

The State of Texas, } Known All Men by These Presents:
 County of **DALLAS and KAUFMAN** } **1322**
 That We, **GLENN P. SHOOP, ORVILLE C. ROGERS and JACK L. MORTON,** **DEED RECORD**

of the County of **Dallas** State of **Texas** for and in consideration
 of the sum of **TEN DOLLARS (\$10.00)**, other valuable consideration, and
 the exchange of certain lands **DOLLARS**

to us ~~is/had/had by~~ by **CLARENCE BENTLEY**, the receipt of which is
 acknowledged, and his express assumption and agreement to pay
 all mortgage indebtedness owing on the lands hereby conveyed, ~~as of 1/1/1974~~.

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

of the County of **Dallas** State of **Texas** all that certain
 undivided three-fourths (3/4) interest (being all the interest we own)
 in and to those certain tracts and parcels of land located in Dallas
 and Kaufman Counties, Texas, described as follows:

**BEING 1363.82 acres gross, more or less, out of the Hannah Wicker
 Survey, Abstract #1590, and the A. Nail Survey, Abstract #1070, in
 Dallas County, Texas, and the A. Nail Survey, Abstract #355 in
 Kaufman County, Texas, described as follows:**

BEGINNING at the North corner of a 93-acre tract of land as described
 in a deed to Raymond Hawthorne recorded in Vol. 124, page 272, Deed
 Records of Kaufman County, Texas, said north corner being marked by a
 steel fence post driven in a Bois d'Arc post; **THENCE** south 45° 00'
 East 2261.00 ft to the east corner of the said 93-acre tract;
THENCE north 44° 46' east passing the west and north corners of a
 76.86-acre tract of land described in a deed to Raymond and Harry
 Hawthorne recorded in Vol. 301, page 193, Deed Records of Kaufman
 County, Texas, in all 1608.80 feet to a Bois d'Arc post at the most
 northerly corner of a 30-acre tract of land described in a deed
 to Reagan and Harry Hawthorne recorded in Vol. 301, page 193 of the
 Kaufman County Deed Records; **THENCE** around said 30-acre tract of land
 in a southeast and southwest direction the following courses and
 distances:

- 1 - South 76° 21' 30" east 858.00 feet;
- 2 - South 23° 08' 30" East 1166.00 feet;
- 3 - South 44° 11' East 229.00 feet;

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distances:

- 1 - South $76^{\circ} 21' 30''$ east 858.00 feet;
- 2 - South $23^{\circ} 08' 30''$ East 1166.00 feet;

4 - South $45^{\circ} 49'$ West 428.00 feet to a Bois d'Arc post at the south corner of the said 30-acre tract; THENCE south $45^{\circ} 25'$ East 1937.50 feet to the west corner of a 96.1-acre tract of land as described in a deed to R.C. Holmes recorded in Vol. 299, page 395 of Kaufman County Deed Records, said west corner being located 29 feet north of the centerline of a Levee; THENCE in an easterly direction with the southerly line of the said 96.1-acre Holmes tract the following courses and distances:

- 1 - North $73^{\circ} 46'$ East 500 feet;
- 2 - South $73^{\circ} 14'$ East 100 feet;
- 3 - South $56^{\circ} 14'$ East 192 feet;
- 4 - South $74^{\circ} 14'$ East 300 feet;
- 5 - South $65^{\circ} 14'$ East 175 feet to a south corner of the said 96.1-acre tract;

THENCE in a southeast direction leaving said 96.1 acre tract and following the toe of a Levee along the northeast line of a 284.9-acre tract of land as described in a deed to Reagan Hawthorne recorded in Vol. 296, page 270 of Kaufman County Deed Records, the following courses and distances:

- 1 - South $20^{\circ} 41'$ East 705.50 feet;
- 2 - South $23^{\circ} 41'$ East 527.80 feet;
- 3 - South $26^{\circ} 29'$ East 689.10 feet to the south corner of a 26-acre tract deeded by W.M. Garrett to the Daugherty Lake Club, said south corner being in an old fence line; THENCE south $54^{\circ} 47'$ West with said fence 139 feet; THENCE south $45^{\circ} 09' 30''$ east along the toe of said Levee 2161.40 feet to a 12-inch Bois d'Arc post at the east corner of the said 284.9-acre tract; THENCE south $44^{\circ} 26' 30''$ west along the toe of a Levee at 1184.60 feet passing the east corner of a 168.50 acre tract of land as described in a deed to Florence H. Stewart recorded in Vol. 295, page 569 of Deed Records of Kaufman County, Texas, in all 1388.10 feet; THENCE south $72^{\circ} 07'$ West at 2145.00 feet passing the common south corner of the said 168.50-acre tract and a 33.3-acre tract of land as described in a deed to Harry Hawthorne recorded in Vol. 377, page 226 of Kaufman County Deed Records, in all 2355 feet to the most southerly corner of the said 33.3-acre tract; THENCE north $81^{\circ} 13'$ West along the south line of the said 33.3-acre tract 2243 feet to its west corner; THENCE south $44^{\circ} 15'$ West along the southeast line of a 232.4-acre tract of land described in a deed to Harry Hawthorne recorded in Vol. 295, page 568 of Kaufman County Deed Records, 1268 feet to its south corner and in the center of the channel of the East Fork of the Trinity River; THENCE up the center of the channel of the said East Fork of the Trinity River with its meanderings the following courses and distances:

- 1 - North $21^{\circ} 45'$ West 610 feet;
- 2 - North $44^{\circ} 15'$ West 261 feet;
- 3 - North $30^{\circ} 30'$ West 430 feet;
- 4 - North $74^{\circ} 00'$ West 355 feet;
- 5 - North $25^{\circ} 15'$ West 247 feet;
- 6 - North $78^{\circ} 30'$ West 365 feet;
- 7 - North $31^{\circ} 00'$ East 380 feet;
- 8 - North $06^{\circ} 15'$ West 750 feet;
- 9 - North $45^{\circ} 00'$ West 240 feet;
- 10 - South $63^{\circ} 30'$ West 112 feet;
- 11 - South $01^{\circ} 00'$ West 300 feet;
- 12 - South $56^{\circ} 45'$ West 520 feet;
- 13 - South $11^{\circ} 30'$ West 220 feet;
- 14 - South $54^{\circ} 45'$ West 188 feet;
- 15 - North $58^{\circ} 30'$ West 208 feet;
- 16 - North $31^{\circ} 45'$ West 615 feet;
- 17 - North $09^{\circ} 45'$ West 700 feet;
- 18 - North $20^{\circ} 30'$ West 640 feet, more or less, to the most westerly

16 - North 31° 45' West 615 feet;
17 - North 09° 45' West 700 feet;
18 - North 20° 30' West 640 feet, more or less, to the most westerly corner of a 232-acre tract of land as described in a deed to Raymond Hawthorne recorded in Vol. 294, page 101 of Kaufman County Deed Records; THENCE north 44° 39' 30" east 76 feet to a point that is located 30 feet east of the East bank of the said East Fork of the Trinity River; THENCE in a northerly direction parallel with and 30 feet easterly from the said east bank of the East Fork of the Trinity River the following courses and distances:

1 - North 20° 30' West 80.50 feet;
2 - North 73° 00' West 281 feet;
3 - North 49° 00' West 364 feet;
4 - North 24° 00' West 523 feet to an iron rod set in an old fence line along the southeast line of Malloy Road; THENCE north 23° 00' West with said East Fork channel 165 feet to the northwesterly corner of the said First Tract; THENCE north 44° 39' 30" East 1056.00 feet to an iron rod set in the center of said Levee at the most north corner of the said First tract; THENCE north 23° 00' West with the center of said Levee 290 feet to the southeasterly corner of the Second Tract as described in deed from J.C. Newton to Raymond Hawthorne, recorded in Vol. 2739, page 573 of Deed Records of Dallas County, Texas; THENCE south 44° 39' 30" West 1116 feet to the southwesterly corner of said Second Tract and in the center of the channel of the East Fork of the Trinity River, THENCE up the center of said channel the following courses and distances:

1 - North 37° 30' West 105 feet;
2 - North 26° 40' west 555 feet;
3 - North 31° 30' West 745 feet;
4 - North 52° 10' West 220 feet;
5 - North 11° 10' West 145 feet;
6 - North 41° 20' East 280 feet;
7 - North 25° 45' West 415 feet;
8 - North 63° 00' East 158 feet;
9 - South 54° 30' East 250 feet;
10 - North 80° 20' East 190 feet;
11 - North 29° 20' East 253 feet;
12 - North 25° 10' West 410 feet;
13 - North 45° 15' West, leaving said A. Nail Survey at the south corner of the said Hannah Wicker Survey in all 860 feet;
14 - North 06° 00' East 350 feet;
15 - North 32° 30' West 185 feet; THENCE north 44° 39' 30" East 605 feet to the northeasterly corner of the Fourth tract as described in deed recorded in Vol. 2739, page 573, and being in the center of a Levee; THENCE south 18° 50' East 609.20 feet to the west corner of a 96-acre tract of land as described in a deed to Raymond Hawthorne recorded in Vol. 2564, page 423, Deed Records of Dallas County, Texas; THENCE north 45° 53' east 587.60 feet the northwest corner of the said 96-acre tract; THENCE south 89° 43' East crossing the Dallas and Kaufman County line and the said Malloy Road in all 1400 feet to the northeast corner of the said 96-acre tract; THENCE south 331 feet the most northerly west corner of a 93-acre tract of land as described in a deed to Raymond Hawthorne recorded in Vol. 124, page 272, Kaufman County Deed Records; THENCE north 45° 00' East 716.70 feet to the place of beginning and containing 1363.82 acres gross, of which 6.96 acres lies in Malloy Road, leaving 1356.86 acres of land net, more or less.

This conveyance is made subject to all easements and other encumbrances 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 CLARENCE BENTLEY, 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 CLARENCE BENTLEY, his

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

WITNESS our hands at this 3rd day of March, 19 72.

Texas,

Witness at request of Grantor:

Glenn E. Shoop
Glenn E. Shoop
Orville C. Rogers
Orville C. Rogers
Jack L. Morton
Jack L. Morton

VOL PAGE

72062 1492

SINGLE ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF Denton

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

GLENN P. SHOOP

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of March A. D. 19 72.

(L. S.)

Notary Public in and for

Denton

County, Texas

STATE OF TEXAS X

COUNTY OF Denton X

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of March, A. D. 1972.Notary Public in and for Denton County,
T E X A S

STATE OF TEXAS X

COUNTY OF Denton X

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of March, A. D. 1972.Notary Public in and for Denton County,
FILED FOR RECORD AT 2:34 O'CLOCK P. M. 2-13 1972 JAMES K. GRAHAM
CLERK COUNTY COURT, KAUFMAN COUNTY, TEXAS - BY J. K. G.

COUNTY OF

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

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

(L. S.)

County Clerk

County, Texas

By _____ Deputy.

