

## The Fort Worth and Tarrant County Abstract Company

BURK BURNETT BUILDING

FORT WORTH, TEXAS

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### ABSTRACT OF TITLE

TO

All of the following described tract of land, situated in the City of Fort Worth, Tarrant County, Texas, and being a part of the J.M.C. Lynch survey, more particularly described as follows:

Beginning at an iron in the south line of West Seventh Street (formerly Arlington Heights Boulevard) 60 feet east from the northeast corner of Block 3, Van Zandt's Park Addition;

Thence South, 60 feet from and parallel with the east line of Blocks 3 and 8, Van Zandt's Park Addition, 635-8/10 feet, a stake bears North 5 feet.

Thence east 754-5/10 feet to a stake in the West line of Woolery Street.

Thence with the West line of Woolery Street the following courses and distances; North 22 deg. 05 min. east 99-4/10 feet to a stake, and north 40 deg. 31 min. east 174 feet to a stake, and north 67 deg. 05 min. east 63-5/10 feet to a stake, and north 22 deg. 05 min. east 417-3/10 feet to a stake in the south line of West Seventh Street.

Thence West with the south line of West Seventh Street 1120-3/10 feet to the place of beginning, and containing 13-99/100 acres.

# DESTROYED RECORDS

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

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

This Act is incorporated as Article 3729 in the Revised Civil Statutes of the State of Texas, 1925.

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

THE STATE OF TEXAS  
County of Tarrant.

}

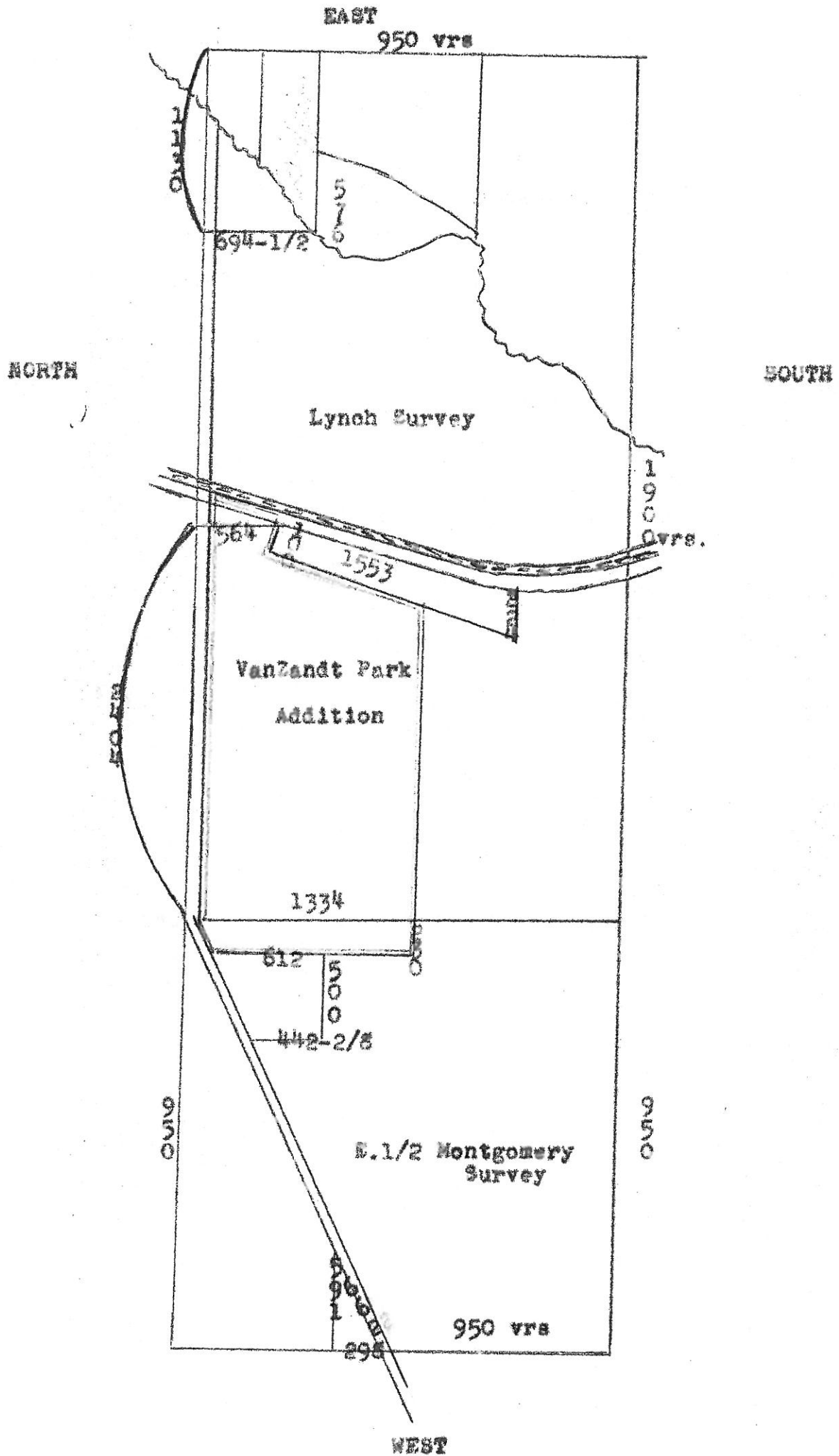
I, R. L. Rogers, Clerk of the County Courts and ex-officio clerk of the Commissioners Court of Tarrant County, Texas, hereby certify that The Fort Worth and Tarrant County Abstract Company, formerly known as the Fort Worth Land Security Company of Fort Worth, Texas, has in all things complied with Chapter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

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

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

(Seal)

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



FORT WORTH AND TARRANT COUNTY LAND TITLE OFFICE

Page No.....

Abstract No.....

Grantors: J.M.C.Lynch

Grantees: M.T.Johnson

This instrument is a Transfer of certificate dated the 16 day of Oct.1850 filed 14 day of Dec.1852 and recorded in Book A-1 page 129 ,in the office of the County Clerk of Tarrant County,Texas,records of deeds prior to the destruction of said records by fire on March 29,1876.

Consideration: \$40

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

Description and Remarks

Transfers the J.M.C.Lynch Peters Colony Certificate No.241 for 320 acres.

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

FORT WORTH AND TARRANT COUNTY LAND TITLE OFFICE

Page No.....

Abstract No.....

Grantors: John Lynch

Grantees: M.T.Johnson

This instrument is a Relinquishment dated the 16th day of October, 1850 filed 14 day of Dec. 1852 and recorded in Book A page 131, in the office of the County Clerk of Tarrant County, Texas, records of deeds prior to the destruction of said records by fire on March 29, 1876.

Consideration: "transfer"

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

Description and Remarks

The J.M.C.Lynch certificate No.241, Peters Colony.

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

# Fort Worth and Tarrant County Land Title Office

Page No. \_\_\_\_\_ Abstract No. \_\_\_\_\_

The State of Texas,

to

Josiah M.C.Lynch

Patent, No. 1105, Vol. 12, dated April 17, 1856

### Description and Remarks

320 acres of land in Tarrant County, issued to Josiah M.C.Lynch, by virtue of 3rd Class certificate No. 841 and known by State abstract No. 955.

This sheet is taken from the printed abstract of Texas Land titles, issued by the general Land office of the State of Texas.

JOHN LYNCH AND WIFE, GRANTORS, GRANT TO JOHN LYNCH AND WIFE

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

Grantors: M.T. Johnson

Grantees: E.S. Terrell

This instrument is a Warranty deed dated the 2nd day of February, 1857 filed 4 day of February, 1857 and recorded in book A-S page 485, in the office of the County Clerk of Tarrant County, Texas, records of deeds prior to the destruction of said records by fire on March 22, 1878.

Consideration: \$1600

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

Description and Remarks

Conveys the J.M.C. Lynch 320 acre survey, Patent No. 1105, Vol. 10, in Tarrant County, Texas.

Note: This entry is taken from the Bruce and Phillips and the Bruce and Leggett abstracts, which were compiled from the records of Tarrant County, prior to the destruction of said records by fire on March 22, 1878, which said abstract books are now the property of this Company. Said instrument has not been re-filed for record.

FORT WORTH AND TARRANT COUNTY LAND RECORD OFFICE

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

Grantors: E.S.Terrell and wife

Grantees: G.W.Smith

This instrument is a warranty deed dated the 13  
day of May, 1859 filed 14 day of May, 1859 and recorded in  
Book 5 page 200, in the office of the County Clerk of Tarrant  
County, Texas, records of deeds prior to the destruction of said records by  
fire on March 29, 1876.

Consideration: \$200

Nothing affirmatively shown by abstract books in reference to the certifi-  
cate of acknowledgement.

Description and Remarks

Conveys the J.W.C.Lynch 320 acre survey, Patent No. 1105 Vol. 15, in Tarrant  
County, Texas.

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



THIS INSTRUMENT IS A WARRANTY DEED

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

Grantors: W.R. McMillan and wife

Grantee: G.W. Smith

This instrument is a Warranty Deed dated the 27th day of September, 1962 filed the 29 day of Sept. 1962 and recorded in Book H page 368, in the office of the County Clerk of Tarrant County, Texas, records of deeds prior to the destruction of said records by fire on March 19, 1976.

Consideration: Valuable

Execution: Witnessed by the grantors in presence of the certificate of acknowledgment.

Grantors: W.R. McMillan and wife

Conveys 160 acres of the John F. Montgomery 320 acre survey in Tarrant County Texas, Patent No. 118, Vol. 16, being the east half of said survey. Also conveys the J.M.C. Lyach 320 acre survey, Patent No. 1105, Vol. 12, in Tarrant County, Texas.

Printed and published by the County Clerk of Tarrant County, Texas, at the County Clerk's Office, Fort Worth, Texas, on the 29th day of September, 1962. Witness my hand and the seal of said County on the 29th day of September, 1962.

## Fort Worth and Tarrant County Land Title Office

Page No. ....

Abstract No. ....

L.M

The State of Texas }  
 Robertson Land District. } I have surveyed for John P. Montgomery 320  
 acres of land in Tarrant County, south of the west fork of the Trinity river,  
 about 1-1/2 miles south west from Fort Worth, by virtue of his compliance  
 with the provisions of the pre-emption law and in conformity with his certi-  
 ficate, dated Oct. 22, 1853.

Beginning at the south west corner of the J.P.C. Lynch 300 acre survey  
 and the N.W. corner of George Shields 320 acre survey and the N.E. corner of  
 Thos. White's 320 acre survey a stake; thence west 1900 varas passing Thos  
 White's N.W. corner at 950 varas a stake in mound in prairie; thence North  
 950 varas a pile of stone in prairie; thence east 1200 varas to the N.W.  
 corner of the J.M.C. Lynch survey and the south west corner of the S.P.  
 Williams 640 acre survey a stake; thence south 950 varas with Lynchs line to  
 the place of beginning. Surveyed Oct. 22, 1853.

Recorded in Surveyor's records of Tarrant County, Texas, Book A, page 515

# Fort Worth and Tarrant County Land Title Office

Page No. ....

Abstract No. ....

L.H.

The State of Texas

to

Abram Harris, assignee of Jno. P. Montgomery

Patent, No. 113, Vol. 16, dated July 31, 1857.

### Description and Remarks

580 acres of land in Tarrant County, issued by virtue of Third Class Certificate to John P. Montgomery and known by State abstract No. 1050.

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

FORT WORTH AND TARRANT COUNTY LAND TITLE OFFICE

Page No.....

Abstract No.....

Grantors: A.Harris and wife

Grantees: William Brizendine

This instrument is a Bond for title dated the 1st day of Nov.1886 filed 3 day of Jan.1887 and recorded in Book A-2 page 462 in the office of the County Clerk of Tarrant County, Texas, records of deed prior to the destruction of said records by fire on March 29,1878.

Consideration: \$1100.00

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

Description and Remarks

Conveys 160 acres of the John B.Montgomery 320 acre survey in Tarrant County, Texas,Patent No.118,Vol.16,being the east half of said survey.

Note: This entry is taken from the Gause & Phillips and the Hanna and Hogsett abstracts,which were compiled from the records of Tarrant County, prior to the destruction of said records by fire on March 29,1878,which said abstract books are now the property of this Company. Said instrument has not been refiled for record.

FORT WORTH AND TARRANT COUNTY LAND TITLE OFFICE

Page No.....

Abstract No.....

Grantors: A. Harris and wife

Grantees: William Erizendine

This instrument is a Warranty deed dated the 19th day of January, 1858 filed 19 day of January, 1858 and recorded in Book C page 44 in the office of the County Clerk of Tarrant County, Texas, records of deed prior to the destruction of said records by fire on March 29, 1876.

Consideration: \$1100

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

Description and Remarks

conveys 160 acres of the John P. Montgomery 520 acre survey in Tarrant County Texas, Patent No. 118, Vol. 18, being the east 1/2 of said survey.

Note: This entry is taken from the Gause & Phillips and the Hanna and Hogsett abstracts, which were compiled from the records of Tarrant County, prior to the destruction of said records by fire on March 29, 1878, which said abstract books are now the property of this Company. Said instrument has not been refiled for record.

FOUR SEVEN AND EIGHTH COUNTY LAND OFFICE

Page No.....

Abstract No.....

Grantors: William Brizondino and wife

Grantees: W.R. McWilliam

This instrument is a Deed dated the 18th day of Nov. 1880 filed 10 day of Dec. 1880 and recorded in Book E page 591 in the office of the County Clerk of Tarrant County, Texas, records of deed prior to the destruction of said records by fire on March 29, 1876.

Consideration: Valuable

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

Description and Remarks

conveys 100 acres of the John F. Montgomery 500 acre survey in Tarrant County, Texas, Patent No. 118, Vol. 18, being the east 1/2 of said survey.

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

PLAT 1748 1/2 SECTION 34 T. 10 N. R. 10 E. S. 34

Trq: No.....

Abstract No.....

Grantors: W.R. McMillan and wife

Grantee: C.W. Smith

This instrument is a Warranty deed dated the 27th day of Sept. 1889 filed 29 day of Sept. 1889 and recorded in book 9 page 589 in the office of the County Clerk of Tarrant County, Texas, records of deed prior to the destruction of said records by fire on March 18, 1898.

Consideration: Valuable

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

Description and Remarks

Conveys 160 acres of the John F. Montgomery 320 acre survey in Tarrant County Texas, Patent No. 118, Vol. 16, being the east 1/2 of said survey.

Note: This entry is taken from the Jones & Phillips and the Jones and Barrett abstracts, which were compiled from the records of Tarrant County, prior to the destruction of said records by fire on March 18, 1898, which said abstract books are now the property of this Company. This instrument has not been refiled for record.

WARRANT COUNTY AND TARRANT COUNTY ABSTRACT BOOKS

Page No. ....

Abstract No. ....

Grantors: G.W. Smith

Grantees: J. Samuels

This instrument is a Warranty deed dated the --- day of June, 1885 filed 27 day of June, 1885 and recorded in Book H page 497, in the office of the County Clerk of Tarrant County, Texas, records of deeds prior to the destruction of said records by fire on March 22, 1876.

Consideration: Valuable

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

Description and Remarks

Conveys 160 acres of the John P. Montgomery 320 acre survey in Tarrant County, Texas, Patent No. 118, Vol. 16, being the East 1/2 of said survey.

Also conveys the J. N. C. Lynch 320 acre survey, Patent No. 1105, Vol. 12, in Tarrant County, Texas.

Note: This entry is taken from the name of William and the name of Leggett abstracts, which were compiled from the records of Tarrant County, prior to the destruction of said records by fire on March 22, 1876, which said abstract books are now the property of this County. This instrument has not been re-compiled for record.



FOUR EIGHTS AND TARRANT COUNTY LAND TITLE OFFICE

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

Grantors: J. Samuels

Grantees: L.A. Thompson, et. al.

This instrument is a deed of trust dated the 5th day of March, 1865 filed 22 day of March, 1865 and recorded in Book J page 26, in the office of the County Clerk of Tarrant County, Texas, records of deeds prior to the destruction of said records by fire on March 22, 1876.

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

Description and Remarks

Conveys 160 acres of the John F. Montgomery 320 acre survey in Tarrant County, Texas, Patent No. 112, Vol. 16, being the East 1/2 of said survey. Also conveys the J. M. G. Lynch 320 acre survey, Patent No. 1105, Vol. 12 in Tarrant County, Texas.

Note: This entry is taken from the Gause & Phillips and the Hanna & Hoysett abstracts, which were compiled from the records of Tarrant County, prior to the destruction of said records by fire on March 22, 1876, which said abstract books are now the property of this Company. Said instrument has not been re-filed for record.

# Fort Worth and Tarrant County Land Title Office

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

E.M.

State of Texas,        )  
                           :  
 County of Tarrant.)   J.Samuels being duly sworn on oath says: That he does not remember to have executed that certain deed of trust to L.A.Thompson et.al.which is shown by the Gause & Phillips Abstract of Tarrant County, Texas Land Titles to have been executed by him on March 3,1865,and recorded in Book J,page 28, of Records of Tarrant County, Texas,destroyed by fire in March,1876. Affiant further says that he was at the date of said supposed deed of trust in good and solvent circumstances and if said deed of trust was in fact executed by him,he is certain the same has been paid off and satisfied,and further affiant says that he does not now remember any such person as L.A.Thompson.

(signed) J.Samuels

Sworn and subscribed to before C.M.Crane,Notary public,Tarrant County,Texas, on February 13,1882.(seal)

Abstracted from the original now on file in the office of the Fort Worth and Tarrant County Abstract Company.

PORT WORTH AND TARRANT COUNTY LAND TITLE OFFICE

Page No. ....

Abstract No.....

Grantors: J. Samuels

Grantees: A.G. Scoggin.

This instrument is a Warranty deed dated the 1st day of April, 1866 filed 27. day of Sept. 1866 and recorded in Book 11 page 701, in the office of the County Clerk of Tarrant County, Texas, records of deeds prior to the destruction of said records by fire on March 29, 1876.

Consideration: Valuable

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

Description and Remarks

Conveys 160 acres of the John P. Montgomery 320 acre survey in Tarrant County Texas, Patent No. 118, Vol. 13, being the East half of said survey.

Also conveys the J.M.C. Lynch 320 acre survey, Patent No. 1103, Vol. 12, in Tarrant County, Texas.

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

J. Daniels, ) State of Texas, )  
to Affidavit.) County of Tarrant.) I, J. Daniels a citizen of Tarrant  
County, Texas, being duly sworn do depose and say that I at one time owned  
the following tracts of land in Tarrant County, Texas, to-wit: The J.M.G.  
Lynch 300 acre survey; the east half of the Jno.P. Montgomery 300 acre  
survey the south 30 acres of the Wm. Russell 300 acre survey and the north  
east 75 acres of the Thomas White survey, being 475 acres east and west by  
301 varas north and south.

I purchased said four tracts of land from G.W. Smith who conveyed  
the same to me by his warranty deed dated June 27, 1868. I conveyed said  
four tracts of land on April 1st, 1868 to A.C. Scoggin, by deed of last named  
date. While I was the owner of said property, I became familiar with the  
respective chains of title thereto. The certificate for the Lynch survey  
was transferred by the said J.M.G. Lynch to ~~Wm. Russell~~ Wm. Russell and said  
Johnson conveyed said survey to R.S. Terrell in about the year 1857.  
The certificate from the Wm. Russell survey was transferred by said Russell  
to V.S. Gomer and by said Gomer to R.S. Terrell. Said R.S. Terrell conveyed  
the Lynch survey and the south 30 acres of the Russell survey to said G.W.  
Smith in about the year 1859. The John P. Montgomery 300 acre survey was  
conveyed to Abraham Harris and the east half of said survey was conveyed  
by said Harris to W.L. Brizendine and by said Brizendine and wife to W.H.  
McMillan and by said McMillan and wife to said G.W. Smith. The above named  
portion of the Thomas White survey was conveyed by Theo. White to Abraham  
Harris and by said Harris to W.L. Brizendine and by said Brizendine  
and wife to said W.H. McMillan, and by said McMillan and wife to said G.W.  
Smith. The above statements are correct to the best of my recollection,  
refreshed by recent thought and investigation.

J. Daniels.

Sworn to and subscribed before me this the 18th day of May, 1904.

(seal) Sidney L. Daniels, Notary public, in and for Tarrant County, Texas

Filed May 31, 1904, and recorded in Book 190 page 511, in the office of the  
County Clerk of Tarrant County, Texas, records of deeds.

WARRANT COUNTY, TEXAS, DEED NO. 1113.

Abstract No. ....

Grantor: A.G. Scoggin

Grantees: Sarah E. Edwards and Garlington Scoggin

This instrument is a Warranty deed dated the 19th day of February, 1866 filed 9 day of June, 1867 and recorded in Book K page 511, in the office of the County Clerk of Tarrant County, Texas, records of deeds prior to the destruction of said records by fire on March 23, 1871.

and location: "Good"

Nothing affirmatively shown by abstract books in reference to the participation of said grantor.

Description and Remarks

Conveys 160 acres of the John F. Montgomery 320 acre survey in Tarrant County, Texas, Patent No. 1118, Vol. 18, being the East 1/2 of said survey.

Also conveys the J.A.C. Lynch 320 acre survey, Patent No. 1105, Vol. 18 in Tarrant County, Texas.

"Sells to his wife during her life time, and after her death to his sons, E. and G. Scoggin."

The above described land was surveyed by John F. Montgomery and J.A.C. Lynch, and was recorded in the records of Tarrant County, Texas, in the records of deeds prior to the destruction of said records by fire on March 23, 1871, which said records were destroyed by fire on March 23, 1871, and the same were re-surveyed by the County Clerk of Tarrant County, Texas, on June 10, 1867, and the same were recorded in the records of deeds in Book K, page 511, in the office of the County Clerk of Tarrant County, Texas, on June 10, 1867.

FOR JOHN AND WIDOW JOHN L. LEE (SEE PAGE 10)

Page No. ....

Abstract No. ....

Grantors: A.G.Scoggin by G.J.Louckx, Sheriff

Grantee: K.H.VanZandt

The instrument is a Sheriff's deed dated the 30 day of Sept. 1869 filed 28 day of Sept. 1869 and recorded in book K 1883 394, in the office of the County Clerk of Tarrant County, Texas, records of deeds prior to the destruction of said records by fire on March 25, 1878.

Consideration: Valuable

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

#### Description and Remarks

Conveys 160 acres of the John F. Montgomery 160 acre survey in Tarrant County Texas, Patent No. 118, Vol. 13, being the East half of said survey.

Also conveys the J.M.C. Lynch 320 acre survey, Patent No. 1105, Vol. 12 in Tarrant County, Texas.

"Recites: Sold as the property of A.G.Scoggin. Judgment rendered in March 11, 1869."

Note: This entry is being made for the purpose of filing the same in the records of Tarrant County, Texas, and is not intended to be a substitute for the original instrument. The instrument is on file in the office of the County Clerk of Tarrant County, Texas, records of deeds prior to the destruction of said records by fire on March 25, 1878, which said abstract books are the property of this Company. All instruments have not been re-filed for record.

POINT NORTH AND TARRANT COUNTY LAND TITLE OFFICE

Page No.....

Abstract No.....

Grantors: A.G.Scoggin, by U.J.Louckx, Sheriff

Grantees: K.E.VanZandt

This instrument is a Sheriff's deed dated the 30 day of Sept, 1869 filed 29 day of Nov. 1869 and recorded in Book K page 498, in the office of the County Clerk of Tarrant County, Texas, records of deeds prior to the destruction of said records by fire on March 29, 1878.

Consideration: -----

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

Description and Remarks

Conveys 160 acres of the John P. Montgomery 320 acre survey in Tarrant County Texas, Patent No. 118, Vol. 13, being the East half of said survey.

Conveys the J.B.C. Lynch 320 acre survey, Patent No. 1105, Vol. 12 in Tarrant County, Texas.

"Recites: Judgment rendered March 11, 1859, and sold as property of A.G.Scoggin".

Note: This entry is taken from the House & Phillips and the Hanna and Forrest Abstracts, which were compiled from the records of Tarrant County, prior to the destruction of said records by fire on March 29, 1878, which said abstract books are now the property of this Company. Said instrument has not been re-filed for record.

FORT WORTH AND TARRANT COUNTY LAND TITLE OFFICE

Page No.....

Abstract No.....

Grantors: S.A. Seoggin, et. al.

Grantees: K.H. VanZandt

This instrument is a Decree of District Court dated the 19th day of August, 1878, filed 20 day of August, 1878 and recorded in Book 12 page 555, in the office of the County Clerk of Tarrant County, Texas, records of deeds prior to the destruction of said records by fire on March 29, 1876.

Consideration: --

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

Description and Remarks

Covers 130 acres of land, being the East 1/2 of the John P. Montgomery 320 acre survey in Tarrant County, Texas, Patent No. 113, Vol. 16.

Also the J.M.C. Lynch 320 acre survey, Patent No. 1105, Vol. 12 in Tarrant County, Texas.

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



# Fort Worth and Tarrant County Land Title Office

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

L.H.

Scoggins, A.G. et al.	}	State of Texas	}	
To, Judgment	}	Tarrant County	}	
K.M. VanZandt	}	No. 1451.	}	Be it remembered that at a regular term of the District Court of said Tarrant County and State aforesaid, begun and holden at the Court house thereof in the town of Fort Worth on the 27th day of March, A.D. 1873 before the Honorable Hardin Hart, Judge thereof, the following cause came up for trial and the following judgment was rendered therein to-wit:

K.M. VanZandt, Plaintiff

vs

Sarah M. Scoggins, defendant.

Edward Scoggins, and

Garlington Scoggins by

J.C. McCoy, Guardian ad litem

for said Edward and Garlington Scoggins

Now at this time comes the parties aforesaid, K.M. VanZandt, plaintiff by Hendricks and Smith, his attorneys, Sarah M. Scoggins by J.C. Terrell, Ferris and Getzenaner, her attorneys. Also by Chas. J. Evans, her agent and attorney and the said Edward Scoggins and Garlington Scoggins, by John C. McCoy their attorney and Guardian ad litem who had been regularly appointed as such by the Court, the said A.G. Scoggins who was one of the original defendants being dead, which fact having heretofore been suggested

(continued)

Sarah M. Scoggins, et. al., )

To, Afft. Pay. of note )

R.M. VanSandt )

The State of Texas )

Tarrant County. )

I, R.M. VanSandt, do hereby certify that I am the same, R.M. VanSandt, who was plaintiff in suit styled R.M. VanSandt, plaintiff, vs. Sarah M. Scoggins, et. al. defendants, being No. 241 as shown on Docket of District Court, Tarrant County, Texas for year 1873, in which suit, judgment was rendered on March 27, 1873, said judgment showing that a settlement by compromise was effected and that by the terms of said compromise and judgment based thereof, I executed a note for \$750 of even date with said judgment and payable to order of said Sarah M. Scoggins nine months after date which note was by said Judgment made a lien on the land therein described.

I further certify that I paid off said note and all interest and other charges thereon and that same was duly cancelled and delivered to me.

R.M. VanSandt

Subscribed and sworn to before me this the 20th day of November, A.D. 1903.  
L.G. Hutchins, Notary public, Tarrant Co. Tex.

Seal omitted.

Filed December 17, 1903 and recorded in Book 173 page 597 in the office of the County Clerk of Tarrant County, Texas, records of deeds.

# Fort Worth and Tarrant County Land Title Office

Page No. \_\_\_\_\_ Abstract No. \_\_\_\_\_

L.M

In County Court of Tarrant County, Texas, Sept. 3,  
1893.

Estate of  
Mattie V. VanZandt, deceased, No. 451.

## ORDER APPOINTING APPRAISERS.

Upon application of K.M. VanZandt, surviving husband of Mattie V. VanZandt deceased, it is considered and ordered by the Court that H. C. Holloway, Dan Parker, and A. J. Chambers, be and are appointed appraisers of the Community estate of said Mattie V. VanZandt, deceased, and her surviving husband K.M. VanZandt.

Recorded in Book 4 page 282, Minutes of Probate Court, Tarrant County, Texas.

# Fort Worth and Tarrant County Land Title Office

Page No. ....

Abstract No. ....

7.1

In County Court of Tarrant County, Texas, Sept. 3, 1933.

Estate of

Mattie V. VanZandt, deceased. No. 451.

### ORDER APPROVING BOND, INVENTORY AND APPRAISEMENT.

This day came on to be heard the Bond, inventory and appraisement filed herein, and it appearing to the Court that said Bond is sufficient and that the Inventory and Appraisement are properly and legally made and sworn to, ordered that said Bond, Inventory and Appraisement be and the same are hereby approved and ordered to record.

Ordered that K.M. VanZandt, surviving husband, of said Mattie V. VanZandt deceased, be and he is hereby authorized to control, manage and dispose of the community property in accordance with the law in such cases made and provided.

(Here follows bond in the sum of \$32,000.00 conditioned that should the said K.M. VanZandt, principal herein as surviving husband of said deceased, faithfully administer the community property of said estate and pay over one half the surplus proceeds thereof after the payment of all debts with --- the same may be charged to the one lawfully entitled to receive the same, then this obligation is to be void, otherwise to remain in full force and effect.)

Said inventory contains among other property the following: Community property.

248 acres, J.M.S. Lynch survey		\$4500.00
20 acres, J.M.S. Lynch survey		1000.00
4 acres		
100 acres J.P. Montgomery survey		5000.00

(continued)

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## Fort Worth and Tarrant County Land Title Office

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

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Signed and sworn to by K.M.VanZandt, surviving husband of Mattie V. VanZandt deceased, A.J.Chambers and H.C.Holloway, appraisers, on September 3 1883, before C.W.Lamborn, Notary public, Tarrant County, Texas. (seal)

Recorded in Book 4, page 283, Probate Minutes, Tarrant County, Texas.

## Fort Worth and Tarrant County Land Title Office

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

to the City of Fort Worth; thence west 806 feet; thence parallel with west line of said Jennings west Addition, N. 53 W. 1445 feet to a point in south line of Arlington Boulevard, 125 feet south of the N. line of said Lynch survey; thence east parallel with north line of said survey 1445 feet; Thence S. 21 deg. 30' W. 200 feet; thence S. 59 deg. 40' W. 530 feet; thence S. 33 deg. 8' W. 163 feet; thence N. 89 deg. 7' E. along south side Wm. Lahey tract 556 feet; thence S. 31 deg. 41' W. 632 feet; thence in a direct course to place of beginning, the same being a part of the premises described in above mentioned deed. The vendors lien not being hereby released on any of said land except that above described.

Grantors: Wm. Capps and Robert McCart

(signed) Robert McCart  
Wm. Capps

Grantee: City of Fort Worth

General warranty deed, (vendors lien retained) dated April 12, 1892, filed May 21, 1892, and recorded in Book 80 page 375, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$20,000 paid.

Acknowledgement is in compliance with the statutes  
Acknowledged by Robert McCart and Wm. Capps, on April 12, 1892, before W.O. Billings, Notary public, Tarrant County, Texas. (seal)

#### Description and Remarks

Situated in Tarrant County, Texas, and described as follows: Beginning at a point 150 feet west of stone at South west corner of Jennings west Addition and north line of North street, said west course being parallel with north line of the Lynch survey which is considered as an east and west line in these notes and right angles to its direction is considered as north and south; thence west 1753 feet; thence parallel with west line of Jennings west Addition or N. 9 deg. 53' W. 1445 feet to a point in south line of Boulevard 185 feet south of North line of Lynch survey; thence east parallel with said north line 1445 feet; thence south 20 deg. 50' West 200 feet; thence S. 59 deg. 40' W. 530 feet; thence S. 53 deg. 0' W. 138 ft; thence N. 89 deg. 7' E. along south side of tract belonging to Wm. Lohrey 230 feet to west line of Weatherford Road; thence parallel with west line of Jennings West Addition S. 0 deg. 53' - 875-1/2 feet to the point of beginning containing 50 acres. It is distinctly understood and agreed by and between the grantors and the grantee herein that the land conveyed by this instrument is for the improvement and extension of the present water works system of the City of Fort Worth, but in any event, this deed conveys an absolute fee simple title.

(This instrument is shown for boundary purposes only.)

In District Court of Tarrant County, Texas.

Texas Mortgage and Loan Company,

No. 8119-vs.

Robt. McCart,

WRIT OF ATTACHMENT.

Amount of debt \$9350.00

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

SHERIFF'S RETURN.

Came to hand September 27, 1893, and executed on the same day at 3:25 P.M. by levying the within Attachment upon the following described property of the within named defendant, Robt. McCart, to wit: 19th. The J.M.C. Lynch survey of 320 acres, Abstract No 955, located by virtue of Certificate No 241 and Patented to J.M.C. Lynch by Letters Patent No 1105, Vol 12; also part of the J.R. Montgomery and William Russell surveys in Tarrant County, Texas, making 497-3/10 acres of land lying West of the said City of Fort Worth, and being more fully described by Deed from K.M. VanZandt to William Capps and Robert McCart, dated May 13, 1900, and recorded in Book 66, page 335, of the Deed Records of Tarrant County, Texas. ( and other lands)

(and other lands)

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

By W.M. Rea, Dept.



In District Court of Tarrant County, Texas.

Texas Mortgage & Loan Company,

No. 6180-vc,

Robert McCart.

WRIT OF ATTACHMENT.

Amount of debt: \$9850.00

Filed for record September 23, 1893, and recorded in Book 1, page 149, in the office of the County Clerk of Tarrant County, Texas, Records of Attachments.

SHERIFF'S RETURN.

Came to hand on the 27th day of September 1893, and executed on the same day at 8:25 P.M. by levying the within attachment upon the following described property as the property of the within named Defendant Robt. McCart, to wit; Same land as described in Attachment recorded in Book 1, page 154, ( shown on page        herooof) and other lands.

(signed) E.A. Wilcox, Sheriff Tarrant Co, Texas.

By W.M. Rice, Deputy Sheriff.

Grantor: The Texas Mortgage and Loan Company, acting herein  
by its President and Secretary,  
(signed) The Texas Mortgage and Loan Company  
By J.M. Harrington, President  
Attest: F.O. Barron, Secretary. (seal)

Grantee: Robt. McCart.

Release of attachment lien, dated Nov. 15, 1893, filed Dec. 15, 1893,  
and recorded in Book 97, page 475, in the office of the County  
Clerk of Tarrant County, Texas, Records of deeds.

Consideration: In consideration of the premises and of \$1 paid.

The State of Missouri )  
County of Jackson ) Before me, the undersigned authority, on  
this day personally appeared M. J. Harrison, well known to me to be  
the person whose name is subscribed to the above and foregoing  
release and acknowledged to me that he executed the same for the  
purposes and considerations therein expressed as the act and deed  
of the said The Texas Mortgage and Loan Company.

Given under my hand and official seal on this the 17th day  
of November, A.D. 1893.

James E. Vincil, Notary public in and for Jackson County,  
Missouri. (L.S.)

The State of Texas, )  
County of Tarrant. ) Before me the undersigned authority, on  
this day personally appeared F.O. Barron, well known to me to be  
the person whose name is subscribed to the above and foregoing  
release and acknowledged to me that he executed the same for  
the purposes and considerations therein expressed, as the act and  
deed of the said The Texas Mortgage and Loan Company.

Given under my hand and official seal on this the 20th day  
of November, A.D. 1893.

Samuel Rosenfield, Notary public, in and for Tarrant County,  
Texas. (seal)

(continued)

Description and Remarks.

Refers to two writs of attachment issued out of the District Court of Tarrant County, Texas, on the 27th day of September, 1893 the first in cause No. 8119, styled The Texas Mortgage and Loan Company, vs. Robt. McGart, et al., and the second in cause No. 8120, also styled as above, levied by E. A. Duless, Sheriff of Tarrant County, Texas, upon the hereinafter described lands as the property of Robt. McGart, one of the defendants in said suits, and recites:

Whereas, it has been shown to the plaintiff in said causes that the hereinafter described real estate is encumbered to such an extent that no equity remains therein subject to the foreclosure of said attachment liens:

Now therefore, ~~whereas~~ by these presents release and cancel the lien created upon the hereinafter described property under and by virtue of the levy of said Writs of attachment, to-wit: ~~320 acres of land in Tarrant County, Texas, in the name of Geo. Shields, patented to Lemuel J. Edwards and located by virtue of Certificate No. 350, Patent No. 555, Vol. 11, and designated by Abstract No. 1402, the same being numbered 29 in said levy.~~

4th: Blocks numbered 1, 9, 11, 12, 15, 17, 18, 20, 23, 25, 32, 34, 35, 36, 37, 38, 39 and 40 in Edwards Heirs Addition to the City of Fort Worth, Tarrant County, Texas. Also Lot 2 in Block 4 and lots 3 and 4 in Block 5, and lots 3 and 4 in Block 6, in Edwards Heirs Addition to the City of Fort Worth, Tarrant County, Texas the same being numbered 36 in said levy.

5th: A part of a survey of land in the name of Geo. Shields, in Tarrant County, Texas: Beginning at the North east corner of said Shields survey, the same being the south east corner of the J. M. C. Lynch survey; thence south 1124 feet a stake; west 222 600 feet a stake; thence south 54 degrees 200 feet; thence west 4657 feet to three elms for corner on the west line of said Shields survey; thence North 1014 feet to N.W. corner of said survey, a stone; thence east 5417 feet to place of beginning, being the same land conveyed by C. O. Edwards to Robt.

(continued)

~~McCart, as evidenced by deed recorded in Book 64, page 552, Deed  
Records of Tarrant County, Texas, to which reference is here  
made for a better description, the same being numbered 42 in  
said levy. Also other lands as follows:~~

(Same land as described in Deed recorded in Book 66, page 335, shown  
on page            hereof). and other lands.

It being intended hereby to release from said attachment lien  
only the property hereinabove described, and it is hereby  
agreed by the said Robt. McCart, in accepting this release, that  
the same shall in no manner be taken or attempted to be con-  
strued as a release of the remainder of the lands and real es-  
tate described in said levy.

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

JUDGMENT  
Oct. 7, 1895

Recites appearance of plaintiff by attorney, and it appearing to the Court that Deft. Robt. McCart has entered into an agreement with plaintiff for the rendition of a judgment in this cause for the amount sued for and the foreclosure of its attachment lien, which agreement is on file herein. Recites default of defts. A.W. Caswell and H.C. Caswell. It appearing that plaintiffs cause of action is liquidated and proven by an instrument in writing, to-wit: two notes, one for \$5,000 and the other for \$2989.35, both dated Dec. 29, 1892, due on demand, and both bearing interest from date at 10% per annum. It appearing that upon the institution of this suit, the plaintiff procured and caused to be levied a writ of attachment upon the following described property, as the property of the defendant, Robt. McCart, to secure the payment of said indebtedness, to-wit: 29th. Same land as described in Deed recorded in Book 66, page 235, ( shown on page hereof) and other lands.

upon which said property the plaintiff now has a valid and subsisting judgment lien. Ordered that plaintiff, the Texas Mortgage and Loan Company, do have and recover of and from the defendants, Robt. McCart, A.W. Caswell, and H.C. Caswell, the sum of \$7,989.35, as principal, \$2197 as interest from the date of said notes to the date of this judgment, and \$1018.63 as attorneys fees, aggregating \$11209.98 with interest at 10% from date of this judgment.

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

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

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

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

Sheriff's Return.

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

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

(Abstracted from original instrument.)

Grantor: R.B. Wynne

Grantee: K.H. VanZandt, Sr.

Quit claim deed, dated July 18, 1904, filed July 18, 1904, and recorded in Book 104 page 339, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$5 paid.

Acknowledgement is in compliance with the statutes  
Acknowledged by R.B. Wynne, on July 18, 1904, before Leroy A. Smith, Notary public, Tarrant County, Texas. (seal)

#### Description and Remarks

Do bargain, sell, quit claim and release unto the said K.H. VanZandt, Sr., all my right, title, interest and estate in and to the following described tract or parcel of land situated in Tarrant County, Texas, to-wit: The J.M.O. Lynch 320 acre survey, the east half of the John P. Montgomery survey of 320 acres, the south 30 acres of the Wm. Russell 320 acre survey and the north east 75 acres of the Thomas White survey, the latter tract being 495 varas east and west by 301 varas north and south.

I have just been informed that execution Book 1 P page 139 a the District Court of Tarrant County, shows that on January 7, 1898, I purchased said land or a part thereof at Sheriff's sale in Cause No. 3119 entitled Texas Mortgage & Loan Co., vs. Robert McCart, et al., the same being under a foreclosure of an attachment lien in said cause and that same was struck off to me for \$5, the said attachment lien in said cause had been duly released on November 15, 1895, and said release is on record in Book 97, page 475 Deed records of Tarrant County, Texas, and I have no recollection of having purchased said land at Sheriff's sale or of having paid any money therefor and I have never claimed and do not now claim any interest in any of said land.

In District Court of Tarrant County, Texas  
Texas Mortgage and Loan Company,  
vs  
Robert McCart, et. al. No. 8120

JUDGMENT  
Nov. 13, 1895

This day came on for hearing the above entitled cause, whereupon came the plaintiff by counsel and announced ready for trial, and it appearing to the Court that the defendant, Robt. McCart, has entered into an agreement with the plaintiff for the rendition of judgment in this cause for the amount sued for the foreclosure of its attachment lien, which agreement is on file herein, and it further appearing to the Court that the defendants Caswell Bros., a firm composed of A.W. Caswell and H.C. Caswell, and A.W. Caswell and H.C. Caswell, although each and all duly cited as required by law have failed to appear and answer herein, but wholly made default, and it appearing to the Court that the plaintiff's cause of action is liquidated and proved by an instrument in writing, viz: two notes, both dated Dec. 29, 1892, due on demand, drawn by Robt. McCart, payable to the order of the Texas Mortgage and Loan Company, for the sum of \$8,000 and the other for \$2989.55 each, bearing interest from date at the rate of 10% per annum and providing for 10% attorneys fees. It further appearing to the Court that the plaintiff upon the institution of this suit, procured and caused to be levied a writ of attachment upon the following real property as the property of the defendant, Robert McCart, to secure the payment of said judgment, 19th: Same land as described in Deed recorded in Book 66, page 235, (shown on page hereof) and other lands.

upon which said property the plaintiff now has a valid and subsisting lien. Ordered by the Court that the plaintiff, Texas Mortgage and Loan Company, do have and recover of and from the defendant, Robert McCart, Caswell Bros., a firm composed of A.W. Caswell and H.C. Caswell, the sum of \$7989.55 as principal and \$2197 interest thereon from date of said notes and the date of this judgment, and further sum of \$1918.63, as attorneye fees aggregating the sum of \$2 \$11804.98, together with 10% interest from date of this judgment.

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

No order of sale issued.  
Recorded in Minutes of said Court, Book 8, page 449.



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

Grantee: Robert McCart

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

Consideration: (see below)

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

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

#### Description and Remarks

Whereas the Texas Mortgage and Loan Company, in No. 8119 Docket, Dist. Court of Tarrant County, Texas, by its attorney, D.T.Bomar, recovered judgment against Robert McCart, on Oct. 7, 1895, as shown of record in Minutes of said Court, Book V, page 377. And whereas, said Mortgage Company, by its attorney, D.T.Bomar, on Nov. 13, 1898, in County Court of Tarrant County, Texas, in Cause No. 8120, recovered a judgment against Robert McCart foreclosing attachment on certain lands, said judgment being of record in Minutes of said Court, Book 8, page 449.

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

In District Court of Tarrant County, Texas.

Texas Mortgage and Loan Company

vs-No 8121

Rob't McCart

WRIT OF ATTACHMENT.

Amount of debt: \$1500.00

Filed for record September 29, 1903, and recorded in Book 1, page 159, in the office of the County Clerk of Tarrant County, Texas, Record of Attachments.

SHERIFFS RETURN.

Came to hand September 27, 1903 and executed on the same day at 5 O'clock P.M. by levying the within Attachment upon the following described property, as the property of the within named defendant, Robert McCart, to-wit:  
8th: Same land as described in Attachment recorded in Book 1, page 154,  
( shown on page            hereof) and other lands.

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

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

vs

No. 8121

Robert McCart

JUDGMENT

Oct. 7, 1895.

Recites appearance of plaintiff by counsel; and it appearing that the defendant Robt. McCart has agreed in writing to the rendition of a judgment against him for the amount sued for, and it appearing to the Court that the defendant Jake Johnson, ~~was~~ has made default.

It appearing that the plaintiffs cause of action is liquidated and proven by an instrument in writing, signed by the said Jake Johnson, and Robt. McCart, payable to the plaintiff for \$2862, dated September 10, 1891, and due six months after date, and it further appearing to the Court that plaintiff, upon the institution of this suit, viz: September 27, 1893, sued out and caused to be levied a writ of attachment against the defendant Robt. McCart, on the following described property of the said defendant, Robt. McCart, to-wit: 29th. Same land as described in Deed recorded in Book 66, page 335, (shown on page hereof) and other lands.

upon which property plaintiff now has a valid and subsisting attachment lien.

Ordered that plaintiff, the Texas Mortgage and Loan Company, do have and recover of and from the defendant, Robert McCart,

(continued)

and Jake Johnson the sum of \$2862 principal, \$1259.28 interest and \$412.12 attorneys fees, making a total of \$4533.40, together with interest thereon from date of this judgment at the rate of 12% per annum, and all costs of suit, in this behalf expended.

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

Z Z Z Z Z Z Z Z Z Z

Marginal: "This judgment is discharged, May 2, 1901.  
Comar & Comar, attorneys for plaintiff".

Recorded in Minutes of said Court, Book V, page 416.

In District Court of Tarrant County, Texas,  
The State National Bank of Fort Worth, Texas.

No. 8079 - vs.

Robert McGart.            WRIT OF ATTACHMENT.

Amount of debt: \$21,005.10

Filed for record September 29, 1903, and recorded in Book 1, page 167, in the  
office of the County Clerk of Tarrant County, Texas, Records of Attachments  
SHERIFF'S RETURN.

Came to hand September 27, 1903, and executed on the same day at 5:30 P.M.  
by levying the within Attachment upon the following described property of  
the within named defendant, Robert McGart, to wit: 19th. Same land as  
described in Attachment recorded in Book 1, page 154, (shown on page  
hereof) and other lands.

(Signed) E.A. Guleser, Sheriff of Tarrant County, Texas.

By W.M. Res, Deputy.

Grantor: State National Bank of Fort Worth,  
By W.M.Harrison, President. (seal)

Grantee: Robert McCart

Release of Attachment Lien, dated ----- filed Dec. 15, 1893, and recorded in Book 97, page 473, in the office of the County Clerk of Tarrant County, Texas, Records of deeds.

Consideration: (none stated)

The State of Texas, )  
County of Tarrant. } This day personally appeared before the undersigned Notary public, within and for the County of Tarrant, W.M.Harrison, personally known to me to be the person whose name is written to the foregoing instrument, and acknowledged to me that he, for and as the President of said State National Bank had executed and delivered delivered said instrument for the purposes and consideration therein set forth.

Witness my hand and seal of office hereon impressed this the 11th day of Nov. 1893.

Thomas Slack, N.P. Tarrant Co., Texas. (seal)

Description and Remarks.

Refers to writ of attachment issued out of the District Court of Tarrant County, Texas, on the 27th day of September, 1893, in a certain suit therein pending wherein the State National Bank of Fort Worth is plaintiff, and Jake Johnson, et. al., are defendants, levied upon the real estate hereinafter described as the property of Robert McCart, one of the defendants in said suit, and recites: do by these presents release and cancel the lien obtained upon said property hereinafter described by virtue of the levy of said attachment, to-wit: In the name of Geo. Shields, patented to Lemuel J. Edwards and located by virtue of Certificate No. 358, Patent No. 585, Vol. 11, and designated by Abstract No. 1402. Blocks numbers, 1, 9, 11, 12, 15, 17, 18, 20, 23, 25, 32, 34, 35, 36, 37, 53, 59 and 40 in Edwards Heirs Addition to the City  
(continued)

In District Court of Tarrant County, Texas.

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

vs- No 3127

Robert McCart.

WRIT OF ATTACHMENT.

Amount of Debt: \$1500.00

*Case No. 3127 Sheriff's Office*  
Filed for record September 27, 1893, and executed on the same day at 7  
O'clock P.M. by levying the within Attachment upon the following described  
property, as the property of the within named defendant, Robt McCart, to-wit:  
Sameland as described in Attachment recorded in Book 1, page 154, ( shown on  
page hereof) and other lands.

( signed ) E.A. Kulesh, Sheriff of Tarrant County, Texas, By T.E. Rea  
Deputy Sheriff.

*This writ was recorded in Book 1, page 154, of the Sheriff's Office.*  
Note: The above cause was dismissed in vacation.

Grantor: Farmers and Mechanics National Bank of Fort Worth, Texas

(signed) The Farmers and Mechanics National  
Bank of Fort Worth,  
By J. E. Spencer, Pres. (seal)

Grantee: Robert McCart

Release, dated May 24, 1904, filed May 31, 1904, and recorded in Book 181 page 478, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$1 and other valuable considerations paid.

Acknowledgment is in compliance with the statutes  
acknowledged by J. E. Spencer, President of the Farmers and Mechanics National  
Bank of Fort Worth, Texas, and as the act and deed of said corporation, on  
May 24, 1904, before Leroy A. Smith, Notary public, Tarrant County, Texas.  
(seal)

#### Description and Remarks

Does hereby release and acknowledge to be of no effect the attachment lien  
created by virtue of a levy of a writ of attachment on the 27th day of  
September, 1898, issued out of cause No. 6187, entitled The Farmers and  
Mechanics National Bank of Fort Worth, Texas, vs. Robert McCart and which  
attachment was levied upon the following described real estate situated in  
the County of Tarrant and the State of Texas, being the J. L. C. Lynch 820  
acre survey; likewise the South 60 acres of the William Bussoli survey; the  
east half of the J. S. Montgomery survey and the north east 75 acres of the  
Thomas White survey, said property being all of the property conveyed by N. H.  
VanSandt to Wm. Capps, and Robert McCart, by deed dated May 15, 1890, recorded  
in Book 68 page 235, deed records of Tarrant County, Texas; and also the  
property conveyed by N. H. VanSandt to Robert McCart, Wm. Capps and S. E. Gunter  
by deed dated February 20, 1890, and recorded in Book 69, page 264 of the  
deed records of Tarrant County, Texas, and the said the Farmers and Mechanics  
National Bank of Fort Worth, Texas, does hereby release unto the said Robert  
McCart and his assigns, all the above described real estate from the opera-  
tional said lien and acknowledged that as to said property said attachment  
and levy have become null and void.



# Fort Worth and Tarrant County Land Title Office

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

Grantor: J.Q.Sandidge

Grantee: J.B.Griffin

Deed, dated February 12, 1877, filed for record March 23, 1898, and recorded in Book 84, page 238, in the office of the County Clerk of Tarrant County, Texas, Record of Deeds

Consideration: \$800.00 paid

*Wrote and acknowledged*  
Acknowledgment is in compliance with the Statutes

Acknowledged by J.Q.Sandidge, on February 14, 1877, before A.C.McClung, Notary Public, Tarrant County. (seal) Caption of Acknowledgment recites: State of Texas-County of Tarrant.

### Description and Remarks

Do Grant, Bargain, Sell and Release a certain tract of land, lying and being situate in the County of Tarrant, State of Texas, and within the corporate limits of the Town of Fort Worth about one half mile South West from the Court House on Clear Fork of the Trinity, it being a part of the J.M.C.Lynch 320 acre survey, and bounded as follows, to-wit: Beginning at a stake in the East line of said Lynch survey 150 vrs South of the N.E. corner of said survey; thence South with the East line of said survey 100 vrs to a stake in said line; thence West 40 1/2 vrs to a rock in the center of the bed of Clear Fork from which a forked elm 10 in dia brs South 85-3/4 E. 23-1/2 vrs;

Grantor: The American Land & Investment Company,  
(signed) The American Land & Invest. Co.,  
By H.W. Tallant, President,  
Attest: T.B. Burbridge, Asst. Secretary (seal omitted)

Grantee: K.M. VanZandt, *Tallant*

General Warranty Deed, dated December 12, 1893, filed for record Dec. 14, 1893, and recorded in Book 97, page 440, in the office of the County Clerk of Tarrant County, Texas, Records of deeds.

Consideration: \$1.00 paid.

The State of Texas, )  
County of Tarrant. ) Before me, the undersigned authority, Notary Public  
in and for Tarrant County, Texas, on this day personally appeared H.W. Tallant, 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 twelfth day of December, A.D. 1893.

J.Y. Smith, Notary public, in and for Tarrant County, Texas. (seal)

Description and Remarks.

In Tarrant County, Texas, and described by metes and bounds as follows: Beginning at a point of intersection of the North line of the J.M.C.

(continued)

Lynch survey with the center of the Clear Fork of Trinity River; thence West with the North line of said Lynch survey passing the North West corner thereof to a point in the North line of the J.P. Montgomery survey 178 feet west the North East corner of said Montgomery survey, said point being on the North line of the Arlington Boulevard as platted on the land of the American Land and Investment Company if produced through said Montgomery survey; thence South 63 deg. 4' W. 5000 feet more or less along and with the North line of said Arlington Boulevard Produced to an intersection with the West line of the East half of said Montgomery survey; thence South with said West line 140 feet and three inches; thence North 63 deg. 4' East 3000 feet more or less on the South Line of said Arlington Boulevard produced to a point which is 100 feet South at right angles from said North line of said Montgomery survey; thence East parallel to and 100 feet South of the North lines of said Lynch and Montgomery surveys to the center of Clear Fork of Trinity River; thence down said River with the center thereof 100 feet more or less to the place of beginning, reserving however, line from ten (10) feet off the North end of the tract hereby conveyed out of the J.P. Montgomery survey; Said Deed is made by virtue of the following resolution, viz: Resolved that the title of Article 11 of the By Laws of this Company be amended so as to read as follows "Duties & Powers of Officers". Further Resolved that said Article 11 of said By Laws be amended by adding at the end thereof the following paragraph: "The several officers of this Company shall each possess power to make contracts for the sale of real estate.

Graantor: The American Land and Investment Company,  
 (signed) The American Land and Investment Co.,  
 By H.H. Tallant, President  
 Attest: T.S. Burbidge, Asst. Secy. (seal)

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

General Warranty Deed, dated Dec. 11, 1908, filed Dec. 17, 1908, and recorded in Book 38, page 331, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

Consideration: \$3 paid.

The State of Texas, )  
 County of Tarrant. ) Before me, H.H. Smith, a Notary public, in and for  
 Tarrant County, Texas, on this day personally appeared, H.H. Tallant,  
 President, known to me to be the person whose name is subscribed to the  
 foregoing instrument and acknowledged to me that he executed the same  
 for the purposes and consideration and in the capacity therein expressed.  
 Given under my hand and seal of office, this 11th day of Dec. 1908.  
 (seal) H.H. Smith, Notary public, Tarrant County, Texas.

Description and Remarks.

Situated in Tarrant County, Texas, beginning at the south west corner  
 of the J.P. Montgomery survey; thence N. 89 deg. 15' E. 70.7' with part  
 line of said Montgomery survey; thence S. 83 deg. 33' E. 100.7' to  
 said line of Montgomery survey; thence with S. line of said Mont-  
 gomery survey .13' E. 100.0' thence S. 83 deg. 33' E. 100.7' to  
 S. line of said Montgomery survey; thence with S. line of said survey  
 N. 89 deg. 15' E. 70.7' feet to place of beginning.

Grantors: Robert McCart, and William Capps,  
(signed) Wm. Capps,  
Robt. McCart.

Grantee: K.M. VanZandt,

Special Warranty Deed, dated December 14, 1893, filed for record December 14, 1893, and recorded in Book 97, page 464, in the office of the County Clerk of Tarrant County, Texas, Records of deeds.

Consideration: The cancellation and delivery to us our certain seven promissory notes made and executed by us and payable to the order of K.M. VanZandt, Sr., five of said notes being dated May 13, 1890, one for the sum of \$21,560.00 due and payable 60 days after date and four for the sum of \$34,590.00 each due and payable respectively 2, 3, 4, & 5 years after date, said notes bearing interest at 8 per cent per annum and two other notes dated 20th day of February 1890 for the sum of \$8,437.50 each due and payable respectively 1 & 2 years from date with 10 per cent interest per annum.

Acknowledgement is in compliance with the statutes.

Acknowledged by Robert McCart and William Capps, on \_\_\_\_\_  
before Q.T. Moreland, Notary public, Tarrant County, Texas. (seal)

Description and Remarks.

In the County of Tarrant and State of Texas, and being in all 497-34/100 acres and a part of the J.M.S. Lynch 320 acre survey, the J.P. Montgomery and William Russell 320 acre survey situated west of the City of Fort

(continued)

Worth and particularly bounded and described as follows, to-wit:

First tract: Beginning in the channel of the Clear Fork of Trinity River 694-1/2 feet South and 1130 feet West from the N.E. corner of said J.M.C.Lynch survey; thence East 576 feet to a sand stone marked X in the South line of a tract formerly sold to Griffin; thence South 31-3/4 W. 322 feet to a stake; thence South 35-3/4 W. 415 feet to a stone marked X in the E. line of tract formerly sold to the T.&P.R.R.Co. 1109 feet West of its N.E. corner; thence West 110 feet to a point in bed of Clear Fork; thence up said Clear Fork of Trinity River the following courses and distances, to-wit: S. 28 W. 170 feet; N. 364 feet; N. 27 W. 214 feet; N. 30 W. 20 feet; S. 84-1/4 W. 285 feet; S. 4-1/2 E. 754 feet; S. 81 W. 340 feet; S. 39-1/4 W. 236 feet to point in channel of said stream and in S. line of original survey; thence S. 89 degrees 40' W. with said line at 100 feet said stone in all 3000 feet to a stone marked X the S.W. corner of said survey; thence N. with E. line of said survey 2741 feet to a stone marked X the N.W. corner of said Lynch survey; thence W. with the N. line of said survey 5000 feet to the center of channel of Clear Fork of Trinity River; thence up said stream with its meanders the following courses and distances to-wit: S. 133 feet; S. 37-1/2 W. 192 feet; S. 64 W. 433 feet; S. 43 W. 308 feet to the place of beginning, containing 359-35/100 acres of land of J.M.C.Lynch survey.

Second tract: A part of the W. Russell survey (not under search herein)

(continued)

Third tract: A part of the J.P. Montgomery survey, bounded as follows, to-wit: Beginning at stone marked X the N.W. corner of said J.M.C. Lynch survey; thence S. 2741 feet to a stone marked X the S.W. corner of said Lynch survey and the S.E. corner of said Montgomery survey; thence North 99 degrees W. with S. line of said Montgomery survey 2843 feet to a stone marked X; thence North 2703 feet to a stone marked X in N. line of said Montgomery survey; thence E. 2647 feet to the beginning, containing 165-1/2 acres of the J.P. Montgomery survey.

Also 75 acres of the Thomas White survey (not under search herein) Being the same property conveyed to said Robert McCart, William Capps by the said K.M. VanZandt, Sr., by his two certain Deeds, one dated May 13, 1890, the other February 20, 1890. Save and except that part of the hereinabove described part of land that was by the said William Capps and Robert McCart conveyed to the City of Fort Worth by their certain Deed dated the 12th day of April 1892, and recorded in Records of Tarrant County, Texas, Book 90, page 375, in the office of the Clerk of Tarrant County, Texas, on May 21, 1892.





C.J.

to a stake in the North line of the Arlington Heights Boulevard 20 Feet  
from the center of same; thence with said North line of said Boulevard  
south 21-1/2 West 332 feet to the beginning, containing 2-00/100 acres.

Note. The above land is shown for boundary purposes only.

Number: N. H. Vandenbilt,

Grantee: Isaac Vandenbilt,

General Warranty Deed, dated March 3, 1894, filed for record March 3, 1894, and recorded in book 104, page 213, in the office of the county clerk of Warren County, Ohio, Record of Deeds.

Consideration: \$1000.00 paid.

Assignment is in compliance with the statutes.

Witnessed by N. H. Vandenbilt, on March 3, 1894, before J. C. ...

Signature and remarks.

In witness whereof, I, J. C. ...

Witnessed by J. C. ...

Note: This record should be shown for boundary purposes only.

# Fort Worth and Tarrant County Land Title Office

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

Grantor: K.M.VanZandt

Grantees: The K.M.VanZandt Land Company a corporation, having its principal office in Fort Worth, Tarrant County, Texas

General Warranty Deed, dated March 21, 1904, filed for record March 21, 1904, and recorded in Book 191, page 154, in the office of the County Clerk of Tarrant County, Texas, Record of Deeds

Consideration: \$50,000 paid

Acknowledgment is in compliance with the Statutes

Acknowledged by K.M.VanZandt, on March 21, 1904, before L.C.Hutchins, Notary Public, Tarrant County, Texas. (seal)

## Description and Remarks

In Tarrant County, Texas, and being parts of the J.M.C.Lynch 320 acre survey, the J.P.Montgomery survey, and the Wm.Bussell 320 acre survey, and situated West of the City of Fort Worth, and particularly described as follows, to-wit:

First tract being a part of the J.M.C.Lynch survey. Beginning in the channel of the Clear Fork of Trinity river 894-1/2 feet South and 1130 feet West from the N.E. corner of said J.M.C.Lynch survey; thence East 576 feet to a sand stone marked X in the South line of a tract formerly sold to Griffin; thence South 31-5/4 degrees W. 622 feet to a stake; thence South

## Fort Worth and Tarrant County Land Title Office

Page No. \_\_\_\_\_ Abstract No. \_\_\_\_\_

32-3/4 degrees W. 415 feet to a stone marked X in the N. line of tract formerly sold to the T & P.R.R. Co, 1109 feet West of its N.E. corner; thence W. 110 feet to a point in bed of Clear Fork; thence up said Clear Fork of Trinity River the following courses and distances, to-wit: S. 23 degrees W. 170 feet; W. 364 feet; N. 27 degrees W. 214 feet; N. 90 degrees W. 20 feet; S. 84-1/4 degrees W. 265 feet; S. 4-1/2 degrees E. 754 feet; S. 31 degrees W. 340 feet; S. 39-1/4 degrees W. 236 feet to a point in channel of said stream and in S. line of original survey, from which a sand stone marked X bears S. 89 degrees 41' W. 100 feet; thence S. 89 degrees 40' W. with said line at 100 feet, said stone, in all 3000 feet to a stone marked X the S.W. corner of said survey; thence N. with W. line of said survey 2741 feet to a stone marked X the N.W. corner of said Lynch survey; thence E. with the N. line of said survey 5000 feet to the center of channel of Clear Fork of Trinity River; thence up said stream with its meanders the following courses and distances, to-wit: S. 152 feet; S. 37-1/2 degrees W. 192 feet; S. 64 degrees W. 435 feet; S. 43 degrees W. 308 feet to the place of beginning, save and except that part of the above described land that was conveyed by Wm. Capps and Robert McCart to the City of Fort Worth by deed dated April 12, 1892, and recorded in Vol 60, page 375, of the Deed Records of Tarrant County, Texas, to which reference is hereby made for description.

Second tract: (not under search herein)

Third tract: The following portion of the J.P. Montgomery survey. Beginning

E. L. VanKamit, ) State of Texas, )  
 To Affiant. ) County of Tarrant. ) I, E. L. VanKamit, being duly sworn  
 do depose and say that on or about the 20th day of September, 1869, I pur-  
 chased all the right, title, and interest of A. G. Scoggin, in and to the follow-  
 ing lands, situated in Tarrant County, Texas, to-wit: The J. M. J. Lynch 220  
 acre survey, the east half of the John P. Montgomery 220 acre survey, the south  
 20 acres of the William Russell survey, and the north east 75 acres of the  
 Thomas White survey, the last mentioned tract being 475 varas east and west  
 and 221 varas north and south and received deed therefor duly executed and  
 acknowledged by S. J. Loucks Sheriff of Tarrant County, Texas, which deed was  
 filed for record in this County on September 20th, 1869, and was duly recorded  
 said sale proceeds by virtue of an execution levied upon said real estate as  
 the property of A. G. Scoggin, and before buying said property, I ascertained  
 that said execution was valid and proper and that the levy thereunder  
 was properly made on said land and that proper and legal notice of the sale  
 had been given and that the judgment upon which the execution issued was a  
 valid judgment against said A. G. Scoggin and was in full force and unimpe-  
 dible at the time of said sale, none of said land was being used by said  
 Scoggin for homestead purposes but previously to said sale said Scoggin had  
 executed a deed bearing date of February 19th 1868, by which he conveyed  
 said property for a consideration received to be good to his wife Sarah  
 M. Scoggin and his two sons, Edward Scoggin and Burlington Scoggin, which  
 deed was filed for record in Tarrant County, on June 8, 1867. The judgment  
 under which I purchased being in existence at the time of said deed, I was  
 of the opinion that the last mentioned deed was made to place said lands  
 out of the reach of his creditors and I brought suit in the District Court  
 of Tarrant County for the lands against Sarah M. Scoggin joining her husband  
 A. G. Scoggin and against said two sons praying that said conveyance be set  
 aside as fraudulent, on March 22, 1871, this suit was compromised and judgment  
 was by agreement rendered in my favor for all of said lands against the  
 defendants, Sarah M. Scoggin, Edward Scoggin and Burlington Scoggin, the de-  
 fendant A. G. Scoggin having in the meantime died. I paying in said settle-  
 ment \$750 cash and giving my note for \$750 note, which I subsequently paid.  
 On the 22nd day of March, 1871, possession of all of said lands was delivered  
 to me by the said Scoggins and the tenants then on the premises attorned  
 to me and in December of that year I moved upon said lands and lived there  
 with my family for a great many years. I held peaceable, adverse possession of  
 ailer said lands, the same being under fence, paying taxes thereon continu-  
 ously from the 22nd day of March, 1871 to the 20th day of February 1880, when  
 I sold a portion of the Thomas White survey to Robert McCort, William Camps  
 and C. E. Cartey and the remainder of said property I hold until the 15th  
 day of May, 1880, when I sold the same to Robert McCort and William Camps by  
 deed recorded in Book 63 page 275. On December 15, 1880, all of said lands,  
 except what had been sold to the City of Fort Worth as shown by deed on  
 record in Vol. 20 page 375, deed records of Tarrant County were conveyed to  
 me and I then again took possession of the same, holding same under fence  
 except that portion occupied by the Arlington Heights Boulevard and contin-  
 uously held possession of same, paying taxes thereon until about the 25th

(continued)

of February, 1904, when the fence around my portion of the William Russell survey was torn down, but the remainder of said land I held under fence until the date of my deed to the K.K. VanZandt Land Company, and that corporation has been holding the same under fence ever since, except that certain lots were sold by me out of the Russell survey which of course I did not claim after sale thereof. No person has ever laid any claim to any of said lands that I have ever heard of since the rendition of the judgment against Sarah A. Scoggin, et al, on March 22, 1871.

K.K. VanZandt

Sworn to and subscribed before me by K.K. VanZandt, this the 14th day of May, 1904. (seal) H.C. Hutchins, Notary public, in and for Tarrant County, Texas.

Filed May 21, 1904, and recorded in Book 198 page 136, in the office of the County Clerk of Tarrant County, Texas, records of deeds.

# Fort Worth and Tarrant County Land Title Office

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

Grantor: The K.M.VanZandt Land Company, a corporation  
(signed) The K.M.VanZandt Land Company,  
By K.M.VanZandt, President. (seal)

Grantee: The Empire Grain Company, a corporation

General Warranty Deed, dated July 18, 1904, filed for record Sept 17, 1904, and recorded in Book 192, page 406, in the office of the County Clerk of Tarrant County, Texas, Record of Deeds

Consideration: \$3000.00 paid, and in consideration further, that no intoxicating liquor shall ever be sold upon the hereinafter described premises or any part thereof, and that no part of said premises shall ever be openly resided upon by any Negro, unless at the time of such residence such Negro or some member of his or her immediate family shall be in the employ as domestic servant of some white person who is the owner or tenant of some part of said premises

Acknowledgment is in compliance with the Statutes

Acknowledged by K.M.VanZandt, President of The K.M.VanZandt Land Company, a corporation, and as the act and deed of said corporation, on July 18, 1904, before L.C.Hutchins, Notary Public, Tarrant County, Texas. (seal)

Description and Remarks

(continued)

# Fort Worth and Tarrant County Land Title Office

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

L.M.

## MAP OF VANZANDT'S PARK ADDITION TO City of Fort Worth, Texas.

State of Texas,        )  
County of Tarrant. ) Know all men by these presents that the K.M.Vanzandt  
Land Company, adopts the foregoing plat and subdivision of the following  
described portion of its property in Tarrant County, Texas.

1st tract:        Being a part of the J.M.C.Lynch survey. Beginning at a point  
in the south line of the Arlington Boulevard and in the west line of said  
survey 100 feet south of its N.W.corner; thence south 1334 feet; thence  
east to the west line of the tract deeded to the Empire Grain Co., by deed  
recorded in Vol.192 .page 406, of Tarrant County deed records; thence N.E.  
along said west line to N.W.corner of said tract; thence south east along  
the north line of said tract, 100 feet to the west line of right of way of  
the Frisco Ry. 50 feet from centre of track; thence north east along said  
right of way line to the south line of said Boulevard; thence west along  
said line to place of beginning.

2nd Tract:        Part of the J.P.Montgomery survey. Beginning at a point in  
the east line of said survey 100 feet south from its N.E.corner and in south  
line of the Arlington Boulevard; thence south 1334 feet; thence west 230  
feet; thence North to the south line of said Boulevard; thence along said  
south line to the place of beginning, and hereby dedicates to the public  
for street purposes only, the streets and alleys as shown in said plat and

(continued)



# Fort Worth and Tarrant County Land Title Office

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according to same, reserving however to itself and its assigns all street Railway, gas, telegraph, telephone, water, heat and light privileges in, upon and over said streets and alleys. The said subdivision is hereby designated as VanZandt's Park Addition to Fort Worth and the streets are named as shown in said Plat. The streets and alleys lying east of Franklin Street and marked "reserved" are not dedicated to the public.

Witness the signature of the said Company by its President, this 7th day of May, 1907.

The VanZandt Land Co.,

By K.M. VanZandt, President. (seal)

Acknowledgement is in compliance with the statutes

Acknowledged by K.M. VanZandt, President of the K.M. VanZandt Land Co., a corporation, and as the act and deed of said corporation, on May 7, 1907, before L.C. Hutchins, Notary public, Tarrant County, Texas. (seal)

Filed May 7, 1907, and recorded in Book 204 page 81, in the office of the County Clerk of Tarrant County, Texas, records of ~~deeds~~ <sup>plats</sup>.

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# FORT WORTH AND TARRANT COUNTY LAND TITLE OFFICE.

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