

No. *6740*

ABSTRACT OF TITLE

TO

All of FOREST HILLS, an Addition to
the City of Dallas, Texas

Compiled for

H. W. BROUSE

BY

DUNLAP ABSTRACT CO.

Land Title Specialists

Murphy-Belanz Building

DALLAS, TEXAS

10th Day of June, 1923

FRANK B. DUNLAP, President

HOYCE F. FARRAR, Secretary

GEO. P. DUNLAP, Vice-President

We Strive to Render Prompt and Efficient
Service in furnishing a Complete, Accu-
rate and Dependable History of the Title

GRANTORS:

Wayne Gates and wife, Annie B Gates

GRANTEE:

Leon L Fechenbach

INSTRUMENT: General Warranty Deed, dated May 26th, 1923.

FILED: May 28th, 1923 and recorded in Vol 1019 Page 359 of the Deed Records of Dallas County, Texas.

CONSIDERATION: \$35,000.00 paid and secured to be paid as follows: \$35,000.00 cash to us in hand paid, receipt of which is hereby acknowledged; it being further provided that said property is subject to a lien securing 6 certain notes of even date herewith 5 notes for \$15,000.00 each due on or before 1, 2, 3, 4 and 5 years respectively after date and one note for \$78,430.00 due and payable on or before 6 years after date, executed by Wayne Gates to order of White Rock Land Company providing for 6% per annum semi-annual interest, and providing for acceleration of maturity and for 10% additional as attorney fees, secured by vendor's lien and Deed of Trust to Charles L Maillot, Trustee; it being specially understood however, that said grantee takes subject to said interest but in no wise assumes the payment of said notes

1019
- 359

ACKNOWLEDGMENT: Taken by Myrtle Crouch, N P D C T May 26th, 1923 and in compliance with the Statutes.

DESCRIPTION OF PROPERTY

SITUATED in County of Dallas, State of Texas, and being part of the C A Lovejoy Survey No. 4 and the residue of the land conveyed to John V Hughes and wife, Robert Nicholson and wife, and William Doran to White Rock Land Company by deed dated July 5th, 1913, and recorded in Vol 583 page 405 Deed Records of Dallas County Texas, more particularly described as follows:

Page No. 98

DUNLAP ABSTRACT COMPANY

MURPHY-BOLANZ BUILDING

DALLAS, TEXAS

BEGINNING at a stake 32 ft S 18d 30m W from the N corner of said Lovejoy Survey; THENCE with the Dallas-Garland Road, known as the Bankhead Highway, S 32d 46m W 2738 ft; THENCE with said Highway S 48d 11m W 819.2 ft; THENCE with said Highway S 71d 40m W 479.7 ft; THENCE with said Highway S 51d 20m W 403.6 ft to a stake for corner a public road; THENCE with said road S 42d 26m E 261.7 ft; THENCE with said road S 8d 44m W 1085.1 ft to the S W line of the said Lovejoy Survey and the N E line of the Wm Jones Sur THENCE S 46d 49m E 1905.8 ft along a public road to the right of way of the G C & S F R R track; said point being 75 feet from the center line of said R R track; THENCE with said right of way line N 50 d 12m E 3647.2 ft to a public road for cor; THENCE with the NW line of said road N 46d 16m W 529 ft for cor; THENCE N 39d 56m E 1703.5 ft to a point 13 feet S 45 W from the N E line of said Lovejoy Survey; THENCE parallel with said line of said Survey N 47d 35m W 3239 ft to the place of beginning, containing by actual survey 375.86 acres.

\$35/00 Rev Stamps cancelled.

Page No. 99

DUNLAP ABSTRACT COMPANY
MURPHY-BOLANZ BUILDING
DALLAS, TEXAS

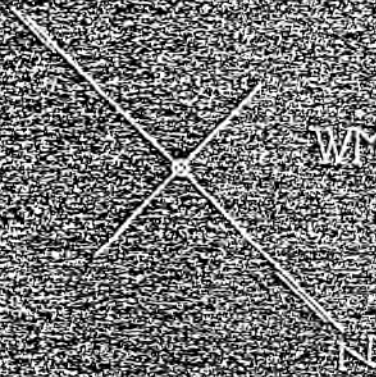
PAGE _____

ABSTRACT No. _____

DIAMURDOCK

WYJONES

BT NANNY



WATER ROCK

DRIBYDN

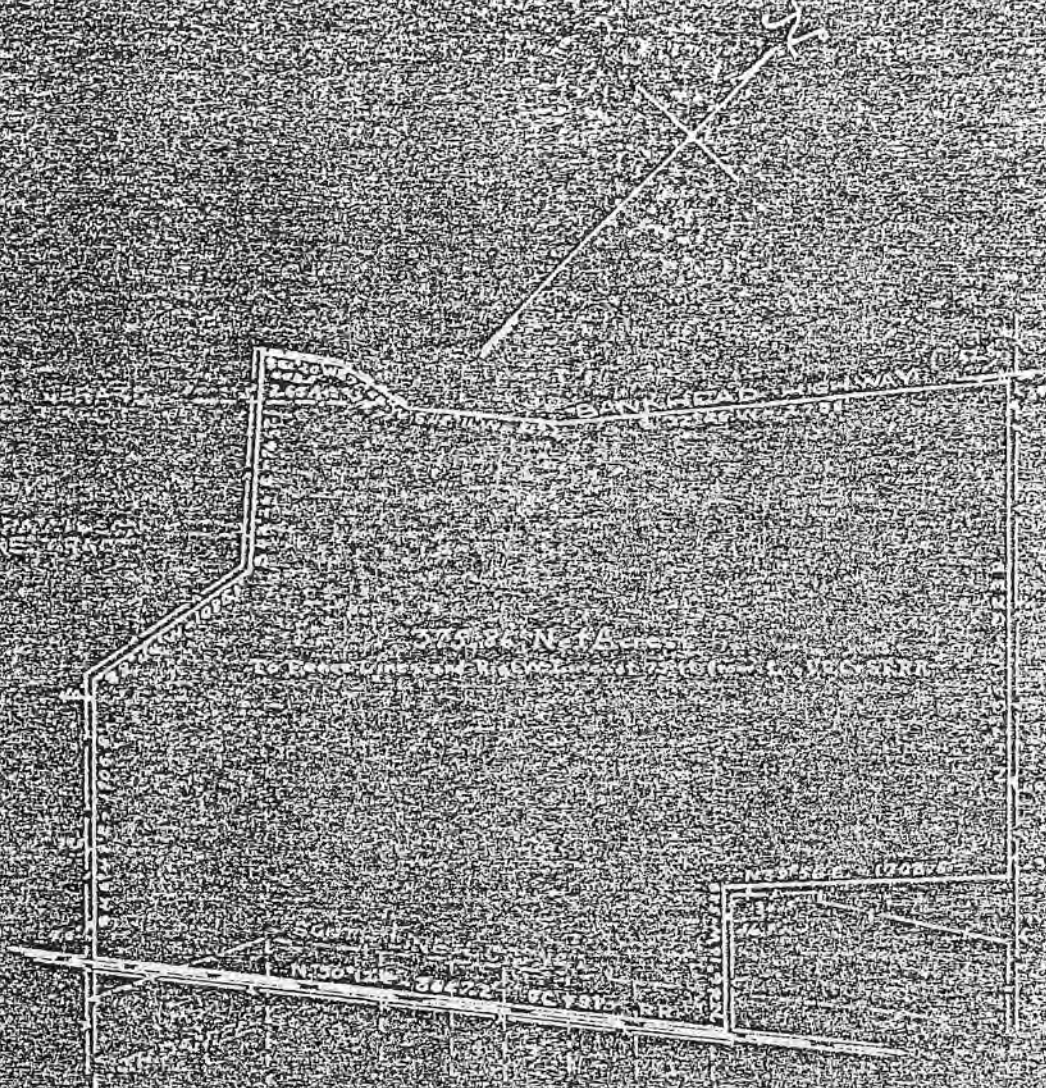
CD LOVEJOY 4

HUGHES

RUFFED

RICHARD SCURRY

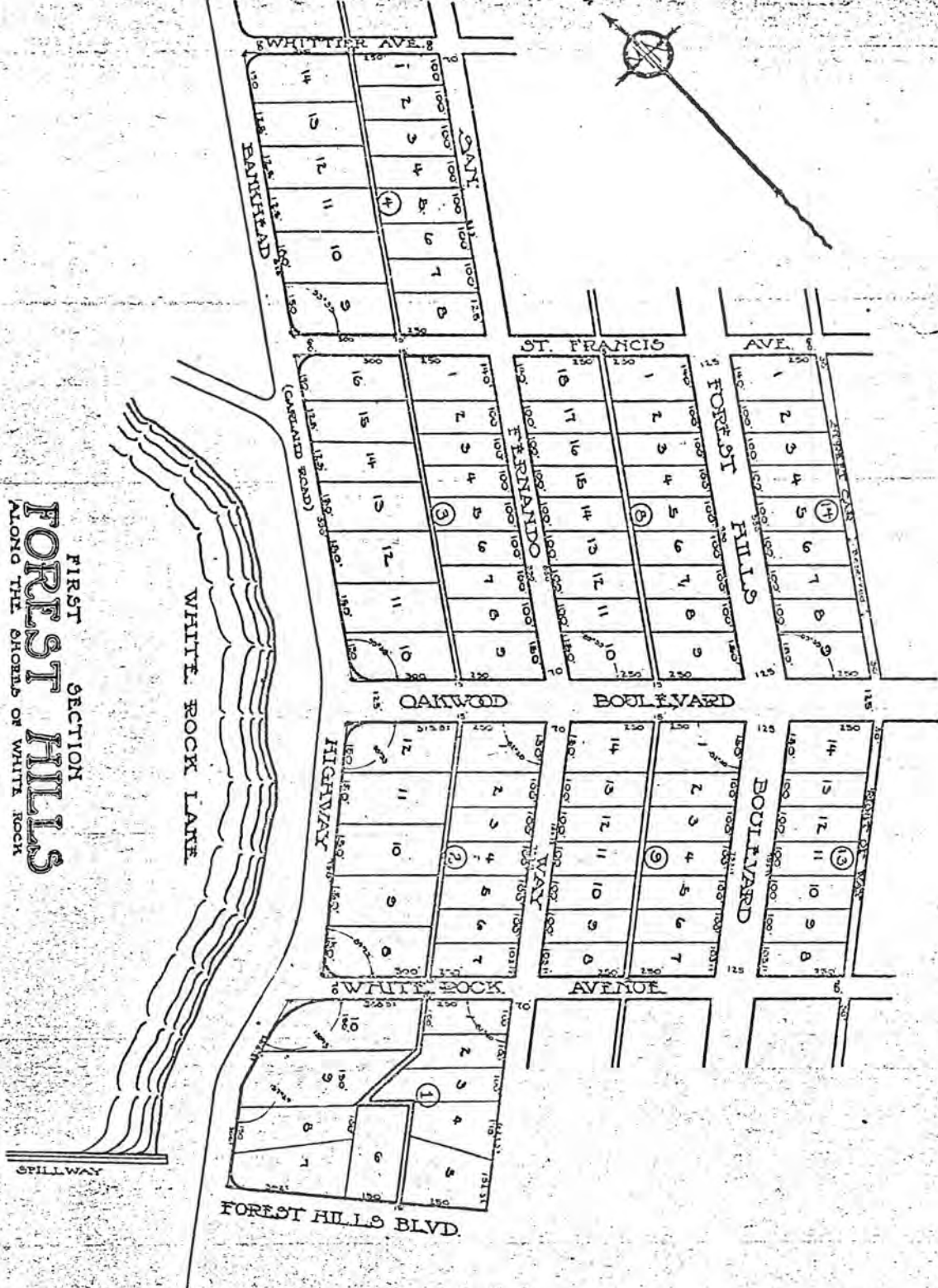
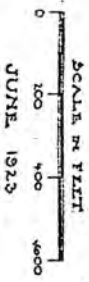
CD LOVEJOY 6



A Part of
CA. LOVEJOY SURVEY
 Dallas County
FOREST HILLS
 April 27th 1925
 March 1st 1922

Survey by
MYERS & NOYES
 Dallas

DUNLAP ABSTRACT COMPANY
 MURPHY-BOLANZ BUILDING
 DALLAS, TEXAS



FIRST SECTION
FOREST HILLS
 ALONG THE SHOULDER OF WHITE ROCK

H.W. BRODIE
 EXCLUSIVE AGENT
 DALLAS, TEXAS

MYERS & NOYES
 Engineers

DUNLAP ABSTRACT COMPANY
 MURPHY-BOLANZ BUILDING
 DALLAS, TEXAS

Leon L Fechenbach

THE STATE OF TEXAS

To--DEDICATION OF--

Forest Hills Addition:-----:COUNTY OF DALLAS :-----

KNOW ALL MEN BY THESE PRESENTS: That I, Leon L Fechenbach, being the owner of that certain portion of the C A Lovejoy Survey No. 4 in Dallas County, Texas, shown on the attached plat, do hereby dedicate the same as the plat of First Section of Forest Hills, and do grant an easement of passage to the public over the streets and alleys shown on said plat, except where the same are shown to be especially reserved from dedication thereon especially reserving however the right to make use of said spaces for the installation of pipes and wires for water, gas, sewerage, electric lights, telephones, street railway lines and all other public conveniences not unreasonably interfering with such easement, the fee simple title in said streets and alleys specially reserved unto me.

WITNESS my hand at Dallas, Texas, this the 28th day of May A D 1923.

Leon L Fechenbach

ACKNOWLEDGMENT: Taken by Myrtle Crouch, N P D C T May 28h, 1923 and in compliance with the statutes.

FILED: June 7th, 1923 and recorded in Vol. 2 Page 384 of the Map Records of Dallas County, Texas.

Page No. 103.

DUNLAP ABSTRACT COMPANY

MURPHY-BOLANZ BUILDING

DALLAS, TEXAS

C E R T I F I C A T E

THE STATE OF TEXAS

COUNTY OF DALLAS

We hereby certify that the foregoing pages from 1 to 103 inclusive, show all conveyances or other instruments of writing affecting the title to the following described land:

SITUATED in the County of Dallas, State of Texas, being all of FOREST HILLS ADDITION to the City of Dallas Texas, from the State of Texas to this Date; and that after a careful examination of the Dallas County Records, we do not find any other instruments or proceedings of any character, with reference to the land above referred to, since the date above mentioned, other than those shown herein.

We do not certify as to taxes.

WITNESS the name of Dunlap Abstract Company, by its President, this the 10th day of June A D 1923 at 5 o'clock P M.

DUNLAP ABSTRACT COMPANY

BY F B Dunlap
President.

Page No. 104.

DUNLAP ABSTRACT COMPANY

MURPHY-BOLANZ BUILDING

DALLAS, TEXAS

ABSTRACT No. _____

No. 17-576

ABSTRACT OF TITLE

To

Lot 12 in Block No. 12 of Block City of Dallas

County of Tarrant, State of Texas

Compiled for Richardson & Co. Inc.

by

TEXAS UNION TITLE & GUARANTY COMPANY

Title Experts

1305 MAIN STREET CONTINENTAL BUILDING

Telephone 3-5515

DALLAS, TEXAS

15th day of

May

1928

CORRECT ABSTRACTS

FOREST MILLS

ALONG THE SHORES OF WHITE ROCK LAKE

ALYDROUSE
 REALTY AGENT
 DALLAS TEXAS.



SCALE OF FEET
 100

WHITE ROCK LAKE

Apr 16 - 1925

DUNLAP ABSTRACT COMPANY
 MURPHY-BOLANZ BUILDING
 DALLAS, TEXAS

MYERS & MORTIS
 ENGINEERS

APR 16 1925

LEON L FECHENBACH

TO:-----DEDICATION

THE STATE OF TEXAS

FOREST HILLS ADDITION:-----} COUNTY OF DALLAS {-----

KNOW ALL MEN BY THESE PRESENTS:----- That I, Leon L Fechenbach, Being the owner of that certain portion of the C A Lovejoy Survey No.4, in Dallas County, Texas, shown on the attached Plat, do hereby dedicate the same, as the Plat of Forest Hills Addition, and do grant an easement of passage to the public over the Streets and Alleys shown on said Plat, except where the same are shown to be especially reserved from dedication thereon, especially reserving however, the right to make use of said spaces for the installation of pipes and wires, for water, gas, sewerage, electric lights, telephone, street railway lines, and all other public conveniences not unreasonably interfering with such easement, the fee simple title to said streets and alleys being specially reserved unto me.

Witness my hand, at Dallas, Texas, this the 11th day of Apr. 1924.

Leon L. Fechenbach.

ACKNOWLEDGMENT: Taken by Myrtle Crouch, N P D C T April 11, 1924, and in compliance with the Statutes.

FILED: April 12, 1924, and recorded in Vol. 3, page 117, of the Map Records of Dallas County, Texas.

DUNLAP ABSTRACT COMPANY
MURPHY-BOLANZ BUILDING
DALLAS, TEXAS

C. J. STEWART

THE STATE OF TEXAS

TO:-- AFFIDAVIT :-----COUNTY OF DALLAS |-----|

BEFORE ME, the undersigned authority, on this day personally appeared C J Stewart, Secretary of White Rock Land Company, known to me to be a truthful and credible person, who, upon oath deposes and says that on December 2nd, 1919, C L Maillot was elected secretary of White Rock Land Company to fill the vacancy created by the resignation of C C Gray; that C L Maillot held the position of Secretary of said White Rock Land Company continuously from the date of his election until November 30, 1921, when he resigned and the said C J Stewart was elected to the position of secretary of said company, which matters are of record on Pages 33 and 41 of the Minute Book of White Rock Land Company.

C J Stewart,

(CS)

Secretary, White Rock Land Company.

Sworn to and subscribed before me this 26th day of April, 1924.

M L Glidden

(L.S.)

Notary Public, Dallas County, Texas.

FILED: May 13, 1924, and recorded in Vol. 1098, page 211, of the Deed Records of Dallas County, Texas.

DUNLAP ABSTRACT COMPANY
MURPHY-BOLANZ BUILDING
DALLAS, TEXAS

C L MAILLOT, Trustee,

THE STATE OF TEXAS

To-- Partial Release

LEON L FECHENBACH:-----COUNTY OF DALLAS

KNOW ALL MEN BY THESE PRESENTS: That I, Charles L Maillot, Trustee, pursuant to the authority granted to me, in a certain Deed from White Rock Land Company, a Corporation, to Wayne Gates, dated May 26th 1923, duly recorded in Vol. 1019, page 356, of the Deed Records of Dallas County, Texas, and a certain Deed of Trust from the said Gates to me, as Trustee, of the same date, July recorded in Vol. 467, page 41, of the Deed of Trust Records of Dallas County Texas, which said instruments conveyed certain lands in the C A Lovejoy Survey No. 4, in Dallas County, Texas, and recited six certain promissory notes- five in the principal sum of \$15,000.00 each, due on or before 1,2,3,4 and 5 years respectively after date, and one note in the principal sum of \$78,430.00 due on or before 6 years after date, in consideration of the sum of \$10,000.00 to me cash in hand paid by Leon L Fechenbach, who has acquired said land, subject to said notes, have released, and by these presents do release from said deed of trust lien and vendor's lien securing all of said notes on Lot No. 16 in Block No. 12 of Forest Hills, an Addition adjacent to the City of Dallas, as per Plat thereof duly recorded in Vol. 3, page 117, of the Map Records of Dallas County, Texas.

It being understood however, that the balance due on said and the liens for the security thereof on that portion of said land not heretofore or herein released, shall remain valid and subsisting.

Witness my hand, as such Trustee, this 13th day of April 1925.

C L Maillot, Trustee.

ACKNOWLEDGMENT: Taken by M L Glidden N P D C T
13th day of April 1925, and is in compliance with the Statutes.

FILED, 14th day of April 1925, and recorded in Vol 1190
Page 450 of the Deed Records of Dallas County, Texas.

DUNLAP ABSTRACT COMPANY

MURPHY-BOLANZ BUILDING

DALLAS, TEXAS

Grantor: Leon L. Fechenbach, a single man.

Grantee: M. E. Taylor.

Instrument: Warranty Deed.

Date: July 24th, 1924: Filed: Sept. 4, 1924.

Recorded: In Vol. 1127 page 148 of the Deed Records Dallas County, Texas.

Acknowledgment: Is in compliance with the statutes, taken before
Kate Phipps; N. P. D. C. T. July 24th, 1924.

Consideration: \$3000.00 to me cash in hand paid,
and secured to be paid by M. E. Taylor, as follows:

\$600.00 cash in hand paid, the receipt of which is hereby
fully acknowledged; \$1250.00 by the execution by grantee herein of
his one certain promissory note of even date herewith payable to the
order of grantor herein and payable on or before five years after date,
bearing interest at the rate of 7% per annum payable semi-annually;
\$1150.00 by the execution by grantee herein of his one certain promissory
note of even date herewith payable to the order of grantor herein and
payable in monthly installments of \$30.00 each, the first installment
being due and payable on or before August 24, 1924, and one installment
due and payable on or before the 24th day of each and every calender
month thereafter, bearing interest at the rate of 7% per annum; pay-
able monthly as it accrues on the unpaid balance of the principal.
\$3.00 Rev. Stamps cancelled. Vendor's Lien retained herein.

Description.

Situated in Dallas County, Texas; being Lot No. 16 in Block No. 12 of
Forest Hills, an addition adjacent to the City of Dallas, in Dallas Co.
Tex. as per plat thereof duly recorded in Book No. 3 page 117 Map records
Dallas Co. Tex. Taxes for the year 1924 to be paid by the Grantee here

TEXAS UNION TITLE & GUARANTY COMPANY

1305 MAIN STREET
DALLAS, TEXAS

(a) Said property shall be used for residence purposes only, by white people only, not excluding bona fide servants of any race, and only one (1) residence with necessary outbuildings shall be built on each lot, which residence shall cost, exclusive of other improvements, not less than \$7,500.00.

(b) Each residence shall face the street upon which the lot faces; and shall not be nearer to the front property line than one third (1/3rd) of the distance from front to rear of said lot.

(c) No outhouse or temporary dwelling shall be built on said property nearer to the front property line than two thirds (2/3rds) of the distance from front to rear of said lot; and if said lot is a corner lot, shall not be nearer to the side street property line than one third (1/3rd) of the width of the lot from side to side.

(d) No outhouse or temporary dwellings erected on said property shall be used for rental purposes.

(e) No fences more than fifty per cent (50%) solid shall be erected on said lot; and no fence over four and one half (4½) feet high; except an ornamental metal fence; shall be erected on any part of said lot.

(f) Seller agrees to provide at his convenience, accessible to said lot, the following conveniences; gravel on streets, electric lights and water, and will install in front of said lot, cement curbs and gutters and sidewalks of cement or other serviceable and attractive material not less expensive than cement, at the discretion of Seller.

(g) Seller reserves the right to lay any additional con-

TEXAS UNION TITLE & GUARANTY COMPANY
1305 MAIN STREET
DALLAS, TEXAS

conveniences such as sewer and gas in streets or alleys that seller may see fit but does not obligate himself to do so, and in such event, Seller shall have the right to charge buyer with the proportionate cost of providing such conveniences, proportioned over all the land in Forest Hills Addition, which shall constitute a lien upon the lot hereby conveyed.

(h) Seller reserves the right to sell lots for schools, churches, parks, County Clubs and the like, and to vary the restriction in degree where special conditions reasonably require.

(i) Said restrictions shall run with the land for thirty (30) years and shall bind the buyer, his heirs and assigns.

(j) It is understood and agreed that the conditions hereinbefore set forth are to be treated as conditional limitations, and that upon the breach thereof the title to the property hereinabove described shall by the very act immediately revert to and vest in the grantor without action upon his part.

(k) It is understood and agreed that the conditions and covenants hereinabove contained shall not be effective against lien holders in good faith upon said property.

TEXAS UNION TITLE & GUARANTY COMPANY

1305 MAIN STREET
DALLAS, TEXAS

Grantor: M. E. Taylor.
Grantee: Maida N. Taylor.
Instrument: Warranty Deed.

Date: August 6, 1926 Filed August 6, 1926.

Recorded: In Vol. 1339 page 204 of the Deed Records Dallas Co. Texas.

Acknowledgment: Is in compliance with the statutes, taken before
A. M. Goodwin, N. P. Dallas County, Texas. August 6, 1926.

Consideration: \$3000.00 paid and to be paid by
Maida N. Taylor, wife of M. E. Taylor, out of her separate funds and
estate, as follows:

\$1080.00 cash in hand paid, the receipt of which is hereby
fully acknowledged; \$1250.00 by the assumption by grantee herein of
one certain promissory note, dated July 24th, 1924, payable to the
order of Leon L. Fechanbach and payable on or before five years after
its date, bearing interest at the rate of 7% per annum, payable semi-
annually as it accrues: \$670.00 by the assumption by grantee herein
of the unpaid balance of one certain promissory note in the sum of
\$1150.00; amounting to \$670.00, payable in monthly instalment of \$30.00
each. The original being dated July 24, 1924 and one instalment due and
payable on or before thirty days from date thereof and one instalment
on or before every corresponding day of the month thereafter until
fully paid; bearing interest at the rate of 7% per annum, payable monthly
on the unpaid balance as it accrues. Vendor's Lien retained herein.

Description;

As her separate property, of the County of Dallas in the State of Texas.

TEXAS UNION TITLE & GUARANTY COMPANY
1305 MAIN STREET
DALLAS, TEXAS

all that certain lot, tract or parcel of land described as follows:

Being Lot 16, Block 12, Forest Hill; an addition adjacent to the City of Dallas, Dallas County, Texas, as per plat duly recorded in Book 3, page 116, Map records, Dallas County, Texas, being the same property conveyed to M. E. Taylor by Leon L. Fechenbach, July 24, 1924.

Taxes for the year 1926 to be paid by Grantee.

TEXAS UNION TITLE & GUARANTY COMPANY

1305 MAIN STREET
DALLAS, TEXAS

CERTIFICATE

TO

Abstract of Title

No. 17,036

Mr. Fechenbach & Davis,

Having been employed by you to compile for your use an abstract of title from
June 10th 1923 to this date to the land described on page
No. 4 hereof.

WE HEREBY CERTIFY that we have carefully examined the records of Dallas County, Texas, and we do not find any instruments or proceedings of any kind affecting the title to the land above mentioned, other than those shown in the preceding pages of this abstract.

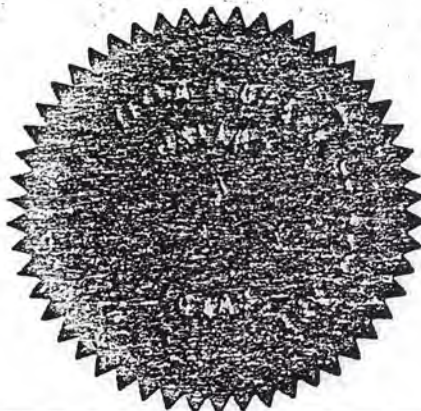
WE DO NOT CERTIFY AS TO TAXES

WITNESS our hands at Dallas, Texas, this the 1st
day of May 1928

TEXAS UNION TITLE & GUARANTY CO.

J. B. [Signature] President

Attest *Louis [Signature]* Secretary



No. 1052

ABSTRACT OF TITLE

To

THE TEXAS STATE ROBERT HOODS ADRIAN CO.

DALLAS, TEXAS

Compiled for

L. W. HOOVER

By

TEXAS UNION TITLE & GUARANTY COMPANY

Title Experts

1307 MAIN STREET - CONTINENTAL BUILDING

Telephone 2-6513

DALLAS, TEXAS

5th

day of

AUGUST

1923

CORRECT ABSTRACTS

Grantors: Leon L Fechenbach.

Grantees: M E Taylor.

Character of Instrument: Release.

Dated: July 24, 1928 Filed: Aug 20, 1928

Recorded Vol 1504, page 518, deed records, Dallas County, Texas.

Acknowledgment in compliance with the statutes taken before L E Davis, NP DCT July 24, 1926

-- Description --

Whereas, heretofore, L L Fechenbach, conveyed to M E Taylor lot No 16, in Block 12, of Forest Hills, an addition to the city of Dallas, and did in said deed reserve the right to provide additional conveniences of sewer and gas and in such event to charge the buyer with the proportionate cost of providing such conveniences, and did reserve a lien or charge against said lot to secure the payment thereof; and

Whereas, the said M E Taylor has fully paid and discharged the cost of installing said conveniences.

Now, therefore, know all men by these presents: that I, Leon L Fechenbach, have release d and by these presents do release the said lot above mentioned from any and all liens created by virtue of said contract for said improvements, it being specially understood, however, that this release in no wise releases any lien for purchase money on said lot should any such lien be in existence.

TEXAS UNION TITLE & GUARANTY COMPANY
1305 MAIN STREET
DALLAS, TEXAS

Grantors: Maida N Taylor, et vir, M E Taylor

Grantees: May E Hoopes, wife of J W Hoopes, to her sole and separate use.

Character of Instrument: Warranty Deed.VL Ret.

Dated: May 3, 1928 Filed: May 15, 1928

Recorded Vol 1477, page 597, deed records, Dallas County, Texas.

Consideration: \$3500 to us paid and secured to be paid by May E Hoopes, wife of J W Hoopes, (paid and to be paid out of her separate estate as follows): \$1000.00 cash, the receipt of which is hereby acknowledged and the further consideration that the said May E Hoopes assumes and agrees to pay out of her own separate funds and estate a certain vendors lien note for the sum of \$1250.00 executed and delivered by M E Taylor, and payable to Leon L Fechenbach, dated July 24, 1924, and becoming due on or before July 24, 1929, bearing interest at the rate of 7% per annum, payable semi annually and the further consideration by the said May E Hoopes, assumes and agrees to pay out of her own separate funds and estate a certain vendors lien note for the sum of \$1150.00 with an unpaid balance thereon of \$550 four hundred fifty dollars payable in monthly installments of \$30 per month plus interest at the rate of 7% per annum, payable monthly on the unpaid balance of the principal and payable on the 24th of every month; this note is dated July 24, 1924, executed by M E Taylor and payable to Leon L Fechenback and the further consid-

TEXAS UNION TITLE & GUARANTY COMPANY

1305 MAIN STREET
DALLAS, TEXAS

eration

of the execution and delivery by the said May E Hoopes, et vir,
J W Hoopes of 1 certain vendors lien note of even date herewith for the
sum of \$700.00 payable to Leon L Fechenbach, on or before Dec 1, 1929
with interest at 7% payable at maturity.

Acknowledgment in compliance with the statutes taken
before L E Davis, NP DCT May 14, 1928.

-- Description --

Situate in Dallas County, Texas, all that certain -- situated in Dallas
County, Texas, being lot 16, Block 12 of Forest Hills, an addition adjacent
to the city of Dallas, Texas, and being the same property conveyed to
Maida N Taylor by M E Taylor by warranty deed, dated Aug 6, 1926, recorded
in vol 1339, page 204, deed records, Dallas County, Texas.

TEXAS UNION TITLE & GUARANTY COMPANY
1305 MAIN STREET
DALLAS, TEXAS

The Farmers National Bank, of Manor)

Vs. No. 39680)

J. W. Hoopes)

ABSTRACT OF JUDGMENT

In District Court of Travis County, Texas, the said plaintiff recovered judgment against said defendant on-

Date of Judgment - - - - - May 8, 1923

Amount of Judgment - - - - - \$2451.52

Rate of Interest - - - - - 8%

Amount of costs - - - - - \$6.80

Amount of Credits - - - - - none

Amount still due - - - - - \$2451.52, interest and costs.

Filed: May 22, 1923, and recorded in vol. 22 page 419 Abstract of Judgment Records of Dallas County, Texas.

TEXAS UNION TITLE & GUARANTY COMPANY
1305 MAIN STREET
DALLAS, TEXAS

CERTIFICATE

TO

Abstract of Title

No. 19525

Mrs J. W. HOOPES

Having been employed by you to compile for your use an abstract of title from
May 1, 1928 to this date to the land described on page
No. 1 hereof.

WE HEREBY CERTIFY that we have carefully examined the records of Dallas County, Texas, and we do not find any instruments or proceedings of any kind affecting the title to the land above mentioned, other than those shown in the preceding pages of this abstract.

WE DO NOT CERTIFY AS TO TAXES

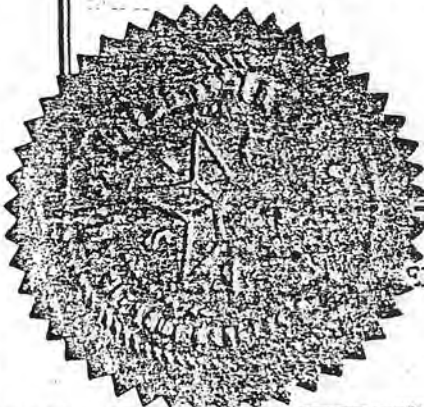
WITNESS our hands at Dallas, Texas, this the 8th
day of AUGUST 1929

Union Title and Trust Co.
(Without Banking Privileges)

~~TEXAS UNION TITLE & GUARANTY CO~~

By: F B Duncanson President

Attest: L J Smith Secretary



TEXAS UNION TITLE & GUARANTY CO. Dallas, Texas

Page # 5