt of which is hereby acknowledged and confessed, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said George M. Ellington, of the County of Bosque State of Texas,

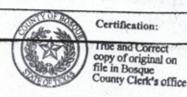
all that certain undivided one-tenth interest, and all of my right, title and interest in and to the following tracts of land, situated in Bosque County, Texas, described as follows, to-wit:

FIRST TRACT: 160 acres of land, more or less, out of the South part of the Henry Hubbell Survey; BEGINNING at J.N. Yarbrough's S.E. Corner for the N.E. Corner of this; THENCE S 30 E 105 vrs a branch, 385 vrs to the original S.E.C. of the said Henry Hubbell Survey, from which a Pecan tree mkd K, brs N 8 E 66 vrs, and a Walnut mkd O brs N 10 W 74 vrs; THENCE S 60 W 1344 vrs to the original S.W. Corner of said Hubbell Survey, for the S.W. Corner of this, from which a cedar brs S 2 E 150 vrs; THENCE N 30 W 1000 vrs to a corner on the South prong of Neils Creek (this corner being 50 wrs S 30 E from the bed of creek); THENCE N 60 E about 70 wrs crosses Neil's Creek, 672 vrs to a corner on North side of Creek from which an Elm mkd L brs S 17 E 5 vrs and a Pecan mkd X brs S 30 E 7 vrs; THENCE S 30 E 30 vrs crosses Neil Creek, 615 vrs to a corner in prairie; THENCE N 60 E 673 wrs to the place of beginning.

SECOND TRACT: 124 acres of land, more or less, adjoining the above tract, being out of the Louis Van Zacharias Survey, BEGINNING at the N.E. Corner of a 212 acre tract out of said original survey owned once by G.F. Boone, which is at a point in the North line of said Van Zacharias Survey, and 2103 wrs N 60 E from the original N.W.Corner of said Van Zacharias Survey; THENCE N 60 E 297 vrs to the original N.E. Corner of said Van Zacharias Survey as fixed by judgment of the District Court of Bosque County, Texas; THENCE S 30 E 2377 vrs to the original S.E. Corne of said Van Zacharias Survey; THENCE S 60 W 297 vrs to S.E. Corner of said Boone tract; THENCE N 30 W 2377 wrs to the place of beginning.

Grantor herein reserves an undivided one-tenth of the minerals in, on and under the above described 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 George M. Ellington, 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 George M. Ellington, his



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

WITNESS my hand this 29th., day of September, 1964.

Witness at request of Grantor:

J.H. McClintock

Alma McClintock

I.R.S. \$1.10 Cancelled

#### JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS, BEFORE ME, the undersigned, a Notary Public in and for said County and State, COUNTY OF HOOD I on this day personally appeared J.H. McClintock and Alma McClintock, 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 Alma McClintock, wife of the said J.H. McClintock, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Alma McClintock 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 6 day of October, A.D. 1964.

(L.S.)

Bruce Price, Co. Clerk

in and for Hood County, Texas.

FILED FOR RECORD October 13, 1964 at 10:30 A.M. and recorded October 13, 1964 at 11:00 A.M.

Batry Que DEPUTY Junio B. Hill

\_\_COUNTY CLERK

THE STATE OF TEXAS, I KNOW ALL MEN BY THESE PRESENTS: That I, Nettie Jones, joined herein by my COUNTY OF BOSQUE I husband, Houston Jones, of the County of Galveston, State of Texas, for and in consideration of the sum of Eight Hundred Fifty and No/100 (\$850.00) DOLLARS to me in hand paid by George M. Ellington, in cash, the receipt of which is hereby acknowledged and confessed,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said George M. Ellington, of the County of Bosque State of Texas,

all that certain undivided one-tenth interest, and all of my right, title and interest in and to the following tracts of land, situated in Bosque County, Texas, described as follows, to-wit:

FIRST TRACT: 160 acres of land, more or less, out of the South part of the Henry Hubbell
Survey; BEGINNING at J.N. Yarbrough's S.E. Corner for the N.E. Corner of this; THENCE S 30 E
105 vrs a branch, 385 vrs to the original S.E.C. of the said Henry Hubbell Survey, from which
a Pecan tree mkd K, brs N 8 E 66 vrs, and a Walmut mkd 0 brs N 10 W 74 vrs; THENCE S 60 W 1344
vrs to the original S.W. Corner of said Hubbell Survey, for the S.W. Corner of this, from which
a cedar brs S 2 E 150 vrs; THENCE N 30 W 1000 vrs to a corner on the South prong of Neils
Creek (this corner being 50 vrs S 30 E from the bed of creek); THENCE N 60 E about 70 vrs
crosses Neil's Creek, 672 vrs to a corner on North side of Creek from which an Elm mkd L brs
S 17 E 5 vrs, and a Pecan mkd I brs S 30 E 7 vrs; THENCE S 30 E 30 vrs crosses Neil Creek, 615
vrs to a corner in prairie; THENCE N 60 E 673 vrs to the place of beginning.

SECOND TRACT: 124 acres of land, more or less, adjoining the above tract, being out of the Louis Van Zacharias Survey, BEGINNING at the N.E. Corner of a 212 acre tract out of said original survey owned once by G.F. Boone, which is at a point in the North line of said Van Zacharias Survey, and 2103 vrs N 60 E from the original N.W. Corner of said Van Zacharias Survey; THENCE N 60 E 297 vrs to the original N.E. Corner of said Van Zacharias Survey as fixed by judgment of the District Court of Bosque County, Texas; THENCE S 30 E 2377 vrs to the original S.E. Corner of said Van Zacharias Survey; THENCE S 60 W 297 vrs to S.E. Corner of said Boone

tract; THENCE N 30 W 2377 was to the place of beginning.

True and Correct copy of original on file in Bosque County Clerk's office STATE OF TEXAS COUNTY OF BOSQUE I, Betty Outlaw, County Clerk of Bosque County, Texas, do hereby certify that the foregoing is a true and correct copy of the original records now on file in the records containing Betty Outlaw, County Clerk
Bosque County, Texas Deputy

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#### JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS, | BEFORE ME, the undersigned, a Notary Public in and for said County and Stat COUNTY OF DALLAS I on this day personally appeared Houston S. Grayum and Imogene Grayum, 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 Imogene Grayum, wife of the said Houston S. Grayum, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Imogene Grayum acknowledged such instrument to be her act and deed, and she declar that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

CIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4 day of July, A.D. 1964.

(L.S.) Mrs. J.C. Wilkison

Notary Public in and for Bosque County, Texas

FILED FOR RECORD July 6, 1964 at 9:00 A.M. and recorded July 6, 1964 at 10:30 A.M.

Patry Owen DEPUTY Junio Boldill

COUNTY CLERI

THE STATE OF TEXAS, I KNOW ALL MEN BY THESE PRESENTS: That I, Erma Lee Ellington, a feme sole, COUNTY OF BOSQUE of the County of Bosque, State of Texas, for and in consideration of the sum of One Thousand and No/100 (\$1,000.00) DOLLARS to me in hand paid by George M. Ellington, in cash, the receipt of which is hereby acknowledged and confessed,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said George M. Ellington, of the County of Bosque State of Texas,

all that certain undivided one-tenth interest, and all of my right, title and interest in and to the following tracts of land, situated in Bosque County, Texas, described as follows, to-wit

FIRST TRACT: 160 acres of land, more or less, out of the South part of the Henry Hubbell Survey, BEGINNING at J.N. Yarbrough's S.E. Corner for the N.E. Corner of this; THENCE S 30 E 105 vrs. a branch, 385 vrs to the original S.E. Corner of the said Henry Hubbell Survey, from which a Pecan Tree mkd K, brs N 8 E 66 vrs, and a Walnut mkd O brs N 10 W 74 vrs; THENCE S 60 W 1344 vrs to the original S.W. Corner of said Hubbell Survey, for the S.W. Corner of this, from which a cedar brs S 2 E 150 wrs; THENCE N 30 W 1000 wrs to a corner on the south prong of Neils Creek (this corner being 50 vrs S 30 E from the bed of creek); THENCE N 60 E about 70 vrs crosses Neil's Creek, 672 vrs to a corner on North side of creek from which an Elm mkd L brs S 17 E 5 vrs, and a pecan mkd X brs S 30 E 7 vrs; THENCE S 30 E 30 vrs crosses Neils Creek, 615 vrs to a corner in prairie; THENCE N 60 E 673 vrs to the place of beginning.

SECOND TRACT: 124 acres of land, more or less, adjoining the above tract, being out of the Louis Van Zacharias Survey, BEGINNING at the N.E. Corner of a 212 acre tract out of said original survey owned once by G.F. Boone, which is at a point in the North line of said Van Zacharias Survey, and 2103 vrs N 60 E from the original N.W. Corner of said Van Zacharias Survey; THENCE N 60 E 297 vrs to the original N.E. Corner of said Van Zacharias Survey as fixed by judgment of the District Court of Bosque County, Texas; THENCE S 30 E 2377 vrs to the original S.E. Corner of said Van Zacharias Survey; THENCE S 60 W 297 vrs to S.E. Corner of said Boone tract; THENCE N 30 W 2377 vrs to the place of beginning.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said George M. Ellington, 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 George M. Ellington, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. Certification:

O

copy of original of file in Bosque

WITNESS my hand at Clifton, Texas, this 22nd., day of June, 1964.

Witness at request of Grantor:

Erma Lee Ellington

I.R.S. \$1.10 Cancelled.

#### SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, IBEFORE ME, the undersigned, a Notary Public in and for said County and COUNTY OF BOSQUE | State, on this day personally appeared Erma Lee Ellington, a feme sole, 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 23rd day of June, A.D. 1964.

(L.S.) L.E. Tennison

Notary Public in and for Bosque County, Texas

My Commission expires June 1st., 1965.

FILED FOR RECORD July 6, 1964 at 2:00 P.M. and recorded July 6, 1964 at 4:00 P.M.

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WARRANTY DEED \_

THE STATE OF TEXAS, IKNOW ALL MEN BY THESE PRESENTS: That We, JOHN R. ELDRIDGE, Jr. and DONALD COUNTY OF BOSQUE I J. CAVEN, both single men, of the County of Dallas State of Texas, for and in consideration of the sum of SEVEN THOUSAND AND NO/100 DOLLARS, to us in hand paid by eorge A. Thompson and Laura G. Thompson, the receipt of which is hereby acknowledged. have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said ECRGE A. THOMPSON and wife LAURA G. THOMPSON, of the County of Dallas, State of Texas, all that certain lot, tract or parcel of land lying and being situate in Bosque County, Texas and being the Southeast 84 feet of Lot No. Fifty (50), Laguna Park Subdivision in said county, hich said Southeast 84 feet is divided from the rest of said Lot No. 50, by a line running arallel to and 84 feet northwest of the southeast line of said Lot No. 50, which said line is lso the northwest line of Lot No. 49, Laguna Park Subdivision. EING THE IDENTICAL LAND described in deed from Robert C. Tuttle to Grantors herein dated

February 27, 1958 recorded in Vol. 180 page 99 of the Deed Records of Bosque County, Texas. SUBJECT TO, however, a restriction that before any building is occupied the commode and all plumbing must be connected to a sanitary tank.

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

Witness our hands at Laguna Park, Bosque County, Texas, this 12th day of June, A.D. 1964. Witnesses at Request of Grantor: John R. Eldridge, Jr.

Donald J. Caven

I.R.S. \$7.70 Cancelled

#### SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, IBEFORE ME, the undersigned, a Notary Public, in and for said County, Texas, COUNTY OF BOSQUE | on this day personally appeared John R. Eldridge, Jr. and Donald J. Caven, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

> Certification: copy of original on file in Bosque

STATE OF TEXAS COUNTY OF BOSQUE I, Betty Outlaw, County Clerk of Bosque County, Texas, do hereby certify that the foregoing is a true and correct copy of the original records now on file in the \_ pages.

Date
Betty Outlaw, County Clerk
Bosque County, Texas records containing. Deputy

#### WARRANTY DEED

THE STATE OF TEXAS, I KNOW ALL MEN BY THESE PRESENTS: THAT We, Mattie (Ellington) Caston and COUNTY OF BOSQUE | husband, Ras Gaston, of the County of Bosque State of Texas for and in consideration of the sum of One Thousand & No/100 (\$1,000.00) DOLLARS to us paid, by George M. Ellington, in cash, the receipt of which is hereby acknowledged and confessed, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said George M. Ellington of the County of Bosque State of Texas all that certain undivided one-tenth interest, and all of our right, title and interest in and to the following tracts of land, situated in Bosque County, Texas, described as follows, to-wit: FIRST TRACT: 160 acres of land, more or less, out of the South part of the Henry Hubbell Survey, BEGINNING at J.N. Yarbrough's S.E. corner for the N.E. corner of this; THENCE S 30 E 105 vrs a branch, 385 wrs to the original S.E. corner of the said Henry Hubbell Survey, from which a Pecan Tree Mkd. K brs N 8 E 66 vrs, and a Walnut Mkd. O brs N 10 W 74 vrs; THENCE S 60 W 1344 vrs to the original S.W. corner of said Hubbell Survey for the S.W. corner of this, from which a cedar brs S 2 E 150 vrs; THENCE N 30 W 1000 vrs to a corner on the south prong of Neils Creek (this corner being 50 vrs S 30 E from the bed of creek); THENCE N 60 E about 70 vrs crosses Neil's Creek, 672 vrs to a corner on north side of creek from which an Elm Mkd. L brs S 17 E 5 vrs and a pecan Mkd. X brs S 30 E 7 vrs; THEXE S 30 E 30 vrs crosses Neils Creek, 615 vrs to a corner in prairie; THENCE N 60 E 673 vrs to the place of beginning SECOND TRACT: 124 acres of land, more or less, adjoining the above tract, being out of the Louis Van Zacharias Survey; BEGINNING at the N.E. corner of a 212 acre tract out of said original survey owned once by G.F. Boone, which is at a point in the north line of said Van Zacharias Survey and 2103 vrs N 60 E from the original N.W. corner of said Van Zacharias Survey; THENCE N 60 E 297 vrs to the original N.E. corner of said Van Zacharias Survey as fixed by Judgment of the District Court Court of Bosque County, Texas; THENCE S 30 E 2377 vrs. to the original S.E. corner of said Van Zacharias Survey; THENCE S 60 W 297 vrs to S.E. corner of said Boone tract; THENCE N 30 W 2377 wrs to the place of beginning.

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

WITNESS Our hands at \_\_\_\_\_\_this 30th., day of March 1954.

Witness at request of Grantor: Mattie E. Gaston

Ras Gaston

I.R.S. \$1.10 Cancelled.

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#### SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS, BEFORE ME, the undersigned, a Notary Public in and for said County and COUNTY OF BOSQUE & State, on this day personally appeared Ras Gaston, 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 30th day of March A.D. 1954.

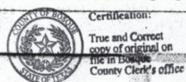
(L.S.)

Chas. K. Word

Notary Public in and for Bosque County, Texas.

#### WIFE'S SEPARATE ACKNOWLEDGMENT

THE STATE OF TEXAS, BEFORE ME, the undersigned, a Notary Public in and for said County and COUNTY OF BOSQUE State, on this day personally appeared Mattie E. Gaston, wife of Ras Gaston, 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 Mattie Gaston 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 \_\_\_day of March A.D. 1954.

(L.S.) Ben Rhodes

Notary Fublic in and for Bosque County, Texas.

FILED FOR RECORD April 23, 1954 at 4:00 P.M. and recorded April 23, 1954 at 4:30 P.M.

Patry Owen DEPUTY John A. Couse COUNTY CLERK

THE STATE OF TEXASO KNOW ALL MEN BY THESE PRESENTS: WHEREAS, on the 4th day of February, 1954, COUNTY OF BOSQUE | Burney Warren, Jr. and wife, Joyce Warren, did execute their certain promissory note described as follows: Being in the principal amount of Three thousand, five hundred (\$3,500.00) Dollars, payable to Cameron Roofing Company ninety days after date, and bearing interest from maturity at the rate of 7.2% per annum; and which said note is set out and described in a certain Mechanic's and Materialman's Lien of even date, executed by the said Burney Warren, Jr. and wife Joyce Warren, to Cameron Roofing Company, recorded in Vol. 6, page 491 of the Mechanic's Lien records of Bosque County, Texas, and secured by the Mechanic's and Materialman's Lien therein expressed, on the following described lot or parcel of land situated in the County of Bosque, State of Texas, to-wit: All that certain lot, tract or parcel of land, lying and being situated in the town of Meridian, Bosque County, Texas, a part of subdivision No. 48 of the Wm. H. King Survey, and also being a part of the 2 acres conveyed by Henry D. Wintz et ux to Mary Beth Wints by deed dated Dec. 24, 1941; Beginning at the SEC of the aforesaid 2 acres for the SEC of this; Thence N 30 W. with the West line of Bosque Street, 90 ft. to a stake for the NEC of this; Thence S 61 deg. 23 Min. W 165 ft. to a stake for the NWC of this; Thence S 30 E 90 ft. to a stake in the South line of said 2 acres, for the SWC of this; Thence N 61 deg. 23 Min. E, with said South line, 165 feet to the place of beginning; also designated as Lot No. 1 on the map made by Arvin McDonald, Lic. State Land Surveyor, on January 15, 1954;

WHEREAS, the principal balance due on said note has been reduced to Two thousand, nine hundred thirty (\$2,930.00) Dollars, said lien being hereby released for the principal balance in excess of said amount;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Cameron moofing Company, a corporation, acting by and through its duly authorized officials, the payee and owner and holder of said note, for and in consideration of the sum of Two thousand, four hundred thirty (\$2,430.00) Dollars to it in hand paid by Gatesville Savings & Loan Association, the receipt of which is hereby acknowledged, has sold, transferred and conveyed, and does hereby sell, transfer and convey unto the said Gatesville Savings & Loan Association, of the County of Coryell, State of Texas, said indebtedness to the extent of Two thousand, four hundred thirty (\$2,430.00) Dollars and the lien securing same to said extent, it being expressly understood that Cameron Roofing Company is retaining the balance due of Five hundred (\$500.00) Dollars on said note and lien, which said balance due is to be renewed and extended by a new note and deed of trust of even date herewith, executed by the said Burney Warren, Jr. and Joyce Warren, to Cameron Roofing Company, it being further understood that said note and lien securing the balance due of Five hundred (\$500.00) Dollars to Cameron Roofing Company shall be a second and inferior lien to the lien securing the sum of Two thousand, four hundred thirty (\$2,430.00) Dollars, assigned hereby to Gatesville Savings & Loan Association, plus any renewals or extensions thereof.

TO HAVE AND TO HOLD the same unto the said Gatesville Savings & Loan Association, its successors and assigns forever. This assignment is made without recourse upon the assignor.



#### STATE OF TEXAS COUNTY OF BOSQUE

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I, Betty Outlaw, County Clerk of Bosque County, Texas, do hereby certify that the foregoing is a true and correct copy of the original records now on file in the records containing

pages.

Sept. 13, 2007

Betty Outlaw, County Clerk

Bosque County, Texas Date

Deputy

Sworn to and subscribed before me. Witness my hand seal of office, in Meridian, Texas, this the 28th day of April, A.D. 1950.

(Seal)

H. J. Cureton, Notary Public, Bosque County, Texas.

FILED FOR RECORD April 28, 1950 at 2:20 P.M., and RECORDED April 29, 1950 at 3:15 P.M.

Virginia Icket Deputy John R. Coulen County Clerk.

#### WARRANTY DEED

THE STATE OF TEXAS, COUNTY OF BOSQUE

That I, J. H. Ellington,

of the County of Somervell, State of Texas, for and in consideration of the sum of Two Hundred & No/100 (\$200.00) - - - - - - - - - - - Dollars, to me paid by Geo. M. Ellington, in cash, the receipt of which is hereby acknowledged and confessed,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said - - - Geo. M. Ellington - - - - of the County of Bosque, State of Texas, all my right, title, interest and claim in and to the following tracts of land, situated in Bosque County, Texas, described as follows, towit:

FIRST TRACT: 160 acres of land, more or less, the South part of the Henry Hubbell Survey, BEGINNING at J. N. Yarbrough's S.E. Corner for the N.E. corner of this; THENCE S 30 E 105 vrs a branch, 385 vrs to the original S.E. corner of the said Henry Hubbell Survey from which a Pecan tree mkd K brs N 8 E 66 vrs, and a Walnut mkd O brs N 10 W 74 vrs; THENCE S 60 W 1344 vrs to the original S.W. corner of said Hubbell Survey from which a cedar brs S 2 E 150 vrs; THENCE N 30 W 1000 vrs to a corner on the South prong of Neils Creek (this corner being 50 vrs S 30 E from the bed of creek); THENCE N 60 E about 70 vrs crosses Neil's Creek 672 vrs to a corner on North side of creek from which an Elm mkd L brs S 17 E 5 vrs and a pecan mkd X brs S 30 E 7 vrs; THENCE S 30 E 30 vrs crosses Neils Creek, 615 vrs to a corner in prairie; THENCE N 60 E 673 vrs to the place of beginning.

SECOND TRACT: 124 acres of land, more or less, adjoining the above tract, being out of the Louis Van Zacharias Survey; BEGINNING at the N.E. corner of a 212 acre tract out of said original survey once owned by G.F. Boone, which is at a point in the North line of said Van Zacharias Survey and 2103 vrs N 60 E from the original N.W. corner of said Van Zacharias Survey; THENCE N 60 E 297 vrs to the original N.E. Corner of said Van Zacharias Survey as fixed by judgment of the District Court of Bosque County, Texas; THENCE S 30 E 2377 vrs to the original S. E. Corner of said Van Zacharias Survey; THENCE S 60 W 297 vrs to S.E. Corner of said Boone tract; THENCE N 30 W 2377 vrs to the place of beginning.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said -- Geo. M. Ellington, 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 - - - Geo M. Ellington, his - - - - heirs and assigns, against every person whomsoever law-

fully claiming, or to claim the same, or any part thereof.

Certification:

copy of original on file in Bosque County Clerk's office WITNESS my hand at Meridian, Texas, this 24th, day of April A.D., 1950.

. J. H. Ellington

THE STATE OF TEXAS, County of Bosque

BEFORS ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared J. H. Ellington, 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 24th day of April A.D. 1950.

(Seal)

Chas. K. Word, Notary Public in and for Bosque County, Texas

FILED FOR RECORD April 28, 1950 at 3:P.M., and RECORDED April 29, 1950 at 3:30 P.M.

Scheet Deputy John R. Course County Clerk

> 0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0

#### ADMINISTRATORS DEED

THE STATE OF TEXAS COUNTY OF BOSQUE

WHEREAS, by order of the County Court of Bosque County, Texas, Sitting in Matters Probate, made at a regular term of Court on the 27th day of March, 1950, directing the sale of the tracts and parcels of land hereinafter described, belonging to the estate of J.A. McCormack, deceased, the administration of which was then pending in said Court, upon an application for an order of Court to sell said real estate made to said Court on the 16th day of March, 1950, we, McWillie Davis and James N. Clem, Administrators of said estate, did on the 28th day of March, 1950, at private sale, sell to Herb J. Hawthorne of Harris County, Texas, for the sumcof Eighty-Five Thousand Nine Hundred Seventeen & 23/100 Dollars (\$85,917.23), of which amount Thirty-Nine Thousand Seven Hundred Seventy-four & 23/100 Dollars (\$39,774.23) cash was paid to said estate, the receipt of which is hereby acknowledged, and the said Herby J. Hawthorne assumed, promised and obligated himself to pay to the General American Life Insurance Company of St. Louis, the sum of Thirty-Nine Thousand Seven Hundred Eighty (\$39,780) Dollars, being the balance due on that certain note hersinafter described, secured by a vendor's lien and deed of trust lien on and against Tracts One (1) to Ten (10), both inclusive, hereinafter described and the sum of Six Thousand Three Hundred Sixty-Three (\$6,363) Dollars to The National Life and Accident Insurance Company, being the balance due on that certain note hereinafter described, secured by a vendor's lien and deed of trust lien on and against Tract Eleven [11] above described; and

WHEREAS, we, as such administrators, did on the 31st day of March, 1950, file a bond in the amount and conditioned as required by taw, which said bond was approved by the Court on the 31st day of March, 1950; and

WHERFAS, pursuant to the order of this court, said sale was made as aforesaid to said Herb J. Hawthorne on the 28th day of March, 1950, and report of such sale was, on the 31st day of March, 1950, by us made to said Court at a regular term thereof and approved and confirmed by decree of said Court, dated April 8, 1950, appearing in the Minutes thereof in Vol.

page\_\_\_\_as follows:

County Clerk's office

Certification: copy of original on file in Bosque

STATE OF TEXAS COUNTY OF BOSQUE I, Betty Outlaw, County Clerk of Bosque County, Texas, do hereby certify that the foregoing is a true and correct copy of the original records now on file in the the original records now on file in the \_\_\_ pages.

pages.

Date

Betty Outlaw, County Clerk

Bosque County, Texas records containing\_

as zinkuwa.

The State of Texas. County of - - Bosque - -

Know All Men by These Prosents:

I, C. J. Ellington, of the Parish of Rapides. Sixthe Monatoroiz - - - - - - - State of - Louisiana - - - - for and in consideration of the sum of Eighteen Hundred & No/100 (\$1800.00) - - - - - - - - DOLLARS George M. Ellington, in cash, the receipt of in hand paid by which is hereby acknowledged and confessed,



have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said ----- George M. Ellington -----

of the County of - - Bosque - - - - - State of - - Texas - - - - all that certain undivided interest, and all my right, title, interest and claim in and to the following described land situated in Bosque County, Texas, to-w: FIRST TRACT; 160 acres of land, more or less, out of the Henry Hubbell to-wit:

FIRST TRACT; 160 acres of land, more or less, out of the Henry nubbell Survey;

SECOND TRACT: 124 acres of land, more or less, out of the Louis Van Zacharias Survey, adjoining the above land;

And being the same land described in the following deeds; one from C.W.Ellington et ux to C.J.Ellington, recorded in Book 135 page 540; one from R.T.Perry et ux to C.J.Ellington to C.J.Ellington, recorded in Book 136 page 530; one from J.W.Butler et al to C.J.Ellington, recorded in Book 146 page 211; one from C.E.Ellington et ux to C.J.Ellington, recorded in Book 138 page 130; and one from J.D.Ellington et ux to C.J.Ellington, recorded in Book 145 page 337, all in the Deed Records of Bosque County, Texas, to which deeds and their respective records, reference is here made for all lawful purposes including a correct metes and bounds description of said land.

It being intended herein and hereby to convey my entire interest in said land, whether derived by purchase or inheritance.

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

- George M. Ellington, 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 - - George M. Ellington, his - - - -

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

WITNESS My hand at Meridian, Texas,

24th. this day of May A.D.19 48.

Witnesses at Request of Grantor:



Certification

True and Correct copy of original or file in Bosque County Clerk's office

SINGLE ACKNOWLEDGENT  THE STATE OF TEXAS, COUNTY ON THE ACKNOWLEDGENT  THE STATE OF TEXAS, COUNTY ON THE ACKNOWLEDGENT  TO J. S. Ellington  The property of the prepara whom name -13 - Substricted to the foresting instrument, and acknowledged to the long of the prepara and construction therem respecting instrument, and acknowledged to the long of the prepara and construction therem respecting instrument, and acknowledged to the long of the prepara and construction therem respecting instrument, and acknowledged to the long of the prepara and construction therem respecting instrument, and acknowledged to the long of the preparation of	514		
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Looysty Spide No. 19 file perion. whose name — 13.— Subscribed to the foregoing instrument, and advantance of the propose and consideration therein expressed.  1. 1917 NO. 19	,	BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared	
Set. ## AD 19 48,  (Chine 160 Force)  Neary Pable is and for Bongue - Committy Texas  Filed for Record on the Stay of AD 19 48,  Duly Recorded this the Stay of AD 19 48,  Instrument No. MINNIE CLICOTER. County Clerk  Bongue County, Texas  Fine State Of Texas - Bengue AD 19 48,  Ent. ## Bongue County, Texas - AD 19 48,  Ent. ## Bongue County, Texas - Bongue AD 19 48,  Ent. ## Bongue County, Texas - AD 19 48,  Ent. ## Bongue County, Texas - AD 19 48,  Ent. ## Bongue County, Texas - AD 19 48,  Ent. ## Bongue A		Tourist to be the person whose name -15- subscribed to the foregoing instrument, and acknowledged to	
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Filed for Record on the Flory of Today of A. D. 19 at J. o clock M. Minnie C. LOCKER, Country Clerk  Record Country, Today  THE STATE OF TOWN BORDER  COUNTY, TOWN ALL MEN BY THISSE PRESENTS:  That J. V. Wayre  Addie Jon. Wayne Defended for the sum of Jones of of Jon	. ('01	has, Kis Word) Notary Public in and for - Bosque - County, Texas	
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Betty Outlaw, County Clerk	^		

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VOL 0 6 1 5 PG 0 3 4 1 6 3 1 0 - 05

# 6F4 057769 AFTER RECORDING RETURN TO:

LANDAMERICA AMERICAN TITLE Attention: Ann Sutton 15303 Dallas Parkway Suite 1040 Addison, Texas 75001

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

#### SPECIAL WARRANTY DEED

STATE OF TEXAS §

\$ KNOW ALL MEN BY THESE PRESENTS:

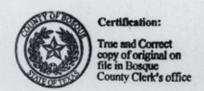
COUNTY OF BOSQUE §

That LOLA B. FISHER (hereinafter referred to as "Grantor"), whose address is 7621 Day Lily Way, Frisco, Texas 75034, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by PAM COBB and husband, CHRIS COBB (hereinafter collectively referred to as "Grantee"), whose address is 8268 CR 301, Jonesboro, Texas 76538, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, all of that certain real property located in Bosque County, Texas, as more particularly described on Exhibit A attached hereto and incorporated herein by reference the same as if fully copied and set forth at length, together with all improvements located thereon, fixtures thereto, and any and all appurtenances belonging or appertaining thereto and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way, strips or gores of real estate adjoining such real property (hereinafter collectively referred to as the "Property").

This conveyance is made and accepted subject to the reservation contained herein and the matters described on **Exhibit B** attached hereto, and incorporated herein by reference the same as if fully copied and set forth at length, to the extent (but not further) the same are valid and subsisting and affect title to the property conveyed hereby (hereinafter collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind its successors and assigns, to WARRANT and FOREVER DEFEND, subject to the Permitted Exceptions, all and singular the Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same

SPECIAL WARRANTY DEED - Page 1



# VOL 0 6 1 5 PG 0 3 4 2

or any part thereof, by, through or under Grantor, but not otherwise. Grantee assumes payment of all taxes for current and subsequent years.

Notwithstanding anything contained herein to the contrary, Grantor, on behalf of itself and its successors and assigns forever, hereby reserves an undivided one-third of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, the production, the lease, and the benefits from it are allocated in proportion to ownership in the mineral estate.

EXECUTED this 15 day of December, 2005.

**GRANTOR:** 

LOLA B. FISHER

#### ACKNOWLEDGMENT

STATE OF TEXAS
COUNTY OF COULD

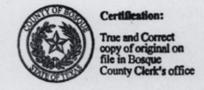
BEFORE ME, the undersigned authority, on this day personally appeared Lola B. Fisher, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15 day of December, 2005.



NOTARY PUBLIC, STATE OF TEXAS
Printed Name:
My Commission Expires:

SPECIAL WARRANTY DEED - Page 2



#### EXHIBIT A

#### LEGAL DESCRIPTION

All that certain 584.77 acres, being approximately 237.27 acres in the Louis Van Zacharias Survey, A-892 (as occupied), 175.76 acres in the A.W. Gates Survey, A-312 and 171.74 acres in the R.T. Fort Survey, A-902, according to survey of a former 1389.40 acre tract made by Larry Langston, Registered Public Surveyor, on July 7, 1979, and the 584.77 acres being described as follows:

Beginning at an iron rod found at corner post, for a SEC of the 1389.40 acres, called SEC of the R.T. Fort Survey, A-902, and the extreme SEC of this tract;

THENCE with fenced South line of said 1389.40 acres, as follows: S. 65-59 W. 440.0 feet; S. 68-44 W. 116.2 feet; S. 67-18 W. 268.9 feet; S. 61-18 W. 92.4 feet; S. 62-12 W. 373.7 feet; S. 59-20 W. 281.5 feet; S. 60-13 W. 423.1 feet; S. 62-25 W. 393.3 feet; S. 66-01 W. 296.2 feet (called SWC of the Fort Survey); and S. 59-48 W. 542.6 feet to an iron rod found at fence corner, at inner corner of said 1389.40 acres, for an inner corner of this tract;

THENCE S. 27-43 E. with fence, 1033.6 feet to an iron rod found at corner post, at a SEC of the 1389.40 acres, for a SEC of this tract;

THENCE S. 60-36 W. with fence, 1027.2 feet to an iron rod found at corner post, at the SWC of the 1389.40 acres and East line of a former 865.21 acre tract described in Deed dated Jan. 14, 1970, from First State bank, Odessa, Texas Tr., to A. Bart Brown, recorded in Volume 211, page 164, Deed records of Bosque County, Texas, for called approximate SEC of the Louis Van Zacharias Survey by the 865.21 acre described, and SWC of this tract;

THENCE N. 28-53-46 W. with general course of fence, and East line of said 865.21 acre tract, 6811.9 feet to a point in a road, from which point a 6" corner post bears S. 28-53-46 E 28.2 feet, for called NEC of the Louis Van Zacharias Survey, by the 865.21 acre described, a NWC of the 1389.40 acres, and NWC of this tract;

THENCE N. 61-33 E. along road, 3638.9 feet, an iron rod found in road on North line of the A.W. Gates Survey, for a corner of the former 1389.40 acres and a corner of this tract;

THENCE N. 61-20 E. at 25.8 feet begin fence on East side of road, at 665.1 feet, a corner post in concrete, for called NEC of the Gates Survey, a corner of the 1389.40 acres, and extreme NEC of this tract;

THENCE S. 28-44 E. with fence, 1183.1 feet to a post in concrete on East line of the Gates Sruvey, for a corner of this tract;

THENCE with fence, S. 15-23 W. 502.0 feet, a post in concrete; S. 36-47 E. 1389.1 feet, a post in concrete; and N-61-42 E. 183.5 feet to an iron rod found at fence corner, for East line of the Gates Survey, a corner of the 1389.40 acres, and a corner of this tract;

SPECIAL WARRANTY DEED - Page 3



# VOL 0 6 1 5 PG 0 3 4 4

THENCE S. 27-57 E. with fence, at approximately 130 feet the SEC of the Gates Survey and NEC of the Fort Survey, a total distance of 2432.3 feet, to a corner post in East line of the Fort Survey, for a corner of this tract;

THENCE S. 27-18 E. with called East line of the Fort Survey, and with fence, 482.5 feet to the place of beginning, containing 584.77 acres, of which about 2.3 acres is in traveled county road.

SPECIAL WARRANTY DEED - Page 4



# EXHIBIT B

#### PERMITTED EXCEPTIONS

- Any amounts due to the State of Texas on any excess acreage or vacancies which may be included in the land herein conveyed.
- Right of Way easement contained in instrument dated October 1, 2003, from JLP Family Partners to United Electric Cooperative Services, Inc., recorded in Volume 550, Page 444, Official Public Records of Bosque County, Texas.
- Oil and Gas Lease contained in instrument dated May 20, 1987, from A. Bart Brown and wife Jenilee K. Brown, as Lessor, to Charles H. Bentley, as Lessee, recorded in Volume 28, Page 138, Oil and Gas Lease Records of Bosque County, Texas.
- Mineral reservation contained in instrument dated September 29, 1964, from Alma McClintock and husband J.H. McClintock, to George M. Ellington, and recorded in Volume 197, Page 394, Deed Records of Bosque County, Texas.
- Mineral reservation contained in instrument dated October 8, 1964, from Nettie Jones and Houston Jones, to George M. Ellington, and recorded in Volume 197, Page 395, Deed Records of Bosque County, Texas.
- Mineral reservation contained in instrument dated September 29, 1964, from Hallie Smethers and J.A. Smithers, to George M. Ellington and recorded in Volume 197, Page 396, Deed Records of Bosque County, Texas.
- Subject to Right of First Refusal contained in deed dated December 19, 1996, from William H. Rasor III and wife Rebecca A. Rasor to J.L.P. Family Partners, Ltd., recorded in Volume 392, Page 861, Deed Records of Bosque County, Texas.
- All visible and apparent easements or uses and all underground easements or uses, the existence of which may arise by unrecorded grant or by use.
- Any part of the herein described property which falls within the boundaries of any public or private road or right of way.
- Rights of Parties in Possession.
- Any liens created at closing.



FILED

A.D., 20 <u>05</u>.

STATE OF TEXAS
COUNTY OF BOSQUE

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 Official Public Records of Bosque County, Texas.

STATE OF TEXAS COUNTY OF BOSQUE

I, Betty Outlaw, County Clerk of Bosque County, Texas, do hereby certify that the foregoing is a true and correct copy of the original records now on file in the \_

records containing

Betty Outlaw, County Clerk

Bosque County, Texas

Deputy

3400

VOLOBISPG0335 6309-05

# GT # OSD769 AFTER RECORDING RETURN TO:

Michael D. Hesse HESSE & HESSE, L.L.P. 15303 Dallas Parkway Suite 1040 Addison, Texas 75001

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

#### SPECIAL WARRANTY DEED

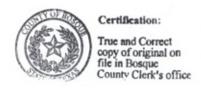
STATE OF TEXAS \$ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BOSQUE \$

That J.L.P. RANCH, LTD., a Texas limited partnership (hereinafter referred to as "Grantor"), whose address is 7621 Day Lilly Way, Frisco, Texas 75034, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by LOLA B. FISHER (hereinafter referred to as "Grantee"), whose address is 7621 Day Lilly Way, Frisco, Texas 75034, the receipt of which is hereby acknowledged, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Grantee, all of that certain real property located in Bosque County, Texas, as more particularly described on Exhibit A attached hereto and incorporated herein by reference the same as if fully copied and set forth at length, together with all improvements located thereon, fixtures thereto, and any and all appurtenances belonging or appertaining thereto and any right, title and interest of Grantor in and to adjacent streets, alleys and rights-of-way, strips or gores of real estate adjoining such real property (hereinafter collectively referred to as the "Property").

This conveyance is made and accepted subject to the matters described on **Exhibit B** attached hereto, and incorporated herein by reference the same as if fully copied and set forth at length, to the extent (but not further) the same are valid and subsisting and affect title to the property conveyed hereby (hereinafter collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind its successors and assigns, to WARRANT and FOREVER DEFEND, subject to the Permitted Exceptions, all and singular the Property unto the said Grantee, its successors 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.

SPECIAL WARRANTY DEED - Page 1



EXECUTED this day of December, 2005.

# GRANTOR:

J.L.P. RANCH, LTD., a Texas limited partnership

By: J.L.P. Management, L.L.C.,

a Texas limited liability company

Its: General Partner

By Lela B. Husher Lola B. Fisher, President

# ACKNOWLEDGMENT

STATE OF TEXAS COUNTY OF LOWIN

BEFORE ME, the undersigned authority, on this day personally appeared Lola B. Fisher, the President of J.L.P. Management, L.L.C., a Texas limited liability company, the General Partner of J.L.P. Ranch, Ltd., a Texas limited partnership, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same as the act of such partnership, for the purposes and consideration therein expressed and in the capacity stated therein.

Given under my hand and seal of office this 15th day of December, 2005.



Mehaw D. Wlast NOTARY PUBLIC, STATE OF TEXAS

Printed Name:

My Commission Expires:

SPECIAL WARRANTY DEED - Page 2



#### EXHIBIT A

# LEGAL DESCRIPTION

All that certain 584.77 acres, being approximately 237.27 acres in the Louis Van Zacharias Survey, A-892 (as occupied), 175.76 acres in the A.W. Gates Survey, A-312 and 171.74 acres in the R.T. Fort Survey, A-902, according to survey of a former 1389.40 acre tract made by Larry Langston, Registered Public Surveyor, on July 7, 1979, and the 584.77 acres being described as follows:

Beginning at an iron rod found at corner post, for a SEC of the 1389.40 acres, called SEC of the R.T. Fort Survey, A-902, and the extreme SEC of this tract;

THENCE with fenced South line of said 1389.40 acres, as follows: S. 65-59 W. 440.0 feet; S. 68-44 W. 116.2 feet; S. 67-18 W. 268.9 feet; S. 61-18 W. 92.4 feet; S. 62-12 W. 373.7 feet; S. 59-20 W. 281.5 feet; S. 60-13 W. 423.1 feet; S. 62-25 W. 393.3 feet; S. 66-01 W. 296.2 feet (called SWC of the Fort Survey); and S. 59-48 W. 542.6 feet to an iron rod found at fence corner, at inner corner of said 1389.40 acres, for an inner corner of this tract;

THENCE S. 27-43 E. with fence, 1033.6 feet to an iron rod found at corner post, at a SEC of the 1389.40 acres, for a SEC of this tract;

THENCE S. 60-36 W. with fence, 1027.2 feet to an iron rod found at corner post, at the SWC of the 1389.40 acres and East line of a former 865.21 acre tract described in Deed dated Jan. 14, 1970, from First State bank, Odessa, Texas Tr., to A. Bart Brown, recorded in Volume 211, page 164, Deed records of Bosque County, Texas, for called approximate SEC of the Louis Van Zacharias Survey by the 865.21 acre described, and SWC of this tract;

THENCE N. 28-53-46 W. with general course of fence, and East line of said 865.21 acre tract, 6811.9 feet to a point in a road, from which point a 6" corner post bears S. 28-53-46 E 28.2 feet, for called NEC of the Louis Van Zacharias Survey, by the 865.21 acre described, a NWC of the 1389.40 acres, and NWC of this tract;

THENCE N. 61-33 E. along road, 3638.9 feet, an iron rod found in road on North line of the A.W. Gates Survey, for a corner of the former 1389.40 acres and a corner of this tract;

THENCE N. 61-20 E. at 25.8 feet begin fence on East side of road, at 665.1 feet, a corner post in concrete, for called NEC of the Gates Survey, a corner of the 1389.40 acres, and extreme NEC of this tract;

THENCE S. 28-44 E. with fence, 1183.1 feet to a post in concrete on East line of the Gates Survey, for a corner of this tract;

THENCE with fence, S. 15-23 W. 502.0 feet, a post in concrete; S. 36-47 E. 1389.1 feet, a post in concrete; and N.61-42 E. 183.5 feet to an iron rod found at fence corner, for East line of the Gates Survey, a corner of the 1389.40 acres, and a corner of this tract;

SPECIAL WARRANTY DEED - Page 3



# VOL 0 6 1 5 PG 0 3 3 8

THENCE S. 27-57 E. with fence, at approximately 130 feet the SEC of the Gates Survey and NEC of the Fort Survey, a total distance of 2432.3 feet, to a corner post in East line of the Fort Survey, for a corner of this tract;

THENCE S. 27-18 E. with called East line of the Fort Survey, and with fence, 482.5 feet to the place of beginning, containing 584.77 acres, of which about 2.3 acres is in traveled county road.

SPECIAL WARRANTY DEED - Page 4



#### EXHIBIT B

# PERMITTED EXCEPTIONS

- Any amounts due to the State of Texas on any excess acreage or vacancies which may be included in the land herein conveyed.
- Right of Way easement contained in instrument dated October 1, 2003, from JLP Family Partners to United Electric Cooperative Services, Inc., recorded in Volume 550, Page 444, Official Public Records of Bosque County, Texas.
- Oil and Gas Lease contained in instrument dated May 20, 1987, from A. Bart Brown and wife Jenilee K. Brown, as Lessor, to Charles H. Bentley, as Lessee, recorded in Volume 28, Page 138, Oil and Gas Lease Records of Bosque County, Texas.
- Mineral reservation contained in instrument dated September 29, 1964, from Alma McClintock and husband J.H. McClintock, to George M. Ellington, and recorded in Volume 197, Page 394, Deed Records of Bosque County, Texas.
- Mineral reservation contained in instrument dated October 8, 1964, from Nettie Jones and Houston Jones, to George M. Ellington, and recorded in Volume 197, Page 395, Deed Records of Bosque County, Texas.
- Mineral reservation contained in instrument dated September 29, 1964, from Hallie Smethers and J.A. Smithers, to George M. Ellington and recorded in Volume 197, Page 396, Deed Records of Bosque County, Texas.
- Subject to Right of First Refusal contained in deed dated December 19, 1996, from William H. Rasor III and wife Rebecca A. Rasor to J.L.P. Family Partners, Ltd., recorded in Volume 392, Page 861, Deed Records of Bosque County, Texas.
- All visible and apparent easements or uses and all underground easements or uses, the
  existence of which may arise by unrecorded grant or by use.
- Any part of the herein described property which falls within the boundaries of any public or private road or right of way.
- Rights of Parties in Possession.
- 11. Any liens created at closing.

SPECIAL WARRANTY DEED - Page 5



BCT

# STATE OF TEXAS COUNTY OF BOSQUE

# SPECIAL WARRANTY DEED

**Effective Date:** 

January 18, 2001

Grantor:

J.L.P. Family Partners, Ltd., a Texas limited partnership

Grantor's Mailing Address

4800 FM 720

(including county):

Frisco, Collin County, Texas 75034

Grantee:

J.L.P. Ranch, Ltd., a Texas limited partnership

Grantee's Mailing Address

4800 FM 720

(including county):

Frisco, Collin County, Texas 75034

#### Consideration:

Ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed by Grantor.

# Property (including any improvements):

All that certain 584.77 acre tract of land situated in Bosque County, Texas and being more particularly described in Exhibit "A" attached hereto.

# Reservations from and Exceptions to Conveyance and Warranty:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments that affect the property and taxes for 2000, the payment of which Grantee assumes.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor but not otherwise. Notwithstanding the foregoing, this deed is made with full substitution and subrogation of Grantee in and to all covenants and warranties by others heretofore given or made in respect of the property hereby conveyed or any part thereof.

Z:\Janie's Docs\Clients\Fisher, Lola\SWD.RelatedEntity.wpd, Page 1



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

Executed to be effective on January 18, 2001.

# GRANTOR:

J.L.P. Family Partners, Ltd. By: J.L.P. Management, L.L.C.

President

THE STATE OF TEXAS COUNTY OF DENTON

§ §

This instrument was acknowledged before me on this 18 day of January 2001, by Lola Fisher, President of J.L.P. Management, L.L.C., General Partner of J.L.P. Family Partners, Ltd., a Texas limited partnership, on behalf of said partnership.



Notary Public, State of Texas My commission expires:

After recording return to: J.L.P. Ranch, Ltd. 4800 FM 720 Frisco, TX 75034

Z:\Janie's Docs\Clients\Fisher, Lola\SWD.RelatedEntity.wpd, Page 2



#### Exhibit "A"

All that certain 584.77 acres, being approximately 237.27 acres in the Louis Van Zacharias Survey, A-892 (as occupied), 175.76 acres in the A.W. Gates Survey, A-312, and 171.74 acres in the R.T. Fort Survey, A-902, according to survey of a former 1389.40 acre tract made by Larry Langston, Registered Public Surveyor, on July 7, 1979, and the 584.77 acres being described as follows:

Beginning at an iron rod found at corner post, for a SEC of the 1389.40 acres, called SEC of the R. T. Fort Survey, A-902, and the extreme SEC of this tract;

Thence with fenced South line of said 1389.40 acres, as follows: S. 65-59 W. 440.0 feet; S. 68-44 W. 116.2 feet; S. 67-18 W. 268.9 feet; S. 61-18 W. 92.4 feet; S. 62-12 W. 373.7 feet; S. 59-20 W. 281.5 feet; S. 60-13 W. 423.1 feet; S. 62-25 W. 393.3 feet; S. 66-01 W. 296.2 feet (called SWC of the Fort Survey); and S. 59-48 W. 542.6 feet to an iron rod found at fence corner, at inner corner of said 1389.40 acres, for an inner corner of this tract;

Thence S. 27-43 E. with fence, 1033.6 feet to an iron rod found at corner post, at a SEC of the 1389.40 acres, for a SEC of this tract;

Thence S. 60-36 W. with fence, 1027.2 feet to an iron rod found at corner post, at the SWC of the 1389.40 acres and Bast line of a former 865.21 acre tract described in Deed dated Jan. 14, 1970, from First State Bank, Odessa, Texas, Tr., to A. Bart Brown, recorded in Vol. 211, Page 164, Deed Records of Bosque County, Texas, for called approximate SEC of the Louis Van Zacharias Survey by the 865.21 acre description, and SWC of this tract;

Thence N. 28-53-46 W. with general course of fence, and East line of said 865.21 acre tract, 6811.9 feet to a point in a road, from which point a 6" corner post bears S. 28-53-46 E. 28.2 feet, for called NEC of the Louis Van Zacharias Survey, by the 865.21 acre description, a NWC of the 1389.40 acres, and NWC of this tract;

Thence N. 61-33 E. along road, 3638.9 feet, an iron rod found in road, on North line of the A.W. Gates Surveyu, for a corner of the former 1389.40 acres and a corner of this tract;

Thence N. 61-20 E. at 25.8 feet begin fence on East side of road, at 665.1 feet, a corner post in concrete, for called NEC of the Gates Survey, a corner of the 1389.40 acres, and extreme NEC of this tract;

Thence S. 28-44 E. with fence, 1183.1 feet to a post in concrete on Eat line of the Gates Survey, for a corner of this tract;

Thence with fence, S. 15-23 W. 502.0 feet, a post in concrete; S. 36-47 E. 1389.1 feet, a post in concrete; and N. 61-42 E.

STATE OF TEXAS
COUNTY OF BOSQUE

Betty Outlaw, County Clerk

Besque County, Texas

Deputy

0000

# VOI. 392 Page 861

Date:

December 19, 1996

00095

Grantor:

William H. Rasor III, joined herein pro forma by his wife

Rebucca A. Rasor

4544 County Road 62

Plano, Collin County, Texas 75024

Grantee:

JLP Family Partners, Ltd., a Texas limited partnership

4800 FM 720

Frisco, Collin County, Texas 75034

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration

Property (Including any Improvements):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Reservations from and Exceptions to Conveyance and Warranty:

THIS CONVEYANCE IS MADE AND ACCEPTED SUBJECT TO ALL VALID AND SUBSISTING RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS, RIGHTS-OF-WAY, AND EASEMENTS PROPERLY OF RECORD, IF ANY, AFFECTING THE ABOVE DESCRIBED PROPERTY AND VISIBLE AND APPARENT EASEMENTS, IF ANY.

GRANTOR HEREBY RESERVES UNTO HIMSELF, HIS HEIRS AND SUCCESSORS A FIRST RIGHT OF REFUSAL TO REACQUIRE THE PROPERTY FROM GRANTEE UPON ACCEPTANCE OF ANY OFFER MADE TO GRANTEE, ON THE SAME TERMS AND CONDITIONS AS THOSE SET FORTH IN SUCH OFFER. GRANTOR SHALL ELECT TO REACQUIRE THE PROPERTY WITHIN THIRTY (30) DAYS OF RECEIPT OF A COPY OF SUCH OFFER. FAILURE BY GRANTOR TO ELECT IN WRITING TO EXERCISE ITS RIGHT OF FIRST REFUSAL WITHIN SAID THIRTY (30) DAY PERIOD SHALL BE DEEMED A WAIVER OF SAID RIGHT OF FIRST REFUSAL. THIS RESERVATION OF RIGHT OF FIRST REFUSAL SHALL EXPIRE TEN (10) YEARS FROM THE DATE OF THIS SPECIAL WARRANTY DEED.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors and assigns forever. Grantor binds Grantor and Grantor's successors 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, except as to the reservations from and exceptions to conveyance and warranty.

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

Willam H. Rasor III

Rebecca A. Rasor

THE STATE OF TEXAS

COUNTY OF Callar

This instrument was acknowledged before me on the 19th day of December, 1996, by William H. Rasor and Rebecca A. Rasor, husband and wife.

CHARLES S. BADGETT
Notary Public
State of Texas
Commission Expires 3-22-99

Notary Public, State of Texas

Certification:
True and Correct copy of original on file in Bosque
County Clerk's office

P. O. Rox 993 Siephenville, Texas 76401 (\$17) 965-4444

# Eugene Angermann

THE STATE OF TEXAS: COUNTY OF BOSQUE :

Waco Production Credit Association 584.77 acres, Louis Van Zacharias et al Surveys.

All that certain 584.77 acres, being approximately 237.27 acres in the Louis Van Zacharias Survey, A-892 (as occupied), 175.76 acres in the A.W. Gates Survey, A-312, and 171.74 acres in the R.T. Fort Survey, A-902, according to survey of a former 1389.40 acre tract made by Larry Langston, Registered Public Surveyor, on July 7, 1979, and the 584.77 acres being described as follows:

Beginning at an iron rod found at corner post, for a SEC of the 1389.40 acres, called SEC of the R. T. Fort Survey, A-902, and the extreme SEC of this tract;

Thence with fenced South line of said 1389.40 acres, as follows: S. 65-59 W. 440.0 feet; S. 68-44 W. 116.2 feet; S. 67-18 W. 268.9 feet; S. 61-18 W. 92.4 feet; S. 62-12 W. 373.7 feet; S. 59-20 W. 281.5 feet; S. 60-13 W. 423.1 feet; S. 62-25 W. 393.3 feet; S. 66-01 W. 296.2 feet (called SWC of the Fort Survey); and S. 59-48 W. 542.6 feet to an iron rod found at fence corner, at inner corner of said 1389.40 acres, for an inner corner of this tract;

Thence S. 27-43 E. with fence, 1033.6 feet to an iron rod found at corner post, at a SEC of the 1389.40 acres, for a SEC of this tract;

Thence S. 60-36 W. with fence, 1027.2 feet to an iron rod found at corner post, at the SWC of the 1389.40 acres and East line of a former 865.21 acre tract described in Deed dated Jan. 14, 1970, from First State Bank, Odessa, Texas, Tr., to A. Bart Brown, recorded in Vol. 211, Page 164, Deed Records of Bosque County, Texas, for called approximate SEC of the Louis Van Zacharias Survey by the 865.21 acre description, and SWC of this tract;

Thonce N. 28-53-46 W. with general course of fence, and East line of said 865.21 acre tract, 6811.9 feet to a point in a road, from which point a 6" corner post bears S. 28-53-46 E. 28.2 feet, for called NEC of the Louis Van Zacharias Survey, by the 865.21 acre description, a NWC of the 1389.40 acres, and NWC of this tract;

Thence N. 61-33 E. along road, 3638.9 feet, an iron rod found in road, on North line of the A.W. Gates Surveyu, for a corner of the former 1389.40 acres and a corner of this tract;

Thence N. 61-20 E. at 25.8 feet begin fence on East side of road, at 665.1 feet, a corner post in concrete, for called NEC of the Gates Survey, a corner of the 1389.40 acres, and extreme NEC of this tract;

Thence S. 28-44 E. with fence, 1183.1 feet to a post in concrete on Eat line of the Gates Survey, for a corner of this tract;

Thence with fence, S. 15-23 W. 502.0 feet, a post in concrete; S. 36-47 E. 1389.1 feet, a post in concrete; and N. 61-42 E.







HS ENEIHNLEKTHNH

Vol. 392 Page 863

O. Box 293 Suphenville, Texas 76401 (\$17) 965-4444

Eugene Angermann Jose Repubered Public Surreyor

183.5 feet to an iron rod found at fence corner, for East line of the Gates Survey, a corner of the 1389.40 acres, and a corner of this tract;

Thence S. 27-57 E. with fence, at approximately 130 feet the SEC of the Gates Survey and NEC of the Fort Survey, a total distance of 2432.3 feet, to a corner post in East line of the Fort Survey, for a corner of this tract;

Thence S. 27-18 E. with called East line of the Fort Survey, and with fence, 482.5 feet to the place of beginning, containing 584.77 acres, of which about 2.3 acres is in traveled county road.

> RECORDER'S MEMORANDUM - At The Time Of Recordation This Instrument Was Found To Be Inadequate For The Best Photographic Reproduction, Because Of Illegibility, Carbon Or Photo Copy, Discolored Paper, Etc. All Blockouts, Addition And Changes Were Present At The Time The Instrument Was Filed And Record of An. Record

شداند مذيل ودور

STATE OF TEXAS

County Clerk of Bosque County, Texas, hereby certify that the foregoing is a true a file in the the original records now on COUNTY OF BOSQUE Betty Outlaw,

records containing

t copy of 응

CONTRACT

saue County.

etty Outlaw,

Serveyed: Dec. 1, 1989

CB MB JL Field Party:

ublic Surveyor of the State of Texas, her ground, and by field party aforesaid, a secribed and set forth in the foregoing survey was made on the date, boundaries are truly and con

Registered Public Surveyor No. 1579 of Texas.

OFT

FILED O'CLOCK ON THE QUDAY OF A.D., 1996

Jane H. Staley

COUNTY CLERK, BOSQUE CO. TEXAS DEPUT

STATE OF TEXAS COUNTY OF BOSQUE
I hereby certify that this instrument
and at the time stamped hereo
RECORDED in the
Records of Bosque County, Texas.

RECORDED\_

TO MAC

### SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

27171

THE STATE OF TEXAS

COUNTY OF BOSQUE

KNOW ALL MEN BY THESE PRESENTS:

That WACO PRODUCTION CREDIT ASSOCIATION of the County of McLennan and State of Texas for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration to the under-NO/100 DOLLARS (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt of which is hereby acknowledged, and the further consideration of one (1) certain Promissory Note, the payment of which Note is secured by a Vendor's Lien herein retained, and is additionally secured by a deed of trust of even date herewith to DON LEDBETTER, Trustee, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto WILLIAM H. RASOR, III of the County of Collin and State of Texas, all of the following described real property in Bosque County, Texas, to-wit: wit:

All the real property described in the attached Exhibit "A" that is incorporated herein by reference,

SUBJECT to any and all restrictions, mineral reservations, covenants, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent that they are still in force and effect, visible, or shown of record in the hereinabove mentioned County and State and all zoning laws, regulations, and ordinances of municipal or other governmental authorities, if any, relating to the hereinabove described property.

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, his heirs and assigns forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, when the claim is by, through, or under Grantor, but not otherwise.

But it is expressly agreed that the VENDOR'S LIEN, as well as the Superior Title in and to the above-described premises, is retained against the above-described property, premises and improvements until the above-described note and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute.

DATED this 28th day of December, 1989.

WACO PRODUCTION CREDIT ASSOCIATION

BY:

DON LEDBETTER,

Mailing address of each grantee:

William H. Rasor, III

Address: P. O. Box 978

Allen, Texas 75002



0000

0000

STATE OF TEXAS

COUNTY OF MCLENNAN S

This instrument was acknowledged before me on the 28 day of DECEMBER, 1989, by DON LEDBETTER, President of WACO PRODUCTION CREDIT ASSOCIATION on behalf of said association.

aunds NOTARY PUBLIC, STATE OF TEXAS Notary's name (printed):

SAULIDRA DIVEC

Notary's commission expires:

PREPARED BY AND AFTER RECORDING RETURN TO THE LAW OFFICE OF: FULBRIGHT, WINNIFORD, BICE & MARABLE A Professional Corporation Attn: PAUL D. MARABLE, III P. O. BOX 7575 WACO, TEXAS 7673.4-7575

rasor.wa 12/14/89/js



200000

All that certain 1154.21 acres, being approximately 856.38 acres in the Louis Van Zacharias Survey, λ-892 and 13.06 acres in the John Hamrick Survey, according to field notes of a former 865.21 acre tract describ d in Deed dated Jan. 14, 1970, from First State Bank, Odessa, Texas, Tr., to λ. Bart Brown, recorded in Vol. 211, page 164, Deed Records of Bosque County, Texas; and being approximately 175.76 acres in the λ.W. Gates Survey, λ-312; 171.74 acres in the R.T. Fort Survey, λ-902; and 237.27 acres in the Louis Van Zacharias Survey, λ-892, according to field notes of a firmer 1389.40 acre tract as surveyed by Larry Langston, Register d Public Surveyor, on July 7, 1979; and the

Beginning at an iron rod found at corner post, for a SEC of said 1389.40 acres, called SEC of the R.T. Fort Survey, A-902, and the extreme SEC of this tract;

Thence with fenced South line of said 1389.40 acres, as follows: S. 65-59 W. 440.0 feet; S. 68-44 W. 116.2 feet; S. 67-18 W. 268.9 feet; S. 61-18 W. 92.4 feet; S. 62-12 W. 373.7 feet; S. 59-20 W. 281.5 feet; S. 60-13 W. 423.1 feet; S. 62-25 W. 393.3 feet; S. 66-01 W. 296.2 feet; (called SWC of the Fort Survey); and S. 59-48 W. 542.6 feet to an iron rod found at fence conrer, at inner corner of said 1389.40 acres, for an inner corner of this brack;

Thence S. 27-43 E. with fence, 1023.6 feet to an iron rod found at corner post, at a SEC of the 1389.40 acres, for a SEC of this tract;

Thence S. 60-36 W. with fence, 1027.2 feet to an iron rod found at corner post, at the SWC of the 1389.40 acres, and East line of said former 865.21 acres, being approximate called SEC of the Louis Van Zacharia: Survey and NEC of the John Hamrick Survey, for an inner corner of this tract;

Thence S. 29-34 E. with fence, 136.5 feet to a spike set a corner post, for East line of the Hamrick Survey, SEC of said former 865.21 acres and Southerly SEC of this tract;

Thence with fenced South line of the 865.21 acres, as follows: S. 61-20 W. 401.0 feet; S. 61-46 W. 2204.7 feet; and S. 61-32 W. crossing road, 3286.9 feet to a point in West fence line of road, from which point a found iron rod at corner post hears N. 61-32 E. 17.8 feet, for SWC of the 865.21 acres, and SWC of this tract;

Thence with fenced West side of a county road, as follows:
N. 29-02 W. 1897.7 feet; N. 30-15 W. 95.6 feet; N. 35-46 W.
339.6 feet; N. 19-31 W. 182.4 feet; N. 10-49 W. 275.8 feet;
N. 06-21 W. 130.7 feet; N. 06-52 E. 745.0 feet; N. 05-16 W.
266.8 feet; N. 27-24 W. 161.6 feet; N. 49-12 W. 528.5 feet;
N. 44-32 W. 648.1 feet; N. 24-26 W. 207.6 feet; N. 15-36 E.
2188.4 feet; N. 28-55 E. 187.0 feet; and N. 40-16 E. 98.6 feet
to an iron rod set in fence, for the North line of the Louis Van
Zacharias Survey, NWC of said 865.21 acres and NWC of this

Thence N. 61-33 E. along road, at 3784.5 feet the called NEC of the Zacharias Survey, at a total distance of 7423.4 feet, an iron rod found in road, on North line of the A. W. Gates Survey, for a corner of the former 1389.40 acres and a corner of this tract;

Thence N. 61-20 E. at 25.8 feet begin fonce on East side of road, at 665.1 feet an corner post in concrete, for called NEC of the Cates Survey, a corner of the 1389.40 acres, and extreme NEC of this tract;

Thence S. 28-44 E. with fence, 1183.1 feet to a post in concrete on East line of the Cates Survey, for a corner of this tract;

Thence with fence, S. 15-23 W. 502.0 feet, a post in concrete; S. 36-47 E. 1389.1 feet, a post in concrete; and N. 61-42 E. 183,5 feet to an iron rod found at fence corner, for East line of the Gates Survey, a corner of the 1389.40 acres, and a corner of this tract;

Thence S. 27-57 E. with fence, at approximately 130 feet the SEC of the Gates Survey and NEC of the Fort Survey, a total distance of 2432.3 feet, to a corner post in East line of the Fort Survey, for a corner of this tract;

Thence S. 27-18 E. with called East line of the Fort Survey; and with fence, 482.5 feet to the place of beginning, containing 1454.21 acres, of which about 12 acres is in traveled county road.

I, Betty Outlaw, County Clerk of Bosque County, Texas, do hereby certify that the foregoing is a true and correct copy on the original records now on file in the pages records containing pages.

Betty Outlaw, County Clerk
Beague County, Texas
Deputy

I 454.21 acres, of which about 12 acres is in traveled road.

ED FOR RECORD on the 29th day of December A.D.1990 11:30 A. M.

Y RECORDED this the 2nd day of January A.D. 1990 3:30 P. M.

PATS OF N MIZE, SOUNT' CLERK
BY DECEMBER NO. 27174

PATS OF N MIZE, SOUNT' CLERK
BY DECEMBER NO. 27174

#### TRUSTEE'S DEED

24644

THE STATE OF TEXAS §

\$ KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BOSQUE §

WHEREAS, on April 15, 1987, A. BART BROWN and wife, JENILEE K. BROWN executed a deed of trust conveying to FRANK N. ANDERSON, Trustee, the real property hereinafter described in the attached Exhibit "A" to secure WACO PRODUCTION CREDIT ASSOCIATION in the payment of a debt therein described, such deed of trust being recorded under clerk's file no. 17936 and in Volume 99, Page 358, Bosque County Deed of Trust Records; and said deed of trust being corrected by a correction deed of trust recorded under Clerk's file no. 18057 and in Volume 99, Page 511, Bosque County Deed of Trust Records, and reference is made herein for all purposes to the correction deed of trust and the property secured thereby (identified in the attached Exhibit "A" and herein referred to as "the Property"), together with all improvements thereon, to secure payment of that one certain promissory note ("the Note"), dated April 15, 1987, executed by A. Bart Brown and wife, Jenilee K. Brown ("Makers") and payable to the order of Waco Production Credit Association ("the Beneficiary") and any and all other indebtedness secured by and described in such deed of trust; and

WHEREAS, the Note is in default and the entire unpaid balance thereof is due and payable and Beneficiary has demanded payment of Makers and intends to have the power of sale set forth in the deed of trust enforced; and

WHEREAS, the Beneficiary has directed the Trustee to enforce the power of sale under such deed of trust for the purpose of collecting the indebtedness set forth therein after giving notice of the time, place and terms of such sale, and the property to be sold, pursuant to such deed of trust and the laws of the State of Texas; and

WHEREAS, I, as Trustee have posted or caused to be posted written notice of such sale at the Courthouse door of the County Courthouse of Bosque County, Texas, in Meridian, Texas, for at least twenty-one (21) consecutive days next before the date of such



sale; April 4, 1989, being the first Tuesday of April, 1989, which Motice stated that I, as Trustee under such deed of trust, after due publication and mailing of such notice, as required by such deed of trust and the laws of the State of Texas, would sell the property at public auction at the Courthouse door of the County Courthouse of Bosque County, Texas, on April 4, 1989, between the hours of 10:00 a.m. and 4:00 p.m. to the highest bidder for cash, with the earliest hour for the sale being 10:00 A.M., local time. In addition to the foregoing and in accordance with the laws of the State of Texas, written notice was given of the time, place and terms of sale and the property to be sold, to each Debtor obligated to pay the indebtedness secured by such deed of trust according to the records of Beneficiary by depositing a copy of such notice in a wrapper, postage prepaid, addressed to each such Debtor at the most recent address as shown by the records of the Beneficiary, certified mail, return receipt requested, in a post office or official depository under the care and custody of the United States Postal Service on March 14, 1989; and

WHEREAS, pursuant to the posting and mailing of such notices and in accordance with such deed of trust and the laws of the State of Texas, I, as Trustee under such deed of trust, proceeded to sell the property; and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that I, FRANK

N. ANDERSON, Trustee, of McLennan County, Texas, by virtue of the
power granted to me under such deed of trust and in accordance with
the foregoing premises and of the sum of

FOUR HUNDRED & FIFTY ONE THOUSAND DOLLARS (\$451,000.00 ) cash in
hand paid by the said WACO PRODUCTION CREDIT ASSOCIATION the
receipt whereof is hereby acknowledged and which sum I have applied
pursuant to the terms of such deed of trust, and subject to a deed
of trust lien evidenced by a deed of trust, dated July 12, 1979

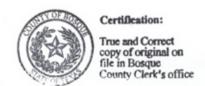
Executed by A. Bart Brown and wife, Jenilee K. Brown, to Federal Land Bank of Texas, recorded in Volume 73, Page 419, Deed of Trust Records of Bosque County, Texas, and all recorded easements and restrictions, have GRANTED, SOLD and CONVEYED and by these presents do hereby GRANT, SELL and CONVEY subject to the aforesaid deed of trust lien and recorded easements and restrictions the property unto the said WACO PRODUCTION CREDIT ASSN' of the County of McLENNAN in the State of Texas.

TO HAVE AND TO HOLD the property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, unto the said WACO PRODUCTION CREDIT ASSOCIATION its/his heirs, executors, administrators, successors and assigns, forever; and for and on behalf of A. Bart Brown and wife, Jenilee K. Brown, Grantors in the correction deed of trust, and their heirs, executors, administrators , successors and assigns, do hereby bind A. Bart Brown and wife, Jenilee K. Brown, and their heirs, executors, administrators, successors and assigns, to warrant and forever defend, all and singular, the property in so far as is authorized by the correction deed of trust, to the said WACO PRODUCTION CREDIT ASSOCIATION , its/his heirs, executors, administrators, successors and assigns, against all persons whomsoever lawfully claiming or to claim the same or any part thereof.

The warranty of title herein made is made on behalf of the Grantors, A. Bart Brown and wife, Jenilee K. Brown, and the Grantors' heirs, successors and assigns, and I, FRANK N. ANDERSON, make no warranty of title, either express or implied, in any capacity whatsoever except on behalf of and binding upon the Grantors and Grantors' heirs, successors and assigns, to the extent that I, as Trustee under the correction deed of trust, am authorized to do so.

WITNESS my hand this 4th day of April , 1989

FRANK N. ANDERSON, Trustee



COUNTY OF BOOVE:

BEFORE ME, the undersigned authority on this day personally appeared FRANK N. ANDERSON, Trustee named in the foregoing Trustee's Deed, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office on this the gh. day of April , 1989.

C.K. WORD, JR.
Notary Public, State of Texas
My Commission Expires 05-31-1993

Notary Public, State of Texas
My Commission Expires:
Printed Name of Notary:

Return To:

Paul Marable P.O. Box 7575

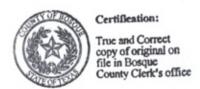
Waco, Texas 76714-7575

Grantee's Address:

Waco Production Credit P.O. Box 20097

Waco, Texas 76702

wacobrown.td



All that certain land situated in Bosque County, Texas and being a part of the following surveys: (1) Henry Hubbell, A-819; (2)
Henry Hubbell, A-824; (3) Henry Hubbell, A-822; (4) Henry Hubbell
A-823; (5) Louis Van Zacharius; A-892; (6) A.W. Gates, A-312; and
(7) All of the R.T. Fort Survey, A-902. Also intended to be the same land described in the following conveyances: described in deed from L.H. Bradshaw et ux to A. Bart Brown, recorded in Vol. 213, page 15 of the Bosque County Deed Records (2) 382.3 acres described in deed from Cathryn B. Campbell et al to A. Bart Brown, recorded in Vol. 228, page 780 of said Bosque County Deed Records (3) 384.2 acres described in deed from John H. Wood et ux to A. Bart Brown recorded in Vol. 228, page 788 of said Bosque County Deed A. Bart Brown recorded in Vol. 228, page 788 of said Bosque County

BEGINNING at a steel pin at a corner post, the SEC of the above described 382.3 acre tract and the SEC this. Said beginning also being the SEC of said R.T. Fort Survey;

THENCE with a fenceline, said Fort Survey south line, S 62° 52' W, at 2646.3 feet pass the SWC of said Fort Survey, in all a distance

of 3223.7 feet to a steel pin at a corner post for an ell corner this;
THENCE continuing with said fence S 27° 39' 30" E, 1034.7 feet,
to a steel pin at a corner post; S 60° 43' W, 1026.5 feet to a steel
pin at a corner post; and N 28° 53' 30" W, at 6780.3 feet pass a corner post, in all a distance of 6808+5 feet to corner in the center of a public road, the south line of the Henry Hubbell Survey, A-824;

THENCE with said public road and said Hubbell Survey line N 61° 40' E, 151.9 feet to the SEC of said Hubbell Survey, 'A-824 and

the SWC of the Henry Hubbell Survey, A-822;

THENCE leaving said public road and continuing along a fenceline st line of said Hubbell Survey, A-824, N 27° 50' 30" W, at the east line of said Hubbell Survey, A-824, N 27° 50' 30" W, at 31.5 feet pass a corner post in the north line of said public road, in all a distance of 1779.1 feet to a steel pin at a corner post in said Hubbell Survey cast line;

THENCE leaving said survey line and continuing along said fenceline S 61° 21' 30" W, 2352.6 feet to a steel pin at a corner post; a fork of Neils Creek, in all a distance of 2351.3 feet to a steel

pin at a corner post;

THENCE continuing along said fenceline S 62° 24' W, crossing the middle fork of Neils Creek, in all a distance of 1847.8 feet to a steel pin at a corner post, the existing NWC of said Hubbell Survey,

THENCE with said fenceline, the west line of the Hubbell Survey, A-819 N 29° 02' W, 384.2 feet to a steel pin at a corner post in the cast line of a public road;

THENCE crossing said public road N 32° 33' W, 56.2 feet to a rucel nin at a corner post;

> Certification: True and Correct copy of original on file in Bosque County Clerk's office

FXHIBIT A

THENCE continuing along said fence line and said numbers survey west line N 27° 49' 30" W, 2025.1 feet to a steel pin at a corner post: THENCE leaving said survey line and continuing along said

fenceline N 69° 02' 30" E, 933.6 feet to a corner post;

THENCE with a fenceline, the west line of said public road S' 21° 50' E, 11.1 feet to corner where the extension of said public road centerline intersects, said fenceline;

THENCE with the center of said public road as follows: N 73° 04' 30" E, 1192.3 fect; N 71° 11' 30" E, 703.8 feet; N 67° 36' E, 769.5 feet; and N 66° 44' E, 622.4 feet to corner in the west line of said Hubbell Survey, A-823;

THENCE leaving said public road and following a fenceline, the west line of said Hubbell Survey, N 31° 07' W, 805.5 feet to a steel pin at a corner post and N 30° 03' 30" W, 218.1 feet to a steel pin in the existing south line of F.M. Hwy. No. 219;

THENCE with said right of way line as follows: S 5.3° 04' E, 443.] fcet; S 64° 36' E, 312.1 feet; S 77° 53' E, 266.2 feet; and S 80° 52' E, 1021.7 feet to the beginning of a curve to the right whose radius is 11,409.16 feet;

THENCE with said curve to the right on a baseline chord of S 80° 02' E, 331.8 feet to the end of said curve;

THENCE continuing along said right of way line S 79° 12' E, 1340.3 feet to a point on a curve whose radius is 1195.92 feet;

THENCE with said curve to the left on a baseline chord of S 88° 52' 30" E, 1030.1 feet to the end of said curve;

THENCE continuing along said right of way line N 64° 55' E, 636.7 feet to the intersection of said right of way line with the centerline of a public road in the east line of the Hubbell Survey,

THENCE with the center of said road and the general east line of said Hubbell Survey, A-822 as follows: S 28° 28':E; 558:2 feet; S 15° 51' E, 157.5 feet; S 33° 13' E, 449.7 feet; and S 29° 01' E, 1672.9 feet;

THENCE continuing along said road centerline and leaving said survey line S 02° 07' 30" W, 1311.5 feet to a steel pin in the south line of said Hubbell Survey, A-822;

THENCE leaving said roadway and following a fenceline, the

south line of said Hubbell Survey, A-822, N 61° 19' 30" E, at 26.2 feet pass a corner post set in concrete, in all a distance of 665.0 feet to a corner post set in concrete, the SEC of the Hubbell Survey, A-822 and the NEC of the Gates Survey, A-312;

THENCE with the east line of the Gates Survey and said fenceline, S 28° 42' E, 1182.7 feet to a corner post set in concrete; THENCE leaving said survey line and continuing along a field fence S 15° 20' W, 502.0 feet to a corner post set in concrete; S 36° 46' E, 1388.7 feet to a corner post set in concrete; and N 61° 42' E, 183.5 feet to a steel pin at a corner post, the SWC of the J.H. Bernard Survey;

THENCE continuing along said fenceline S 27° 49' E, at approximately 130 feet pass the NEC of the Fort Survey, in all a distance of 2914.4 feet to the place of beginning and containing 1,389.40 acres, more or less, inclusive of roads.

Of the above described 1,389.40 acres, 209.89 acres lay, in the Henry Hubbell Survey, A-819; 374.38 acres lay in the Henry Hubbell Survey A-822; 123.03 acres lay in the Henry Hubbell Survey, A-827; 1ay in the Henry Hubbell Survey, A-827; lay in the Louis Van Zacharius Survey, A-892; 213.77 acres lay in the A.W. Gates Survey, A-312 and 174.24 acres lay in the R.T. Fort Surveyor, A-902; as surveyed by Larry E. Langston, Registered Public Surveyor, July 7, 1979.



### # 782

### AFFIDAVIT AS TO NOTICE TO DEBTORS OF TRUSTEE'S SALE

DATE: April 3, 1989

AFFIANT: Frank N. Anderson, Trustee

DEED OF TRUST:

Date: April 15, 1987

Grantor: A. Bart Brown and wife, Jenilee K. Brown

Trustee: Frank N. Anderson

Recording Information: Volume 99, Page 511, Deed of Trust

Records, Bosque County, Texas

Property: The real property described in the attached Exhibit "A" that is incorporated herein by reference for all purposes.

NOTE:

Date: April 15, 1987

Amount: Original principal sum of Six Hundred Sixty-Four

Thousand, Nine Hundred Sixty-Two and 70/100

(\$664,962.70) Dollars, plus interest and attorney's

fees.

Debtor: A. Bart Brown and wife, Jenilee K. Brown

Holder: Waco Production Credit Association

### AFFIANT ON OATH SWEARS THAT THE FOLLOWING STATEMENTS ARE TRUE:

"Waco Production Credit Association is the holder of the Note secured by the above-referenced Deed of Trust.

Default has occurred in performance of the obligations in the Deed of Trust.

After such default, Affiant gave to every debtor, required by statute, proper notice of the default and of the time within which it was required to be cured. The default continued beyond the time within which it was required to be

After such continued default and at least twenty-one (21) days before the resulting Trustee's sale, Affiant either personally or by agent gave proper notice of the sale to every debtor required by statute, in strict compliance with provisions of the Deed of Trust and requirements of Section 51.002 of the Texas Property Code by mailing proper notice of such sale on March 14, 1989 by certified mail and first class mail to A. Bart Brown, 8801 Briarwood Lane, Dallas, Texas 75209 and Jenilee K. Brown, 8801 Briarwood Lane, Dallas, Texas 75209."

> Srauld Clieden Frank N. Anderson, Trustee

> > Certifleation: True and Correct copy of original on file in Bosque County Clerk's office

STATE OF TEXAS

COUNTY OF BOSQUE

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Frank N. Anderson, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and being by me first duly sworn, declared that the statements therein contained are true and correct and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

Given under my hand and seal of office this day of April, 1989.

Notary Public in and for the State of Texas

C.K. WORD, JR.

Notary Public, State of Texas

My Commission Expires 05-31-1993

Printed or Typed Name of Notary

My commission expires:



#### TRACT FIVE

All that certain land situated in Bosque County, Texas and being a part of the following surveys: (1) Henry Hubbell, A-819; (2) Henry Hubbell, A-824; (3) Henry Hubbell, A-822; (4) Henry Hubbell A-823; (5) Louis Van Zacharius; A-892; (6) A.W. Gates, A-312; and (7) All of the R.T. Fort Survey, A-902. Also intended to be the same land described in the following conveyances: (1) 625.43 acres described in deed from L.H. Bradshaw et ux to A. Bart Brown, recorded in Vol. 213, page 15 of the Bosque County Deed Records (2) 382.3 acres described in deed from Cathryn B. Campbell et al to A. Bart Brown, recorded in Vol. 228, page 780 of said Bosque County Deed Records (3) 384.2 acres described in deed from John H. Wood et ux to A. Bart Brown recorded in Vol. 228, page 788 of said Bosque County Doed Records.

BEGINNING at a steel pin at a corner post, the SEC of the above described 382.3 acre tract and the SEC this. Said beginning

also being the SEC of said R.T. Fort Survey;

THENCE with a fenceline, said Fort Survey south line, S 62° 52' W, at 2646.3 feet pass the SWC of said Fort Survey, in all a distance of 3223.7 feet to a steel pin at a corner post for an ell corner this; THENCE continuing with said fence S 27° 39' 30" E, 1034.7 feet,

to a steel pin at a corner post; S 60° 43' W, 1026.5 feet to a steel pin at a corner post; and N 28° 53' 30" W, at 6780.3 feet pass a corner post, in all a distance of 6808\*5 feet to corner in the center of a public road, the south line of the so of a public road, the south line of the Henry Hubbell Survey, A-824;

THENCE with said public road and said Hubbell Survey line N 61° 40' E, 151.9 feet to the SEC of said Hubbell Survey, 'A-824 and

the SWC of the Henry Hubbell Survey, A-822;

THENCE leaving said public road and continuing along a fenceline the east line of said Nubbell Survey, A-824, N 27° 50' 30" W, at 31.5 feet pass a corner post in the north line of said public road, in all a distance of 1779.1 feet to a steel pin at a corner post in said Hubbell Survey cast line;

THENCE leaving said survey line and continuing along said fenceline S 61° 21' 30" W, 2352.6 feet to a steel pin at a corner post;
THENCE continuing along said fenceline N' 28° 37' 30" W, crossing a fork of Neils Creek, in all a distance of 2351.3 feet to a steel pin at a corner post;

THENCE continuing along said fenceline S 62° 24' W, crossing the middle fork of Neils Creek, in all a distance of 1847.8 feet to a steel pin at a corner post, the existing NWC of said Hubbell Survey,

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THENCE leaving said public road and following a fenceline, the west line of said Hubbell Survey, N 31° 07' W, 805.5 feet to a steel pin at a corner post and N 30° 03' 30" W, 218.1 feet to a steel in the existing south line of F.M. Hwy. No. 219;

THENCE with said right of way line as follows: S 5.3° 04' E, 443. feet; S 64° 36' E, 312.1 feet; S 77° 53' E, 266.2 feet; and S 80° 52' E, 1021.7 feet to the beginning of a curve to the right whose radius is 11,409.16 feet;

THENCE with said curve to the right on a baseline chord of

S 80° 02' E, 331.8 feet to the end of said curve;

THENCE continuing along said right of way line S 79° 12' E,
1340.3 feet to a point on a curve whose radius is 1195.92 feet;

THENCE with said curve to the left on a baseline chord of S 88° 52' 30" E, 1030.1 feet to the end of said curve;

THENCE continuing along said right of way line N 64° 55' E, 636.7 feet to the intersection of said right of way line with the centerline of a public road in the east line of the Hubbell Survey,

THENCE with the center of said road and the general east line of said Hubbell Survey, A-822 as follows: S 28° 28' E; 558:2 feet; S 15° 51' E, 157.5 feet; S 33° 13' E, 449.7 feet; and S 29° 01' E, 1672.9 feet;

THENCE continuing along said road centerline and leaving said survey line S 02° 07' 30" W, 1311.5 feet to a steel pin in the south line of said Hubbell Survey, A-822;

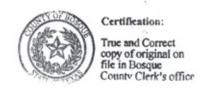
THENCE leaving said roadway and following a fenceline, the south line of said Hubbell Survey, A-822, N 61° 19' 30" E, at 26.2 feet pass a corner post set in concrete, in all a distance of 665.0 feet to a corner post set in concrete, the SEC of the Hubbell Survey, A-822 and the NEC of the Gates Survey, A-312;

THENCE with the east line of the Gates Survey and said

fenceline, S 28° 42' E, 1182.7 feet to a corner post set in concrete; THENCE leaving said survey line and continuing along a field fence S 15° 20' W, 502.0 feet to a corner post set in concrete; S 36° 46' E, 1388.7 feet to a corner post set in concrete; N 61° 42' E, 183.5 feet to a steel pin at a corner post, the SWC of the J.H. Bernard Survey;

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Of the above described 1,389.40 acres, 209.89 acres lay in the Henry Hubbell Survey, A-819; 374.38 acres lay in the Henry Hubbell lay in the Louis Van Zacharius Survey,  $\Lambda-892$ ; 213.77 acres lay in the  $\Lambda.W.$  Gates Survey,  $\Lambda-312$  and 174.24 acres lay in the R.T. Fort Survey, A-902; as surveyed by Larry E. Langston, Registered Public



## (As to Military Service)

THE STATE OF TEXAS \$

COUNTY OF BOSQUE \$

BEFORE ME, the undersigned authority on this day personally appeared FRANK N. ANDERSON, TRUSTEE, known to me to be the person whose name is subscribed to this instrument, and upon oath, deposes and says:

"I have been personally acquainted with A. Bart Brown and wife, Jenilee K. Brown since before April 4, 1989, and to the best of my knowledge state that said persons were alive and not in the military service for a period of more than ninety (90) days prior to said date."

FRANK N. ANDERSON, TRUSTEE

THE STATE OF TEXAS S
COUNTY OF BOSQUE

Before me, the undersigned, a Notary Public in and for said County and State, on this day personally appeared FRANK N. ANDERSON, TRUSTEE, known to me to be the person whose name is subscribed to the foregoing instrument, and, being by me first duly sworn, declare that the statements therein contained are true and correct 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 4 day of April, 1989.



Notary Public, State of Texas
My Comm. Expires:
Printed Name of Notary:

DULY RECORDED this the 4th day of April A.D. 1989 at 11:30 A.M.

DULY RECORDED this the 4th day of April A.D. 1989 at 2:30 PM.

INSTRUMENT NO. 24644 PATSY OWEN MIZE, COUNTY CLERK

By HOLLM OPW 97/2 Deputy

STATE OF TEXAS COUNTY OF BOSQUE

I, Betty Outlaw, County Clerk of Bosque County, Texas, do hereby certify that the foregoing is a true and cerrect copy of the original records now on file in the records containing pages.

Betty Outlaw, County Clerk
Bosque County, Texas

Deputy

5 64 pgs.

File No. Mil-P- 5548

Bosque County

Date Filed: Feb. 26, 2009

Jerry E. Patterson, Commissioner

By Savid A. Mylin

Phone: (254) 435-2000 Fax: (254) 435-2026 www.koehlerlawfirm.net

January 14, 2008

Bill O'Hara Texas General Land Office Surveying Division P. O. Box 12873 Austin, Texas 78711-2873

Re: Patent Request by Chris Cobb

Dear Mr. O'Hara:

.....

This is an official request for land patent by Chris Cobb. Enclosed please find a sketch of the property, field notes which have been recorded in the Bosque County Surveyor's Records and the surveyor's report.

Also enclosed please find certified copies of each conveyance as prepared by Bosque Cen-Tex Title, Inc.

Please let me know exactly how much in fees my client needs to remit and let me know if you require any additional documents to issue the patent.

Thank you for your attention to this matter. If you have any questions, please feel free to call.

Sincerely,

Natalie Cobb Koehler

/sl

Enclosure

\_County

Date Filed: Feb. 26, 2009

Jerry E. Patterson, Commissioner
By Javil Pel

From:

David Pyle

To:

natalie@koehlerlawfirm.net

CC:

Bill O'Hara

Date:

1/21/2009 10:53 AM

Subject:

Patent request for Chris Cobb; Ras Gaston survey, Bosque County

Ms. Koehler:

Your grandfather's request for patent of the above referenced property has been with us for some time and now we are missing each other on the phone. I thought I would try another form of communication to help things along.

I am writing to inform you that we are proceeding with the request and to let you know about the required fees. The funds will need to be forwarded in two separate checks as follows:

First Check - \$136.00 (\$100.00-patent/\$11.00-Registered Mail/\$25.00-miscellaneous fee for filing deed) Second Check - \$25.00 (Fee for recording patent in Bosque County Clerk Records)

We also would like for you to resubmit the letter of request with either one of two revisions. The request should come directly from your grandfather or, in lieu of that, you can identify yourself as his attorney and indicate that you are acting on his behalf.

I thank you for your patience in this matter. If you require additional assistance or have any questions, please feel free to contact me.

Thank you:

David A. Pyle, RPLS, LSLS Land Surveyor III Professional Services/Surveying Division Texas General Land Office ph. (512) 463-5229 e-mail david.pyle@glo.state.tx.us

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By David Pyla

Phone: (254) 435-2000 Fax: (254) 435-2026 www.koehlerlawfirm.net

January 22, 2009

David A. Pyle Texas General Land Office Surveying Division P. O. Box 12873 Austin, Texas 78711-2873

Re: Patent Request by Chris Cobb

Dear Mr. Pyle:

I represent Chris Cobb in the above referenced matter. This is an official request for land patent by Chris Cobb. I have previously forwarded a sketch of the property, field notes which have been recorded in the Bosque County Surveyor's Records and the surveyor's report to your office.

Enclosed please find a check in the amount of \$136.0, and a check in the amount of \$25.00.

If you require anything further, please feel free to call.

Sincerely,

Natalie Cobb Koehler

/sl

Enclosure

8

	o. Mil-P-5548				
	Bosque	County			
Date File	ed: Feb. 26,2	2009			

Jerry E. Patterson, Commissioner
By

		Remittance Description			tion	Fiscal Register		ter	10		
Name		Refer	Refer Type   Mo   Day   Year		Year	Number		Amount			
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File No. Mi/-P-5548

Bosque County

Date Filed: Mar. Z, 2009

Jerry E. Patterson, Commissioner

By Surel Pylic

### PATENT BUCK SHEET

PATENT NU	MBER	269	VOLUME N	IUMBER	4	8-3
FILE NUMBE	R M	IL-P-5548	ACREAGE		34.	808
PATENT TO		RAS GASTO	N, ORIGIA	JAL_		1/81
KNOWN AS		RAS GASTON	SURYEY			1 34
SITUATED IN	Bosqu	CO., CE	RT. NO	, AB	s. NO	209
		MILES 5 15°	₩ FROM	MERI	DIAN	TEXA
LAND PAID I	FOR ON	RAS GASTON	)	FILED ON I	DATE <u>27</u>	AUG 18
UNDER THE	PROVISIONS (	OF (SEE AWARD OR	APPLICATION F	OR LANGU	AGE TO US	E):
	AN ACT	FOR THE RE	LIEF OF	ACTUA	L	
	OCCUPAN	STS OF THE	PUBLIC	LAND	5,	
		April 24 1			-	
			1			
FIELD NOTE	S DATED 5	PT. 2007	APPR. FOR	RPATENT	ZMAR	CH 2009
IF FORFEITU	JRE,					
FILE	APF	PLICANT	,A	DATE F	FILED	
				DATE F	ORF	
FILE	APF	PLICANT		DATE I	FILED	
				DATE F	ORF	
MINERAL RI	ESERVATION T	YPE (CIRCLE ONE):	WA	TER RESE	RVATION:	YES / NO
A. NO MINER	AL RESERVATION,	, CLASSIFICATION:		_		
and other n designated	minerals. Under the	1895 – 5/29/1931) "PROVID terms of what is commonly l State for the leasing of the m ne royalties and rentals paya	known as the Relinquininerals and the State	ishment Act of is entitled to re	1919, the owr eceive one-hal	er of the surfact f of all the bonu
C. FREE ROY and other royalties to	mineral substances	1983) "PROVIDED HOWEV from which sulfur may be	/ER, there is reserved derived or produced	d unto the State and one-sixtee	e of Texas one enth of all other	e-eighth of all su er minerals as
and benefit derived or located and	t of Permanent Scho produced, salt, pota	O PRESENT) "PROVIDED to pol Fund, all oil, gas, coal, licash, uranium, thorium, and od recovered, as well as the me."	gnite, sulfur, and othe all other minerals in	er mineral subs and under the	stances from wateribe	hich sulfur may ad above where
E. VACANCIE	S/GOOD FAITH CL	AIMANT/APPLICANT (ROY	ALTY AWARD 1/16 <sup>Th</sup>	SPLIT)		
PATENT AP	PROVAL			/	20	
OLIES (E.	1/410	05/22/09	PATENT CI	LEDIK A	////	15/2/n
SURVEY	UMIL	00/10/	PATENT C	LERK //		
	NAME	DATE		NIA 4	W \ \	DATE

Patent Buck Sheet Updated: 10/23/08

File No. MIL-P 5548

BOSQUE County

PATENT BOCK SHEET

Date Filed: 4 AUG 2009

Jerry E. Parterson, Commissioner

By



### GENERAL LAND OFFICE

JERRY PATTERSON, COMMISSIONER

#### VIA CMRRR # 7003 2260 0007 0065 9201

July 23, 2009

Betty Outlaw Bosque County Clerk P.O. Box 617 Meridian, TX 76665

RE: PATENT TO BE RECORDED

Ms. Outlaw:

Please record the enclosed patent, Number 269, Volume 48-B, in your usual and customary manner. I have enclosed a check for the recording fee in the amount of Twenty and 00/100 Dollars (\$20.00).

When this patent has been recorded, please mail the patent in the enclosed envelope addressed to:

Chris Cobb c/o Natalie Cobb Koehler Koehler Law Firm, P.C. P.O. Box 215 Meridian, Texas 76665

If you have any questions, please feel free to contact me at your convenience.

Thank you for your assistance in this matter.

Billy B. Mullens

Patent Clerk

Staff Attorney

Texas General Land Office

512-463-6496

Enclosures:

Patent No. 269, Volume 48-B

Check No. 1003 - \$20.00

Envelope addressed to Chris Cobb

cc: Chris Cobb (w/o attachments)

File No. MIL-P 5548

BOSQUE County

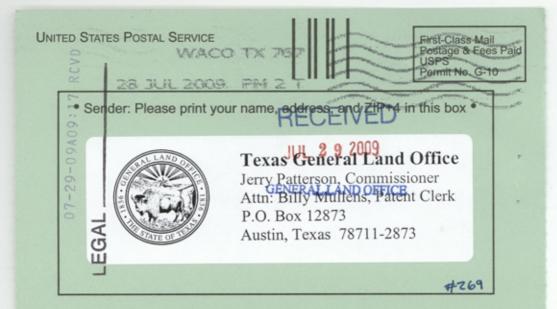
COUNTY CLERK LETTER

Date Filed: 4 AUG 2009

Jerry E Patterson, Commissioner

By

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY					
<ul> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> <li>Article Addressed to:</li> </ul> Betty Outlaw	A. Signature    Agent   Addressee   Addres					
Bosque County Clerk P.O. Box 617 Meridian, TX 76665	3. Service Type  Certified Mail					
	4. Restricted Delivery? (Extra Fee)					
Article Number     (Transfer from service label)  PS Form 3811, August 2001  Domestic Re	7003 2260 0007 0065 9201 httm Receipt 102595-02-M-154					
SENDER: COMPLETE THIS SECTION  Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.  Print your name and address on the reverse so that we can return the card to you.  Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature  X  Apant  Apant  Activessee  B. Received by (Printed Name)  C. Date of Delivery					
1. Article Addressed to:  Chris Cobb c/o Natalie Cobb Koehler	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No					
Koehler Law Firm, P.C. P.O. Box 215 Meridian, Texas 76665	3. Service Type    Certified Mail   Express Mail   Registered   Return Receipt for Merchandise   Insured Mail   C.O.D.  4. Restricted Delivery? (Extra Fee)   Yes					
2. Article Number						
(Transfer from service label)	7003 2260 0007 0065 9218					



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OB AUG 2009 PM 1 T Postage & Fees Paid USPS Permit No. 0-10

 Sender: Please print your name, address, and ZIP+4 in this box •

 Texas General Land Office Jerry Patterson, Commissioner Attn: Billy Mullens, Patent Clerk P.O. Box 12873
 Austin, Texas 78711-2873

 RECEIVED

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File No.	MIL-	P 5	548
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DE			PMATION
Date File	ed: 4	AUG	2009
Jerry By	E. Patterso	on, Con	nmissioner
Dy	2011		

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#### PATENT ROUTING SLIP

Surveying Approve and endorse field notes "ok to patent"

Endorse file jacket "FNs ok to patent"

Endorse file jacket to reflect filing fees received

Patent Clerk Verify requirements for issuance met

Draft patent

Surveying Proof patent (specifically, field note description)

If corrections needed, return to Patent Clerk

If not, sign buck sheet and return to Patent Clerk

Patent Clerk If corrections, make corrections and return to Surveying

for signature on buck sheet

Endorse file jacket for Commissioner's signature

Prepare Commissioner's Transmittal Letter

Prepare Memo to Commissioner

Forward packet to Chief Clerk's office (LaNell Aston)

Chief Clerk Review packet, forward to Commissioner for execution

Return packet to Patent Clerk

Patent Clerk Place GLO seal on Patent

Prepare Memo to Governor's General Counsel

Forward Patent, Letter and Memo to Governor's GC

Patent Clerk Upon receipt, record patent in Patent Room

Prepare letter to County Clerk

Mail Patent CMRRR

Endorse file jacket and field notes with patent information

Patent Clerk File delivery confirmation and county clerk letter in archive file

Enter patent information in Patents Log

Energy (if patenting vacancy) Update Mineral Maps

Surveying Update Official County Map

Update School Land Register

Archives Update Land Grants Database

W.MO

H.L.A 90-7-8

8-17.2009 Sidowy

File No. Milam - P- 00 5548

Rosque

Taknt Rating Slip

Date Filed: 8-17-2009

Jerry E. Patterson, Commissioner

By