

That, L. G. HARDAWAY AND WIFE, MARION HARDAWAY

8065
124-2

of the County of Denton State of Texas, for and in consideration of

the sum of -----
Twelve Thousand Eight Hundred Twenty and No/100 (\$12,820.00) --DOLLARS,

to us in hand paid by the City of Denton, Texas, receipt of which is hereby fully acknowledged

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
the City of Denton, Texas
of the County of Denton, State of Texas, ~~ADMINISTRATOR~~

All that certain tract or parcel of land situated in Denton County, Texas and being part of the N. H. Meisenheimer Survey, Abstract No. 810 more particularly described by metes and bounds as follows:
COMMENCING at southwest corner of N. H. Meisenheimer Survey; THENCE east 260.5 feet; THENCE north 52° 21' east 995.0 feet; THENCE north 61° 40' west 550.0 feet; THENCE north 2° 19' east 1,269.0 feet; THENCE south 89° 42' east 550.0 feet to the place of beginning of herein described tract;
THENCE south 0° 10' west 500 feet, along a fence line to an iron pin for corner;
THENCE south 89° 32' east 278.3 feet to an iron pin for corner;
THENCE north 0° 10' east 500 feet along a fence line to an iron pin for corner;
THENCE north 89° 42' west 278.3 feet to the place of beginning and containing 3.191 acres of land, more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said City of Denton, Texas its successors

~~ours~~ 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 City of Denton, Texas, its successors

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

Witness our hand at Denton, Texas
this day of May, A. D. 1974

Witness at Request of Grantor:

L. G. HARDAWAY

MARION HARDAWAY

County of DENTON

11378

124-5

That WE, A. J. JONES, JR. and wife, VIVIAN JONES

of the County of Denton, State of Texas for and in consideration of the sum of

NINETEEN THOUSAND AND NO/100 (\$19,000.00) DOLLARS,

to us cash in hand paid by CITY OF DENTON of Denton, Texas, the receipt of which is hereby fully acknowledged,

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

CITY OF DENTON of Denton, Texas

of the County of Denton, State of Texas all that certain

lot, tract or parcel of land situated in Denton County, Texas, and being part of the Nelson H. Meisenheimer Survey, Patent No. 121, Vol. 6, and being part of a 74.6 acre tract out of said Survey described in deed from Lee R. McDonald and wife, Virgie McDonald to Roy A. Bentley dated November 1, 1944 and recorded in Vol. 310, Page 534, Deed Records of Denton County, Texas, and being a part of a 10.25 acre tract out of said 74.6 acre tract conveyed to A. J. Jones, Jr. and wife, Vivian Jones by deed recorded in Vol. 418, Page 464, Deed Records of Denton County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at an iron pin 1743.6 feet East and 1617.55 feet South of the Northwest corner of said Nelson H. Meisenheimer Survey;

THENCE North 587.0, feet along fence line to an iron pin for corner;

THENCE North 64°, 28' East, 308.2 feet to an iron pin for corner;

THENCE South 722.2 feet along fence line to an iron pin for corner;

THENCE North 89°, 32' West, 278.3 feet to the PLACE OF BEGINNING, and containing 4.182 acres of land, more or less.

That Jeanne Outtrim, a widow, Donald D. Webb and wife, Zan Webb

of the County of Denton State of Texas, for and in consideration of

the sum of -----
Eighty Five Thousand and No/100 (\$85,000.00)-----DOLLARS,

to US in hand paid by the City of Denton, Texas, a Municipal Corporation

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
City of Denton, Texas, a Municipal Corporation

of the County of Denton, State of Texas, all that certain tract or parcel of land in the County of Denton, State of Texas, being a part of a certain 128 acre tract of land in the Robert Beaumont Survey, Abstract No. 31, conveyed by Nettie Egan, Receiver to J. H. Briscoe by deed dated February 8, 1946, of record in Volume 321, Page 590 of the Deed Records of Denton County, Texas, described by metes and bounds as follows, to-wit:

BEGINNING at a point in the west line of said Beaumont Survey and the west line of said 128 acres 571.28 feet south of the northwest corner of said survey and tract;

THENCE east parallel to the north line of said survey 1525 feet to a stake in the east line of said 128 acres;

THENCE south along the east line of said 128 acres, parallel to the west line of said survey, 571.28 feet to a stake;

THENCE west parallel to the north line of said survey 1525 feet to a point in the west line of said survey and tract;

THENCE north along the west line of said survey 571.28 feet to the place of beginning and containing 20 acres of land.

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

Municipal Corporation, its successors

~~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 City of Denton, Texas, a Municipal Corporation, its successors

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

Witness our hands at Denton, Texas

this 30th day of January, A. D. 1973

Witnesses at Request of Grantor:

Jeanne Outtrim
JEANNE OUTTRIM
Donald D. Webb
DONALD D. WEBB
Zan Webb
ZAN WEBB

50-4

That Jeanne Outtrim, a widow

of the County of Denton State of Texas, for and in consideration of

the sum of -----
Eighty Five Thousand and No/100 (\$85,000.00)-----DOLLARS,

to me in hand paid by the City of Denton, Texas, a Municipal Corporation

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

of the County of Denton, State of Texas, all that certain
tract or parcel of land in the County of Denton, State of Texas, being
a part of a certain 128 acre tract of land in the Robert Beaumont Sur-
vey, Abstract No. 31, conveyed by Nettie Egan, Receiver to J. H. Briscoe
by deed dated February 8, 1946, of record in Volume 321, Page 590 of the
Deed Records of Denton County, Texas, described by metes and bounds as
follows, to-wit:

BEGINNING at the northwest corner of said Beaumont Survey being the north-
west corner of said 128 acres;
THENCE east along the north line of said survey 1525 feet to a stake at
the northeast corner of said 128 acres;
THENCE south along the east line of said 128 acres parallel to the west
line of said survey, 571.28 feet to a stake;
THENCE west parallel to the north line of said survey 1525 feet to a
point in the west line of said survey;
THENCE north along the west line of said survey 571.28 feet to the place
of beginning and containing 20 acres of land.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights
and appurtenances thereto in anywise belonging unto the said City of Denton, Texas,
a Municipal Corporation, its successors
~~and~~ and assigns forever; and I do hereby bind myself, my
heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises
unto the said City of Denton, Texas, its successors
~~and~~ and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part
thereof.

Witness my hand at Denton, Texas
this 30th day of January, A. D. 1973

Witness on Request of Grantor:

Jeanne Outtrim
JEANNE OUTTRIM

County of DENTON

50-2

9304

That J. H. BRISCOE, a/k/a JAMES HUGHES BRISCOE, A SINGLE MAN, INDIVIDUALLY AND AS TRUSTEE FOR THE ESTATE OF LILLIE E. BRISCOE, DECEASED AND AS INDEPENDENT EXECUTOR OF ESTATE OF LILLIE E. BRISCOE, DECEASED

of the County of Denton, State of Texas for and in consideration of the sum of Two Hundred Ten Thousand, Five Hundred And Fifty And No/100 (\$210,550.00) - DOLLARS.

to him in hand paid by the City of Denton, Texas, cash, the receipt of which is hereby acknowledged

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said City of Denton, Texas, a Municipal Corporation

of the County of Denton, State of Texas all that certain 42.155 acre tract, or parcel of land situated in the Robert Beaumont Survey, Abstract No. 31, City and County of Denton, Texas, said tract being part of that tract conveyed to J. H. Briscoe by deed recorded in Volume 321, Page 590 of the Deed Records of Denton County, Texas, said tract being futher described herein by metes and bounds as follows:

BEGINNING for the northwest corner of this, at a steel rod set in the eastern line of Bonnie Brae Street, said point lying east 26.5 feet and 1733.3 feet southerly of the northwest corner of the aforementioned J. H. Briscoe Tract;

THENCE north 89° 57' east 1461.6 feet to a steel rod set in the east line of the said J. H. Briscoe Tract;

THENCE south 0° 52' east 1100.4 feet to the northeast corner of 5 acre tract called McDonald and Whitehead Tract, a steel rod found;

THENCE north 89° 06' 30" west at 227.5 feet the northwest corner of said 5 acre tract, overall 488.1 feet to a steel rod;

THENCE south 03° 03' west 1061.9 feet to a steel rod set in the eastern line of Bonnie Brae Street;

THENCE north 89° 56' 30" west 1861.96 feet with the said eastern line of Bonnie Brae Street to the place of beginning.

That James Hughes Briscoe, a/k/a J. H. Briscoe, not being joined herein by my wife as this property constitutes no part of our homestead,

of the County of Denton, State of Texas for and in consideration of the sum of One Hundred Thousand and No/100 (\$100,000.00)

DOLLARS.

to him paid, and secured to be paid, by the City of Denton, Texas

as follows:

Twenty-Nine Thousand Dollars (\$29,000.00) cash in hand paid, the receipt of which is hereby fully acknowledged; and the balance of Seventy-One Thousand Dollars (\$71,000.00) on or before the 1st day of May, 1970, as evidenced by a promissory note executed by the Mayor of the City of Denton, Texas to said James Hughes Briscoe which note bears even date herewith;

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

of the County of Denton, State of Texas all that certain

lot, tract or parcel of land lying and being situated in the City and County of Denton, State of Texas, being a part of the Robert Beaumont Survey, Abstract No. 31, being part of the remaining 82.63 acres of an original 128 acre tract conveyed by W. A. Alexander to J. H. Briscoe by deed dated February 8, 1946, and recorded in Volume 321, Page 590 of the Deed Records of Denton County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin set in the east right of way line of Bonnie Erae Street, said point of beginning being 26.5 feet east and 1,142.56 feet south of the northwest corner of the abovementioned 128 acre tract;

THENCE east with the south boundary line of a tract conveyed by J. H. Briscoe to Jerome Guttrik by deed dated March 15, 1960, and recorded in Volume 454, Page 568 of the Deed Records of Denton County, Texas, 1,174.4 feet to an existing iron pin set at the southeast corner of said Guttrik tract, to a point for a corner in the east boundary line of said 128 acre tract;

THENCE north with the east boundary line of said 128 acre tract, 590.74 feet, more or less, to a point for a corner 590.74 feet north of and perpendicular to the south boundary line of said Guttrik tract;

THENCE south 590.74 feet south of and parallel with the south boundary line of said Guttrik tract, 1,174.4 feet, more or less, to a point for a corner in the east boundary line of said Bonnie Erae Street;

THENCE north with the east right of way line of said Bonnie Brae Street, 590.74 feet, more or less, to the place of beginning and containing 20.000 acres of land, more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said City of Denton, Texas, its successors

and assigns forever; and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said City of Denton, Texas, its successors

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

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

Witness my hand at Denton, Texas this 1st day of May, A.D. 1969

Page 1 of 2

James H. [Signature]
JAMES H. [Name]
[Address]

City of DENTON

That SAN MARCOS INVESTMENTS, INC.

of the County of Orange, State of North Carolina for and in consideration of

the sum of -----

ONE HUNDRED EIGHTY THOUSAND EIGHT HUNDRED FIFTY SIX AND NO/100 DOLLARS,

to it in hand paid by CITY OF DENTON, TEXAS, a Municipal Corporation, the receipt of which is hereby fully acknowledged,

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

of the County of Denton, State of Texas all that certain 45.214 acre tract, or parcel of land situated in the R. Beaumont Survey, Abstract No. 31, City and County of Denton, Texas; said tract being part of that 106.64 acre tract of land as described in deed from D. C. Sockwell and wife, Sallie Sockwell, to J. W. Scott, as recorded in Volume 325, Page 387, Deed REcords of Denton County, Texas; said tract being further described herein by metes and bounds as follows:

BEGINNING for the southwest corner of this, at a steel rod found in the west line of aforementioned 106.64 acre tract, said point being the eastern southeast corner of that 41.14 acre tract of land described in deed from J. H. Friscoe to the City of Denton dated June 5, 1972 and recorded in Volume 647, Page 245, of the Deed REcords of Denton County, Texas;

THENCE South 89° 06' 30" East 659.6 feet to a steel rod set;

THENCE North 0° 53' West 2556.4 feet to a steel rod set;

THENCE North 62° 15' east 665.4 feet to a steel rod found at the north- west corner of aforementioned 106.64 acre tract;

THENCE North 89° 02' west 1257.0 feet along the northern line of afore- mentioned 106.64 acre tract to a steel rod set at the northwestern corner of said 106.64 acre tract;

THENCE South 0° 30' West 1143.7 feet to a steel rod found at the southeast corner of that 10.82 acre tract described in deed from J. H. Friscoe to the City of Denton dated May 1, 1966, and recorded in Volume 325, Page 387, Deed REcords of Denton County, Texas;

THENCE South 1° 01' east 590.75 feet along the western line of said
06.64 acre tract to a steel rod found at the corner common as southeast
corner of 19.82 acre tract and northeast corner of said 41.14 acre tract;
THENCE South 0° 52' east 1100.4 feet with fence line to the place of
beginning.

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

successors ^{es}
~~and~~ and assigns forever; and it do hereby bind its successors and assigns

~~to~~ to Warrant and Forever Defend all and singular the said premises unto the
said City of Denton, Texas, its successors

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

Witness its hand at Chapel Hill, North Carolina this 14th day of
December, A.D. 1972.

SAN MARCOS INVESTMENTS, INC.

By: *John W. Spott, Jr.*
President

THE STATE OF TEXAS,

County of DENTON

Know All Men By These Presents:

22496

47-1

That SAN MARCOS INVESTMENTS, INC.

of the County of Orange, State of North Carolina for and in consideration of

the sum of ONE HUNDRED EIGHTY THOUSAND EIGHT HUNDRED FIFTY SIX AND NO/100 DOLLARS,

to it in hand paid by CITY OF DENTON, TEXAS, a Municipal Corporation, the receipt of which is hereby fully acknowledged,

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

of the County of Denton, State of Texas all that certain 45.214 acre tract, or parcel of land situated in the R. Beaumont Survey, Abstract No. 31, City and County of Denton, Texas; said tract being part of that 106.64 acre tract of land as described in deed from D. C. Sockwell and wife, Sallie Sockwell, to J. W. Scott, as recorded in Volume 325, Page 387, Deed REcords of Denton County, Texas; said tract being further described herein by metes and bounds as follows:

BEGINNING for the southwest corner of this, at a steel rod found in the west line of aforementioned 106.64 acre tract, said point being the eastern southeast corner of that 41.14 acre tract of land described in deed from J. H. Briscoe to the City of Denton dated June 5, 1972 and recorded in Volume 647, Page 245, of the Deed REcords of Denton County, Texas;

THENCE South 89° 06' 30" East 659.6 feet to a steel rod set;

THENCE North 0° 51' West 2556.4 feet to a steel rod set;

THENCE North 62° 15' east 665.4 feet to a steel rod found at the north-east corner of aforementioned 106.64 acre tract;

THENCE South 89° 02' west 1257.0 feet along the northern line of aforementioned 106.64 acre tract to a steel rod set at the northwestern corner of said 106.64 acre tract;

THENCE South 0° 57' 30" East 1143.7 feet to a steel rod found at the northeast corner of that 19.82 acre tract described in deed from J. H. Briscoe to the City of Denton dated May 1, 1969, and recorded in Volume 584, Page 167, of the Deed REcords of Denton County, Texas;

(PROPERTY DESCRIPTION CONTINUED ON REVERSE SIDE HEREOF:

THENCE South 1° 01' east 590.75 feet along the western line of said 106.64 acre tract to a steel rod found at the corner common as southeast corner of 19.82 acre tract and northeast corner of said 41.14 acre tract; THENCE South 0° 52' east 1100.4 feet with fence line to the place of beginning.

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

successors ~~and assigns~~ forever; and it do ^{es} hereby bind its successors and assigns

~~to~~ to Warrant and Forever Defend all and singular the said premises unto the said City of Denton, Texas, its successors

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

Witness its hand at Chapel Hill, North Carolina this 14th day of December, A.D. 1972.

SAN MARCOS
COUNTY
CLERK
ELEANOR SCOTT ROUSE

Attest:
Eleanor Scott Rouse

SAN MARCOS INVESTMENTS, INC.
By: John W. Scott, Jr.
President

Owner Policy
of Title
Insurance

County of DENTON

50-2

9304

That J. H. BRISCOE, a/k/a JAMES HUGHES BRISCOE, A SINGLE MAN, INDIVIDUALLY AND AS TRUSTEE FOR THE ESTATE OF LILLIE E. BRISCOE, DECEASED AND AS INDEPENDENT EXECUTOR OF ESTATE OF LILLIE E. BRISCOE, DECEASED

of the County of Denton, State of Texas for and in consideration of

the sum of Two Hundred Ten Thousand, Five Hundred And Fifty And No/100 (\$210,550.00) - DOLLARS,

to him in hand paid by the City of Denton, Texas, cash, the receipt of which is hereby acknowledged

Handwritten calculations: 152192, 590.74, 32536, 7252, 262156, 57178, 571.28, 3744.28

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

City of Denton, Texas, a Municipal Corporation

of the County of Denton, State of Texas all that certain 42.133 acre tract, or parcel of land situated in the Robert Beaumont Survey, Abstract No. 31, City and County of Denton, Texas, said tract being part of that tract conveyed to J. H. Briscoe by deed recorded in Volume 321, Page 590 of the Deed Records of Denton County, Texas, said tract being futher described herein by metes and bounds as follows:

BEGINNING for the northwest corner of this, at a steel rod set in the eastern line of Bonnie Brae Street, said point lying east 26.5 feet and 1733.3 feet southerly of the northwest corner of the aforementioned J. H. Briscoe Tract;

THENCE north 89° 57' east 1461.6 feet to a steel rod set in the east line of the said J. H. Briscoe Tract;

THENCE south 0° 52' east 1100.4 feet to the northeast corner of 5 acre tract called McDonald and Whitehead Tract, a steel rod found;

THENCE north 89° 06' 30" west at 227.5 feet the northwest corner of said 5 acre tract, overall 488.1 feet to a steel rod;

THENCE south 63° 03' west 1081.9 feet to a steel rod set in the eastern line of Bonnie Brae Street;

THENCE north 0° 56' 30" west 1581.96 feet with the said eastern line of Bonnie Brae Street to the place of beginning.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said City of Denton, Texas, a Municipal Corporation, its successors and

~~heirs and~~ assigns forever; and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said City of Denton, Texas, its successors

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

Witness my hand at Denton, Texas this 5TH day of June, A.D. 19 72

Witnesses at Request of Grantor:

J. H. Briscoe
J. H. BRISCOE, a/k/a JAMES HUGHES BRISCOE, A SINGLE MAN, INDIVIDUALLY AND AS TRUSTEE FOR THE ESTATE OF LILLIE E. BRISCOE, DECEASED AND AS INDEPENDENT EXECUTOR OF ESTATE OF LILLIE E. BRISCOE, DECEASED

THE STATE OF TEXAS }
COUNTY OF DENTON }

BY THIS AGREEMENT AND CONTRACT,

5783

James Hughes Briscoe, a/k/a J. H. Briscoe, hereinafter called Seller, hereby sells and agrees to convey unto The City of Denton, Texas, hereinafter called Purchaser, the following described property: Lying and situated in the City and County of Denton, State of Texas, being all that certain lot, tract or parcel of land lying and being situated in the City and County of Denton, State of Texas, being a part of the Robert Beaumont Survey, Abstract No. 31, and being part of the remaining 82.63 acres of an original 128 acre tract conveyed by W. A. Alexander to J. H. Briscoe by deed dated February 8, 1946, and recorded in Volume 321, Page 590 of the Deed Records of Denton County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at a point in the east right of way line of Bonnie Brae Street, said point of beginning being 26.5 feet east and 1,733.30 feet south of the original northwest corner of the abovementioned 128 acre tract;

THENCE south 89° 26' east 1,475.1 feet, more or less, to a point for a corner in the east boundary line of said 128 acre tract;

THENCE south 0° 16' east with the east boundary line of said 128 acre tract, 880.76 feet to a point for a corner;

THENCE south 63° 29' west, 1,657.96 feet, more or less, to a point for a corner in the east right of way line of Bonnie Brae Street;

THENCE north 0° 20' west with the east right of way line of said Bonnie Brae Street, 1,631.96 feet to the place of beginning and containing 45 acres of land, more or less.

and being that same tract described in an option to purchase by and between the parties hereto, executed the 1st day of May, A. D. 1969.

The total sales price is Two Hundred and Twenty-Five Thousand and no/100 (\$225,000.00) Dollars to be paid in cash on or before the expiration of six (6) months from the date of this agreement, and to further bind this sale, as additional consideration, Purchaser agrees to pay Seller the amount of money equal to interest on the sales price at the rate of 6% per annum for the period of time between the date of this agreement and the date the sales price is paid or tendered for payment.

Seller is to furnish Purchaser an owners policy of title insurance, tax certificates showing no delinquent taxes, (current

taxes, insurance and rents, if any, to be prorated to date of closing) a General Warranty Deed conveying good and marketable title subject only to any easements of record.

It is understood by and between the parties hereto that this agreement exercises the option described above, and grants Purchaser an extended period to make payment of the sales price.

The Owner's Policy of Title Insurance to be furnished hereunder is to be delivered as and when the sale is closed, which shall be within six (6) months from date hereof unless attorneys for said Title Company discover objections to title, in which case sale is to be closed when objections are removed, provided the objections are removed within a reasonable time, which in no event shall extend beyond seven (7) months from date hereof. It is agreed that by the delivery of Owner's Policy of Title Insurance (form prescribed by State Board of Insurance of the State of Texas) under the terms of this contract, dated as of the date of closing and issued to Purchaser in the amount of the total sales price, guaranteeing Purchaser's title to be good and indefeasible, all duties of the Seller as to the sufficiency of title required hereunder shall be deemed to be fully performed by Seller, however, Seller shall not thereby be released from the warranties of his deed.

Upon failure of Purchaser to comply herewith, Seller may enforce specific performance. If title is found objectionable and is not cleared within the time herein provided, or upon failure of Seller to comply herewith for any other reason, Purchaser may either enforce specific performance hereof or seek such other relief as may be provided by law.

EXECUTED in multiple copies this the ^{1st} ~~7th~~ day of May, 1971.

CITY OF DENTON, TEXAS, PURCHASER



Alexander M. Finlay, Jr.
ALEXANDER M. FINLAY, JR., MAYOR

James Hughes Briscoe
JAMES HUGHES BRISCOE, SELLER

THE STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared Alexander M. Finlay, Jr., Mayor of the City of Denton, Texas, and signing as an official act of said Council and known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Council, and that he executed the same as the act of such Council for the purposes and consideration therein expressed, and in the capacity therein stated.



GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3rd day of May, A. D. 1971.



NOTARY PUBLIC IN AND FOR
DENTON COUNTY, TEXAS

* * * * *
THE STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, in and for said County, Texas, on this day personally appeared James Hughes Briscoe 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 3rd day of May, A. D. 1971.



NOTARY PUBLIC IN AND FOR
DENTON COUNTY, TEXAS

County of DENTON

11378

124-5

That WE, A. J. JONES, JR. and wife, VIVIAN JONES

of the County of Denton, State of Texas for and in consideration of

the sum of NINETEEN THOUSAND AND NO/100----- (\$19,000.00)----- DOLLARS,

to us cash in hand paid by CITY OF DENTON of Denton, Texas, the receipt of which is hereby fully acknowledged,

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

CITY OF DENTON of Denton, Texas

of the County of Denton, State of Texas all that certain lot, tract or parcel of land situated in Denton County, Texas, and being part of the Nelson H. Meisenheimer Survey, Patent No. 121, Vol. 6, and being part of a 74.6 acre tract out of said Survey described in deed from Lee R. McDonald and wife, Virgie McDonald to Roy A. Bentley dated November 1, 1944 and recorded in Vol. 310, Page 534, Deed Records of Denton County, Texas, and being a part of a 10.25 acre tract out of said 74.6 acre tract conveyed to A. J. Jones, Jr. and wife, Vivian Jones by deed recorded in Vol. 418, Page 464, Deed Records of Denton County, Texas, and more particularly described by metes and bounds as follows:

- BEGINNING at an iron pin 1743.6 feet East and 1617.55 feet South of the Northwest corner of said Nelson H. Meisenheimer Survey;
- THENCE North 587.0 feet along fence line to an iron pin for corner;
- THENCE North 64°, 28' East, 308.2 feet to an iron pin for corner;
- THENCE South 722.2 feet along fence line to an iron pin for corner;
- THENCE North 89°, 32' West, 278.3 feet to the PLACE OF BEGINNING, and containing 4.182 acres of land, more or less.

EXHIBIT "A"

Lawyers Title Insurance Corporation

A STOCK COMPANY HOME OFFICE - RICHMOND, VIRGINIA GF# 41173

Attached to and made a part of Lawyers Title Insurance Corporation Owner's P-595-951
Type of Policy or Binder

Schedule A, Item 2:

The land referred to in this policy is described as follows:

All that certain lot, tract or parcel of land situated in Denton County, Texas, and being part of the Nelson H. Meisenheimer Survey, Patent No. 121, Volume 6, and being part of a 74.6 acre tract out of said survey described in deed from Lee R. McDonald and wife, Virgie McDonald to Roy A. Bentley, dated November 1, 1944, and recorded in Volume 310, page 534, Deed Records of Denton County, Texas, and being a part of a 10.25 acre tract out of said 74.6 acre tract conveyed to A. J. Jones, Jr. and wife, Vivian Jones by deed recorded in Volume 418, page 464, Deed Records of Denton County, Texas, and more particularly described by metes and bounds as follows:

BEGINNING at an iron pin 1743.6 feet East and 1617.55 feet South of the Northwest corner of said Nelson H. Meisenheimer Survey;

THENCE North 587.0 feet along fence line to an iron pin for corner;

THENCE North 64° 28' East, 308.2 feet to an iron pin for corner;

THENCE South 722.2 feet along fence line to an iron pin for corner;

THENCE North 89° 32' West, 278.3 feet to the Place of Beginning.

Countersigned at DENTON, TEXAS

this 7 day of June, 19 73
LAWYERS TITLE AGENCY OF DENTON, INC.



Lawyers Title Insurance Corporation

George V. Scott President.

ATTEST:

Clifford B. Hunt
Secretary.

Matthys M. Luse
Authorized Officer or Agent

THE STATE OF TEXAS, }
COUNTY OF DENTON

Know All Men By These Presents: 4636

20-1

That James Hughes Briscoe, a/k/a J. H. Briscoe, not being joined herein by my wife as this property constitutes no part of our homestead,

of the County of Denton, State of Texas for and in consideration of the sum of One Hundred Thousand and No/100 (\$100,000.00) ----- DOLLARS,

to him paid, and secured to be paid, by the City of Denton, Texas as follows:

Twenty-Nine Thousand Dollars (\$29,000.00) cash in hand paid, the receipt of which is hereby fully acknowledged; and the balance of Seventy-One Thousand Dollars (\$71,000.00) on or before the 1st day of May, 1970, as evidenced by a promissory note executed by the Mayor of the City of Denton, Texas to said James Hughes Briscoe which note bears even date herewith;

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

of the County of Denton, State of Texas all that certain

lot, tract or parcel of land lying and being situated in the City and County of Denton, State of Texas, being a part of the Robert Beaumont Survey, Abstract No. 31, being part of the remaining 82.63 acres of an original 128 acre tract conveyed by W. A. Alexander to J. H. Briscoe by deed dated February 8, 1946, and recorded in Volume 321, Page 590 of the Deed Records of Denton County, Texas, and being more particularly described as follows, to-wit:

BEGINNING at an iron pin set in the east right of way line of Bonnie Brae Street, said point of beginning being 26.5 feet east and 1,142.56 feet south of the northwest corner of the abovementioned 128 acre tract;

THENCE east with the south boundary line of a tract conveyed by J. H. Briscoe to Jeanne Outtrim by deed dated March 15, 1960, and recorded in Volume 454, Page 568 of the Deed Records of Denton County, Texas, 1,474.4 feet to an existing iron pin set as the southeast corner of said Outtrim tract, to a point for a corner in the east boundary line of said 128 acre tract;

THENCE south with the east boundary line of said 128 acre tract, 590.74 feet, more or less, to a point for a corner 590.74 feet north of and perpendicular to the south boundary line of said Outtrim tract;

THENCE west 590.74 feet south of and parallel with the south boundary line of said Outtrim tract, 1,475.1 feet, more or less, to a point for a corner in the east right of way line of said Bonnie Brae Street;

THENCE north with the east right of way line of said Bonnie Brae Street, 590.74 feet, more or less, to the place of beginning and containing 20.000 acres of land, more or less.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said City of Denton, Texas, its successors

~~here~~ and assigns forever; and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said City of Denton, Texas, its successors

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

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

Witness my hand at Denton, Texas this 1st day of May, A.D. 19 69

Witnesses at Request of Grantor:

James Hughes Briscoe
JAMES HUGHES BRISCOE A/K/A
J. H. BRISCOE