

The State of Texas,

County of DALLAS and KAUFMAN

That We, GLENN P. SHOOP, ORVILLE C. ROGERS and JACK L. MORTON,

VOL 559 PAGE 35

Know All Men by These Presents:

1322

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

to us ~~in hand sold 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,

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 #1550, 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;

VOL PAGE

72062 1489

VOL 559 PAGE 36

distances:

- 1 - South 76° 21' 30" East 859.00 feet;
- 2 - South 23° 08' 30" East 1166.00 feet;
- 3 - South 23° 08' 30" East 1166.00 feet;
- 4 - South 45° 49' West 428.00 feet to a Bold d'Arc post at the south corner of the said 30-acre tract;

THENCE south 45° 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° 46' East 500 feet;
- 2 - South 73° 14' East 100 feet;
- 3 - South 56° 14' East 192 feet;
- 4 - South 74° 14' East 300 feet;
- 5 - South 65° 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° 41' East 705.50 feet;
- 2 - South 23° 41' East 527.80 feet;
- 3 - South 26° 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° 47' West with said fence 139 feet; THENCE south 45° 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° 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° 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° 13' West along the south line of the said 33.3-acre tract 2243 feet to its west corner; THENCE south 44° 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° 45' West 610 feet;
- 2 - North 44° 15' West 261 feet;
- 3 - North 30° 30' West 430 feet;
- 4 - North 74° 00' West 355 feet;
- 5 - North 25° 15' West 247 feet;
- 6 - North 78° 30' West 365 feet;
- 7 - North 31° 00' East 380 feet;
- 8 - North 06° 15' West 750 feet;
- 9 - North 45° 00' West 240 feet;
- 10 - South 63° 30' West 112 feet;
- 11 - South 01° 00' West 300 feet;
- 12 - South 56° 45' West 520 feet;
- 13 - South 11° 30' West 220 feet;
- 14 - South 54° 45' West 188 feet;
- 15 - North 58° 30' West 208 feet;
- 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

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:

MS
ack
Jm
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 38° 08' West 290.8 feet; 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

Texas,

, 19 72.

Witness at request of Grantor:

VOL PAGE
72062 1492

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

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,
T E X A S
FILED FOR RECORD AT 2:34 O'CLOCK P. M. 3-13 1972 JAMES K. GRAHAM
CLERK COUNTY COURT, KAUFMAN COUNTY, TEXAS - BY V. Egan

COUNTY OF

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

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

(L. S.)

County Clerk

County, Texas

By _____, Deputy.

VOL. PAGE

72062 1493

557/35

1322

125

Warranty Deed
INDEXED
Compared

FROM
Glenn P. Hoop, et al.

TO
Clarence Bentley

FILED FOR RECORD

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

County Clerk

By *J. D. Bentley*
Deputy
FILED FOR RECORD
MAR 13 1972
JIMMY GRAHAM
COUNTY CLERK
DEPUTY

By *472*
Deputy
Recording Fee \$_____
This instrument should be filed immediately with
the County Clerk for Record.

Return to:
CLARENCE BENTLEY
1135 First Nat. Bank Bldg.
DALLAS, TEXAS 75202

The Office Company, Publishers, Dallas

STATE OF TEXAS COUNTY OF DALLAS
I hereby certify that this instrument was filed on the
date and time stamped hereon by me and was duly re-
corded in the volume and page of the named records
of Dallas County, Texas as stamped hereon by me.

MAR 28 1972



John E. Ellis
COUNTY CLERK, Dallas County, Texas

712 MAR 28 AM 8:56

John E. Ellis
COUNTY CLERK
DALLAS COUNTY

VOL PAGE
72062 1494

THE STATE OF TEXAS }
COUNTY OF KAUFMAN }
I, Jimmy Graham, Clerk of the County Court in
and for Kaufman County, Texas, do hereby certify
that this instrument was FILED FOR RECORD and
RECORDED in the volume and page of the named
record and at the time and date as stamped hereon
by me.



Jimmy Graham

COUNTY CLERK OF
KAUFMAN COUNTY, TEXAS

RECORDS:
☒ DEED ☐ D.T. ☐ M.M.L.
VOL 557 PAGE 35

OFFICIAL