

TEXAS TITLE GUARANTY COMPANY

FIFTH FLOOR, CENTRAL TRUST BUILDING

R. O. HUFF
PRESIDENT

A. F. BARNES
VICE-PRESIDENT

W. BOYD SMITH
VICE-PRESIDENT

JAMES K. STUART
SECRETARY-MANAGER

No. 72929
P A R T I A L
ABSTRACT OF TITLE

TO

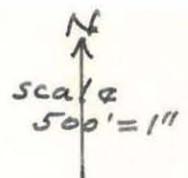
188.99 acres of land, out of the G.Nunez Survey No. 151, and O.C.L.6 Range 1, District 1, of Original City Tract, situated in Bexar County, Texas, and being fully described in deed from Wm.C.Church, Trustee, to Willow Springs Golf Club, Recorded in Vol. 874, page 90 of the Deed Records of said County, and shown on pages 4 and 5 of this Abstract. EXCEPT 1.93 acres, conveyed to Bexar County, by deed shown on page 11 hereof, and 1.21 acres conveyed to International Exposition by deed shown on page 11½.

THIS ABSTRACT remains the property of the Texas Title Guaranty Company until its charges have been paid as evidenced by receipt on last page.

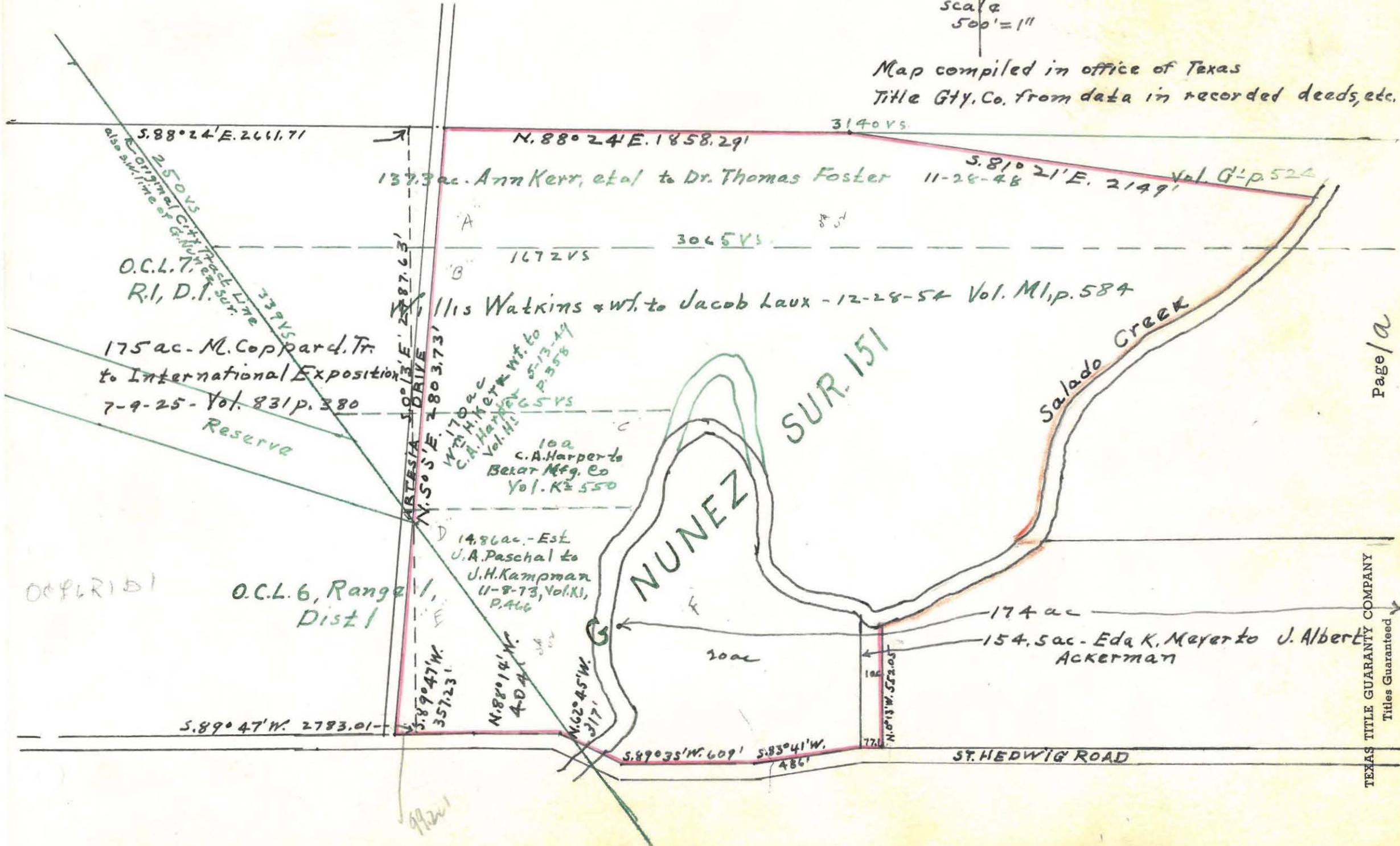
Page 1

The consideration paid for this abstract is charged with the understanding and agreement that it is to be used only for the purpose of examining the title to the land described and is not to be copied by any one for any purpose.

500' = 1"



Map compiled in office of Texas Title Gty. Co. from data in recorded deeds, etc.



5.88°24'E. 2661.71'

N. 88°24'E. 1858.29'

3140 VS.

137.3 ac. Ann Kerr, et al to Dr. Thomas Foster 11-28-48 Vol. G-p. 524

5.81°21'E. 2149'

Vol. G-p. 524

3065 VS.

1672 VS.

A

B

D

C

F

G

O.C.L. 7

R. 1, D. 1

175 ac. M. Coppard Tr. to International Exposition 7-9-25 - Vol. 831 p. 380

Reserve

ARTESIA DRIVE

O.C.L. 6, Range 1, Dist 1

5.89°47'W. 2783.01'

5.89°47'W. 357.23'

N. 88°14'W. 404.41'

N. 62°45'W. 317.1'

100

C. A. Harper to Betar Mfg. Co Vol. K-550

14.86 ac. - Est. U. A. Paschal to J. H. Kampman 11-8-73, Vol. K1, P. 466

NUNEZ

SUR. 151

Salado Creek

174 ac

154.5 ac. - Eda K. Meyer to J. Albert Ackerman

20 ac

5.89°35'W. 609'

5.83°41'W. 486'

ST. HEDWIG ROAD

N. 0°13'W. 522.05'

Page 1a

TEXAS TITLE GUARANTY COMPANY
Titles Guaranteed

0086R101

99221

William C. Church, Trustee, of
Bexar County, Texas,

to

George G. Murray, Trustee,
J. E. Jarratt Mortgage Company,
of San Antonio Texas, C. Q. T.

Deed of Trust,
Dated February 13, 1926.
Filed February 13, 1926.
Recorded in Vol. 873 p. 187.
Deed of Trust Records of
Bexar County, Texas.

Grant, bargain, sell, alien, convey and confirm unto George G. Murray, Trustee, of San Antonio, Bexar County, Texas, the said George G. Murray together with his substitutes and successors in this trust being hereinafter called the Trustee, all of the following real estate situated in Bexar County, Texas, to-wit:

188.99 acres of land situated in Bexar County, Texas, out of the original City Tract and the Guillermo Nunez Survey No. 151, and being all that certain 363.99 acres of land sold by Eda K. Meyer to Emil Loeffler, et al by Deed dated July 30th, 1924, recorded in the Bexar County Texas Deed Records, Vol. 779, pages 194-96, hereby referred to, and sold by said Emil Loeffler, et al, to the National Golf Association of Texas, by Deed recorded in Vol. 779, pages 381-83 of Bexar County Texas Deed Records, excepting from the foregoing only the West 175 acres sold by Martin Coppard, Trustee in Bankruptcy for the National Golf Association of Texas, bankrupt, to the International Exposition of San Antonio, by Deed recorded in Vol. 831, p. 380, Bexar County Deed Records, hereby referred to; said property being described by metes and bounds in First Deed of Trust from William C. Church, Trustee to George G. Murray, Trustee, which Deed of Trust is to be duly recorded in Deed Records of Bexar County, Texas, and being the same property as that which is fully described in a first deed of trust of even date herewith executed by the Grantor to George G. Murray, Trustee, to secure the payment of a principal indebtedness in the sum of \$50,000.00 and a part of the interest to accrue thereon, owing by William C. Church, Trustee to J. E. Jarratt Mortgage Company, Beneficiary, to which said first trust deed reference is hereby made for a full description of said land, together with all and singular the improvements etc., rents etc., thereto belonging or therefrom arising, which are all hereby conveyed.

To have and to hold etc. Grantor covenants that he is lawfully seized in fee of above described property, that it is free of every and all encumbrances except the lien created by said first trust deed. Warrant and forever defend etc., and any after-acquired title by Grantor his heirs or assigns to above described property shall inure to the benefit of this trust and shall be and is hereby conveyed.

In trust to secure the payment of the sum of \$5541.67, evidenced by 14 certain promissory notes in amounts and maturing as follows:

#1 for \$541.67, due Sept. 1st, 1926;	#2 for \$500.00, due Mar. 1st, 1927;
#3 for \$500.00, due Sept. 1st, 1927;	#4 " \$500.00, " Mar. 1st, 1928;
#5 " \$450.00, " Sept. 1st, 1928;	#6 " \$450.00, " Mar. 1st, 1929;
#7 " \$400.00, " Sept. 1st, 1929;	#8 " \$400.00, " Mar. 1st, 1930;
#9 " \$350.00, " Sept. 1st, 1930;	#10 " \$350.00, " Mar. 1st, 1931;
#11 " \$300.00, " Sept. 1st, 1931;	#12 " \$300.00, due Mar. 1st, 1932;
#13 " \$250.00, " Sept. 1st, 1932;	#14 " \$250.00, " Mar. 1st, 1933.

Said notes being each entitled Second Mortgage Interest Note and being all given to represent 2% interest per annum on the principal, which

togetherwith some of the interest to accrue thereon, is secured by the first deed of trust hereinabove described, said notes bearing 10% interest per annum after their respective maturities and being of even date herewith and executed contemporaneously with the execution of this instrument, and this instrument and said notes being also executed contemporaneously with the execution of the aforesaid first trust deed and the notes thereby secured, all of said notes being payable to the order of the Beneficiary, and each of said notes contains a provision for 10% attorney's fees.

No privilege granted to or held by Grantor herein or maker of said notes to prepay any one or more of the notes secured by the first trust deed aforesaid shall, if availed of, allow the prepayment of, or require the cancellation of the notes hereby secured, unless such prepayment and cancellation is expressly provided for in the notes hereby secured.

This trust deed is made subject to the aforesaid first trust deed to George G. Murray, Trustee, and all of the terms, provisions covenants, agreements and obligations, except as may be expressly changed by the terms of this instrument, in said first trust deed contained are here referred to, and made a part hereof, etc., including all those referring to the powers, rights and duties of Trustee and all provisions for substitution of the Trustee and for the validity of any sale or deed made by such Trustee, his successors or substitutes.

Upon payment of notes hereby secured with interest thereon and performance of all obligations in this instrument and in said first trust deed contained, this instrument shall be released at expense of Grantor.

Default in payment of any of the notes secured hereby when due, or default in the performance of any of the obligations in this instrument, or in said first trust deed contained, matures the proportionate part of the interest which is represented by the notes hereby secured, and balance of said interest shall become payable from day to day as it accrues, and in such event, provides for sale in the same manner as is provided for in said first trust deed etc.

William C. Church
as Trustee

THE STATE OF TEXAS :
COUNTY OF BEXAR :

Before me, the undersigned authority, on this day personally appeared William C. Church, Trustee, 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, and in the capacity therein stated.

Given under my hand and seal of office, this 13 day of February,
A. D. 1926.

Seal.

Frost Woodhull Notary Public,
Bexar County, Texas.

Wm. C. Church, Trustee, of City of
San Antonio, Bexar County, Texas,

to

Willow Springs Golf Club.

Special Warranty Deed.
Dated Feby. 27th 1926.
Filed Mar. 6th 1926.
Recorded in Vol. 874, p. 90-1,
Deed Records, Bexar County, Texas.

In consideration of the sum of \$10.00 cash to me in hand paid by Willow Springs Golf Club, a corporation duly incorporated under and by virtue of the laws of the State of Texas, and the assumption by said Corporation of an indebtedness in the sum of \$50,000.00, together with all interest to become due thereon, payable to J. E. Jarratt Mortgage Company evidenced by certain notes and a deed of trust dated February 13th 1926, executed by me, which instruments are all referred to and considered a part hereof for more particular description of said indebtedness.

Grant, sell and convey unto the said Willow Springs Golf Club of Bexar County, Texas, all that certain tract or parcel of land lying and being situated in Bexar County, Texas, containing 188.99 acres of land, being all that certain 363.99 acres of land sold by Eda K. Meyer to Emil Loeffler, et al., by deed dated July 30th 1924, recorded in the Deed Records of Bexar County, Texas, in Vol. 779, p. 194-6, hereby referred to and sold by Emil Loeffler, et al. to the national Golf Association of Texas, by deed recorded in Vol. 779, p. 381-3, of the Deed Records of Bexar County, Texas, excepting from the foregoing only the West 175 acres sold by Martin Coppard Trustee, in Bankruptcy for the national Golf Association, of Texas, Bankrupt to the International Exposition of San Antonio by deed recorded in Bexar County Deed Records, Vol. 831, p. 380, et seq., hereby referred to: which 188.99 acres of land are described by metes and bounds as follows, to wit:

BEGINNING at a point on the North side of the St. Hedwig Road, which point is 2783.01 feet S. 89° 47' W. from a fence corner at the intersection of the north side of the St. Hedwig Road and the East right of way line of the San Antonio Belt & Terminal Company, which intersection is the southwest corner of said original tract conveyed by Eda K. Meyer to Emil Loeffler, et al. which beginning point is also the southeast corner of the 175 acre tract conveyed by Martin Coopard, Trustee in this Estate, to the International Exposition of San Antonio, at which beginning point is a concrete monument;

THENCE N. 0° 13' W. 2787.63 feet to a stake on the north line of said original 363.99 acre tract, which stake is set under the fence, and is, likewise, a concrete monument;

THENCE N. 88° 24' E. 1858.29 feet along the north fence line of this Survey to an angle point,

THENCE continuing along said north fence line S. 81° 21' E. 2149 feet to a point on the West bank of the Salado Creek for the northeast corner of this survey;

THENCE down the West bank of the said Salado Creek with its meanders as follows: S. 38° 51' W. 497 feet; S. 53° 20' W. 359 feet; S. 64° 32' W. 523 feet; S. 28° 10' W. 388 feet; S. 4° 11' E. 319 feet; S. 43° 14' W. 231 feet;

THENCE crossing said Salado Creek, N. 89° 41' E. 132 feet to a Northwest corner of the 154.5 acre tract of land sold to J. Albert Ackermann and wife, Frederica Ackermann, by deed dated February 3rd 1919, recorded in Vol. 550, p. 485-7, in the Records of Bexar County, Texas, said corner being on the east bank of the Salado Creek;

THENCE down the East bank of the Salado Creek, with its meanders as follows:

S. 44° 43' W. 180.2 feet; S. 49° 43' W. 200.3 feet; S. 56° 14' W. 105 feet; S. 69° 14' W. 177 feet; S. 81° 47' W. 157.7 feet to a fence on the west line of the above mentioned 154.5 acre tract and the east line of this survey;

THENCE along said division fence S. 0° 20' E. 560 feet to a fence corner on the North side of the St. Hedwig Road, said corner being the Southwest corner of the above mentioned 154.5 acre tract and the southwest corner of this survey.

THENCE along the fence on the north side of the St. Hedwig Road S. 83° 41' W. 486.0 feet to an angle point.

THENCE continuing along fence S. 89° 35' W. 609 feet to a point agreed upon by the owners of this land and the County Commissioners.

THENCE leaving fence line for the purpose of widening and straightening said St. Hedwig Road N. 62° 45' W. at 100 feet the east bank of the Salado Creek, at 170 feet the West bank of the Salado Creek and at 317 feet another point in fence line on the North side of the St. Hedwig Road, agreed upon by the owners of this land and the County Commissioners.

THENCE along said fence line N. 88° 14' W. 404 feet to an angle point,

THENCE continuing along fence S. 89° 47' W. 257.99 feet to the place of beginning, containing 188.99 acres of land more or less.

TO HAVE AND TO HOLD etc., WARRANT AND FOREVER DEFEND, etc., by, through ot under me.

Wm. C. Church, Trustee

State of Texas, |
County of Bexar. |

Before me, the undersigned authority, on this day personally appeared Wm. C. Church, Trustee, 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, and in the capacity therein stated.

Given under my hand and seal of office, this 4th day of March A. D. 1926.

SEAL.

Ivy E. Wallace, Notary Public,
in and for Bexar County, Texas.

J.E.Jarratt Mortgage Company,

to

Willow Springs Golf Club

to

George G.Murray, Trustee.

Partial Release of Deed of Trust
& Substitution of Property.
Dated May 15, 1926.
Filed June 12, 1926.
Recorded in Vol. 896, p. 144.
Deed of Trust Records of
Bexar County, Texas.

Whereas, Wm. C. Church, Trustee, of Bexar County, Texas, did on February 13th 1926, execute a deed of trust to George G. Murray, Trustee for the J. E. Jarratt Mortgage Company, by the terms of which instrument he conveyed 188.99 acres of land situated in Bexar County, Texas, out of Original City Tract and the Guillermo Nunez No. 151, more particularly described and set out in said deed of trust, which is recorded in Trust Deed Records of Bexar County, Texas, in Vol. 867, on pages 419-25, reference to which instrument and record thereof is here made for more particular description of said property, said deed of trust being given for the purpose of securing an indebtedness of \$50,000.00, particularly described in said deed of trust, being five notes in the sum of \$5,000.00 each and one note in the sum of \$25,000.00 numbered from 1 to 6 inclusive, the first due March 1st, 1928, and one due each year thereafter until March 1st, 1933, with 8% interest per annum, evidenced by 14 interest notes, set out in said trust deed, for 6% interest and 14 interest notes, set out in a second deed of trust of even date with said first deed of trust, for 2% interest, reference to which instruments and the records thereof is here made for more particular description; and

Whereas, the County of Bexar has proposed to open a road along the West line of said property and the said Wm. C. Church, Trustee, has conveyed the same to the Willow Springs Golf Club, a corporation, and it is now the owner and holder of said property and desires a release of a triangular strip out of the Northwest corner of said Tract containing 3.14 acres, 1.93 acres of which is to be conveyed to Bexar County for the purpose of said road and 1.21 acres of which shall be conveyed to the International Exposition in exchange for 1.21 acres of land out of the Southeast corner of its tract of land. And the said International Exposition has conveyed said 1.21 acres to the Willow Springs Golf Club and it is the intention of this instrument that the lien created by the two deeds of trust above described shall apply to and include said Tract hereinafter more particularly described, conveyed by the International Exposition to the Willow Springs Golf Club.

Now, Therefore, in consideration of the premises, the J. E. Jarratt Mortgage Company does hereby release and discharge unto the said Willow Springs Golf Club the liens set out in the deeds of trust above described upon that certain tract or parcel of land out of the Tract above described, being described by field notes as follows, to-wit:

BEGINNING at the Northwest corner of said land belonging to the Willow Springs Golf Club;

THENCE North 88° 24' E. 159.5 feet along the North line of said tract to intersect the East line of Artesia Avenue;

THENCE South 5° 5' West 1729.36 feet to a point on the Willow Springs Golf Club's West property line;

THENCE North 0° 13' W. 1717.85 feet along the West line of the Willow Springs Golf Club's land to the point of beginning, containing 3.14 acres of land;

And in consideration of the release of said lien the Willow Springs Golf Club does hereby grant, sell and convey unto the said George G. Murray, Trustee, for the purposes set out in said two deeds of trust and subject to all of the terms and conditions thereof, all that certain tract or parcel of land situated in Bexar County, Texas, described by metes and bounds as follows, to-wit: Being a triangular piece of land in San Antonio City Tract and Guillermo Nunez Survey No. 151,

BEGINNING at the Southeast corner of the International Exposition's property in the North line of the St. Hedwig Road;

THENCE S. 89° 47' W. 99.24 feet along the South line of the International Exposition's property and the North line of the St. Hedwig Road to intersection with the East line of Artesia Avenue;

THENCE North 5° 5' E. 1074.37 feet along East line of Artesia Avenue to intersect East line of International Exposition's property;

THENCE South 0° 13' E. 1069.78 feet to place of beginning; containing 1.21 acres of land.

(SEAL)
Attest: B. D. Kennedy,
Asst. Secretary.

J. E. Jarratt Mortgage Company,
By George G. Murray,
Vice-President.

(SEAL)
Attest: Wm. C. Church,
Secretary.

Willow Springs Golf Club
By Russell C. Hill, Vice President.

STATE OF TEXAS :
COUNTY OF BEXAR :

Before me, the undersigned authority, on this day personally appeared George G. Murray, Vice President of the J. E. Jarratt Mortgage Company, 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, and in the capacity therein stated.

Given under my hand and seal of office, this 2nd day of June A. D. 1926.

(Seal)
STATE OF TEXAS :
COUNTY OF BEXAR :

L. E. Morton, Notary Public, in and for Bexar County, State of Texas.

Before me, the undersigned authority, on this day personally appeared Russell C. Hill, Vice-President of the Willow Springs Golf Club, 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, and in the capacity therein stated.

Given under my hand and seal of office, this 4th day of June A.D. 1926.

(Seal)

Ivy E. Wallace, Notary Public, in and for Bexar County, State of Texas

Willow Springs Golf Club, by
Russell C. Hill, Vice Pres.,

to

D. N. Lawley, Trustee,
C.A. Goeth, Russell C. Hill, Harry
H. Rogers & Wm. C. Church,
C. Q. T.

Deed of Trust.
Dated October 1, 1926.
Filed October 6, 1926.
Recorded in Vol. 910, p. 500.
Deed of Trust Records of
Bexar County, Texas.

The undersigned, of Bexar County, Texas, Grantors do Grant, sell and convey unto said Trustee, of Bexar County, Texas, and his successors and their assigns forever, all those certain lots, tracts and parcels of land situated in Bexar County, Texas, and described as follows:

1st. Being all that certain 363.99 acres of land sold by Eda K. Meyer to Emil Loeffler, et al, by deed dated July 30th, 1924, recorded in Bexar County Texas Deed Records, Vol. 779, pages 194-96, hereby referred to, and sold to Emil Loeffler, et al, to the National Golf Association of Texas by deed recorded in Vol. 779, pages 381-83 Bexar County Texas Deed Records, EXCEPTING from the foregoing only the West 175 acres sold by Martin Coppard, Trustee in Bankruptcy for the National Golf Association of Texas, Bankrupt, to the International Exposition of San Antonio, by deed recorded in Vol. 831 p. 380 Bexar County Deed Records, hereby referred to, containing 188.99 acres of land; being more particularly described by metes and bounds as follows, to-wit:

BEGINNING at a point on the North side of the St. Hedwig Road, which point is 2783.01 feet S. 89° 47' W. from a fence corner at the intersection of the North side of the St. Hedwig Road and the East right-of-way line of the San Antonio Belt & Terminal Company, which intersection is the Southwest corner of said original tract conveyed by Eda K. Meyer to Emil Loeffler, et al, which beginning point is also the Southeast corner of the 175 acre tract conveyed by Martin Coppard, Trustee in this Estate, to the International Exposition of San Antonio, at which beginning point is a concrete monument;

THENCE N. 0° 13' W. 2787.63 feet to a stake on the North line of said original 363.99 acre tract, which stake is set under the fence and is likewise, a concrete monument;

THENCE N. 88° 24' E. 1858.29 feet along the North fence line of this Survey to an angle point;

THENCE continuing along said North fence line S. 81° 21' E. 2149 feet to a point on the West bank of the Salado Creek for the Northeast corner of this Survey;

THENCE down the West bank of the said Salado Creek, with its meanders, as follows: S. 38° 51' W. 497 feet; S. 53° 20' W. 359 feet; S. 64° 32' W. 523 feet; S. 28° 10' W. 388 feet; S. 4° 11' E. 319 feet; S. 43° 14' W. 231 feet;

THENCE crossing said Salado Creek N. 89° 41' E. 139 feet to the Northwest corner of the 154.5 acre tract of land sold to J. Albert Ackermann and wife, Frederica Ackermann, by deed dated February 3rd, 1919, recorded in Vol. 550, pages 485-7 in Records of Bexar County, Texas, said corner being on the East bank of the Salado Creek;

THENCE down the East bank of the Salado Creek, with its meanders, as follows: S. 44° 43' W. 180.2 feet; S. 49° 43' W. 200.3 feet; S. 56° 14' W. 105 feet; S. 69° 14' W. 177 feet; S. 81° 47' W. 157.7 feet to a fence on the West line of the above mentioned 154.5 acre tract and the East line of this Survey;

THENCE along said division fence S. 0° 20' E. 560 feet to a fence corner on the North side of the St. Hedwig Road, said corner being the Southwest corner of the above mentioned 154.5 acre tract and the Southeast corner of this survey;

THENCE along the fence on the North side of the St. Hedwig Road S. 83° 41' W. 486 feet to an angle point;

THENCE continuing along fence S. 89° 35' W. 609 feet to a point agreed upon by the owners of this land and the County Commissioners;

THENCE leaving fence line for the purpose of widening and straightening said St. Hedwig Road N. 62° 45' W. at 100 feet the East bank of the Salado Creek, at 170 feet the West bank of the Salado Creek and at 317 feet another point in fence line on the North side of the St. Hedwig Road, agreed upon by the owners of this land and the County Commissioners;

THENCE along said fence line N. 88° 14' W. 404 feet to an angle point;

THENCE continuing along fence S. 89° 47' W. 257.99 feet to the place of beginning, containing 188.99 acres of land, more or less; Being the same property conveyed to the Willow Springs Golf Club by Wm. C. Church, Trustee, by deed dated February 27th, 1926, recorded in Bexar County Texas Deed Records, Vol. 874, pages 90-91.

2nd: Being a triangular piece of land in San Antonio City Tract and Guillermo Nunez Survey No. 151, out of the Southeast corner of the International Exposition property; more particularly described as follows:

BEGINNING at the Southeast corner of the International Exposition property in the North line of the St. Hedwig Road;

THENCE S. 89° 47' W. 99.24 feet along South line of the International Exposition property and the North line of the St. Hedwig Road to intersection with the East line of Artesia Avenue;

THENCE N. 5° 5' E. 1074.37 feet along East line of Artesia Avenue to intersect East line of the International Exposition property;

THENCE S. 0° 13' E. 1069.78 feet to the place of beginning; containing 1.21 acres of land; being the same property conveyed to the Willow Springs Golf Club by the International Exposition by deed dated May 15th, 1926, recorded in Vol. 894, pages 397-98 Bexar County Texas Deed Records.

To have and to hold etc., with all rights income etc. Warrant and forever defend etc.

In trust to secure the payment of six certain promissory notes, four in the sum of \$4480.00 each and two in the sum of \$1990.00 each, dated October 1st, 1926, bearing 8% interest per annum, executed by the Willow Springs Golf Club and payable to the order of: 4 notes for \$4480.00 each payable to C.A. Goeth, Russell C. Hill, Harry H. Rogers & Wm. C. Church, resp.,

and 2 for \$1990.00 each payable to Russell C. Hill and Wm. C. Church, Resp., of San Antonio; all due on demand, interest payable semi-annually as it accrues. Provides for 10% attorney's fees, and that failure to pay any of said notes, matures all or any of same at option of holder, and all past due notes bear 10% interest per annum; together with all other indebtedness due the holder of said notes by the makers thereof.

Upon payment of principal and interest, when due, this trust shall become void and shall be released at cost of Grantors.

Default in prompt payment of said indebtedness, or should Grantors not be seized, in fee simple of said property, or same be not free from incumbrances, or this not be a first lien on said property, or if said property be taken into custody of Court, or sold to purchaser not assuming this indebtedness and lien, or if improvements on said property be not kept in same repair as they now are, or are destroyed or removed from said premises, or if taxes due on said property are not paid when due, or failure to keep improvements insured in companies selected by holder and payable to his order, or failure to comply with the terms hereof, matures indebtedness remaining unpaid at option of holder.

Provides for sale at public auction to the highest bidder for cash, before the Courthouse door in Bexar County, after giving notice of the time and place of sale and the property to be sold, in the manner required by the laws of Texas in sales under trust deeds at the time of sale etc.

Provides for appointment of Substitute Trustee.

Any holder of said indebtedness may pay taxes and insurance and in such event sums so paid with 10% interest per annum shall be a lien on said property.

The security herein given shall not be affected by nor affect any other security taken for the indebtedness hereby secured or any part thereof, and any extensions may be made and releases may be executed of the security or any part thereof without affecting the priority of this lien etc.

Seal. Attest: Wm. C.Church,
Secretary.

WILLOW SPRINGS GOLF CLUB
By Russell C.Hill, Vice President.

STATE OF TEXAS :
COUNTY OF BEXAR :

Before me, the undersigned authority, on this day personally appeared Russell C. Hill, Vice-President of the Willow Springs Golf Club 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, and in the capacity therein stated.

Given under my hand and seal of office, this the 6th day of October, A. D. 1926.

Seal.

Ivy E. Wallace Notary Public,
in and for Bexar County, State
of Texas.

Willow Springs Golf Club, a corporation duly incorporated under and by virtue of the laws of the State of Texas, acting herein by and through its duly authorized officers, of Bexar County, Texas,

General Warranty Deed for Road Purposes.
Dated May 15th 1926.
Filed June 12th 1926.
Recorded in Vol. 391, p. 637-8,
Deed Records, Bexar County, Texas.

to

WHP

Bexar County, Texas.

In consideration of the sum of \$1.00 cash to it in hand paid by Bexar County, the receipt of which is hereby acknowledged and confessed, and the further consideration that said property shall always be open for road purposes,

Grant, sell and convey unto the said Bexar County, of the State of Texas, all that certain lot or parcel of land lying and being situated in Bexar County, Texas,

being a strip of land 60 feet wide out of the San Antonio City tract and Guillermo Nunez Survey No. 151; more particularly described as follows:

BEGINNING at a point on the North line of the Willow Springs Golf Club's property and 159.5 feet from said Club's N. W. corner; the N. E. corner of the International Exposition's property;

THENCE S. 5° 5' W. 1729.36 feet to a point on the Willow Springs Golf Club's West Line;

THENCE N. 0° 13' W. ^{649.58}~~649.58~~ feet with the Willow Springs Golf Club's West line to a point on same;

THENCE N. 5° 5' E. 1075.52 feet to a point on the Willow Springs Golf Club's north line;

THENCE N. 38° 24' E. 60.41 feet with the Willow Springs Golf Club's north line to the place of beginning, containing 1.93 acres of land.

To have and to hold etc. Warrant and forever defend etc.

SEAL.

Willow Springs Golf Club,
By Harry H. Rogers, President

Attest: Wm. C. Church,
Secretary

State of Texas, §
County of Bexar. §

Before me, the undersigned authority, on this day personally appeared Harry H. Rogers, President of the Willow Springs Golf Club, 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 and in the capacity therein stated.

Given under my hand and seal of office, this 19th day of May, A. D. 1926.

TEXAS TITLE GUARANTY COMPANY SEAL.
Titles Guaranteed

Louise Renehan, Notary Public, in and for
Page // Bexar County, State of Texas.

Willow Springs Golf Club, a corporation incorporated under the laws of Texas, acting by authorized officers, of Bexar County, Texas,

to

International Exposition, of San Antonio, Texas.

General Warranty Deed.
Dated May 15, 1926.
Filed January 3, 1928.
Recorded in Vol. 1001, p. 494.
Deed Records, Bexar County, Texas.

In consideration of the sum of \$1.00 cash to it paid by the International Exposition, of San Antonio, Texas, and for other valuable considerations, does

Grant, sell and convey unto the said International Exposition, a corporation, of San Antonio, Texas, all that certain lot or parcel of land lying and being situated in Bexar County, Texas, being a triangular piece of land out of the Guillermo Nunez Survey No. 151, and out of the N.W. corner of land belonging to the Willow Springs Golf Club, more particularly described as follows:

BEGINNING at the N.W. corner of the land belonging to the Willow Springs Golf Club;

THENCE N. 88° 24' E. 99.09 feet along the north line of Willow Springs Golf Club to intersect the west line of Artesia Avenue;

THENCE S. 5° 5' W. 1075.53 feet along west line of Artesia Avenue to intersect the west line of the Willow Springs Golf Club land,

THENCE N. 0° 13' W. 1068.27 feet along the west line of the Willow Springs Golf Club land, and the east line of the land of the International Exposition, to the place of beginning, containing 1.21 acres of land.

To have and to hold etc. Warrant and forever defend etc.

Seal. Attest: Wm. C. Church,
Secretary.

Willow Springs Golf Club,
By Harry H. Rogers, President.

STATE OF TEXAS :
COUNTY OF BEXAR :

Before me, the undersigned authority, on this day personally appeared Harry H. Rogers, President of the Willow Springs Golf Club, 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, and in the capacity therein stated.

Given under my hand and seal of office, this 19th day of May,
A. D. 1926.

Seal

Louise Renehan, Notary Public in
and for Bexar County, State of
Texas.

San Antonio Paper Company,
 Plaintiff in Judgment
 No. 32701 vs.
 Thos. J. Dixon,
 Defendant in judgment.

Abstract of Judgment.
 From Justice's Court Prec. #1,
 Bexar County, (Judge Onion)
 Date of Judgment: June 10, 1929.
 Certified: June 14th 1929.
 Filed June 17, 1929.
 Recorded in Judgment Lien Re-
 cords, Bexar County, Texas,
 Vol. 24, p. 350.

Plaintiff, San Antonio Paper Company, a private corporation re-
 covered judgment against Defendant, Thos. J. Dixon, doing business under
 the trade name of Willow Springs Golf Club, on June 10, 1929.

Amount of Judgment: \$148.19 ; Amount of Costs: \$5.30
 Rate of Interest : 6% : Amount of Credits: None.

From Civil Docket 39, p. 175, records of said Court.

CIVIL DOCKET #39, p. 175, Shows execution issued to Bexar
 County, June 21, 1929, Returned Nulla Bona _____

Alias Execution issued to Bexar County, Dec. 26, 1929, no re-
 turn shown.

*Noted
 at time*

J. Oliver Johnson, Inc.
Plaintiff in Judgment

No. 32769 vs.

Thos. J. Dixon,
Defendant in Judgment.

Abstract of Judgment.
From Justice's Court Prec. #1,
Bexar County, (Judge Onion)
Date of Judgment: June 10, 1929.
Certified: June 14th 1929.
Filed: June 17th 1929.
Recorded in Judgment Lien Records
Vol. 24, p. 350, Bexar Co., Texas.

Plaintiff, J. Oliver Johnson, Inc. a private corporation,
recovered judgment against Defendant, Thos. J. Dixon, doing business under
the trade name of Willow Springs Golf Club, on June 10, 1929.

Amount of Judgment: \$47.93	:	Amount of Costs: \$5.40
Rate of Interest: 6%	:	Amount of Credits: none

From Civil Docket 39, p. 243, Records of said Court.

CIVIL DOCKET #39, p. 243, Shows Execution issued to Bexar County
June 21, 1929. Returned Nulla Bona

Alias Execution issued to Bexar County, Dec. 26, 1929, No
return shown.

Lone Star Orange Crush
Bottling Co.,

Plaintiff in Judgment.

No. 41840 vs.

Willow Springs Golf Club, et al.

Defendants in Judgment.

Abstract of Judgment
From Justice's Court Prec. #1,
Bexar County, (Judge Boltz)
Date of Judgment: June 24, 1929
Certified: August 13th 1929.
Filed Aug. 15th 1929.
Recorded in Judgment Lien Records
Vol. 24, p. 391, Bexar County, Texas.

Plaintiff, Lone Star Orange Crush Bottling Company, a corporation
recovered judgment against Defendants, Willow Springs Golf Club, T. J.
Dixon and Archie Loeffler, on June 24, 1929.

Amount of Judgment: \$94.40 : Amount of Costs: \$9.45
Rate of Interest: 6% : Amount of Credits: None.

From Civil Docket 45, p. 19, Records of said Court.

CIVIL DOCKET 45, p. 19, Shows Execution issued to Bexar County
July 5, 1929, Returned Nulla Bona Sept. 5, 1929.

United States Rubber Company,
 Plaintiff in Judgment
 No. 33977 vs.
 Thos. J. Dixon,
 Defendant in Judgment

Abstract of Judgment
 From Justice's Court Prec. No. 1,
 Bexar County, (Judge Onion)
 Date of Judgment: Feby. 10, 1930.
 Certified: Feby. 14th 1930.
 Filed: Feb. 14th 1930.
 Recorded in Judgment Lien Records,
 Vol. 24, p. 547, Bexar County,
 Texas.

Plaintiff. United States Rubber Company, a private corporation,
 recovered judgment against Defendant, Thos. J. Dixon, doing business
 under the trade name of Willow Springs Golf Club, on Feby. 10th 1930.

Amount of Judgment: \$77.01	:	Amount of Costs: \$4.95
Rate of Interest: 6%	:	Amount of Credits: None.

From Civil Docket 41, p. 163, Records of said Court.

CIVIL DOCKET # 41, p. 163, Shows Execution issued to Bexar
 County, Feb. 21, 1930. No return shown.

Walter P. Shafer,
 Plaintiff in Judgment
 No. 32512 vs.
 Thos. J. Dixon,
 Defendant in Judgment

Abstract of Judgment
 From Justice's Court Prec. #1,
 Bexar County, (Judge) Onion)
 Date of Judgment: May 13, 1929
 Certified: May 20th 1929.
 Filed May 22nd 1929.
 Recorded in Judgment Lien Records
 Vol. 24, p. 336, Bexar County,
 Texas.

Plaintiff, Walter P. Shafer, doing business under the trade name of A. H. Shafer, recovered judgment against Thos. J. Dixon, doing business under the trade name of Willow Springs Golf Club, Defendant, on May 13, 1929.

Amount of Judgment: \$46.62: Amount of Costs: \$5.70
 Rate of Interest: 6% ; Amount of Credits: None.

From Civil Docket 38, p. 635, records of said Court.

CIVIL DOCKET #38, p. 634, Shows Execution issued to Bexar County May 24, 1929, Returned Nulla Bona, Jan. 4, 1930.

Alias Execution issued to Bexar County, Dec. 26, 1929. No return shown.

Buckner Mfg. Co.,

Plaintiff in Judgment

No. 42430 vs.

T. J. Dixon, doing business as
Willow Springs Golf Club,

Defendant in Judgment.

Abstract of Judgment.

From Justice's Court Prec. #1,
Bexar County, (Judge Boltz)

Date of Judgment: Oct. 28th 1929

Certified: Nov. 5th 1929

Filed: Nov. 5th 1929.

Recorded in Judgment Lien Records

Vol. 24, p. 454, Bexar Co., Texas.

Plaintiff, W. A. Buckner and Harry Gleason copartners doing business under the partnership name of Buckner Manufacturing Company recovered judgment against T. J. Dixon, doing business as Willow Springs Golf Club, defendant.

Amount of Judgment: \$102.90 ; Amount Costs: \$5.55

Rate of Interest: 6% : Amount of Credits: None.

From Civil Docket 45, p. 609, Records of said Court.

CIVIL DOCKET 45, p. 609, Shows execution issued to Bexar County Nov. 8, 1929. Returned with a credit of \$24.42 Jan. 8, 1920.

Willow Springs Golf Club,

to

James V. Graves, Trustee,
Harry H. Rogers, C.A. Goeth,
Wm. C. Church and Russell C.
Hill, C.Q.T.

Deed of Trust.

Dated: March 1st, 1930.

Filed: March 10, 1930

Recorded in Vol. 1164 p 607^{1/2}

Deed of Trust Records

Bexar County, Texas.

File No.

Grant, Sell and Convey unto said Trustee, of Bexar County, Texas, and his successors and assigns forever, all those certain lots, tracts or parcels of land situated in Bexar County, Texas, and described as follows:

BEING 187.06 acres of land out of a 363.99 acre tract sold by Eda K. Meyer to Emil Loeffler et al, by deed dated July 30, 1924, recorded in the Deed Records of Bexar County, Texas, in Volume 779, pages 194-196, described by metes and bounds as follows, to-wit: BEGINNING at a point on the north side of the St. Hedwig Road, which point is 2683.77 feet south 89° 47' W. from a fence corner at the intersection of the north side of the St. Hedwig Road and the east right-of-way line of the San Antonio Belt and Terminal Company, which intersection is the southwest corner of said original tract conveyed by Eda K. Meyer to Emil Loeffler et al, which beginning point is also the southwest intersection of the St. Hedwig Road and Artesia Drive, a road conveyed to Bexar County by the International Exposition to the Willow Springs Golf Club, and is the southwest corner of a triangular strip of ground conveyed by the International Exposition to the Willow Springs Golf Club, containing 1.21 acres; THENCE north 5° 5' east along the east line of said Artesia Drive 2803.73 feet to a concrete monument under fence in the north line of said original 363.99 acre tract; THENCE N. 88° 24' E. 1858.29 feet along the north fence line of this survey to an angle point; THENCE continuing along said north fence line S. 81° 21' E. 2149 feet to a point on the west bank of the Salado Creek for the northeast corner of this survey; THENCE down the west bank of the said Salado Creek, with its meanders, as follows: S. 38° 51' W. 497 feet; S. 53° 20' W. 359 feet; S. 64° 32' W. 523 feet; S. 28° 10' W. 388 feet; S. 4° 11' E. 319 feet; S. 43° 14' W. 231 feet; THENCE crossing said Salado Creek N. 89° 41' E. 139 feet to the northwest corner of the 154.5 acre tract of land sold to J. Albeft Ackermann and wife, Frederica Ackermann, by deed dated February 3, 1919, recorded in Vol. 550, pages 485-7 in the Records of Bexar County, Texas, said corner being on the east bank of the Salado Creek; THENCE down the east bank of the Salado Creek, with its meanders as follows: S. 44° 43' W. 180.2 feet; S. 49° 43' W. 200.3 feet; S. 56° 14' W. 105 feet; S. 69° 14' W. 177 feet; S. 81° 47' W. 157.7 feet to a fence on the west line of the above mentioned 154.5 acre tract and the east line of this survey; THENCE along said division fence S. 0° 20' east 560 feet to a fence corner on the north side of the St. Hedwig Road, said corner being the southwest corner of the above mentioned 154.5 acre tract and the southeast corner of this Survey; THENCE along the fence on the north side of the St. Hedwig Road S. 83° 41' W. 486 feet to an angle point; THENCE continuing along fence S. 89°

35' W. 609 feet to a point agreed upon by the owners of this land and the county commissioners; THENCE leaving fence line for the purpose of widening and straightening said St. Hedwig Road N. 62° 45' W. at 100 feet the east bank of the Salado Creek, at 170 feet the west bank of the Salado Creek and at 317 feet another point in fence line on the north side of the St. Hedwig Road, agreed upon by the owners of this land and the county commissioners; THENCE along said fence line N. 88° 14' W. 404 feet to an angle point, THENCE continuing along fence S. 89° 47' W. 357.23 feet to the place of beginning, being the same property conveyed by WmC. Church, Trustee, to the Willow Springs Golf Club, by deed recorded in Volume 874, pages 90-91 of the Deed Records of Bexar County, Texas, less 1.21 acres conveyed to the International Exposition and 1.93 acres conveyed to Bexar County, and plus 1.21 acres conveyed by the International Exposition to the Willow Springs Golf Club, by deed recorded in Volume 894, pages 397-98 of the Deed Records of Bexar County, Texas, and being all land owned by Willow Springs Gold Club in Bexar County, Texas, also all property, real and personal of every description owned by Willow Springs Golf Club, in Bexar County, Texas.

To Have and To Hold etc. Warrant and Forever Defend etc.

This conveyance is in trust however, for the purpose of securing the payment of four notes, one note in the sum of \$15,456.58; another in the sum of \$15,456.58; one in the sum of \$16,935.50 and one in the sum of \$18,100.26, due on demand, and bearing interest at 8% per annum, payable semi-annually. All of the above described notes executed by Willow Springs Golf Club payable to the order of Harry H. Rogers, C.A. Goeth, WmC. Church and Russell C. Hill, respectively, and containing the usual 10% attorney's fee clause and acceleration of maturity clause, and further stating that all past due notes shall bear interest at 10% per annum.

Provides for Sale by Trustee, and in event of such sale Trustee shall make, execute and deliver to the purchaser, or purchasers, good and sufficient deeds in law to the property so sold in fee simple, and shall receive the proceeds of said sale. The legal owner of said notes shall have equal right to become the purchaser at such sale, being the highest bidder.

Provides for Substitute Trustee, and also that grantors shall pay all taxes or assessments which may become imposed against said property, and to keep them clear from liens or claims which may be equal or superior to the lien of this instrument. In event of failure to do these the holder of said notes may pay said taxes etc. and any sums so paid shall bear interest at 10% per annum from date of such payment, and shall be secured in like manner as the principal indebtedness. Grantor further agrees to pay said notes with interest as specified, and to permit no waste and to keep the improvements in as good repair as they now are, and to keep same insured in such sum as can be obtained, said insurance to be made payable to the holder of said notes and said policies delivered to him. Should Grantors fail to do this, Trustee may insure same and the sum so expended for insurance shall bear interest at 10% from date of payment and shall be secured in like manner as the principal indebtedness hereby secured.

Willow Springs Golf Club to Harry H. Rogers et al.

Should any tax or assessment be imposed by the State of Texas upon said notes or upon the interest of the said Trustee or his successors, or upon the lien of this instrument, or if said lien or interest shall be declared to be real estate, and shall be so taxed or assessed while said notes and lien are the property of the holder of said notes or their assigns, or of a non-resident of the State of Texas, then the Grantor shall at once discharge said tax or assessment, and neither the holder of said notes nor said trustee, shall be liable therefor, provided, that if the payment of the rate of interest provided for in said notes and the taxes and assessments referred to in this clause shall be construed by the court finally having jurisdiction thereof as requiring payment on the loan of money represented by said notes of interest in excess of 10%, the holder of said notes shall pay such excess.

In event of failure to pay said notes or any interest thereon, or failure to perform all covenants and agreements herein contained, or in event of death of grantors, or any of them, then at option of holder of said notes the whole indebtedness secured hereby shall at once become due, without notice, and may be collected by suit or proceeding hereunder.

It is expressly agreed that no other security now existing or hereafter taken shall be in any manner impaired by the execution of this instrument, and that no security subsequently taken by any holder of said indebtedness shall in any manner impair or affect the security given by this instrument, and that all security for the payment of said indebtedness shall be taken, considered and held as cumulative and that the taking of additional security shall at no time release or impair any security by indorsement or otherwise previously given for the payment of said indebtedness.

Provides for extension, or extensions in the time of payment of the debt hereby secured, and for partial release without in any manner altering, varying or diminishing the force or effect of this instrument, or the renewal or extension of it, in favor of any junior incumbrancer, mortgagee etc. hereafter acquiring a lien on or interest in said land or any part thereof, and that this instrument shall continue as a first lien on all said lands not expressly released until all sums, with interest and charges, hereby secured are fully paid, notwithstanding any such release, or releases, extensions, as well as to secure any future advances made hereunder. Grantors state that said property is not their homestead and further represent that the notes secured hereby and this lien are given in renewal, extension and carrying forward of the indebtedness due by the grantor to the holder of said notes and secured by a lien executed by grantor to D.N. Lawley, Trustee, on October 6, 1926, which is duly recorded in Volume 910, pages 500-503, of the Deeds of Trust Records of Bexar County, Texas, and a release of this lien shall ipso fact release said deed of trust lien so extended and carried forward.

SEAL.

WILLOW SPRINGS GOLF CLUB.

ATTEST:

By C.A. Goeth
President.

Wm. C. Church
Secretary

Willow Springs Golf Club to Harry H. Rogers et a.

THE STATE OF TEXAS :

COUNTY OF BEXAR :

BEFORE ME, the undersigned authority, on this day personally appeared C.A. GOETH, President of Willow Springs Golf Club, 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, in the capacity therein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND and seal of office, this, the 7th day of March, A.D. 1930.

SEAL.

E.M. Daggett
Notary Public in and for Bexar County,
Texas.

TEXAS TITLE GUARANTY COMPANY

TERRELL, DAVIS, HUFF & McMILLAN
ATTORNEYS

R. O. HUFF
PRESIDENT

JAMES K. STUART
SECRETARY-MANAGER

The consideration paid for this abstract is charged with the understanding and agreement that it is to be used only for the purpose of examining the title to the land and is not to be copied by any one for any purpose.

We hereby certify that the foregoing pages, numbered from 1 to ~~----21----~~ inclusive, comprise a complete abstract of all instruments of writing contained in the public records named below of Bexar County, Texas, affecting the title to the real estate described herein on page one, since the 13th day of February, 1926, at 11:36 o'clock a.m.

Our search covers the County Clerk's Office, the Probate Court, the District Courts (except tax suits) and the United States Courts within said County. It does not cover any other records, nor is it intended to cover tax statements nor will this company be held responsible for any tax due or to become due to the City, County, State or United States on the property described on said title page.

Witness our signature and corporate seal, at San Antonio, Texas, this 11th day of March 1930 at 8:00 a. m.

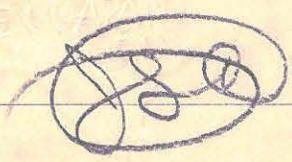
TEXAS TITLE GUARANTY COMPANY,

By

James K. Stuart
MANAGER.

Order No. 72929

Abstract No.



Searcher.

THIS ABSTRACT remains the property of the Texas Title Guaranty Company until its charges have been paid as evidenced by receipt below.

San Antonio Paper Company,
a private corporation,

to

Willow Springs Golf Club, a
corporation.

Assignment of Judgment.
Dated: June 14th, 1930.
Filed: Feby. 14th, 1931.
Recorded in Vol. 28 p. 229
Judgment Lien Records, Bexar Co.,
Texas.
File No. 354774

WHEREAS, San Antonio Paper Company, recovered judgment against Thos. J. Dixon, doing business under the trade name of Willow Springs Golf Club, in Justice Court, Precinct No. 1, Bexar County, Texas, before Jno. F. Onion, a Justice of the Peace, in Cause No. 32701, on the 10th day of June, 1929, for the sum of \$148.19 with interest thereon from date of the judgment until paid, at the rate of 6% per annum, and all costs of court; and,

WHEREAS, Willow Springs Golf Club, a corporation, has purchased said judgment from the San Antonio Paper Company, by paying the amount of said judgment,

NOW, THEREFORE, San Antonio Paper Company for and in consideration of the premises and the payment of said judgment by the said Willow Springs Golf Club, a corporation, the receipt of which is hereby acknowledged, does hereby sell, assign and transfer said judgment to the said Willow Springs Golf Club, without recourse on the said San Antonio Paper Company, and with full authority to the said Willow Springs Golf Club, a corporation, to collect said judgment and to proceed thereon in any way it sees fit.

ATTEST: SAN ANTONIO PAPER COMPANY

D.E. Newton,
Secretary
corporate seal.

By C.E. Schoff,
Active Vice-President.

SEAL.
STATE OF TEXAS,
COUNTY OF BEXAR.

BEFORE ME, the undersigned authority, on this day personally appeared C.E. Schoff, Active Vice-President of San Antonio Paper Company, a corporation, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 14th day of June, A.D. 1930.

SEAL.

E.D. Wiemers
Notary Public, Bexar County, Texas.

J. Oliver Johnson, Inc.,
By J. Oliver Johnson,
President,

to

Willow Springs Golf Club,
a corporation.

Assignment of Judgment..

Dated: June 21, 1930.

Filed: February 14th, 1931.

Recorded in Vol. 28 p. 230

Judgment Lien Records, Bexar Co.
Texas.

File No. 354776

WHEREAS, J. Oliver Johnson, Inc. a private corporation, recovered judgment against Thos. J. Dixon, doing business under the trade name of Willow Springs Golf Club, in Justice Court, Precinct No. 1, Bexar County, Texas, before Jno. F. Onion, a Justice of the Peace, in Cause No. 32701, on the 10th day of June, A.D. 1929, for the sum of \$47.93, with interest thereon from date of judgment until paid, at the rate of 6% per annum; and,

WHEREAS, Willow Springs Golf Club, a corporation, has purchased said judgment from the J. Oliver Johnson, Inc., by paying the amount of said judgment.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that J. Oliver Johnson, Inc., a corporation, for and in consideration of the premises and the payment of said judgment by the said Willow Springs Golf Club, the receipt of which is hereby acknowledged does hereby sell, assign and transfer said judgment to the said Willow Springs Golf Club, a corporation, without recourse on the said J. Oliver Johnson, Inc., and with full authority to the said Willow Springs Golf Club, a corporation, to collect said judgment and to proceed thereon in any way it sees fit.

J. OLIVER JOHNSON, INC.

ATTEST:

By J. Oliver Johnson
President.

Secretary.

SEAL. (corporate seal)

STATE OF ILLINOIS :

COUNTY OF COOK. :

BEFORE ME, the undersigned authority, on this day personally appeared J. Oliver Johnson, President of J. Oliver Johnson, Inc. a corporation, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 21 day of June, A.D. 1930.

SEAL.

John E. Lightner
Notary Public, Cook County, Illinois.

M. Coppard Trustee, Estate
of Lone Star Orange Crush
Bottling Company, Bankrupt,

to

Willow Springs Golf Club.

Transfer of Judgment.

Dated: February 13th, 1931.

Filed: February 14th, 1931.

Recorded in Vol. 28 p.232

Judgment Lien Records of

Bexar County, Texas.

File No.

WHEREAS, LONE STAR ORANGE CRUSH BOTTLING COMPANY, as Plaintiff in Judgment in Cause No. 41,840, in Justice Precinct No. 1, of Bexar County, Texas, Judge Boltz presiding, recovered of T.J. Dixon et al, judgment in the sum of \$94.40 and \$9.45 costs on June 24, 1929, an abstract of which judgment was recorded in the Judgment Lien Records of Bexar County, Texas, in Volume 24, at page 391; and

WHEREAS, the undersigned, M. Coppard was duly appointed trustee of the bankrupt estate of said plaintiff, and did on the 7th day of June A.D. 1930, receive a consideration for said account and judgment and assigned all right, title and interest in and to the same to the WILLOW SPRINGS GOLF CLUB, a corporation, but failed to execute such a written assignment thereof that might be placed on record;

THEREFORE, the undersigned does hereby TRANSFER, ASSIGN and CONVEY unto the WILLOW SPRINGS GOLF CLUB all right, title, claim or interest that the LONE STAR ORANGE CRUSH BOTTLING COMPANY might have in and to said judgment unto the WILLOW SPRINGS GOLF CLUB, a corporation, without recourse on the undersigned, in any event.

M. Coppard
Trustee, Estate of Lone Star Orange
Crush Bottling Company, Bankrupt.

THE STATE OF TEXAS:
COUNTY OF BEXAR :

BEFORE ME, the undersigned authority, on this day personally appeared M. COPPARD, Trustee of the Estate of Lone Star Orange Crush Bottling Company, Bankrupt, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND and seal of office, this the 13th day of February, A.D. 1931.

SEAL.

Olivette James
Notary Public in and for Bexar
County, Texas.

United States Rubber Company,
By Wilson H. Blackwell, Treasurer,

to

Willow Springs Golf Club, a
corporation,

Assignment of Judgment,

Dated: June __, 1930.

Filed: February 14th, 1931.

Recorded in Vol. 28 p.231

Judgment Lien Records, Bexar
Co. Texas.

File No. 354777

WHEREAS, United States Rubber Company, a private corporation, recovered judgment against Thos. J. Dixon, doing business under the trade name of Willow Springs Golf Club, in Justice Court, Precinct No. 1, Bexar County, Texas, before Jno. F. Onion, a Justice of the Peace, in Cause No. 33,977, on the 10th day of February, A.D. 1930, for the sum of \$77.01, with interest thereon from date of judgment until paid, at the rate of 6% per annum, and all costs of court; and,

WHEREAS, Willow Springs Golf Club, a corporation, has purchased said judgment from the United States Rubber Company, by paying the amount of said judgment.

NOW, THEREFORE, the United States Rubber Company, a corporation, for and in consideration of the premises and the payment of said judgment by the said Willow Springs Golf Club, a corporation, the receipt of which is hereby acknowledged, does hereby sell, assign and transfer said judgment to the said Willow Springs Golf Club, a corporation, without recourse on the said United States Rubber Company, and with full authority to the said Willow Springs Golf Club, a corporation, to collect said judgment and to proceed thereon in any way it sees fit.

UNITED STATES RUBBER COMPANY

ATTEST:
F.V. Glynn
Asst. Secretary.

By Wilson H. Blackwell, Seal.
treasurer

corporate seal.
SEAL.

STATE OF New York ,
COUNTY OF New York.

BEFORE ME, the undersigned authority, on this day personally appeared Wilson H; Blackwell, Treasurer of United States Rubber Company, a corporation, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE , this the 13th day of June , A.D. 1930.

SEAL. Otilie Freal
Notary Public _____ County,

U.S. Rubber Co. to Willow Springs Golf Club.

NOTARY PUBLIC Queens County No. 3637
Queens County Reg. No. 9102
New York County Clerk's No. 929
New York County Reg. No. 1F 28A
Commission expires March 30, 1931

Walter P. Shafer, doing business as A.H. Shafer,

to

Willow Springs Golf Club, a corporation.

Assignment of Judgment,

Dated: June 7th, 1930.

Filed: February 14, 1931.

Recorded in Vol. 28 p. 230

Judgment Lien Records, Bexar County, Texas.

File No. 354775

WHEREAS, Walter P. Shafer, doing business as A.H. Shafer, recovered judgment against Thos. J. Dixon, doing business under the trade name of Willow Springs Golf Club, in Justice Court, Precinct No. 1, Bexar County, Texas, before Jno. F. Onion, a Justice of the Peace, in Cause No. 32,512, on the 13th day of May, A.D. 1929, for the sum of \$46.62 with interest thereon from the date of the judgment until paid, at the rate of 6% per annum, and all costs of court; and,

WHEREAS, Willow Springs Golf Club, a corporation, has purchased said judgment from Walter P. Shafer by paying the amount of said judgment.

NOW, THEREFORE, Walter P. Shafer, for and in consideration of the premises and the payment of said judgment by the said Willow Springs Golf Club, a corporation, the receipt of which is hereby acknowledged, do hereby sell, assign and transfer said judgment to the said Willow Springs Golf Club, a corporation, without recourse on me, and with full authority to the said Willow Springs Golf Club, to collect said judgment and to proceed thereon in any way it sees fit.

Walter P. Shafer

STATE OF TEXAS,

COUNTY OF BEXAR.

BEFORE ME, the undersigned authority, on this day personally appeared Walter P. Shafer, doing business as A.H. Shafer, 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, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 7 day of June, A.D. 1930.

SEAL.

L. Palm
Notary Public, Bexar County, Texas.

Buckner Manufacturing Company,
By W.A. Buckner, One of the
Partners,

to

Willow Springs Golf Club,
a corporation.

Assignment of Judgment.

Dated: June 11th, 1930.

Filed: February 14th, 1931.

Recorded in Vol. 28 p. 232

Judgment Lien Records, Bexar

County, Texas.

File No. 354779

WHEREAS, Buckner Manufacturing Company, a partnership, consisting of W.A. Buckner and Harry Cleason, recovered judgment against Thos. J. Dixon, doing business under the trade name of Willow Springs Golf Club, in Justice Court, Precinct No. 1, Bexar County, Texas, before L.F. Boltz, a Justice of the Peace, in Cause No. 42,430, on the 28th day of October, A.D. 1929, for the sum of \$102.90, with interest thereon from date of the judgment until paid, at the rate of 6% per annum, and all costs of court; and,

WHEREAS, Willow Springs Golf Club, has purchased said judgment from the Buckner Manufacturing Company, by paying the amount of said judgment.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that Buckner Manufacturing Company, for and in consideration of the premises and the payment of said judgment by the said Willow Springs Golf Club the receipt of which is hereby acknowledged, does hereby sell, assign and transfer said judgment to the said Willow Springs Golf Club, a corporation, without recourse on the said Buckner Manufacturing Company, and with full authority to the said Willow Springs Golf Club, to collect said judgment and to proceed thereon in any way it sees fit.

BUCKNER MANUFACTURING COMPANY

By W.A. Buckner
One of the Partners.

STATE OF California,

COUNTY OF Fresno.

BEFORE ME, the undersigned authority, on this day personally appeared W.A. Buckner, one of the partners of Buckner Manufacturing Company, a partnership, 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, individually and as the act of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of June, A.D. 1930.

SEAL.

George W. Sims
Notary Public, Fresno County, California.

J.E. Jarratt Mortgage Company,

to

Marie Eva Davidson.

Transfer.

Dated: February 5th, 1927.

Filed: February 14th, 1931.

Recorded in Vol. 1232 p. 476

Deed of Trust Records, Bexar Co.,
Texas.

File No. 354778

For good and valuable considerations to it in hand paid by Marie Eva Davidson, the receipt of which is hereby acknowledged, J.E. Jarratt Mortgage Company has endorsed, without recourse, and delivered to Marie Eva Davidson the notes hereinafter described, and has and does hereby BARGAIN, SELL, ASSIGN and CONVEY unto the said MARIE EVA DAVIDSON (as her sole and separate property), her heirs and assigns, those certain promissory notes the indebtedness evidenced thereby, and all liens securing the payment thereof, which are described briefly as follows, to-wit:

Those six certain promissory note, dated February 13th, 1926, aggregating the principal sum of \$50,000.00, maturing \$5000.00 March 1st, 1928, 1929, 1930, 1931 and 1932 respectively, and \$25,000.00 March 1st, 1933; executed by William C. Church, Trustee, and payable to the order of J.E. Jarratt Mortgage Company; together with 12 certain first mortgage interest notes evidencing the interest on the foregoing principal notes at the rate of 6% per annum payable semi-annually. All of said notes contain the usual provisions for acceleration of maturity, attorney's fees, interest on past due principal or interest etc., and all of said notes are described in, and secured by, deed of trust executed by William C. Church, Trustee, dated February 13th, 1926, recorded in Volume 867, page 419-25, of the Deed of Trust Records of Bexar County, Texas, wherein 188.99 acres of land situated in Bexar County, Texas, out of the original City Tract and the Guillermo Nunez Survey No. 151 are conveyed in trust to GEORGE G. MURRAY, as Trustee, to secure the payment of said notes.

It is agreed and understood that said notes are endorsed, and that this transfer, assignment and conveyance shall be, and is, without recourse and without warranty, express or implied.

It is further, however, agreed and understood that in addition to the interest notes referred to hereinabove, J.E. JARRATT MORTGAGE COMPANY holds certain other interest notes evidencing additional interest to accrue on said principal notes and does hereby agree and contract to account if, and as when collected, to the order of said MARIE EVA DAVIDSON, for interest on the principal notes hereby transferred, assigned and conveyed, at the rate of 1% per annum, payable semi-annually.

ATTEST:

B.D. Kincaid
ASST-SECRETARY.

SEAL.

J.E. JARRATT MORTGAGE COMPANY.

By George G. Murray
Vice-President.

J.E. JARRATT MTG.CO. to Marie Eva Davidson

THE STATE OF TEXAS :

COUNTY OF BEXAR :

BEFORE ME, the undersigned authority, on this day personally appeared George G. Murray, Vice-President, and B.D. Kennedy, Assistant Secretary, of the J.E. Jarratt Mortgage Company, a corporation, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 5th day of
SEAL. February, A. D. 1927.

L.E. Morton, Notary Public in and for Bexar
County, Texas.

Marie Eva Davidson and
Green Davidson, husband
and wife. of Bexar County,
Texas,

to

Wm.C.Church, Trustee,

Release.

Dated: February 12th, 1931.

Filed: February 14th, 1931.

Recorded in Vol. 1232p. 477

Deed of Trust Records,

Bexar County, Texas,
File No. 354781

The undersigned, Marie Eva Davidson and Green Davidson, the legal owner and holder of an indebtedness evidenced by six certain promissory notes dated February 13, 1926, in the principal sum of Five notes in the sums of \$5000.00 each, and one note in the principal sum of \$25,000.00, bearing interest at the rate of _____ per centum per annum from date until paid, interest payable semi-annually, executed by Wm. C. Church, Trustee, payable to the order of J.E. Jarratt Mortgage Company, \$5000.00 on March 1, 1928, 1929, 1930, 1931 and 1932; \$25,000.00 due March 1, 1933 after date which indebtedness is secured by a deed of trust lien on

188.99 acres of land situated in Bexar County, Texas,
out of the original city tract and the Guillermo
Nunez Surve No. 151,

being more particularly described in the deed of trust dated February 13, 1926, duly recorded in the Deeds of Trust Records of Bexar County, Texas, in Volume _____ Page _____, for and in consideration of the full and final payment of said indebtedness, together with all interest and charges thereon, have this day and do by these presents RELEASE, DISCHARGE AND QUITCLAIM unto the said Wm.C.Church, Trustee, his heirs or assigns, all of the right, title, claim and interest in and to the property above described, that the undersigned might have and own by virtue of being the owner and holder of said indebtedness, together with the lien securing the same, and do hereby declare said note fully paid off, satisfied and discharged to all intents and purposes.

The notes hereby released were transferred to Marie Eva Davidson by J.E. Jarratt Mortgage Company.

Marie Eva Davidson
Green Davidson

STATE OF Texas)
COUNTY OF Bexar)

Before me, the undersigned authority, on this day personally appeared Green Davidson, 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.

Marie Eva Davidson and husband to Wm.C.Church,Tr.

Given under my hand and seal of office t is the 12th day
of February, A.D. 1931.

Wm. C.Church
Notary Public in andfor Bexar County,
State of Texas.

SEAL.

STATE OF Texas)

COUNTY OF Bexar)

Before me the undersigned authority, on this day personally
appeared Marie Eva Davidson, wife of Green Davidson, known to me
to be lthe person whose name is subscribed to the foregoing instru-
ment, and having been examined by me privily and apart from her hus-
band, andhaving the same fully explained to her,she the said Marie
Eva Davidson, acknowledged such instrument to be her act and deed
and declared that she had willingly signed the same for the purposes
and consideration therein expressed, and that she did not wish to
retract it.

Given under my hand and seal of office , this the12th day of
February, A.D.1931.

Wm.C.Church
Notary Public in andfor Bexar County,
State of Texas.

SEAL.

Russell C.Hill,
to
C.A.Goeth.

Transfer of Deed of Trust.
Dated October 2, 1930.
Filed October 3, 1930.
Recorded in Vol. 1214 p. 207.
Deed of Trust Records of
Bexar County, Texas.

For value received, I, Russell C.Hill, of Bexar County, Texas, do hereby sell, transfer and assign to C.A. Goeth, of Bexar County, Texas, that certain note for \$18,100.26 given to me by Willow Springs Gold Club dated March 1, 1930, payable on demand, with 8% interest per annum, and being secured by deed of trust on

187.06 acres known as the Willow Springs Golf Club, on the Salado Creek, in Bexar County, Texas, said deed of trust being recorded in Bexar County deed of trust records, in Vol. 1164, p. 607 hereby referred to.

To have and to hold said note, together with the lien of said deed of trust, unto the said C.A.Goeth, his heirs and assigns, and the said C. A. his heirs and assigns are authorized to fully and completely release the same.

Russell C. Hill

THE STATE OF TEXAS :
COUNTY OF BEXAR :

Before me, E. M.Daggett, a notary public in and for Bexar County, Texas, on this day personally appeared Russell C.Hill, 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 2nd day of October, A. D. 1930.

(seal)

E. M. Daggett, Notary Public,
Bexar County, Texas.

Harry H. Rogers, C.A. Goeth,
Wm.C. Church and Russell C. Hill,

Subordination Agreement.

Dated: February 11th, 1931.

to

Filed: February 14th, 1931.

Willow Springs Golf Club.

Recorded in Vol. 1232 p. 475

Deed of Trust Records, Bexar Co.,
Texas.

File No. 354773

WHEREAS, Harry H. Rogers, C.A. Goeth, Wm.C. Church and Russell C. Hill, are the owners and holders of certain notes and indebtedness of the Willow Springs Golf Club, a corporation, and the same being secured by a deed of trust lien upon 187.06 acres of land in Bexar County, Texas, fully described and set out in a deed of trust dated March 7th, 1930, and duly recorded in the Deed Records of Bexar County, Texas, in Book Volume 1164, on pages 607-612, reference to which instrument and the record thereof is here made and considered a part hereof for a more particular description of said property, which lien is junior and inferior to a lien now existing on said property; and,

WHEREAS, the Willow Springs Gold Club desires to increase, extend and carry forward the indebtedness secured by the prior and senior lien on said property, and have requested that the undersigned execute a subordination agreement whereby said corporation may execute a deed of trust lien on said property to secure an indebtedness in the principal sum of \$45,000.00 bearing 7% interest payable semi-annually and being in such terms as the corporation may elect and the undersigned have AGREED thereto and execute this evidence thereof.

NOW, THEREFORE, in consideration of \$1.00 and of the premises above set out, the undersigned do hereby agree that any and all claims or liens held by them against the Willow Springs Gold Club and particularly described and set out in said deed of trust above described and referred to shall be JUNIOR and INFERIOR to the indebtedness and lien which is to be executed by said corporation evidencing an indebtedness in the sum of \$45,000.00, payable \$5,000.00 on March 1st, 1932, 1933, 1934 and 1935, respectively, and \$25,000.00 on March 1st, 1936, bearing interest at the rate of 7% per annum and to be evidenced by the note and deed of trust of the corporation, and the said note and deed of trust, when executed, shall be a PRIOR and SENIOR lien on the land and real estate owned and held by the Willow Springs Gold Club in Bexar County, Texas.

Harry H. Rogers
By Homer Rogers
Atty in fact.
C.A. Goeth
Russell C. Hill
Wm.C. Church

THE STATE OF TEXAS)
County of Bexar)

Before me, the undersigned authority, on this day personally appeared Homer Rogers, atty in fact for Harry H. Rogers, known to

Harry H. Rogers et al to Willow Springs Golf Club.

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, and in the capacity therein stated.

Given under my hand and seal of office this the 11th day of February, A.D., 1931.

SEAL. Olivette James
Notary Public, Bexar County, Texas.

THE STATE OF TEXAS,)
County of Bexar.)

Before me, the undersigned authority, on this day personally appeared C.A.Goeth, 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 11th day of February, A.D.1931.

SEAL. Olivette James
Notary Public, Bexar County, Texas.

THE STATE OF TEXAS,)
County of Bexar.)

Before me, the undersigned authority, on this day personally appeared Russell C. Hill, 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 11th day of February, A.D., 1931.

SEAL. Olivette James
Notary Public, Bexar County, Texas.

THE STATE OF TEXAS,)
County of Bexar.)

Before me, the undersigned authority, on this day personally appeared Wm.C.Church, 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 10th day of February, A.D., 1931.

SEAL. Olivette James
Notary Public, Bexar County, Texas.

Willow Springs Golf Club,

to

James V. Graves, Trustee,
Guardian Loan & Trustee
Company, a corporation of
San Antonio, Texas, C.Q.T.

Deed of Trust.

Dated February 14, 1931.

Filed February 13, 1931, 4:29 PM.

Recorded in Vol. 1235 p. 303

Deed of Trust Records of
Bexar County, Texas.

File #354780.

Grant, sell and convey unto said Trustee, of Bexar County, Texas, and his successors and assigns forever, all those certain lots, tracts and parcels of land situated in Bexar County, Texas, and described as follows:

Being 187.06 acres of land out of a 363.99 acre tract sold by Eda K. Meyer to Emil Loeffler, et al, by deed dated July 30, 1924, recorded in the Bexar County Texas Deed Records, in Vol. 779, pages 194-196, described by metes and bounds as follows, to-wit;

BEGINNING at a point on the north side of the St. Hedwig Road, which point is 2683.77 feet south $89^{\circ} 47'$ W. from a fence corner at the intersection of the north side of the St. Hedwig Road and the east right-of-way line of the San Antonio Belt and Terminal Company, which intersection is the southwest corner of said original tract conveyed by Eda K. Meyer to Emil Loeffler, et al, which beginning point is also the southeast intersection of the St. Hedwig Road and Artesia Drive, a road conveyed to Bexar County by the International Exposition and the Willow Springs Golf Club, and is the southwest corner of a triangular strip of ground conveyed by the International Exposition to the Willow Springs Golf Club, containing 1.21 acres;

THENCE north $5^{\circ} 5'$ east along the east line of said Artesia Drive 2803.73 feet to a concrete monument under fence in the north line of said original 363.99 acre tract;

THENCE N. $88^{\circ} 24'$ E. 1858.29 feet along the north fence line of this survey to an angle point;

THENCE continuing along said north fence line S. $81^{\circ} 21'$ E. 2149 feet to a point on the west bank of the Salado Creek for the north east corner of this survey;

THENCE down the west bank of the said Salado Creek, with its meanders, as follows: S. $38^{\circ} 51'$ W. 497 feet; S. $53^{\circ} 20'$ W. 359 feet; S. $64^{\circ} 32'$ W. 523 feet; S. $28^{\circ} 10'$ W. 388 feet; S. $4^{\circ} 11'$ E. 319 feet; S. $43^{\circ} 14'$ W. 231 feet;

THENCE crossing said Salado Creek N. $89^{\circ} 41'$ E. 139 feet to the northwest corner of the 154.5 acre tract of land sold to J. Albert Ackermann and wife, Frederica Ackermann, by deed dated February 3, 1919, recorded in Vol. 550, pages 485-7 in the Records of Bexar County, Texas, said corner being on the east bank of the Salado Creek;

THENCE down the east bank of the Salado Creek, with its meanders, as follows: S. $44^{\circ} 43'$ W. 180.2 feet; S. $49^{\circ} 43'$ W. 200.3 feet; S. $56^{\circ} 14'$ W. 105 feet; S. $69^{\circ} 14'$ W. 177 feet; S. $81^{\circ} 47'$ W. 157.7 feet to a

fence on the west line of the above mentioned 154.5 acre tract and the east line of this survey;

THENCE along said division fence S. 0° 20' east 560 feet to a fence corner on the north side of the St. Hedwig Road, said corner being the southwest corner of the above mentioned 154.5 acre tract and the Southeast corner of this Survey;

THENCE along the fence on the north side of the St. Hedwig Road S. 83° 41' W. 486 feet to an angle point;

THENCE continuing along fence S. 89° 35' W. 609 feet to a point agreed upon by the owners of this land and the county commissioners;

THENCE leaving fence line for the purpose of widening and straightening said St. Hedwig Road N. 62° 45' W. at 100 feet the east bank of the Salado Creek at 170 feet the west bank of the Salado Creek and at 317 feet another point in fence line on the north side of the St. Hedwig Road, agreed upon by the owners of this land and the county commissioners;

THENCE along said fence line N. 88° 14' W. 404 feet to an angle point;

THENCE continuing along fence S. 89° 47' W. 357.23 feet to the place of beginning, being the same property conveyed by Wm. C. Church, Trustee, to the Willow Springs Golf Club, by deed recorded in Vol. 874, pages 90-91, of the Bexar County Texas Deed Records, less 1.21 acres conveyed to the International Exposition and 1.93 acres conveyed to Bexar County, and plus 1.21 acres conveyed by the International Exposition to the Willow Springs Golf Club, by deed recorded in Vol. 894, pages 397-98 of the Bexar County Texas Deed Records, and being all land owned by Willow Springs Golf Club in Bexar County, Texas.

To have and to hold etc., together with all rights, income etc., Warrant and forever defend etc., grantors especially covenant that they are seized of said premises in fee simple and entitled to convey same; and will make such further assurances of title as may be necessary to fully confirm to said Trustee the title to said premises.

In trust to secure the payment of five certain principal notes, four being in the sum of \$5,000.00 each, due March 1, 1932, 1933, 1934 and 1935, respectively, and one of said notes being in the sum of \$25,000.00 due on March 1, 1936, all of said notes dated February 14, 1931; payor reserves the privilege to pay said notes on any interest paying date before maturity upon 60 days' previous notice; all of said notes executed by Willow Springs Golf Club and payable to the order of Guardian Loan and Trustee Company; bearing 7% interest per annum, payable semi-annually on March 1st and September 1st of each year. Provides for 10% attorney's fees. Failure to pay any of said notes, matures all or any of same at option of holder; all past due notes bear 10% interest per annum; together with all other indebtedness due or that may hereafter become due, the holder or holders of said notes or any of them by the makers thereof.

Upon payment of said indebtedness, whether evidenced by said notes or not when due, this trust shall become void and shall be released at cost of grantors.

Provides for sale to the highest bidder for cash, between lawful hours on the first Tuesday in any month after default, after having given notice of the time, terms and place of sale and of property to be sold, by notice posted in three public places in said County, one of which shall be at the Courthouse door, or by giving notice as now or as may hereafter be provided by law at the date of such sale under powers contained in Trust deeds, in event of posting, notice shall be for at least 21 days prior to sale day etc.

Provides for appointment of Substitute Trustee.

Grantors covenant as follows, to-wit: To pay notes with interest as specified; to permit no waste; to keep all improvements in good repair; to pay all taxes; to keep improvements insured in such sum as can be obtained thereon with loss payable to holder. Failure to pay taxes and insurance, same may be paid by Trustee or holder and sums so paid with 10% interest per annum shall be secured hereby.

Default in payment of notes or interest, or in the performance of any of the covenants herein contained, or if taxes imposed by the State of Texas are not paid, or in event of death of grantor or makers of notes, provides for maturity etc.

Provides for appointment of Receiver etc.

No other security now existing or hereafter taken to secure the payment of said indebtedness shall be affected by the execution of this instrument and no security subsequently taken shall in any manner affect the security given by this instrument etc.

Provides for extension of time of payment of all or any part of the debts hereby secured, or any part of the security herein described may be released without altering the effect of this instrument etc.

Provides for maturity in event of involuntary bankruptcy etc.

Grantors waive benefit of "appraisement laws", "stay laws" and "redemption laws".

In witness whereof, the Willow Springs Golf Club has caused these presents to be executed by its duly authorized officers, this, the 14th day of February, A. D. 1931.

(Seal)
ATTEST: Wm. C. Church,
Secretary.

WILLOW SPRINGS GOLF CLUB,
By C.A. Goeth, President.

THE STATE OF TEXAS :
COUNTY OF BEXAR :

Before me, the undersigned authority, on this day personally appeared C.A. Goeth, President of Willow Springs Golf Club, 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, in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this, the 11th day of
February, A. D. 1931.

(Seal)

James V. Graves, Notary Public
in and for Bexar County, Texas.

MINUTES OF A MEETING OF THE DIRECTORS OF THE WILLOW SPRINGS GOLF CLUB,
HELD FEBRUARY 9TH, 1931.

The meeting of the Directors of the Willow Springs Golf Club was
held at which meeting there were present:

C. A. Goeth,
Russell C. Hill,
Homer Rogers, and
Wm. C. Church.

On motion duly made and unanimously passed the President, C.A.
Goeth, joined by the Secretary, Wm. C. Church, were authorized to borrow
from the Guardian Loan & Trustee Company, or any other person from whom the
company could borrow, the sum of \$45,000.00 and to execute, in evidence there-
of, the company's obligation in such form as the lender might desire, due
\$5,000.00 March 1st, 1932, 1933, 1934, and 1935, respectively, and \$25,000.00
due March 1st, 1936, bearing interest at the rate of 7% per annum, payable
semi-annually on March 1st and September 1st of each year, and to execute
a deed of trust in such form as the lender might require, upon all of the
real estate of the corporation lying and being situated in Bexar County,
Texas, and known as the Willow Springs Golf Course. Said President and
Secretary were fully authorized to execute any and all instruments that
might be required by the lender in such form as might be necessary and the
acts and deed of said President and Secretary are to be considered the act
and deed of the corporation.

There being no further business, the meeting adjourned.

(Seal)

Wm. C. Church, Secretary.

I, Wm. C. Church, certify that I am Secretary of the Willow Springs
Golf Club and that the above and foregoing is a correct copy of the minutes
of the corporation, as stated.

Wm. C. Church, Secretary.

Sworn to and subscribed before me this the 10th day of February,
A.D. 1931.

(Seal)

Olivette James, Notary Public,
Bexar County, Texas.

TEXAS TITLE GUARANTY COMPANY

R. O. HUFF
PRESIDENT

A. F. BARNES
VICE-PRESIDENT

W. BOYD SMITH
VICE-PRESIDENT

JAMES K. STUART
SECRETARY-MANAGER

The consideration paid for this abstract is charged with the understanding and agreement that it is to be used only for the purpose of examining the title to the land and is not to be copied by any one for any purpose.

We hereby certify that the foregoing pages, numbered from **23** to ~~----40----~~ inclusive, comprise a complete abstract of all instruments of writing contained in the public records named below of Bexar County, Texas, affecting the title to the real estate described herein **on page one, since the 11th day of March, 1930, at 8 o'clock a.m.**

Our search covers the County Clerk's Office, the Probate Court, the District Courts (except tax suits) and the United States Courts within said County. It does not cover any other records, nor is it intended to cover tax statements nor will this company be held responsible for any tax due or to become due to the City, County, State or United States on the property described on said title page.

Witness our signature and corporate seal, at San Antonio, Texas, this **15th day of February, 1931, at 8:00 a. m.**

TEXAS TITLE GUARANTY COMPANY,

By *James K. Stuart*
MANAGER.

Order No. **73447**

Abstract No.



Searcher.

THIS ABSTRACT remains the property of the Texas Title Guaranty Company until its charges have been paid as evidenced by receipt below.

J. B. JARRATT MORTGAGE COMPANY : UNITED STATES DISTRICT COURT,
: WESTERN DISTRICT OF TEXAS,
: SAN ANTONIO, TEXAS.
Cause No. 425, In Equity. :

ABSTRACTER'S NOTE.

The Original Bill in this cause was filed February 10, 1930, and by Order of the United States District Judge dated February 19, 1930, R. J. McMillan was duly appointed Receiver, and on the same date, he qualified as such Receiver.

R. J. McMillan, Solely and only
as Receiver for J. E. Jarratt
Mortgage Company,

to

William C. Church, Trustee.

Release Deed of Trust.
Dated Feby. 19, 1931.
Filed Feb. 25th 1931.
Recorded in Vol. 1232, p. 576-7,
Deed of Trust Records of
Bexar County, Texas.

Whereas, William C. Church, Trustee, heretofore did execute a certain second mortgage deed of trust dated February 13th 1926 and of record in Vol. 873, page 187, et seq. deed of trust records of Bexar County, Texas, wherein and whereby there is conveyed to George C. Murray, Trustee, the following described property:

Being 188.99 acres of land situated in Bexar County, Texas, out of original city tract and the Guillermo Nunez Survey No. 151, as fully described in the above mentioned deed of trust, to secure the payment of certain second mortgage interest notes described in said deed of trust; and

Whereas, under date of February 10, 1930, R. J. McMillan, was appointed by order and decree of the United States District Court for the Western District of Texas, in Cause No. 425 in Equity styled, The Jarratt Corporation vs. J. E. Jarratt Mortgage Company, as receiver for said J. E. Jarratt Mortgage Company, and did qualify as such receiver; and

Whereas, all matured second mortgage interest notes have been fully paid and satisfied and all of said notes which do mature hereafter have been canceled and satisfied.

Now therefore, in consideration of the sum of \$10.00 cash in hand paid, and of the full and final payment of said Second Mortgage Interest Notes, the receipt of all of which is hereby acknowledged I, J. E. Jarratt Mortgage Company acting by R. J. McMillan as Receiver for said corporation, does hereby release, discharge and acquit all liens of every kind or character, created by said Second Mortgage Deed of Trust mentioned hereinabove and does hereby release, discharge and acquit unto the said William C. Church, Trustee, his heirs and assigns, all of the lands and premises hereinabove described, free and clear of all liens created by said Second Mortgage deed of trust and notes.

R. J. McMillan, Solely and only
as Receiver of J. E. Jarratt
Mortgage Company.

The State of Texas)
County of Bexar/)

Before me, the undersigned authority, on this day personally appeared R. J. McMillan, receiver for J. E. Jarratt Mortgage Company, a corporation, 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, and in

the capacity therein stated.

Given under my hand and seal of office, this the 20 day of
February, A. D. 1931.

Seal.

T. H. Dennis, Notary Public,
in and for Bexar County, Texas.

Willow Springs Golf Club,
by President,

to

James V. Graves, Trustee
Guardian Loan and Trustee
Company Beneficiary.

Deed of Trust & Resolution.
Dated Feby. 14, 1931.
Re-Filed July 15, 1935.
Re-Recorded in Vol. 1500, p. 276-282,
Deed of Trust Records of
Bexar County, Texas.

Grant, sell and convey unto said Trustee, of the County of Bexar, and State of Texas, and his successors and assigns forever, all those certain lots, tracts and parcels of land situated in Bexar County, State of Texas, and described as follows:

Being 187.06 acres of land out of a 363.99 acre tract sold by Eda K. Meyer to Emil Loeffler, et al. by deed dated July 30, 1924, recorded in the Deed Records of Bexar County, Texas, in Vol. 779, pages 194-195, described by metes and bounds as follows, to wit:

Beginning at a point on the North side of St. Hedwig Road, which point is 2683.77 feet South $89^{\circ} 47'$ W. from a fence corner at the intersection of the North side of St. Hedwig Road and the east right-of-way line of the San Antonio Belt and Terminal Company, which intersection is the southwest corner of said original tract conveyed by Eda K. Meyer to Emil Loeffler, et al., which beginning point is also the southeast intersection of the St. Hedwig Road and Artesia Drive a road conveyed to Bexar County by the International Exposition and the Willow Springs Golf Club, and is the southwest corner of a triangular strip of ground conveyed by the International Exposition to the Willow Springs Golf Club, containing 1.21 acres;

Thence north $5^{\circ} 5'$ east along the east line of said Artesia Driver 2803.73 feet to a concrete monument under fence in the north line of said original 363.99 acre tract;

Thence N. $88^{\circ} 24'$ E. 1858.29 feet along the north fence line of this survey to an angle point;

Thence continuing along said north fence line S. $81^{\circ} 21'$ E. 2149 feet to a point on the west bank of the Salado Creek for the north-east corner of this survey;

Thence down the west bank of the said Salado Creek with its meanders as follows: S $38^{\circ} 51'$ W. 497 feet; S. $53^{\circ} 20'$ W. 350 feet; S. $64^{\circ} 32'$ W. 523 feet; S. $28^{\circ} 10'$ W. 388 feet; S. $4^{\circ} 11'$ E. 319 feet; S. $43^{\circ} 14'$ W. 231 feet;

Thence crossing said Salado Creek N. $89^{\circ} 41'$ E. 139 feet to the northwest corner of the 154.5 acre tract of land sold to J. Albert Ackermann and wife, Frederica Ackermann, by deed dated February 3, 1919, recorded in Vol. 550, pages 485-7, in the Records of Bexar County, Texas, said corner being on the east bank of the Salado Creek.

Thence down the east bank of the Salado Creek with its meanders as follows: S. $44^{\circ} 43'$ W. 180.2 feet; S. $49^{\circ} 43'$ W. 200.3 feet; S. $56^{\circ} 14'$ W. 105 feet; S. $69^{\circ} 14'$ W. 177 feet; S. $81^{\circ} 47'$ W. 157.7 feet to a fence on the west line of the above mentioned 154.5 acre tract and

the east line of this survey;

Thence along said division fence S. 0° 20' east 560 feet to a fence corner on the north side of the St. Hedwig Road, said corner being the southwest corner of the above mentioned 154.5 acre tract and the southeast corner of this survey;

Thence along the fence on the north side of St. Hedwig Road S. 83° 41' W. 486 feet to an angle point.

Thence continuing along fence S. 89° 35' W. 609 feet to a point agreed upon by the owners of this land and the county commissioners;

Thence leaving fence line for the purpose of widening and straightening said St. Hedwig Road N. 62° 45' W. at 100 feet to the east bank of the Salado Creek, at 170 feet the west bank of the Salado Creek and at 317 feet another point in fence line on the north side of the St. Hedwig Road, agreed upon by the owners of this land and the County Commissioners.

Thence along said fence line N. 88° 14' W. 404 feet to an angle point;

Thence continuing along fence S. 89° 47' W. 357.23 feet to the place of beginning, being the same property conveyed by Wm. C. Church Trustee to the Willow Springs Golf Club, by deed recorded in Vol. 874, pages 90-91, of the Deed Records of Bexar County, Texas, less 1.21 acres conveyed to the International Exposition and 1.93 acres conveyed to Bexar County and plus 1.21 acres conveyed by the International Exposition to the Willow Springs Gold Club, by deed recorded in Vol. 894, on page 397-8, of the Deed Records of Bexar County, Texas and being all land owned by Willow Springs Golf Club in Bexar County, Texas.

To have and to hold etc. Warrant and forever defend etc. and Grantors especially covenant with said Trustee that they are seized of said premises in fee simple, and entitled to convey the same; and will make such further assurance of title as may be necessary to fully confirm to said Trustee the title to said premises.

In Trust to secure the payment of five certain principal notes as follows: Four of said principal notes being in the sum of \$5,000.00 each, due on March 1, 1932, 1933, 1934 and 1935, respectively, and one of said principal notes being in the sum of \$25,000.00 due on March 1, 1936, all of said notes being dated February 14, 1931; payor reserves the privilege to pay said notes on any interest paying date before maturity upon 60 days' previous notice, bearing interest at the rate of 7% per annum, payable semi-annually on March 1st and September 1st of each year; all of the above described notes executed by Willow Springs Golf Club, and payable to the order of Guardian Loan and Trustee Company, a corporation, of the City of San Antonio, Texas, the beneficiary herein, all payable in United States Gold coin of its present Standard of Weight and Fineness at San Antonio, Bexar County, Texas, with current rate of exchange on the City of New York and containing the usual 10% attorney's fee clause and that failure to pay any of said notes should at the option of the holder mature all or any of the same, and all past due notes bear interest at the rate of 10% per annum; together with all other indebtedness due or that may hereafter become due, the holder or holders of said notes

or any of them by the maker thereof.

Upon prompt payment of said indebtedness this conveyance shall become void and of no further force and effect, and shall be released by the holder of said indebtedness at the cost of five dollars to be paid by the Grantors for the cost of such release.

With power of Sale in case of default, etc. and provision for the appointment of Substitute Trustee.

Grantors covenant and agree to pay the sums named in said notes according to the terms thereof, etc., to permit no waste; to keep all the improvements in as good repair as they are now; and to do and permit to be done to said premises nothing that may in any way impair or weaken the security of this instrument. To pay before they are delinquent all taxes which may be imposed upon said premises and to keep them free and clear from liens etc. At all times during the continuance of this trust and so long as said note or notes, or any of them remain unpaid, keep the improvements now or hereafter erected on said premises fully insured and to make the loss payable thereunder to the holder of said notes, etc.

Provides for maturity if default be made in the payment of said notes or in performance of any of the covenants herein contained, etc.

It is expressly agreed that no other security now existing or hereafter taken to secure the payment of said indebtedness shall be in any manner impaired or affected by the execution of this instrument; and that no security subsequently taken by any holder of said indebtedness shall in any manner impair or affect the security given by this instrument; and that all security for the payment of said indebtedness shall be taken, considered and held as cumulative, and that the taking of additional security shall at no time release or impair any security by indorsement or otherwise previously given for the payment of said indebtedness.

Time of payment may be extended or any part of the property herein released without in any manner altering the effect of the lien on property not so released.

Waives "appraisement, stay or redemption laws", etc.

Seal

Willow Springs Golf Club
By C. A. Goeth, President

Attest:

Wm. C. Church, Secretary

The State of Texas §
County of Bexar. 0

Before me, the undersigned authority, on this day personally appeared C. A. Goeth, President of Willow Springs Golf Club, 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, in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this, the 11th day of

February, A. D..1931.

Seal.

James V. Graves, Notary Public,
in and for Bexar County, Texas.

The State of Texas |
County of Bexar. |

Before me, the undersigned authority, on this day personally appeared C. A. Goeth, President of Willow Springs Golf Club, 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, in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this the 3 day of March A. D. 1931.

Seal.

Olivette James, Notary Public,
in and for Bexar County, Texas.

MINUTES OF A MEETING OF THE DIRECTORS OF THE WILLOW SPRINGS GOLF CLUB HELD FEBRUARY 9th, 1931.

The meeting of the Directors of the Willow Springs Golf Club was held at which meeting there were present :

- C. A. Goeth
- Russell C. Hill
- Homer Rogers and
- Wm. C. Church

On motion duly made and unanimously passed the President C. A. Goeth, joined by the Secretary, Wm. C. Church, were authorized to borrow from the Guardian Loan & Trustee Company, or any other person from whom the company could borrow, the sum of \$45,000.00 and to execute, in evidence thereof, the company's obligation in such form as the lender might desire, due \$5,000.00 March 1st, 1932, 1933, 1934 and 1935, respectively; and \$25,000.00 due March 1st 1936, bearing interest at the rate of 7% per annum, payable semi-annually on March 1st and September 1st of each year, and to execute a deed of trust in such form as the lender might require, upon all of the real estate of the corporation lying and being situated in Bexar County, Texas, and known as the Willow Springs Golf Course. Said President and Secretary were fully authorized to execute any and all instruments that might be required by the lender in such form as might be necessary and the acts and deed of said President and Secretary are to be considered the act and deed of the corporation. There being no further business, the meeting adjourned.

Wm. C. Church, Secretary

I, Wm. C. Church, certify that I am Secretary of the Willow Springs Golf Club and that the above and foregoing is a correct copy of the minutes of this corporation, as stated.

Wm. C. Church, Secretary

Sworn to and subscribed before me this the 10th day of
February A. D. 1931.

Seal.

Olivette James, Notary Public,
Bexar County, Texas.

NOTE: This Instrument also bears file mark of Feb. 13th
1931 and duly recorded in Vol. 1235, pages 303-8 of Deed of Trust
Records, Bexar County, Texas.

Guardian Loan and Trustee
Company, by Wm. C. Church,
Manager,

to

Marie Eva Davidson, as her
sole and separate estate.

Transfer of Deed of Trust.
Dated Feby. 14, 1931.
Filed Apr. 5, 1937.
Recorded in Vol. 1588, p. 252,
Deed of Trust Records of
Bexar County, Texas.

Know all men by these presents, That the undersigned of the County of Bexar, State of Texas, for and in consideration of the sum of \$45,000.00 Forty-Five Thousand and no/100 Dollars and other valuable considerations in hand paid by the assignee herein named the receipt of which is hereby acknowledged, have this day bargained, etc., and by these presents do

Bargain, sell, assign and convey unto Marie Eva Davidson, as sole and separate estate, five certain promissory notes executed by Willow Springs Golf Club, payable to the order of Guardian Loan and Trustee Company, a corporation, dated February 14, 1931, bearing interest at the rate of 7% per annum from date until paid, payable semi-annually, and providing for the usual 10% attorney's fees if placed in the hands of an attorney for collection, in the principal sum of \$45,000.00, due \$5000.00 on March 1, 1932, 1933, 1934 and 1935; \$25,000.00 March 1, 1936, after date, said notes being secured by a lien on that certain lot or parcel of land situated in Bexar County, Texas, and known as

187.96 acres of land out of a 363.99 acre tract, on the St. Hedwig Road, being all of the land owned by Willow Springs Golf Club, in Bexar County, Texas, which lien was retained in a deed of trust of even date with said note, executed by Willow Springs Golf Club, to James F. Graves, Trustee for Guardian Loan and Trustee Company, which instrument is duly recorded in the Deed of Trust Records of Bexar County Texas, in Vol. _____, on p. _____ reference to which instrument and the record thereof is hereby made and considered a part hereof for more particular description of said property and said promissory note.

To have and to hold unto the said Marie Eva Davidson, as her sole and separate estate, her heirs, assigns or successors the above described notes, together with all and singular the expressed or implied liens, rights, equities, title and interest in said land which the undersigned have by virtue of being the legal holder and owner of said note and the liens securing the same.

Seal.

Guardian Loan and Trustee Company,
By: Wm. C. Church, Manager

Attest: Olivette James,
Secretary

State of Texas,)
County of Bexar)

Before me, the undersigned authority, on this day personally appeared Wm. C. Church, Manager of Guardian Loan and Trustee Company, 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, and in the capacity therein stated.

Given under my hand and seal of office, this the 11th day of February A. D. 1931.

Seal

F. W. Church, Notary Public,
in and for Bexar County, State of
Texas.

Harry H. Rogers,
to
Central Securities Company

Transfer Deed of Trust Lien.
Dated Dec. 6th 1932.
Filed Dec. 13, 1932.
Recorded in Vol. 1340, p. 56-7,
Deed of Trust Records of
Bexar County, Texas.

In consideration of the sum of \$10.00 to me in hand paid by the Central Securities Company, of Bexar County, Texas, have granted, etc., and by these presents

Grant, transfer and assign, unto the said Central Securities Company of San Antonio, Texas.

1st. A certain promissory note, for the principal sum of \$15,456.58, signed and delivered to me by the Willow Springs Golf Club, dated March 1st, 1930, and payable to me at the office of Church & Graves, in San Antonio, Texas, bearing interest at the rate of 8% per annum from date until paid, the said note being secured by a deed of trust from Willow Springs Golf Club to James V. Graves, Trustee, for the benefit of Harry H. Rogers, G. A. Goethe, Wm. C. Church and Russell C. Hill, each being the holder of 1 note out of a series of four (4) notes, of which this note is one, said deed of trust covering

187.06 acres of land, out of a 363.99 acres tract sold by Eda K. Meyer to Emil Loeffler et al being on the St. Hedwig Road, and being all of the property owned by the Willow Springs Golf Club, in Bexar County, Texas. The said deed of trust being dated March 1st, 1930 and recorded March 8th 1930, in Vol. 1164 at page 607, of the deed of trust records of Bexar County, Texas.

2nd. All my right, title, interest, liens and powers whatsoever in and to the property described in Paragraph 1, above under and by virtue of the deed of trust from the Willow Springs Golf Club, recorded in Vol. 1164, p. 607, as heretofore described.

3rd. A certain promissory note, for the sum of \$768.75 signed by the Willow Springs Golf Club, being dated March 14th, 1932, bearing interest at the rate of 8% per annum from date until paid, and being payable to me at the office of Church & Graves in San Antonio, Bexar County, Texas, and being secured by a deed of trust lien created by deed of trust dated March 1st, 1930, and duly recorded in Vol. 1164 at page 607, said deed of trust having been referred to and described in Paragraph 1 and Paragraph 2 above.

To have and to hold, all and singular the above described notes, rights, titles, interests, liens, powers and instruments, together with all rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the said Central Securities Company of San Antonio, its successors and assigns forever. And I do hereby covenant that I am the true and lawful owner of all that is above granted, transferred and assigned, and that I have full right, power and authority to grant, transfer and assign, the same, and that all payments of both principal and interest on either of said notes, are credited on the back thereof.

It is expressly understood that no recourse is to be had

against me as assignor, or surety for payment of said notes said transfer being "without recourse" on me.

Harry H. Rogers

State of Oklahoma)
County of Tulsa)

Before me, the undersigned authority, on this day personally appeared Harry H. Rogers, to me known to be the identical person whose name is subscribed to the above and 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 6th day of December, A. D. 1932.

Seal.

Annie Mae Lamm, Notary Public,
in and for Tulsa County, Okla.

My commission expires Mar. 10, 1933.

Willow Springs Golf Club,
to
Kilgore Sales Co.

Chattel Mortgage on Realty.
Dated Dec. 16, 1932.
Filed Dec. 17, 1932.
Recorded in Vol. 3, p. 160,
Chattel Mortgage Record on Real
Estate, Bexar County, Texas.

AMOUNT: \$154.00 payable in installments

Secured by lien on Cabinet, Coil & Compressor to be installed
in presises located on St. Hedwig Road.

Transferred to G. M. A. Co.

----- 000 -----

A B S T R A C T O R S N O T E

The following notation appears on above Chattel Mortgage:

Paid, Cancelled and released on this 29th day of July, 1944
as per ordered on file.

Attest

Albert G. Trawalter,
County Clerk, Bexar County, Texas.

By Frank R. Newton, Deputy.

Willow Springs Golf Club,
by President,

to

James V. Graves, Trustee.
C. A. Goeth, et al. C. Q. T.

Deed of Trust.
Dated Feby 15th 1933.
Filed Mar. 1, 1933.
Recorded in Vol. 1344, p. 519-524,
Deed of Trust Records of
Bexar County, Texas.

Grant, sell and convey unto said Trustee, of the County of Bexar and State of Texas, and his successors and assigns forever, all those certain lots, tracts and parcels of land situated in Bexar County, Texas, and described as follows:

Being 187.06 acres of land out of a 363.99 acres tract sold by Eda K. Meyer to Emil Loeffler, et al, by deed dated July 30, 1924, recorded in the Deed Records of Bexar County, Texas, in Vol. 779, pages 194-195, described by metes and bounds as follows, towit:

Beginning at a point on the North side of St. Hedwig Road, which point is 2683.77 feet South $89^{\circ} 47'$ W. from a fence corner at the intersection of the North side of St. Hedwig Road and the East right-of-way line of the San Antonio Belt and Terminal Company, which intersection is the Southwest corner of said original tract conveyed by Eda K. Meyer to Emil Loeffler, et al., which beginning point is also the southeast intersection of the St. Hedwig Road and Artesia Drive a road conveyed to Bexar County by the International Exposition and the Willow Springs Golf Club, and is the southwest corner of a triangular strip of ground conveyed by the International Exposition to the Willow Springs Golf Club, containing 1.21 acres;

Thence north $5^{\circ} 5'$ east along the east line of said Artesia Drive, 2803.73 feet to a concrete mounment under fence in the north line of said original 363.99 acre tract;

Thence N. $88^{\circ} 24'$ E. 1858.29 feet along the north fence line of this survey to an angle point;

Thence continuing along said north fence line S. $81^{\circ} 21'$ E. 2149 feet to a point on the west bank of the Salado Creek for the north-east corner of this survey;

Thence down the west bank of the said Salado Creek with its meanders as follows; S. $38^{\circ} 51'$ W. 497 feet; S. $53^{\circ} 20'$ W. 359 feet; S. $64^{\circ} 32'$ W. 523 feet; S. $28^{\circ} 10'$ W. 388 feet; S. $4^{\circ} 11'$ E. 319 feet; S. $43^{\circ} 14'$ W. 231 feet;

Thence crossing said Salado Creek N. $89^{\circ} 41'$ E. 139 feet to the northwest corner of the 154.5 acre tract of land sold to J. Albert Ackermann and wife, Frederica Ackermann, by deed dated February 3, 1919, recorded in Vol. 550, pages 485-7 in the Records of Bexar County, Texas, said corner being on the east bank of the Salado Creek.

Thence down the east bank of Salado Creek with its meanders, as follows; S. $44^{\circ} 43'$ W. 180.2 feet S. $49^{\circ} 43'$ W. 200.3 feet; S. $56^{\circ} 14'$ W. 105 feet; S. $69^{\circ} 14'$ W. 177 feet; S. $81^{\circ} 47'$ W. 157.7 feet to a fence on the west line of the above mentioned 154.5 acre tract and

the east line of this survey;

Thence along said division fence S. $0^{\circ} 20'$ east 560 feet to a fence corner on the north side of the St. Hedwig Road, said corner being the southwest corner of the above mentioned 154.5 acre tract and the southeast corner of this survey;

Thence along the fence on the north side of St. Hedwig Road S. $83^{\circ} 41'$ W. 486 feet to an angle point;

Thence continuing along fence S. $89^{\circ} 35'$ W. 609 feet to a point agreed upon by the owners of this land and the county commissioners;

Thence leaving fence line for the purpose of widening and straightening said St. Hedwig Road N. $62^{\circ} 45'$ W. at 100 feet to the east bank of the Salado Creek, at 170 feet the west bank of the Salado Creek and at 317 feet another point in fence line on the north side of the St. Hedwig Road, agreed upon by the owners of this land and the County Commissioners;

Thence along said fence line N. $88^{\circ} 14'$ W. 404 feet to an angle point;

Thence continuing along fence S. $89^{\circ} 47'$ W. 357.99 feet to the place of beginning, being the same property conveyed by Wm. C. Church, Trustee, to the Willow Springs Golf Club, by deed recorded in Vol. 874, pages 90-91, of the Deed Records of Bexar County, Texas, less 1.21 acres conveyed to the International Exposition and 1.93 acres conveyed to Bexar County and plus 1.21 acres conveyed by the International Exposition to the Willow Springs Golf Club, by deed recorded in Vol. 894, on page 397-8 of the Deed Records of Bexar County, Texas; also all property, real and personal of every description owned by Willow Springs Golf Club in Bexar County, Texas.

To have and to hold etc. Warrant and forever defend etc. and Grantors especially covenant with said Trustee that they are seized of said premises in fee simple, and entitled to convey the same; and will make further assurance of title as may be necessary to fully confirm to said Trustee the title to said premises.

This conveyance, however, is in trust for securing the payment of Seven principal notes as follows:

1st: 3 notes as follows: One in the principal sum of \$2,500.00, payable to South Texas Bank & Trust Company; one in the principal sum of \$1,000.00 payable to the order of C. A. Goeth; and one in the principal sum of \$1,000.00 payable to the order of Wm. C. Church, all dated February 15, 1933, due 6 months after date, bearing interest at the rate of 8% per annum, and the lien hereby created shall be senior and superior for the purpose of securing said three notes.

2nd: 4 notes as follows: one in the principal sum of \$18,389.70 payable to Central Securities Company; one in the principal sum of \$18,392.89 payable to C. A. Goeth; one in principal sum of \$20,608.10, payable to C. A. Goeth, Trustee; and one in the principal sum of \$20,009.13, payable to Wm. C. Church, all dated February 15,

1933, due on demand, bearing interest at the rate of 8% per annum, payable semi-annually all of the above described notes executed by Willow Springs Golf Club, of the City of San Antonio, the beneficiary herein, all payable in United States Gold Coin of its present Standard of weight and fineness, at San Antonio, Bexar County, Texas, with current rate of exchange on the City of New York, and containing the usual 10% attorney's fee clause and that failure to pay any of said notes should at the option of the holder mature all or any of the same, and all past due notes bear interest at the rate of 10% per annum; together with all other indebtedness due or that may hereafter become due, the holder or holders of said notes or any of them by the makers thereof.

Upon prompt payment of said indebtedness this conveyance shall become void and of no further force and effect, and shall be released by the holder of said indebtedness at the cost of five dollars to be paid by the Grantors for the cost of such release.

But, if default be made in the payment of any of said notes, or any installment of interest thereon when same shall become due, or in case of the breach of any one of the agreements and covenants herein mentioned, or in any case herein provided, then, on the application of the legal holder or holders of said notes, or any one of said notes, the said Trustee, or his successor or successors hereunder, is hereby authorized and empowered to sell the property hereby conveyed to the highest bidder, for cash, between the hours of ten o'clock A. M. and four o'clock P. M. on the first Tuesday in any month after default as aforesaid, after having given or caused to be given notice of the time, terms and place of such sale, and of the property to be sold, by either written notices thereof posted in three public places in said County, or in each of said Counties in which the property to be sold is situated, one of which shall be at the Courthouse door of said County or each of said Counties in which the property to be sold is situated, or by giving notice as now or as may hereafter be provided by law at the date of such sale for sale of land under powers contained in Deed of Trust the beneficiary herein having the right to elect either of such methods provided for in giving notice hereunder; and in event notice is posted it shall be for at least twenty-one days prior to the day of sale, and it is hereby agreed that the said Trustee, or his successor, may sell said property together or in lots or parcels, as to him shall seem expedient, and after said sale, as aforesaid, shall make, execute and deliver to the purchaser or purchasers thereof good and sufficient deed or deeds in law to the property so sold, in fee simple; and shall receive the proceeds of said sale and out of the same, shall pay:

First, all charges, costs and expenses of executing this trust, including a fee to said Trustee of ten per cent on the full amount of said sale;

Second, the debt and all sums of money due or to become due hereunder, including attorney's fee, with interest as agreed;

Third, to the payment of taxes, assessments and all other payments made for or on account of the said Grantors herein on the premises aforesaid, with interest; and

Fourth, shall pay the overplus, if any, to said Grantors, his, her, or their legal representatives or assigns on reasonable request.

Provides for the appointment of Substitute Trustee.

It is expressly provided that the recitals in the conveyance or conveyances made to the purchaser or purchasers shall be full and conclusive evidence of the matters therein stated, and no other proof shall be requisite of the request by the holder of said indebtedness to the Trustee to enforce this trust, or of the advertisement or sale, or any of the particulars thereof, or of the removal, absence, death, inability, refusal or failure of the Trustee or substitute Trustee, to act, or of the appointment of a substitute Trustee, as herein provided; and all prerequisites to said sale shall be conclusively presumed to have been performed, and the sale made under the powers herein granted shall be a perpetual bar against the Grantors, their heirs, executors, administrators and assigns. The legal owner of said indebtedness shall have equal right to become the purchaser at such sale, being the highest bidder.

Grantors covenant and agree to pay the sums named in said notes, according to the terms thereof, etc., to permit no waste; to keep all the improvements in as good repair as they are now; and to do and permit to be done to said premises nothing that may in any way impair or weaken the security of this instrument. To pay before they are delinquent all taxes which may be imposed upon said premises and to keep them free and clear from liens etc., At all times during the continuance of this trust and so long as said note or notes, or any of them remain unpaid, keep the improvements now or hereafter erected on said premises fully insured and to make the loss payable thereunder to the holder of said notes, etc.

Provides for maturity if default be made in the payment of said notes or in performance of any of the covenants herein contained, etc.

It is expressly agreed that no other security now existing or hereafter taken to secure the payment of said indebtedness shall be in any manner impaired or affected by the execution of this instrument; and that no security subsequently taken by any holder of said indebtedness shall in any manner impair or affect the security given by this instrument; and that all security for the payment of said indebtedness shall be taken, considered and held as cumulative, and that the taking of additional security shall at no time release or impair any security by indorsement or otherwise previously given for the payment of said indebtedness.

Time of payment may be extended or any part of the property herein released without in any manner altering the effect of the lien on the property not so released.

Waives "appraisement, stay or redemption laws", etc.

Grantors represent that the 4 notes herein described as 2nd are hereby secured by a junior and inferior lien to that securing the 3 notes above described, it being expressly agreed and understood that any further advances made to the grantor hereafter by either the said South Texas Bank & Trust Company, C. A. Goeth or Wm. C. church shall likewise be secured by this lien and shall be a senior and

superior lien to that securing the four notes above described, which advances, if any, shall bear interest at the rate of 8% per annum and may be upon an open account or evidenced by notes to be hereafter executed by the grantor.

That the three notes in the total of \$4,500.00 hereinabove described are in evidence of advancements made by the payees for the purpose of paying taxes interest and other charges due upon the property hereby conveyed and are the prior lien on said property and payees are hereby subrogated to all rights, titles and interests by virtue thereof and the lien securing said notes and any other future advances to said parties shall always be and remain senior and superior to that securing the four notes above described, in the total sum of \$77,399.82; and said four notes are given in renewal, extension and carrying forward of the present indebtedness due by the grantor to the holder of said notes, which is secured by a deed of trust lien, dated March 1, 1930, duly recorded in the Deeds of Trust Records of Bexar County, in Vol. 1164, p. 607-12; and a release of this lien shall ipso facto release said deed of trust lien so extended and carried forward and all prior deeds of trust liens for which it was given

Seal.

Willow Springs Golf Club
By C. A. Goeth, President

Attest: Wm. C. Church,
Secretary

The State of Texas |
County of Bexar. |

Before me, the undersigned authority, on this day personally appeared G. A. Goeth, President of Willow Springs Golf Club, 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, in the capacity therein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this, the 27th day of February, A. D. 1933.

Seal.

E. M. Daggett, Notary Public,
Bexar County, Texas.

Willow Springs Golf Club,
by President,

to

J. W. Johnson.

Oil and Gas Lease.

Dated Aug. 28, 1933.

Filed Nov. 23, 1933

Recorded in Vol. 1376, p. 190-194,
Deed Records, Bexar County, Texas.

Lessor in consideration of the sum of \$1.00 to it in hand paid and covenants and agreements hereinafter contained to be performed by the Lessee, has this day leased and hereby

Leases and lets unto the Lessee for the purpose of mining and operating for and producing oil and/or gas, laying pipe lines, building tanks, storing oil, building power stations, telephone lines and other structures thereon to produce and save, take care of and manufacture all of such substances, and for housing and boarding employees, the following described tract of land in Bexar County, Texas, to-wit:

Being 187.06 acres of land out of a 363.99 acre tract sold by Eda K. Meyer to Emil Loeffler, et al., by deed dated July 30, 1924, recorded in the Deed Records of Bexar County, Texas, Vol. 779, pages 194-196, described by metes and bounds as follows, to-wit:

Beginning at a point on the north side of the St. Hedwig Road, which point is 2683.77 feet south 89 deg. 47' W. from a fence corner at the intersection of the north side of the St. Hedwig Road and the east right-of-way line of the San Antonio Belt and Terminal Company, which intersection is the southwest corner of said original tract conveyed by Eda K. Meyer to Emil Loeffler, et al., which beginning point is also the southeast intersection of the St. Hedwig Road and Artesia Drive, a road conveyed to Bexar County by the International Exposition and the Willow Springs Golf Club, and in the southwest corner of a triangular strip of ground conveyed by the International Exposition to the Willow Springs Golf Club, containing 1.21 acres;

Thence north 5 deg. 5' east along the east line of said Artesia Drive 2803.73 feet to a concrete monument under fence in the north line of said original 363.99 acre tract;

Thence N. 88 deg. 24' E. 1858.29 feet along the north fence line of this survey to an angle point;

Thence continuing along said north fence line S. 81 deg. 21' E. 2149 feet to a point on the west bank of the Salado Creek for the northeast corner of this survey;

Thence down the west bank of the said Salado Creek, with its meanders as follows: S. 38 deg. 51' W. 497 feet; S. 53 deg. 20' W. 359 feet; S. 64 deg. 32' W. 523 feet; S. 28 28 deg. 10' W. 388 feet; S. 4 deg. 11' E. 319 feet; S. 43 deg. 14' W. 231 feet;

Thence crossing said Salado Creek N. 89 deg. 41' E. 139 feet to the northwest corner of the 154.5 acre tract of land sold to J. Albert Ackermann and wife Frederica Ackermann, by deed dated February 3,

1919, recorded in Vol. 550, pages 485-7, in the Records of Bexar County, Texas, said corner being on the east bank of the Salado Creek;

Thence down the east bank of the Salado Creek, with its meanders, as follows: S. 44 deg. 43' W. 180.2 feet; S. 49 deg. 43' W. 200.3 feet; S. 56 deg. 14' W. 105 feet; S. 69 deg. 14' W. 177 feet; S. 81 deg. 47' W. 157.7 feet to a fence on the west line of the above mentioned 154.5 acre tract and the east line of this survey;

Thence along said division fence S. 0 deg. 20' east 560 feet to a fence corner on the north side of the St. Hedwig Road, said corner being the Southwest corner of the above mentioned 154.5 acre tract and the southeast corner of this survey;

Thence along the fence on the north side of the St. Hedwig Road S. 83 deg. 41' W. 486 feet to an angle point;

Thence continuing along fence S. 89 deg. 35' W. 609 feet to a point agreed upon by the owners of this land and the county commissioners;

Thence leaving fence line for the purpose of widening and straightening said St. Hedwig Road N. 63 deg. 45' W. at 100 feet to the east bank of the Salado Creek at 170 feet the west bank of the Salado Creek and at 317 feet another point in fence line on the north side of the St. Hedwig Road, agreed upon by the owners of this land and the county commissioners;

Thence along said fence line N. 88 deg. 14' W. 404 feet to an angle point.

Thence continuing along fence S. 89 deg. 47' W. 357.99 feet to the place of beginning, being the same property conveyed by Wm. C. Church, Trustee, to the Willow Springs Golf Club, by deed recorded in Vol. 874, pages 90-91 of the Deed Records of Bexar County, Texas, less 1.21 acres conveyed to the International Exposition and 1.93 acres conveyed to Bexar County, and plus 1.21 acres conveyed by the International Exposition to the Willow Springs Golf Club, by deed recorded in Vol. 894, on pages 397-98, of the Deed Records of Bexar County, Texas, and it being intended to include herein all land owned by Willow Springs Golf Club in Bexar County, Texas,

This Lease shall remain in force for a term of 1 year and as long thereafter as oil, gas, or either, is produced as a result of the operations of lessee.

Lessee agree to deliver to lessor the equal 1/8th part of all oil produced and saved from the leased premises etc. Lessee shall pay to Lessor as royalty 1/8th of the proceeds from the sale of gas, as such, for gas from wells where gas only is found, etc.

If no well be commenced on said above described premises within 90 days from September 1, 1933, this lease shall terminate as to both parties.

The first well which may be drilled under the terms hereof shall be drilled in the Northwest corner of the land and premises here-

inbefore described, and within 710 feet of the North line and 650 feet of the West line of tract hereinbefore described. Said Northwest corner being by metes and bounds more fully described as follows, towit;

Beginning at the N. W. corner of lessor's land;

Thence in an easterly direction with North line of Lessor's land 640 feet;

Thence in a Southerly direction parallel to Lessor's West line and the County road 710 feet;

Thence in a westerly direction parallel to North line 640 feet to lessor's West line and County Road;

Thence in a northerly direction with lessor's West line and with East line of County road 710 feet to place of beginning, and containing about 10.43 acres.

Lessee may at any time surrender this lease by delivering or mailing a release thereof to the Lessor, or by placing a release thereof of record in the proper county, and in case of termination of this lease for any cause, lessee shall deliver a duly executed and acknowledged release of this lease to lessor in San Antonio, Texas,

Seal
Attest:
Wm. C. Church,
Secretary

Willow Springs Golf Club
By C. A. Goeth, President
Lessor
J. W. Johnson
Lessee

State of Texas ()
County of Bexar. ↓

Before me, the undersigned authority, on this day personally appeared C. A. Goeth, President of Willow Springs Golf Club, a corporation, 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 as the act and deed of said corporation, and in the capacity therein stated.

Given under my hand and seal of office, this the 28 day of August A. D. 1933.

Seal.

Mrs. W. N. McKinney, Notary Public,
Bexar County, Texas.

Willow Springs Golf Club,
by President,

to

Marie Eva Davidson.

Extension Agreement.

Dated Sept. 1st 1933.

Filed Nov. 4, 1933.

Recorded in Vol. 1374, p. 468-9

Deed of Trust Records of

Bexar County, Texas.

Whereas, Willow Springs Golf Club, a corporation duly incorporated under and by virtue of the laws of the State of Texas, with its principal place of business in the City of San Antonio, Bexar County, Texas, did, on the 14th day of February, 1931, by deed of trust of that date, duly executed by it and recorded in the Deed of Trust Records of Bexar County, Texas, in Vol. 1235 on pages 303-08, grant sell and convey unto James V. Graves, Trustee, for Guardian Loan & Trustee Company, a corporation, that certain tract of land described in said deed of trust and being situated in Bexar County, Texas, and known as the property occupied by the Willow Springs Golf Club as a golf course at the corner of the St. Hedwig Road and Artesia Drive, reference to which deed of trust and the record thereof is here specifically made and considered a part hereof for more particular description; and did, in said deed of trust acknowledge, give and retain a deed of trust lien on said property for the purpose of securing the payment of 5 certain principal notes, for of which were in the sum of \$5,000.00 each, due March 1st, 1932, 1933, 1934 and 1935, respectively, and one, in the principal sum of \$25,000.00 due on March 1st, 1936, all of said notes being dated February 14th 1931, bearing interest at the rate of 7% per annum payable semi-annually on March 1st and September 1st of each year; said notes executed by the Willow Springs Golf Club payable to the order of Guardian Loan & Trustees Company upon the first of which notes due March 1st 1932, the principal sum of \$1,500.00 has been paid, and there now remains the principal sum of \$43,500.00 on all of said notes as of September 1st, 1933, and all of said notes are now owned by Marie Eva Davidson as her sole and separate estate, and the holder of said notes and the maker thereof desire and have agreed to renew the principal of all of said notes and extend the time of payment thereof, together with the extension of the lien on said property unto the first day of March, A. D. 1937, and to have the interest payable for six months on March 1st 1934, and thereafter the interest shall be payable monthly as it accrues.

Now therefore, for and in consideration of the sum of \$1.00 to it in hand paid by Marie Eva Davidson, out of her sole and separate estate, the receipt of which is hereby acknowledged and confessed and the further consideration of the Renewal of said notes and debts and the extension of said lien on said property aforesaid, the said Willow Springs Golf Club does hereby renew said notes and debt and extends said lien on said property to the first day of March A. D. 1937, and hereby acknowledges the same as a valid, subsisting debt and lien on said described property and agrees, promises and obligates itself to pay to Marie Eva Davidson as of her sole and separate estate the said sum of \$43,500.00 on the first day of March, A. D. 1937, together with interest thereon at the rate of six per cent per annum from September 1st until paid, said interest to be payable semi-annually on the first day of March, 1934, and monthly thereafter, and in all other respects said indebtedness is to be an originally evidenced by said notes and lien, with privilege to pay before maturity as provided in original

notes and deed of trust.

Seal

Willow Springs Golf Club
By C. A . Goeth, President

Attest: Wm. C. Church
Secretary

The above and foregount extension is hereby accepted by me.

Marie Eva Davidson

The State of Texas)
County of Bexar)

Before me, the undersigned authority, on this day personally appeared C. A. Goeth, as President of the Willow Springs Golf Club, 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, in the capacity therein states and as the act and deed of said Willow Springs Golf Club.

Given under my hand and seal of office this the 2nd day of November A. D. 1933.

Seal.

E. M. Daggett, Notary Public,
Bexar County, Texas.

J. B. Mitchell, Trustee, et al.

to

James V. Graves.

Request to Sell.

Dated Oct. 10, 1933.

Filed April 14, 1934.

Recorded in Vol. 1414, p. 106-108,

Deed of Trust Records of

Bexar County, Texas.

James V. Graves,
#545 Milam Building,
San Antonio, Texas.

Dear Sir:

This will advise that the undersigned are the owners and holders of seven (7) certain principal notes:

1st. 3 notes as follows: One in the principal sum of \$2,500.00, payable to South Texas Bank & Trust Company; one in the principal sum of \$1,000.00, payable to the order of C. A. Goeth; and one in the principal sum of \$1,000.00 payable to the order of Wm. C. Church, all dated February 15, 1933, due six (6) months after date, bearing interest at the rate of 8% per annum, and the lien created by deed of trust recorded in Vol. 1344, on page 519-524,

2nd; 4 notes as follows: One in the principal sum of \$18,389.70 payable to Central Securities Company; one in the principal sum of \$18,392.89, payable to C. G. Goeth; one in the principal sum of \$20,608.10, payable to C. A. Goeth, Trustee; and one in the principal sum of \$20,009.13, payable to Wm. C. Church, all dated February 15, 1933, due on demand, bearing interest at the rate of 8% per annum, payable semi-annually; secured by a deed of trust lien executed by the said Willow Springs Golf Club, dated February 15th 1933, to yourself as Trustee, which deed of trust is duly recorded in the Deed of Trust Records of Bexar County, Texas, in Vol. 1344, on pages 519 to 524, conveying that certain tract or parcel of real estate situated in Bexar County, Texas, and

being 187.06 acres of land out of a 363.99 acre tract sold by Eda K. Meyer to Emil Loeffler, et al., by deed dated July 30, 1934 recorded in the Deed Records of Bexar County, Texas, in Vol. 779, page 194 to 196, and being the same property conveyed by Wm. C. Church Trustee, to the Willow Springs Golf Club by deed recorded in Vol. 874, pages 90 to 91, of the Deed Records of Bexar County, Texas, less 1.21 acres conveyed to the International Exposition and 1.93 acres conveyed to Bexar County, and plus 1.21 acres conveyed by the International Exposition to the Willow Springs Golf Club, all of said property being more particularly set out in said deed of trust.

Said three (3) notes first above described are past due and unpaid, according to their terms and said four (4) notes secondly described have been demanded due according to their face by the respective holders and you are hereby requested to proceed to act under the terms of said deed of trust and sell the property therein described to satisfy said notes, as provided for in said deed of trust.

J. B. Mitchell, Trustee
Central Securities Company
By: J. B. Mitchell, Vice President

C. A. Goeth
C. A. Goeth, Trustee
Wm. C. Church

The State of Texas,)
County of Bexar,)

Before me, the undersigned authority, on this day personally appeared J. B. Mitchell, as Trustee, and as Vice-President of the Central Securities Company, 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, in the capacity as Trustee and as Vice-President of the Central Securities Company.

Given under my hand and seal of office this 10th day of October, A. D. 1933.

Seal

Olivette James, Notary Public
Bexar County, Texas

The State of Texas,)
County of Bexar.)

Before me, the undersigned authority on this day personally appeared C. A. Goeth, individually and as Trustee, 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, individually and as Trustee, as therein stated.

Given under my hand and seal of office this 10th day of October, A. D. 1933.

Seal.

Olivette James, Notary Public,
Bexar County, Texas

The State of Texas,)
County of Bexar.)

Before me, the undersigned authority, on this day personally appeared Wm. C. Church, 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 10th day of October, A. D. 1933.

Seal.

Olivette James, Notary Public,
Bexar County, Texas

Willow Springs Golf Club,
by Trustee,

to

J. B. Mitchell, Trustee

Trustee's Deed.

Dated Nov. 7, 1933.

Filed April 14, 1934.

Recorded in Vol. 1397, p. 270-1,
Deed Records, Bexar County, Texas.

Know all men by these presents: That I, James V. Graves, Trustee of the County of Bexar, State of Texas, acting under and by virtue of the authority vested in me in a deed of trust executed by Willow Springs Golf Club, a corporation, to myself, as Trustee for the benefit of securing the payment of seven certain principal notes as follows:

First: Three notes as follows: one in the principal sum of \$2,500.00 payable to South Texas Bank & Trust Company, one in the principal sum of \$1,000.00 payable to the order of C. A. Goeth; and one in the principal sum of \$1,000.00 payable to the order of Wm. C. Church all dated February 15, 1933, due six months after date, bearing interest at the rate of 8% per annum, and the lien thereby created being senior and superior for the purpose of securing said three notes, which three notes were afterwards transferred unto J. B. Mitchell, Trustee.

Second: Four notes as follows: One in the principal sum of \$18,389.70 payable to Central Securities Company; one in the principal sum of \$18,392.89, payable to C. A. Goeth; one in the principal sum of \$20,608.10 payable to C. A. Goeth, Trustee; and one in the principal sum of \$20,009.13, payable to Wm. C. Church, all dated February 15, 1933, due on demand, bearing interest at the rate of 8% per annum, payable semi-annually, which deed of trust is of record in Vol. 1344, on pages 519-524, of the Deed of Trust Records of Bexar County, Texas, to which deed of trust and the records thereof reference is here made for all purposes to more completely show the full wording and effect of such instrument and the property conveyed by the same, the said Willow Springs Golf Club having made default in the payment of the notes described in said deed of trust and the owners and holders of said notes having declared all of said notes due and payable, and requested me as Trustee to sell the hereinafter described property in accordance with the provisions of said deed of trust, and I did advertise the said property for sale as required by law and as provided in the said deed of trust by posting written notices thereof for three consecutive weeks and at least twenty-one days prior to the day of sale in three public places in said County, one of which was posted at the court house door of Bexar County, Texas, at the Nueva Street entrance thereof, the county in which said land is located, and in which the sale was made, one notice was posted at the corner of Santa Barbara Street and Fredericksburg Road in Bexar County, Texas, out of the limits of the city of San Antonio, and another notice was posted where Corona Street runs into Broadway Avenue in the city of Alamo Heights, Bexar County, Texas, and by delivering to C. A. Goeth, as President of Willow Springs Golf Club, a copy of the notice of Trustee's Sale; the notice providing the date, place and terms of sale of said properties and were posted on the 16th day of October A. D. 1933, which sale was advertised to be held on the first Tuesday in November, A. D. 1933, the same being the 7th day of November, A. D. 1933, between the hours of ten o'clock A. M. and four o'clock P. M. at public auction to the highest bidder for cash and at the sale of said property upon said date at the court house door between ten o'clock A. M. and four o'clock P. M. to wit: at 12:40 o'clock P. M. J. B. Mitchell,

Trustee, bid the sum of \$4,250.00 upon the hereinafter described real properties and improvements thereon as said properties were offered for sale and the said J. B. Mitchell, Trustee, bid the sum of \$250.00 upon the hereinafter described personal property as they were offered for sale, and the said bids being the highest and best bids therefor the same was knocked off to the said J. B. Mitchell Trustee, for the sum of \$4,250.00 for the real property and all improvements thereon and for the sum of \$250.00 for the personal property hereinafter described.

Now therefore, I, James V. Graves, Trustee, of Bexar County, Texas, for and in consideration of the foregoing and of the payment to me of the said sum of \$4,500.00 being the total purchase price for the real property and all improvements thereon and all of the personal property hereinafter described by the said J. B. Mitchell, Trustee, the receipt of which is hereby acknowledged, have granted, etc. and by these presents do grant, sell and convey unto the said J. B. Mitchell, Trustee, of Bexar County, Texas, the property in said deed of trust described as follows:

Being 187.06 acres of land out of a 363.99 acre tract sold by Eda K. Meyer, to Emil Loeffler et al. by deed dated July 30, 1924 recorded in the Deed Records of Bexar County, Texas, in Vol. 779, pages 194-195, described by metes and bounds as follows, to-wit:

Beginning at a point on the north side of the St. Hedwig Road, which point is 2683.77 feet south $89^{\circ} 47'$ W. from a fence corner at the intersection of the north side of St. Hedwig Road, and the east right-of-way line of the San Antonio Belt and Terminal Company, which intersection is the southwest corner of said original tract conveyed by Eda K. Meyer, to Emil Loeffler, et al. which beginning point is also the southeast intersection of the St. Hedwig Road and Artesia Drive, a road conveyed to Bexar County by the International Exposition and the Willow Springs Golf Club, and is the southwest corner of a triangular strip of ground conveyed by the International Exposition to the Willow Springs Golf Club, containing 1.21 acres;

Thence north $5^{\circ} 5'$ east along the east line of said Artesia Drive 2803.73 feet to a concrete monument under fence in the north line of said original 363.99 acre tract;

Thence N. $88^{\circ} 24'$ E. 1858.29 feet along the north fence line of this survey to an angle point.

Thence continuing along said north fence line S. $81^{\circ} 21'$ E. 2149 feet to a point on the west bank of the Salado Creek for the northeast corner of this survey;

Thence down the west bank of the said Salado Creek, with its meanders, as follows: S. $38^{\circ} 51'$ W. 497 feet; S. $53^{\circ} 20'$ W. 359 feet; S. $64^{\circ} 32'$ W. 523 feet; S. $28^{\circ} 10'$ W. 388 feet; S. $4^{\circ} 11'$ E. 319 feet; S. $43^{\circ} 14'$ W. 231 feet;

Thence crossing said Salado Creek N. $89^{\circ} 41'$ E. 139 feet to the northwest corner of the 154.5 acre tract of land sold to J. Albert Ackermann and wife, Francisca Ackermann, by deed dated February 3, 1919, recorded in Vol. 550, pages 485-7 in the Records of Bexar County,

Texas; said corner being on the east bank of the Salado Creek;

Thence down the east bank of the Salado Creek, with its meanders as follows: S. 44° 43' W. 180.2 feet; S. 49° 43' W. 200.3 feet; S. 56° 14' W. 105 feet; S. 69° 14' W. 177 feet; S. 81° 47' W. 157.7 feet to a fence on the west line of the above mentioned 154.5 acres tract and the east line of this survey;

Thence along said division fence S. 0° 20' East 560 feet to a fence corner on the north side of the St. Hedwig road, said corner being the Southwest corner of the above mentioned 154.5 acre tract and the southeast corner of this survey;

Thence along the fence on the north side of St. Hedwig Road, S. 83° 41' W. 486 feet to an angle point;

Thence continuing along fence S. 89° 35' W. 609 feet to a point agreed upon by the owners of this land and the county commissioners;

Thence leaving fence line for the purpose of widening and straightening said St. Hedwig Road N. 62° 45' W. at 100 feet to the east bank of the Salado Creek, at 170 feet the west bank of the Salado Creek and at 317 feet another point in fence line on the north side of the St. Hedwig Road, agreed upon by the owners of this land and the County Commissioners;

Thence along said fence line N. 88° 14' W. 404 feet to an angle point;

Thence continuing along fence S. 89° 47' W. 357.99 feet to the place of beginning, being the same property conveyed by Wm. C. Church, Trustee, to the Willow Springs Golf Club, by deed recorded in Vol. 874, pages 90-91 of the Deed Records of Bexar County, Texas, less 1.21 acres conveyed to the International Exposition and 1.93 acres conveyed to Bexar County, and plus 1.21 acres conveyed by the International Exposition to the Willow Springs Golf Club, by deed recorded in Vol. 894, pages 397-98, of the Deed Records of Bexar County, Texas, and being all land owned by Willow Springs Golf Club in Bexar County Texas; also all property, real and personal of every description owned by Willow Springs Golf Club, in Bexar County, Texas.

To have and to hold the above described property together with all the improvements thereon, unto the said J. B. Mitchell, Trustee his successors and assigns forever. And I do hereby bind the Willow Springs Golf Club, a corporation, its successors and assigns, in so far as I can do so, to warrant and forever defend the title to said properties hereinabove described unto the said J. B. Mitchell, Trustee, his successors and assigns, against all persons whomsoever lawfully claiming or to claim the same or any part thereof, but not in any manner binding myself personally to warrant said title.

\$4.50 Rev. Stamps Can.

James V. Graves, Trustee

The State of Texas |
County of Bexar. |

Before me, a Notary Public, in and for Bexar County, Texas, on this day personally appeared James V. Graves, Trustee, 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 and in the capacity therein stated.

Given under my hand and seal of office, this the 7th day of November A. D. 1933.

Seal.

Olivette James, Notary Public
Bexar County, Texas.

J. B. Mitchell, Trustee
to
Willow Springs Corporation.

Special Warranty Deed.
Dated Nov. 22, 1933.
Filed April 14, 1934.
Recorded in Vol. 1403, p. 120-121,
Deed Records, Bexar County, Texas.

I, J. B. Mitchell, Trustee, of the City of San Antonio, Bexar County, Texas, for and in consideration of the sum of \$5,000.00 cash to me in hand paid by the grantee hereinafter named, the receipt of which is hereby acknowledged and confessed, and the further consideration of the grantee herein taking the property herein conveyed subject to an indebtedness due to Marie Eva Davidson, due on the first day of March, 1937, bearing 6% interest per annum, payable monthly after March 1, 1934, executed by Willow Springs Golf Club, and secured by a lien upon the property hereby conveyed, have granted, etc., and by these presents do

Grant, sell and convey unto Willow Springs Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Texas and having its office and principal place of business in the City of San Antonio, Bexar County, Texas, all that certain tract or parcel of land located in Bexar County, Texas, and described as follows:

Being 187.06 acres of land out of a 363.99 acre tract sold by Eda K. Meyers to Emil Loeffler, et al., by deed dated July 30, 1924, recorded in the Deed Records of Bexar County, Texas, in Vol. 779, on pages 194-196, described by metes and bounds as follows, to wit;

Beginning at a point on the north side of St. Hedwig Road which point is 2683.77 feet south $89^{\circ} 47'$ W. from a fence corner at the intersection of the north side of the St. Hedwig Road and the east right-of-way line of the San Antonio Belt and Terminal Company, which intersection is the southwest corner of said original tract conveyed by Eda K. Meyer to Emil Loeffler, et al. which beginning point is also the southeast intersection of the St. Hedwig Road and Artesia Drive, a road conveyed to Bexar County, by the International Exposition and the Willow Springs Golf Club, and is the southwest corner of a triangular strip of ground conveyed by the International Exposition to the Willow Springs Golf Club containing 1.21 acres;

Thence north $5^{\circ} 5'$ east along the east line of said Artesia Drive, 2803.73 feet to a concrete monument under fence in the north line of said original 363.99 acre tract;

Thence N. $88^{\circ} 24'$ E. 1858.29 feet along the north fence line of this survey to an angle point;

Thence continuing along said north fence line S. $81^{\circ} 21'$ E. 2149 feet to a point on the west bank of the Salado Creek for the northeast corner of this survey;

Thence down the west bank of the said Salado Creek with its meanders as follows; S. $38^{\circ} 51'$ W. 497 feet; S. $53^{\circ} 20'$ W. 359 feet; S. $64^{\circ} 32'$ W. 523 feet; S. $28^{\circ} 10'$ W. 388 feet; S. $4^{\circ} 11'$ E. 319 feet; S. $43^{\circ} 14'$ W. 231 feet;

Thence crossing said Salado Creek N. 89° 41' E. 139 feet to the northwest corner of the 154.5 acre tract of land sold to J. Albert Ackermann and wife, Fredericka Ackermann, by deed dated February 3, 1919, recorded in Vol. 530, pages 485-7 in the Records of Bexar County, Texas, said corner being on the east bank of the Salado Creek.

Thence down the east bank of Salado Creek with its meanders, as follows: S. 44° 43' W. 180.2 feet S. 49° 43' W. 200.3 feet S. 56° 14' W. 105 feet; S. 69° 14' W. 177 feet; S. 81° 47' W. 157.7 feet to a fence on the west line of the above mentioned 154.5 acre tract and the east line of this survey;

Thence along said division fence S. 0° 20' east 560 feet to a fence corner on the north side of the St. Hedwig Road, said corner being the southwest corner of the above mentioned 154.5 acre tract and the southeast corner of this survey;

Thence along the fence on the north side of St. Hedwig Road S. 83° 41' W. 486 feet to an angle point;

Thence continuing along fence S. 89° 35' W. 609 feet to a point agreed upon by the owners of this land and the county commissioners;

Thence leaving fence line for the purpose of widening and straightening said St. Hedwig Road N. 62° 45' W. at 100 feet to the east bank of the Salado Creek, at 170 feet the west bank of the Salado Creek and at 317 feet another point in fence line on the north side of the St. Hedwig Road, agreed upon by the owners of this land and the County commissioners;

Thence along said fence line N. 88° 14' W. 404 feet to an angle point;

Thence continuing along fence S. 89° 47' W. 357.99 feet to the place of beginning, being the same property conveyed by Wm. C. Church, Trustee, to the Willow Springs Golf Club, by deed recorded in Vol. 874, pages 90-91 of the Deed Records of Bexar County, Texas, less 1.21 acres conveyed to the International Exposition and 1.93 acres conveyed to Bexar County and plus 1.21 acres conveyed by the International Exposition to the Willow Springs Golf Club, by deed recorded in Vol. 894, on pages 397-8 of the Deed Records of Bexar County, Texas, and being the same property conveyed to the grantor herein by James V. Graves, Trustee, by trustee's deed dated November 7, 1933.

To have and to hold etc. Warrant and forever defend etc., by, through or under me.

J. B. Mitchell,
Trustee

The State of Texas, |
County of Bexar. |

Before me, the undersigned authority, on this day personally appeared J. B. Mitchell, Trustee, 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, and in the capacity therein stated.

Given under my hand and seal of office, this the 22nd day of November, A. D. 1933.

Seal.

Olivette James, Notary Public,
Bexar County, Texas.

Willow Springs Golf Club, a corporation duly incorporated under and by virtue of the laws of the State of Texas, by Pres.,

Quitclaim Deed.
Dated Jany. 1, 1934.
Filed April 14, 1934.
Recorded Vol. 1403, p. 118-120,
Deed Records, Bexar County, Texas .

to

Willow Springs Corporation.

In consideration of the sum of \$10.00 to it in hand paid by Willow Springs Corporation, a corporation duly incorporated under and by virtue of the laws of the State of Texas, both of said corporations doing business in the County of Bexar, State of Texas, the receipt of which is hereby acknowledged and confessed, has quitclaimed and by these presents does

Quitclaim unto the said Willow Springs Corporation, a corporation, all of the right, title, interest, claim and demand that Willow Springs Golf Club, a corporation, has in and to all those certain lots, tracts and parcels of land situated in Bexar County, Texas, and described as follows:

Being 187.06 acres of land out of a 363.88 acre tract sold by Eda K. Meyer to Emil Loeffler, et al., by deed dated July 30, 1924, and recorded in the Deed Records of Bexar County, Texas, in Vol. 379, pages 194-196, described by metes and bounds as follows; towit:

Beginning at a point on the north side of the St. Hedwig Road, which point is 2683.77 feet south 89° 47' W. from a fence corner at the intersection of the north side of the St. Hedwig Road and the east right-of-way line of the San Antonio Belt and Terminal Company, which intersection is the southwest corner of said original tract conveyed by Eda K. Meyer to Emil Loeffler, et al., which beginning point is also the southeast intersection of the St. Hedwig Road and Artesia Drive, a road conveyed to Bexar County by the International Exposition and the Willow Springs Golf Club, and is the southwest corner of a triangular strip of ground conveyed by the International Exposition to the Willow Springs Golf Club, containing 1.21 acres;

Thence north 5 deg, 5' east along the east line of said Artesia Drive 2803.73 feet to a concrete monument under fence in the north line of said original 363.99 acre tract;

Thence N. 88 deg. 24' E. 1858.29 feet along the north fence line of this survey to an angle point;

Thence continuing along said north fence line S. 81 deg. 21' E. 2149 feet to a point on the west bank of the Salado Creek for the northeast corner of this survey;

Thence down the west bank of the said Salado Creek, with its meanders, as follows: S. 38 deg. 51' W. 497 feet; S. 53 deg. 20' W. 359 feet; S. 64 deg. 32' W. 523 feet; S. 28 deg. 10' W. 388 feet; S. 4 deg. 11' E. 319 feet; S. 43 deg. 14' W. 231 feet;

Thence crossing said Salado Creek N. 89 deg. 41' E. 139 feet

to the northwest corner of the 154.5 acre tract of land sold to J. Albert Ackermann and wife, Frederica Ackermann, by deed dated February 3, 1919, recorded in Vol. 550, pages 485-7 in the Records of Bexar County, Texas, said corner being on the east bank of the Salado Creek;

Thence down the east bank of the Salado Creek with its meanders as follows: S. 44 deg. 43' W. 180.2 feet; S. 49 deg. 43' W. 200.3 feet; S. 56 deg. 14' W. 105 feet; S. 69 deg. 14' W. 177 feet; S. 81 deg. 47' W. 157.7 feet to a fence on the west line of the above mentioned 154.5 acre tract and the east line of this survey;

Thence along said division fence S. 0° 20' east 560 feet to a fence corner on the north side of the St. Hedwig Road, said corner being the southwest corner of the above mentioned 154.5 acre tract and the southeast corner of this survey;

Thence along the fence on the north side of the St. Hedwig Road S. 83 deg. 41' W. 486 feet to an angle point;

Thence continuing along fence S. 89 deg. 35' W. 609 feet to a point agreed upon by the owners of this land and the county commissioners;

Thence leaving fence line for the purpose of widening and straightening said St. Hedwig Road N. 62 deg. 45' W. at 100 feet the east bank of the Salado Creek, at 170 feet the west bank of the Salado Creek and at 317 feet another point in fence line on the north side of St. Hedwig Road, agreed upon by the members of this land and the county commissioners;

Thence along said fence line N. 88 deg. 14' W. 404 feet to an angle point;

Thence continuing along fence S. 89 deg. 47' W. 357.99 feet to the place of beginning, being the same property conveyed by Wm. C. Church, Trustee, to Willow Springs Golf Club, by deed recorded in Vol. 674, page 90-1, of the Deed Records of Bexar county, Texas, less 1.21 acres conveyed to the International Exposition and 1.93 acres conveyed to Bexar County, and plus 1.21 acres conveyed by the International Exposition to the Willow Springs Golf Club, by deed recorded in Vol. 894, on pages 397-98, of the Deed Records of Bexar County, Texas, and being all land owned by Willow Springs Golf Club in Bexar County, Texas; also all property, real and personal of every description owned by Willow Springs Golf Club in Bexar County, Texas. With all and singular every right, title, interest, estate, claim and demand that Willow Springs Golf Club, a corporation, has in and to hereditaments and appurtenances thereto belonging, or in anywise pertaining.

To have and to hold the above release, rights, titles and interest, claims and demands unto the said Willow Springs Corporation, a corporation, its successors and assigns forever.

Seal.

Willow Springs Golf Club
By C. A. Goeth, President

Attest: Wm. C. Church,
Secretary

The State of Texas |
County of Bexar |

Before me, the undersigned authority, on this day personally appeared C. A. Goeth, president of Willow Springs Golf Club, a corporation, 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, in the capacities therein stated and as the act and deed of said Willow Springs Golf Club, a corporation.

Given under my hand and seal of office this the 1st day of January A . D. 1934.

Seal.

E. M. Daggett, Notary Public,
Bexar County, Texas.

J. W. Johnson,
to
Willow Springs Golf Club.

Cancellation of Oil Lease.
Dated May 19, 1934.
Filed May 23, 1934.
Recorded in Vol. 1393, p. 531,
Deed Records, Bexar County, Texas

Whereas, Willow Springs Golf Club on the 28th day of August, 1933, executed its oil and gas lease to J. W. Johnson, said lease being recorded in Bexar County Deed Records Vol. 1376, page 190, hereby referred to; and

Whereas, I, the said J. W. Johnson, am the owner of any and all rights that may exist in the Lessee under and by virtue of said lease; and

Whereas, I, desire to terminate and cancel said lease.

Now, therefore know all men by these presents; That for value received I, the said J. W. Johnson, have cancelled and by these presents do cancel, terminate and completely release said oil and gas lease.

J. W. Johnson

The State of Texas
County of Bexar

Before me, E. M. Daggett, the undersigned authority a Notary Public in and for Bexar County, Texas, on this day personally appeared J. W. Johnson, 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 19th day of May A. D. 1934.

Seal.

E. M. Daggett, Notary Public,
in and for Bexar County, Texas.

James Elliott,

to

The Public.

Affidavit.

Dated June 8, 1934.

Filed June 8, 1934.

Recorded in Vol. 1427, p. 60-1,
Deed Records, Bexar County, Texas.

The State of Texas
County of Bexar

Know all men by these presents: Before me, the undersigned authority on this day personally appeared James E. West known to me to be the person whose name is subscribed hereto who after having been duly sworn by me on his oath deposes and says:

That heretofore to wit: on or about the 15th day of July, 1933, he assisted one J. W. Johnson in securing oil and gas leases in Bexar County, Texas, from the City of San Antonio covering the

Exposition Park Property, Willow Springs Golf Club Property, and the Brackenridge Estate comprising about 287 acres adjoining the Willow Springs Property. For his work in connection, the said J. W. Johnson verbally gave and granted to him, one percent (1%) of the Oil and Gas royalties, that subsequently thereto on or about the 24th day of May, 1934, the said J. W. Johnson transferred, sold and assigned to the Berry Hayes Company of Oklahoma City, Oklahoma, all his the said J. W. Johnson, interest thereon but that the said James E. West does hereby preclaim and state that the said J. W. Johnson has no right to assign the property of this deponent to the said Berry Hayes Company of Oklahoma City, Oklahoma, or any other person or persons and that he is hereby claiming all the said right, title and interest in and to said property that he received from J. W. Johnson against all persons whatsoever.

James Elliott

Sworn to and subscribed before me this the 8th day of June, 1934.

J. Maxwell Burket, Notary Public,
in and for Bexar County, Texas

Willow Springs Corporation
by President,

to

Marie Eva Davidson.

Extension Deed of Trust
Dated March 1st, 1935.
Filed July 15, 1935.
Recorded in Vol. 1495, p. 419-20,
Deed of Trust Records of
Bexar County, Texas.

WHEREAS, Willow Springs Golf Club, a corporation, duly incorporated under and by virtue of the laws of the State of Texas, with its principal place of business in the City of San Antonio, Bexar County, Texas, did on the 14th day of February 1931, by deed of trust of that date duly executed by it and recorded in the Deed of Trust Records of Bexar County, Texas, Vol. 1235, on page 303-308, grant, sell and convey unto James V. Graves, Trustee, for Guardian Loan and Trustee Company, a corporation, that certain tract of land described in said deed of trust and being situated in Bexar County, Texas, and known as the property occupied by the Willow Springs Golf Club as the golf courses, at the corner of St. Hedwig Road and Artesia Drive, reference to which deed of trust, and the record thereof is here specifically made and considered a part hereof for more particular description, and did in said deed of trust acknowledge, give and retain a deed of trust lien on said property for the purpose of securing the payment of Five certain promissory notes, four of which were in the sum of \$5,000.00 each, due March 1, 1932, 1933, 1934 and 1935, respectively, and one in the principal sum of \$25,000.00, due March 1, 1936; all of said notes being dated February 14, 1931, bearing interest at the rate of 7% per annum, payable semi-annually on March 1st and September 1st of each year, said notes executed by the Willow Springs Golf Club, payable to the order of Guardian Loan and Trustee Company, upon the first of which notes due March 1, 1932, the principal sum of \$1500.00 has been paid and there now remains a principal sum of \$43,500.00 on all of said notes as of the 1st day of March, A. D. 1935, and the sum of \$2610.00 interest due on said date and all of said notes are now owned by Marie Eva Davidson, as her sole and separate estate; and the holder of said notes and the maker thereof have agreed by written extension, dated the 1st day of September 1933, to renew the principal of all of said notes and extend the time of payment thereof, together with the extension of the lien on said property, unto the 1st day of March, A. D. 1937, and said property is now owned by Willow Springs Corporation and it and the holder of said note have agreed to execute a note in the sum of \$2610.00, dated March 1, 1935, and due on the 1st day of March, A. D. 1936, in payment of said interest to bear interest at the rate of 5% per annum, payable monthly, and to have the interest on said principal sum of \$43,500.00 reduced to be payable at the rate of 5% per annum monthly as it accrues.

NOW THEREFORE, for and in consideration of the sum of \$1.00 to it in hand paid by Marie Eva Davidson, out of her sole and separate estate, which is hereby acknowledged and confessed, and the further consideration of the extension of said interest item and the reduction upon said interest and the extension of said lien upon said property aforesaid, the Willow Springs Corporation, the present owner of said property, does hereby renew said interest item in the sum of \$2610.00, as evidenced by a note dated March 1, 1935, due March 1, 1936, bearing 5% interest payable monthly, and extend the lien on said

property to secure the original principal indebtedness to the 1st day of March A. D. 1937, and said interest note of \$2610.00 to the 1st day of March 1936, and hereby acknowledges the same as valid, subsisting debts and liens on said described property and agree, promise and obligates itself to pay to Marie Eva Davidson, as her sole and separate estate, the principal sum of \$43,500.00 on the 1st day of March A. D. 1937 and said interest note of \$2610.00 on March 1st, 1936, together with interest on both of said notes at the rate of 5% per annum from March 1, 1935, until paid, said interest to be payable monthly on the 1st day of each month, and in all other respects said indebtedness is to be originally evidenced by said notes and lien with the privilege to pay before maturity as provided in said original notes and deed of trust.

SEAL.

Willow Springs Corporation
By J. B. Mitchell, President

ATTEST: Wm. C. Church, Secretary

The above and foregoing extension is hereby accepted by me.

Marie Eva Davidson

The State of Texas }
County of Bexar. }

Before me, the undersigned authority, on this day personally appeared J. B. Mitchell, President of Willow Springs Corporation, 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, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office, this the 1st day of July A. D. 1935.

Seal.

Ethel Nester, Notary Public,
in and for Bexar County, Texas.

Willow Springs Corporation,
by President,

to

T. Q. Davidson, Trustee
Marie Eva Davidson, a feme sole.

Deed of Trust & Resolution
Dated March 1st 1937.
Filed April 5th 1937.
Recorded in Vol 1588, p. 246-252,
Deed of Trust Records of
Bexar County, Texas.

Grant, sell and convey unto said trustee, of Bexar County, Texas, and his successors and assigns, forever, all those certain lots, tracts and parcels of land situated in Bexar County, Texas, and described as follows:

Being 187.06 acres of land out of a 363.99 acre tract sold by Eda K. Meyer to Emil Loeffler, et al., by deed dated July 30, 1924, recorded in the Deed Records of Bexar County, Texas, in Vol. 779, pages 194-96, described by metes and bounds as follows, to-wit:

Beginning at a point on the North side of St. Hedwig Road, which point is 2683.77 feet South $89^{\circ} 47'$ W. from a fence corner at the intersection of the North side of the St. Hedwig Road and the East right-of-way line of the San Antonio Belt and Terminal Company, which intersection is the Southwest corner of said original tract conveyed by Eda K. Meyer to Emil Loeffler, et al., which beginning point is also the southeast intersection of the St. Hedwig Road and Artesia Drive, a road conveyed to Bexar County by the International Exposition and the Willow Springs Golf Club, and is the southwest corner of a triangular strip of ground conveyed by the International Exposition to the Willow Springs Golf Club, containing 1.21 acres;

Thence North $5^{\circ} 5'$ East along the East line of said Artesia Drive 2803.73 feet to a concrete monument under fence in the North line of said original 363.99 acre tract;

Thence N. $88^{\circ} 24'$ E. 1858.29 feet along the North fence line of this survey to an angle point;

Thence continuing along said North fence line S. $81^{\circ} 21'$ E. 2149 feet to a point on the West bank of the Salado Creek for the Northeast corner of this survey;

Thence down the west bank of the said Salado Creek, with its meanders as follows: S. $38^{\circ} 51'$ W. 497 feet; S. $53^{\circ} 20'$ W. 359 feet; S. $64^{\circ} 32'$ W. 523 feet; S. $28^{\circ} 10'$ W. 388 feet; S. $4^{\circ} 11'$ E. 319 feet; S. $43^{\circ} 14'$ W. 231 feet;

Thence crossing said Salado Creek N. $89^{\circ} 41'$ E. 139 feet to the Northwest corner of the 154.5 acre tract of land sold to J. Albert Ackermann and wife, Frederica Ackermann, by deed dated February 3, 1919, recorded in Vol. 550, pages 485-7, in the Records of Bexar County, Texas, said corner being on the East bank of the Salado Creek;

Thence down the East bank of the Salado Creek, with its meanders, as follows: S. $44^{\circ} 43'$ W. 180.2 feet; S. $49^{\circ} 43'$ W. 200.3 feet; S. $56^{\circ} 14'$ W. 105 feet; S. $69^{\circ} 14'$ W. 177 feet; S. $81^{\circ} 47'$ W. 157.7 feet to a fence on the West line of the above mentioned 154.5 acre tract and

the East line of this survey;

Thence along said division fence S. $0^{\circ} 20'$ East 560 feet to a fence corner on the North side of the St. Hedwig Road, said corner being the Southwest corner of the above mentioned 154.5 acre tract and the Southeast corner of this survey.

Thence along the fence on the North side of the St. Hedwig Road S. $83^{\circ} 41'$ W. 486 feet to an angle point;

Thence continuing along fence S. $89^{\circ} 35'$ W. 609 feet to a point agreed upon by the owners of this land and the county commissioners;

Thence leaving fence line for the purpose of widening and straightening said St. Hedwig Road N. $62^{\circ} 45'$ W. at 100 feet the East Bank of the Salado Creek at 170 feet the West Bank of the Salado Creek and at 317 feet another point in fence line on the North side of the St. Hedwig Road, agreed upon by the owners of this land and the county commissioners;

Thence along said fence line N. $88^{\circ} 14'$ W. 404 feet to an angle point;

Thence continuing along fence S. $89^{\circ} 47'$ W. 357.23 feet to the place of beginning, being the same property conveyed by Wm. C. Church, Trustee, to the Willow Springs Golf Club, by deed recorded in Vol. 874, pages 90-1, of the Deed Records of Bexar County, less 1.21 acres conveyed to the International Exposition and 1.93 acres conveyed to Bexar County, and plus 1.21 acres conveyed by the International Exposition to the Willow Springs Golf Club, by deed recorded in Vol. 894, pages 397-98, of the Deed Records of Bexar County, Texas, and being all land owned by Willow Springs Corporation in Bexar County, Texas.

To have and to hold etc. Warrant and forever defend etc., and Grantors especially covenant with said Trustee that they are seized of said premises in fee simple, and entitled to convey the same; and will make such further assurances of title as may be necessary to fully confirm to said Trustee the title to said premises.

In trust to secure the payment of one certain principal note dated March 1, 1937 in the principal sum of \$46,110.00, executed by Willow Springs Corporation, as principal, payable to the order of Marie Eva Davidson, a feme sole, bearing interest at the rate of 5% per annum from date until paid, payable monthly as it accrues, all principal and interest to become due and payable 5 years after date.

Payor reserves the privilege of paying this note on any interest paying date before maturity, upon 60 days' previous notice, payable in United States Lawful Money at San Antonio, Bexar County, Texas, with current rate of exchange on the City of New York, and containing the usual 10% attorney's fee clause and that failure to pay any of said notes should at the option of the holders mature all or any of the same, and all past due notes bear interest at the rate of 10% per annum, together with all other indebtedness due or that may hereafter become due, the holder or holders of said notes or any of them by the makers thereof.

In the event the Grantors promptly pay the indebtedness

hereby secured, principal and interest etc., as the same shall become due and payable, then this trust shall become null and void and of no further force and effect, and shall be released by the holder of said indebtedness at a cost of five dollars to be paid by the Grantors for the cost of such release.

With power of Sale in case of default, etc., and provision for appointment of Substitute Trustee.

Grantors covenant and agree to pay the sums named in said notes according to the terms thereof, etc., to permit no waste; to keep all the improvements in as good repair as they are now; and to do and permit to be done to said premises nothing that may in any way impair or weaken the security of this instrument. To pay before they are delinquent all taxes which may be imposed upon said premises and to keep them free and clear from liens, etc. At all times during the continuance of this trust and so long as said note or notes, or any them remain unpaid, keep the improvements now or hereafter erected on said premises fully insured and to make the loss payable thereunder to the holder of the said notes etc.

Provides for maturity if default be made in the payment of said notes or in performance of any of the covenants herein contained etc.

It is expressly agreed that no other security now existing or hereafter taken to secure the payment of said indebtedness shall be in any manner impaired or affected by the execution of this instrument; and that no security subsequently taken by any holder of said indebtedness shall in any manner impair or affect the security given by this instrument; and that all security for the payment of said indebtedness shall be taken, considered and held as cumulative, and that the taking of additional security shall at no time release or impair any security by indorsement or otherwise previously given for the payment of said indebtedness.

Time of payment may be extended or any part of the property herein released without in any manner altering the effect of the lien on property not so released.

Waives " appraisement, stay or redemption laws, etc.

The note secured hereby and this lien are given in renewal extension and carrying forward of all liens and indebtedness secured thereby, held and owned by Marie Eva Davidson, a feme sole, either executed by the Willow Springs Golf Club to Guardian Loan & Trustee Company and thereafter transferred to the said Marie Eva Davidson as her sole and separate estate, and any and all evidences thereof; and the release of this lien shall ipso facto release any and all liens on the property hereby conveyed, held and owned either by the said Marie Eva Davidson and/or Guardian Loan & Trustee Company, and executed by Willow Springs Golf Club and/or Willow Springs Corporation.

Seal.
Attest: Wm. C. Church
Secretary

Willow Springs Corporation
By J. B. Mitchell, President

The State of Texas,)
County of Bexar)

Before me, the undersigned authority, on this day personally
TEXAS TITLE GUARANTY COMPANY
Titles Guaranteed Page 83

appeared J. B. Mitchell, President, and Wm. C. Church, Secretary of the Willow Springs Corporation, both known to me to be the persons whose names are subscribed to the foregoing instrument, and both acknowledged to me that they each executed the same for the purposes and consideration therein expressed, in the capacities therein stated and as the act and deed of said Corporation.

Given under my hand and seal of office, this the 3rd day of April, A. D. 1937.

Seal.

India D. Heberer, Notary Public,
Bexar County, Texas.

MINUTES OF A MEETING OF THE DIRECTORS OF WILLOW SPRINGS CORPORATION HELD ON MARCH 31, 1937.

A meeting of the Directors of Willow Springs Corporation was held on March 31, 1937, at which meeting there were present all of the Directors. On motion duly made and unanimously passed, the President, J. B. Mitchell, joined by the Secretary Wm. C. Church, were authorized to extend and renew the indebtedness due and owing by the Corporation to Marie Eva Davidson, in the principal sum of \$46,110.00 and to execute in evidence thereof the Corporation's obligation in such form as the said Marie Eva Davidson might desire, due five (5) years after date, bearing 5% interest per annum, payable monthly, on the first day of each and every month, and to execute a Deed of Trust and Chattel Mortgage Lien in such form as she might require upon all of the real estate and personal property of the Corporation lying and being situated in Bexar County, Texas, and known as the Willow Springs Golf Course. Said President and Secretary were fully authorized to execute any and all instruments that might be required by the said Marie Eva Davidson in such form as might be necessary and the acts and deeds of said President and Secretary should be considered the act and deed of the Corporation. There being no further business, the meeting adjourned.

Wm. C. Church, Secretary

I, Wm. C. Church, certify that I am Secretary of Willow Springs Corporation, and the above and foregoing is a true and correct copy of the Minutes of the Corporation, as stated.

Wm. C. Church, Secretary

Sworn to and subscribed before me, this the 5th day of April A. D. 1937.

Seal.

Allene Rockett, Notary Public,
Bexar County, Texas.

C. A. Goeth,
to
Willow Springs Corporation

General Warranty Deed.
Dated May 9, 1939.
Filed June 3, 1939.
Recorded in Vol. 1695, p. 168,
Deed Records, Bexar County, Texas.

In consideration of the sum of \$10.00 and other valuable consideration to me in hand paid by Willow Springs Corporation, a Texas Corporation, with its domicile and principal place of business in Bexar County, Texas, receipt of which is hereby acknowledged, have granted, etc. and by these presents do

Grant, sell and convey unto the said Willow Springs Corporation of the County of Bexar, State of Texas, all that certain tract or parcel of land described as follows, to-wit.

One acre of land out of the G. Nunez Survey No. 151, on the Salado Creek, in Bexar County, Texas, and being about four miles East of the City Hall of San Antonio, on the St. Hedwig Road, and being described by field notes as follows:

Beginning at a fence corner on the north side of the St. Hedwig Road, the same being the southwest corner of the 154.5 acre tract that was conveyed by Mrs. Eda K. Meyer and Theodore F. Meyer to J. Albert Ackerman and wife, by deed dated February 3, 1919, and recorded in Vol. 550, pages 485-87, Deed Records of Bexar County, Texas;

Thence along the north side of the St. Hedwig Road N. 89 deg. 47 min. East 77.62 ft. to an iron pin set in fence for the southeast corner of this tract;

Thence N. 0 deg. 13 min. West 552.05 ft. to an iron pin set on the south bank of the Salado Creek for the northeast corner of this tract;

Thence S. 69 deg. 39 min. West along south bank of Salado Creek 25.38 feet to an iron pin set for corner;

Thence N. 63 deg. 39 min. West with South bank of Salado Creek 62.8 ft. to an iron pin set in fence line produced northward to the south bank of the Salado Creek for the northwest corner of this tract.

Thence in a southerly direction with the west line of the above mentioned 154.5 acre tract as follows: S. 0 deg. 35 min. East 207.3 ft. to angle in fence; S. 0 deg. 23 min. East with fence 364.1 ft. to the place of beginning and containing one acre of land. Said field notes being according to an actual survey made by Reynolds Andrick, Surveyor, on July 8th, 1937.

This conveyance goes to South water's edge of Salado Creek and up to the boundary lines of grantee's adjoining property to the North and West. Grantee assumes payment of the 1939 State and County Texas.

To have and to hold etc. Warrant and forever defend etc.

C. A. Goeth.

50¢ U. S. Rev. Stamp Cancelled

The State of Texas ,
County of Bexar.

Before me, the undersigned authority a Notary Public in and for Bexar County, Texas, on this day personally appeared C. A. Goeth 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 9th day of May A. D. 1939.

Seal.

E. M. Daggett, Notary Public,
in and for Bexar County, Texas.

No. 29023 Estate of In Probate Court of
 Marie Eva Davidson, Deceased. Bexar County, Texas.

ABSTRACTER'S NOTE.

Thomas Quincy Davidson, on Jany. 9, 1940, filed Application for the probate of the Last Will and Testament of Marie Eva Davidson, deceased, who died on the 24th day of December 1939, in the City of San Antonio, Bexar County, Texas, where she resided, Min. 242, p. 559-9

And on the same day the Last Will and Testament of Marie Eva Davidson, was filed for probate and by the terms of said Will appoints her son Thomas Quincy Davidson, as independent Executor without bond and Trustee, and in the event of the death of my son, or in event of his failure or refusal to act as such appoints Frost National Bank of San Antonio, Texas, as Independent Executor without bond and Trustee of my Estate, etc. Min. 242, p. 560-561.

By Order of Probate Court dated Jany. 23rd 1940, after proof was had and obtained, said Will of Marie Eva Davidson, deceased was duly probated and the said Thomas Quincy Davidson, is appointed Independent Executor without bond of said Estate and also appoints appraisers to appraise said Estate. Min. 242, p. 557-8.

And on Jany. 23, 1940, Thomas Quincy Davidson, duly qualified as Independent Executor of said Estate of Marie Eva Davidson, deceased, by taking the Oath as required by law. Min. 242, p. 5645.

And on Feby. 19, 1940, The Inventory and Appraisement of this Estate was filed and under Separate Property of said Maria Eva Davidson, deceased, Mortgages, Notes and Cash the following is shown:

One promissory note in the principal sum of \$46,110.00, bearing 5% interest, interest payable monthly, executed by Willow Springs Corporation, dated March 1, 1937, with interest paid to 12-1-39-----	\$46,110.00
Earned and unpaid interest 12-1-39 to 12-24-39 --	147.20

Sworn to by Appraisers & Independent Executor, Feby. 2, 1940.
 before Ernest A. Raba, Notary Public, Bexar County, Texas.

EXAMINED AND APPROVED FEBY. 19, 1940.

Order fixing Inheritance Tax in the amount of \$839.74,
 dated August 11, 1940. Net Value of the Estate \$111,846.48. See following
 pages for receipts from the State and Federal Govt. also for full
 copy of the Will of Marie Eva Davidson.

#29023 "LAST WILL AND TESTAMENT OF "MARIE EVA DAVIDSON" Decd.

STATE OF TEXAS |

COUNTY OF BEXAR |

KNOW ALL MEN BY THESE PRESENTS: In the Name of God Amen:

That I, Marie Eva Davidson, a widow of 127 Wildwood Drive West city of San Antonio, Bexar County Texas, being of sound and disposing mind and memory, and realizing the certainty of death and the uncertainty of life, and to the end that I may be better prepared to leave this world whenever it shall please God to call me hence, do hereby make and declare this my Last Will and Testament, hereby revoking all Wills by me at any time heretofore made.

First and principally, I commit my soul unto the hands of my Creator, who gave it, and my body to the earth to be interred in the City of San Antonio, Texas, in the cemetery by the side of my beloved husband, and children that have gone before me, at the direction of my Executor hereinafter named, and as to such worldly estate wherewith it has pleased God to entrust me, I dispose of the same as follows:

First: I direct that my debts, funeral expenses and expenses of my last sickness be paid as soon after my death as possible, out of the first monies that shall come into the hands of my Executor, from any portion of my estate, either real or personal.

Second: I will and bequeath unto St.Mary's Church of San Antonio, Texas the sum of One Hundred Fifty Dollars (\$150.00) to have thirty (30) Gregorian Masses for each member of my family now deceased, including Claude Tiblier, thirty masses; Mrs. E. Josephine Tiblier, thirty masses; Mr. Claude Ternand Tiblier, thirty masses; Blanche Louise Tiblier, thirty masses; and thirty masses for myself, the Testator herein.

Third: I will and bequeath to Marie Evelyn Tiblier, daughter of Dr. and Mrs. Siden Tiblier, of New Orleans, Louisiana, the sum of Two Thousand Dollars (\$2,000.00) to be paid to her by my Executor as soon after my passing as is possible.

Fourth: The rest and residue of my property, real, personal and mixed, that I may die seized and possessed of, after the payment of all my just debts, together with the expenses incident to the probating of this Will, and the bequests heretofore made, I do will, devise and bequeath one-half unto my son, Thomas Q. Davidson, and one-half unto my said son, Thomas Quincy Davidson, Trustee, or the Successor Trustee named and appointed in an irrevocable Trust Indenture executed by me on the 27th day of April A D 1938, and to be distributed in accordance with the terms of said Trust Indenture, a copy of which is hereto attached and considered a part hereof.

Fifth: I do hereby nominate, and appoint my son, Thomas Quincy Davidson, as Independent Executor of this my Last Will and Testament, without bond or other security of any kind or character, and in the event of the death of my said son, or in the event of his failure or refusal to act as said Independent Executor I do then nominate and appoint the Frost National Bank of San Antonio Texas, as Independent Executor of this my Last Will and Testament, without bond or other security, to act as such. Should the said Frost National Bank fail or refuse to act, for any reason become incapacitated, a

majority of the Directors of the said Frost National Bank last in office are authorized to appoint any National Bank then exercising such trust powers in the City of San Antonio, and having a capital and surplus of not less than one Million dollars, as a substitute or successor Trustee, in its place to execute the powers and perform the duties of this Trust.

Sixth: I do further direct that with either of my Executors, above designated, no further action shall be had in the Probate Court, with reference to my Estate or the settlement thereof, other than that this will shall be probated and recorded and an inventory, appraisement and list of claims of my Estate shall be made and returned as provided by Statute.

Seventh: The Executor, Thomas Q. Davidson, shall have power to designate the attorney or attorneys that shall represent my Estate, but in the event of any Successor Executor acting hereunder, said Successor Executor shall employ the services of Wm C Church as Attorney to represent said Executor in the handling of my Estate.

IN WITNESS WHEREOF, I have this day affixed my signature in the presence of the undersigned witnesses, who have subscribed thereto at my request and in my presence and I here and now declare this to be my Last Will and Testament this the 7th day of July A D 1938.

Marie Eva Davidson.

SIGNED, DECLARED and PUBLISHED by Marie Eva Davidson, as her Last Will and Testament, in the presence of us, the attesting witnesses, who have hereto subscribed our names in the presence of each other, at her special instance and request this the day and year above set out.

Meritt H. Steger

Allene Richards, Witnesses.

STATE OF TEXAS)
)
 COUNTY OF BEXAR)

THIS Trust Indenture made this the day and year hereinafter set out, by and between Marie Eva Davidson a feme sole, residing at 127 Wilwood Drive, West, San Antonio Bexar County, Texas, hereinafter to as the Donor, and Thomas Q. Davidson of the same address hereinafer referred to as the Trustee.

W I T N E S E T H :

THAT Whereas the Donor has heretofore granted, sold and conveyed unto said Trustee, either of such designation as Trustee, or in his individual capacity, an undivided one-half interest in and to all those certain lots, tracts or parcels of land lying and being situated in the City of San Antonio, Bexar County, Texas, and described as follows, to-wit:

FIRST: Lots Eight (8) and Nine (9) in Block Twenty three (23) New City Block Sixty-Six Hundred Two (6602) in Northaven Addition Second filing, in the corporation limits of the City of San Antonio, Bexar County, Texas, being the same property conveyed to me by the Guardian Loan & Trustee Company by deed dated October 24, 1933.

SECOND: All those certain tracts of land and parcels of real estate, lying and being situated within the corporate limits of the City of San Antonio, County of Bexar, State of Texas, and being out of and a part of the Thirteen acre tract known as the "Tomas Pereida Suerte" in the "Labor de los Mochas" and being all of Lot No. Twenty Two (22) and part of Lots Nos. twenty-three and twenty-four (23 and 24) of Block No. Two (2) of the Subdivision of said Labor de los Mochas, as made for Adams & Wickes by C P Matlock, City Engineer of the City of San Antonio, a copy of which said Subdivision and plat is of record in vol 1 page 27 of the Records of the City Engineer's Office, filed and recorded March 2nd, 1886, to which reference is here specially made, the Block in which said Lot and part of Lots are situated being now known and described as New City Block No. 936, and being bounded on the North-west (commonly designated as the Northside of said Block) by South Alamo Street, formerly Mill Street and on the North-east (commonly designated as the East side of said Block) by Guenther Street, formerly Ewell Street; said Lots No. 22 and part of Lots Nos. 23 and 24, herein and hereby conveyed, being described by metes and bounds as follows:

BEGINNING at the Northeast corner of said Lot No. 22, and Southeast corner of Lot No. 21 same block, said point in the Southeast (commonly called South) line of Guenther Street; THENCE in a South-easterly direction along and with the Southeast boundary line of Guenther Street, 110 35/100 ft; THENCE in a Westerly direction along and with the deflection of 97° from South to West along and with the fence line about 310 feet to the San Antonio River; THENCE up the San Antonio River with its meanders about 80 feet to the Northwest corner of said Lot No. 22, and Southwest corner of said Lot 21; THENCE in a North-easterly direction along and with the Northwest boundary line of Lot 22 and Southeast boundary line of Lot No. 21, about 308 feet to the place of beginning, said parcel and tract of land here conveyed has a frontage of one hundred and ten & 35/100 (110 35/100) feet on the South-west side of Guenther Street, and a frontage of the San Antonio River of eighty feet, and being the same property conveyed to Green Davidson by Conrad and Emma Huberick by deed dated October 13, A.D. 1898.

THIRD: All that certain lot or parcel of land, lying and

being situated within the corporate limits of the city of San Antonio, Bexar County, Texas described as follows, to-wit:

Lot No. Four (4) in Block No. Eight (8) in New City Block No. 794, in the Paschal and Lewis Addition to the city of San Antonio, Bexar County, Texas, and said Lot being described by metes and bounds as follows:

BEGINNING at the intersection of the Northwest line of Quincy Street with the Northeast line of Richmond Avenue; THENCE in a North-easterly direction with the North line of Quincy Street, forty (40) varas to the Southeast corner of Lot No. (5) in said Block; THENCE Northwest with Lot No. Five (5) and parallel with the Northeast line of Richmond Avenue, fifty-six (56) varas to an alley; THENCE Southwest with said alley to Richmond Avenue; THENCE with said Richmond Avenue to the place of beginning, being the same property conveyed to me by Stanley Banks, Trustee by Deed dated September 1, A D 1931, and subject to a contract made with Church & Steger, dated April 20, 1937.

FOURTH: All that real property situated in the County of San Diego, State of California, bounded and described as follows:

Lot One Hundred Ninety-six (196) in Talmadge Park, according to map thereof, No. 1869, filed in the office of the County Recorder of said San Diego County, December, 3, 1925, being the same property conveyed to Green Davidson and Marie Eva Davidson, husband, and wife as joint tenants, - by deed dated March 24, 1930, executed by Ruth Donahue.

FIFTH: Lot Two Hundred Ninety-one (291) of Talmadge Park Unit No. 2, according to map thereof No. 1878, filed in the office of the County Recorder of said San Diego County, February 2, 1926, subject to the conditions and restrictions subsequent set out in a Grant Deed from the Union Trust Company of San Diego, a corporation, to Marie Eva Davidson, dated January 25, 1930; for the purpose of creating an irrevocable trust for the benefit of my son, Green L. Davidson; and

WHEREAS, the Trustee above named has agreed to accept said properties and to hold the same and the proceeds and income therefrom upon the terms of the trust hereby created and the Donor shall have no further control thereof.

IN CONSIDERATION of the mutual covenants, herein contained, and of other good and valuable considerations, together with the sum of \$1.00 paid by the Trustee to the Donor, the receipt of which is hereby acknowledged, the Donor does grant, convey, assign, set over and deliver unto the said Trustee, his successors and assigns all of her right, title and interest in and to the properties above described, to have and to hold said properties, together with all other property or properties, security or securities, which may be added to or transferred to the Trustee, and/or included by the Donor in this Trust, unto the said Trustee, his successors and assigns, in trust, however, for the following purposes and uses, and subject to the terms, conditions, powers and agreements hereinafter set forth; namely:

POWERS AND DUTIES OF TRUSTEE

The Trustee, his successors or assigns shall have complete power to hold, possess manage and control the said Trust Estate, and each and every part thereof, with full power to sell, transfer, convey and dispose of the same upon such terms and in such manner and for such prices as to the said Trustee shall seem meet and proper. It is expressly provided that the purchaser or purchasers at any sale, transfer or assignment of any of the assets of this Trust shall be under no liability or responsibility to see to the application of the

purchase money, or to the performance of this Trust.

THE TRUSTEE, his successors or assigns is hereby given full power and authority to invest and re-invest all or any part of said Trust Estate, which may come into his hands in such manner and in such securities, or other property, real or personal, and upon such terms and for such length of time as to the Trustee shall be meet and proper, it being intended hereby to give unto the Trustee his successors and assigns, full and complete authority to hold, possess, manage and control, encumber, lease, invest and re-invest the whole and every part of said Trust Estate, according to their sole judgment and discretion, without any limitations upon their powers and authority so to do and free from any control of the Donor.

DISTRIBUTION OF TRUST ESTATE

After deducting all lawful costs, charges, taxes and expenses incident to the care and management of this Trust Estate, including the Trustee's fee as hereinafter set out, the Trustee hereunder, his successors and assigns, shall pay over and apply any portion of the income, or principal of said Trust Estate, for the use and benefit of, care, maintenance, support or education of my son, Green L. Davidson, until his death, and the judgment and discretion of the Trustee, his successors or assigns, as to the necessity and amount of such payments shall be conclusive.

After the death of my said son, Green L. Davidson, then the Trustee herein his successors or assigns, shall pay over said Trust Estate in its entirety unto my son, Thomas Q. Davidson, provided he shall survive my said son, Green L. Davidson. But should my son, Thomas Q. Davidson, die before the death of my son, Green L. Davidson, and shall have married and at his death shall leave a lawfully wedded wife and/or lawful issue, then in that event the successor Trustee hereunder shall pay the remaining part of this Trust Estate unto said wife and/or children, share and share alike, provided that if he not leave such wife and/or child or children, then said Trustee, his successors or assigns, shall pay unto my legal heirs one-half of the balance of said Trust Estate and unto the legal heirs of my deceased husband, Green Davidson, the other one-half of said trust estate as the Statutory laws of the State of Texas, may provide for descent and distribution.

DISTRIBUTION IN KIND

The Trustee herein may make any distribution directed hereunder in kind, according to his discretion but any securities or other property so distributed in kind shall be taken at its fair market value, or if they have not a market value, then at such value as the Trustee shall consider meet and proper.

COMPENSATION OF TRUSTEE

For his services as Trustee hereunder, or the service of any successor Trustee, the charges hereunder for the execution of the Trust hereby created shall be three-quarters of one percent ($\frac{3}{4}$ of 1%) of the first Fifty Thousand Dollars (\$50,000.00) of the corpus of the Trust Estate, and one-half of one percent ($\frac{1}{2}$ of 1%) on all amounts in excess of \$50,000.00 corpus of the Trust Estate as shown on the books of the trustee at the close of the fiscal year for the Trust, and in addition thereto a closing fee of 1% of the corpus of said Trust Estate is to be paid as and when such corpus is distributed. Said fees are to be paid in addition to any and all expenses incurred by said Trustee

in the management of said Trust Estate.

The Trustee, Thomas Q. Davidson shall have power to designate the attorney or attorneys, that shall represent this Trust Estate, so long as he remains Trustee, but in the event of any successor Trustee acting hereunder, said successor Trustee shall employ the services of Wm. C. Church as attorney to represent said Trustee in the handling of this Trust Estate.

SUCCESSOR TRUSTEE

In the event, for any reason that my son Thomas Q. Davidson should fail, refuse or be disabled to act as Trustee hereunder, he may appoint his successor Trustee, but in the event he does not do so then the Frost National Bank of San Antonio, Texas, is hereby named and designated as Trustee hereunder, and likewise should the said Frost National Bank fail or refuse to act, for any reason whatsoever, or should the said Trustee be dissolved, or for any other reason become incapacitated, a majority of the Directors of the said Frost National Bank, last in office are authorized to appoint any National Bank then exercising such trust powers in the City of San Antonio, and having a capital and surplus of not less than one million dollars as a substitute or successor Trustee in its place to execute the powers and perform the duties of this Trust. It is further agreed that reference to "Trustee" in this Indenture shall mean the original Trustee, Thomas Q. Davidson, the Successor Trustee, the Frost National Bank, or any other successor Trustee appointed by it, whether designated in the body hereof or not.

In the event of the death of both of my said sons, Green L. Davidson and Thomas Q. Davidson, and the beneficiaries hereunder shall be as hereinabove provided, it is the intention for the purpose of this Trust that the singular set out herein shall mean the plural and the plural shall mean the singular, for which ever condition exists at the time of the distribution of this Trust Estate.

IN WITNESS WHEREOF the Donor and Trustee have affixed their signatures to this Trust Indenture, this the 27th day of April A D 1938.

Signed Marie Eva Davidson, Donor

Signed Thomas Q. Davidson, Trustee

STATE OF TEXAS
COUNTY OF BEXAR

Before me the undersigned authority on this day personally appeared Marie Eva Davidson, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 7th day of July, A.D. 1938.

Signed Allene Richards, Notary Public,
Bexar County, Texas.

STATE OF TEXAS
COUNTY OF BEXAR

Before me the undersigned authority on this day personally appeared Thomas Q. Davidson, Trustee, 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 7th day of July, A. D. 1938.

Signed

Allene Richards, Notary Public
Bexar County, Texas.

FILED Jan. 9, 1940

State of Texas,

Inheritance Tax

-Dated June 24, 1940

Filed June 29, 1940.

Recorded in Vol. 1769, p. 241,
Deed Records, Bexar County, Texas.

to

Estate of Marie Eva Davidson,
deceased.

No. 89

\$839.74

DUPLICATE

INHERITANCE TAX RECEIPT-STATE OF TEXAS

San Antonio, Bexar County, Texas.

Received from Thomas Quincy Davidson, Inc. Executor Eight hundred Thirty-Nine 74/100 Dollars, in payment of INHERITANCE TAX on the sum of Fifty Nine Thousand Six Hundred Ninety Six 48/100 Dollars, inherited by Thomas Q. and Green L. Davidson from the estate of Marie Eva Davidson, deceased. June 24, 1940.

Seal.

Albert V. Huth,

by J. Thompson, Deputy Tax Collector

(Seal)

Countersigned Geo. H. Sheppard,
Comptroller of Public Accounts

Thomas Quincy Davidson,

to

The Public

Affidavit as to Estate Tax
Receipt.

Dated May 17, 1941.

Filed May 17, 1941.

Recorded in Vol. 1827, p. 406-8,
Deed Records, Bexar Co., Texas.

Form 880 (Revised March 1936)

1940 November 100-3 spl.

Treasury Department Notice and Demand
For Estate Tax

Internal Revenue Service

Notice is hereby given that there has
been assessed against you the amount
herein stated. The assessment being
due and payable, demand is hereby made
for the immediate payment of the said
tax, together with such penalties and
interest as may have accrued thereon.
To avoid additional interest on the
assessment, payment should be made
within the time stated on the back
of this form

Original
Collector's "Paid" Stamp

To the Collector of Internal
Revenue:

I hereby tender the sum of
\$ _____ in payment of the tax,
penalties, and interest as are
shown hereon, together with all
other interest accrued to the
date of payment, 1-219

Payment must be made to the Collector of Internal Revenue at Austin,
Texas.

Paid Jan 18, 1941. Frank Scofield Collector E.

Frank Scofield
Collector of Internal Revenue
(Signature of Taxpayer)

Name and Address	Items	Paid	Assessment	Description
Estate of Marie Eva Davidson Thomas Quincy Davidson, Executor 127 Wildwood Drive San Antonio, Texas			5,543.94	Estate Tax Payment recd. 1-16-41

(Here follows Rules Relating to Interest on Estate and Gift
Taxes (

State of Texas |
County of Bexar |

Before me, the undersigned authority, on this day personally
appeared Thomas Quincy Davidson, who after being by me first duly sworn,
upon his oath deposes and states: The attached is the original Estate
Tax Receipt which I, as independent executor of the will of my mother,
Marie Eva Davidson, deceased, received from the Collector of Internal
Revenue, showing payment of the estate tax assessment in the sum of
\$5543.94 against my mother's estate.

Thomas Quincy Davidson

Subscribed and sworn to before me this the 17 day of May A.
D. 1941.

Seal.

W. Boyd Smith W. Boyd Smith
Notary Public, in and for
Bexar County, Texas.

State of Texas |
County of Bexar |

Before me, the undersigned authority, on this day personally
appeared Thomas Quincy Davidson, 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 on this the 17 day
of May A. D. 1941.

Seal.

W. Boyd Smith
W. Boyd Smith, Notary Public,
in and for Bexar County, Texas.

Willow Springs Corporation,
by J. E. Miller, President,

to

T. Q. Davidson, Trustee,
Thomas Quincy Davidson, Individually
and Thomas Quincy Davidson, Trustee,
C. Q. T.

Deed of Trust.
Dated March 1st 1942.
Filed March 11, 1942, at 3:34 P. M.
Recorded in Vol. 1900 p. 276
Deed of Trust Records of
Bexar County, Texas.
File #266222

Grant, sell and convey unto said Trustee, of the County of Bexar and State of Texas, and his successors and assigns forever, all those certain lots, tracts and parcels of land situated in Bexar County, Texas, and described as follows,

One acre of land out of the G. Nunez Survey No. 151, on the Salado Creek, in Bexar County, Texas, and being about four miles East of the City Hall of San Antonio, on the St. Hedwig Road, and being described by field notes as follows:

BEGINNING at a fence corner on the north side of the St. Hedwig Road, the same being the southwest corner of the 154.5 acre tract that was conveyed by Mrs. Eda K. Meyer and Theodore F. Meyer to J. Albert Ackerman and wife, by deed dated February 3, 1919, and recorded in Vol. 550, pages 485-87, Deed Records of Bexar County, Texas;

THENCE along the North side of the St. Hedwig Road N. 89 deg. 47 min. East 77.62 ft. to an iron pin set in fence for the southeast corner of this tract;

THENCE N. 0 deg. 13 min. West 552.05 ft., to an iron pin set on the south bank of the Salado Creek for the northeast corner of this tract;

THENCE S. 69 deg. 39 min. West along south bank of Salado Creek 25.38 feet to an iron pin set for corner;

THENCE N. 63 deg. 39 min. West with South bank of Salado Creek 62.8 ft. to an iron pin set in fence line produced northward to the south bank of the Salado Creek for the northwest corner of this tract;

THENCE in a southerly direction with the west line of the above mentioned 154.5 acre tract as follows: S. 0 deg. 35 min. East 207.3 ft. to angle in fence; S. 0 deg. 23 min. East with fence 364.1 ft. to the place of beginning, and containing one acre of land. Said field notes being according to an actual survey made by Reynolds Andrick, Surveyor, on July 8, 1937.

This conveyance goes to South water's edge of Salado Creek and up to the boundary lines of grantors' adjoining property to the North and West

187.06 acres of land in the G. Nunez Survey No. 151, out of 363.99 acre tract sold by Eda K. Meyer to Emil Loeffler, et al by deed dated

July 30, 1924, recorded in the Deed Records of Bexar County, Texas, in Volume 779, pages 194-96, described by metes and bounds as follows, to-wit:

BEGINNING at a point on the north side of the St. Hedwig Road, which point is 2683.77 feet South 89 deg. 47 min. W. from a fence corner at the intersection of the North side of the St. Hedwig Road and the East right-of-way line of the San Antonio Belt and Terminal Company, which intersection is the Southwest corner of said original tract conveyed by Eda K. Meyer to Emil Loeffler, et al, which beginning point is also the southeast intersection of the St. Hedwig Road and Artesia Drive, a road conveyed to Bexar County by the International Exposition and the Willow Springs Golf Club, and is the southwest corner of a triangular strip of ground conveyed by the International Exposition to the Willow Springs Golf Club, containing 1.21 acres;

THENCE North 5 deg. 5 min. East along the East line of said Artesia Drive 2803.73 feet to a concrete monument under fence in the North line of said original 363.99 acre tract;

THENCE N. 88 deg. 24 min. E. 1858.29 feet along the North fence line of this survey to an angle point;

THENCE continuing along said North fence line S. 81 deg. 21 min. E. 2149 feet to a point on the West bank of the Salado Creek for the Northeast corner of this Survey;

THENCE down the West Bank of the said Salado Creek, with its meanders, as follows: S. 38 deg. 51 min. W. 497 feet; S. 53 deg. 20 min. W. 359 feet; S. 64 deg. 32 min. W. 523 feet; S. 28 deg. 10 min. W. 388 feet; S. 4 deg. 11 min. E. 319 feet; S. 43 deg. 14 min. W. 231 feet;

THENCE crossing said Salado Creek N. 89 deg. 41 min. E. 139 feet to the Northwest corner of the 154.5 acre tract of land sold to J. Albert Ackermann and wife, Frederica Ackermann, by deed dated February 3, 1919, recorded in Vol. 550, pages 485-7 in the Records of Bexar County, Texas, said corner being on the East bank of the Salado Creek;

THENCE down the East bank of the Salado Creek with its meanders, as follows: S. 44 deg. 43 min. W. 180.2 feet; S. 49 deg. 43 min. W. 200.3 feet; S. 56 deg. 14 min. W. 105 feet; S. 69 deg. 14 min. W. 177 feet; S. 81 deg. 47 min. W. 157.7 feet to a fence on the West line of the above mentioned 154.5 acre tract and the East line of this Survey;

THENCE along said division fence S. 0 deg. 20 min. East 560 feet to a fence corner on the north side of the St. Hedwig Road, said corner being the Southwest corner of the above mentioned 154.5 acre tract and the South east corner of this Survey;

THENCE along the fence on the North side of the St. Hedwig Road S. 83 deg. 41 Min. W. 486 feet to an angle point ;

THENCE continuing along fence S. 89 deg. 35 min. W. 609 feet to a point agreed upon by the owners of this land and the county commissioners;

THENCE leaving fence line for the purpose of widening and straightening said St. Hedwig Road N. 62 deg. 45 min. W. at 100 feet

the East Bank of the Salado Creek at 170 feet the West Bank of the Salado Creek and at 317 feet another point in fence line on the North side of the St. Hedwig Road, agreed upon by the owners of this land and the county commissioners;

THENCE along said fence line N. 88 deg. 14 min W. 404 feet to an angle point;

THENCE continuing along fence S. 89 deg. 47 min. W. 357.23 feet to the place of beginning, being the same property conveyed by Wm. C. Church, Trustee, to the Willow Springs Golf Club, by deed recorded in Volume 874, pages 90-91 of the Deed Records of Bexar County, Texas, less 1.21 acres conveyed to the International Exposition and 1.93 acres conveyed to Bexar County, and plus 1.21 acres conveyed by the International Exposition to the Willow Springs Golf Club, by deed recorded in Volume 894, on Pages 397-98 of the Deed Records of Bexar County, Texas, and being all land owned by Willow Springs Corporation in Bexar County, Texas.

TO HAVE AND TO HOLD etc. WARRANT AND FOREVER DEFEND etc., and Grantors covenant with said Trustee that they are seized of said premises in fee simple, and entitled to convey the same; and will make such assurances of title as may be necessary to fully confirm to said Trustee the title to said premises.

In Trust to secure the payment of One certain principal note dated March 1, 1942, for the principal sum of \$46,110.00, executed by Willow Springs Corporation and payable to the order of Thomas Quincy Davidson, individually, and Thomas Quincy Davidson, Trustee, bearing interest at 4½% per annum, interest payable monthly on 1st day of each month beginning April 1, 1942; principal to be payable in semi-annual installments of \$600.00 each until March 1, 1952, when unpaid amount of principal shall become due and payable.

Payor reserves privilege of paying multiples of \$600.00 at the end of each six months in addition to required payment and further privilege of paying entire amount of note any time before due date by giving holder 90 days advanced notice of such intention or by paying 90 days advanced interest for such privilege. Said note being payable in United States lawful currency at San Antonio, Bexar County, Texas, with current rate of exchange on the City of New York, and containing the usual 10% attorneys' fees clause, and that failure to pay any installment of principal or interest on said note when due should, at the option of the holder, mature all or any unpaid balance which may be due on said note, and said note, if past due, shall bear interest at the rate of 10% per annum.

Upon payment of said indebtedness hereby secured, principal and interest, then this trust shall become null and void and of no further force and effect, and shall be released by the holder of said indebtedness at a cost of five dollars to be paid by the Grantors for the cost of such release.

Provides for Sale in case of default by Trustee. And after said sale, Trustee shall execute and deliver to the purchaser or purchasers thereof good and sufficient deed or deeds in law to the property so sold in fee simple.

Provides for appointment of Substitute Trustee.

Grantors further covenant and agree with said Trustee and his successors as follows, towit: To pay the sums named in said note according to the terms thereof, with interest as specified; to permit no waste; to keep all the improvements in as good repair as they now are; and to do and permit to be done to said premises nothing that may in any way impair or weaken the security of this instrument. To pay, before they are delinquent, all taxes or assessments, etc. and to keep them free and clear from liens or claims which may be equal or superior to the lien of this instrument. It is being specially agreed that the holder of said notes at their option may pay all taxes or assessments of any kind that may from time to time fall due and be unpaid on said premises, or discharge any equal or prior lien or claim thereon, and charge the sums so paid with interest thereon at the rate of 10% per annum from date of such payment, against the said Grantors and said premises and shall be subrogated thereto and any sums so disbursed shall become a part of the indebtedness hereby secured and shall be payable on demand. To at all times during the continuance of this trust and so long as said note remains unpaid, keep the improvements now or hereafter erected on said premises fully insured etc., and to make loss payable thereunder to the holder or holders of said notes in such manner as may be prescribed etc.

If default be made in the payment of said note or any interest thereon, or in the performance of any of the covenants or agreements herein contained etc., or anyone assuming the payment of said note, then, at the option of the legal holder or holders of said note the whole indebtedness secured hereby shall at once become due, without notice, and may be collected by suit or proceeding hereunder.

It is expressly agreed that no other security now existing or hereafter taken to secure the payment of said indebtedness shall be in any manner impaired or affected by the execution of this instrument; and that no security subsequently taken by any holder of said indebtedness shall in any manner impair or affect the security given by this instrument; and that all security for the payment of said indebtedness shall be taken, considered and held as cumulative, and that the taking of additional security shall at no time release or impair any security by indorsement or otherwise previously given for the payment of said indebtedness.

Time of payment may be extended or any part of the property herein released without in any manner altering the effect of the lien on property not so released. Waives redemption, stay or appraisal laws, etc.

The note secured hereby and this lien are given in renewal, extension and for the purpose of carrying forward all liens and indebtedness held and owned by Marie Eva Davidson, a feme sole, executed by Willow Springs Golf Club or Willow Springs Corporation and all such indebtedness and liens executed by Willow Springs Golf Club or Willow Springs Corporation are hereby renewed and carried forward, and particularly the lien provided for in the Deed of Trust executed by Willow Springs Corporation to T. Q. Davidson, Trustee, dated March 1, 1937, recorded in the Deed of Trust Records of Bexar County, Texas, in Vol. 1588, on pages 246-52, as well as the indebtedness and liens of said Deed of Trust are hereby renewed and carried forward; a release of this lien shall ipso facto release any and all liens on the property hereby conveyed, held and owned by the said Marie Eva Davidson, deceased, and executed by Willow Springs Golf Club and/or Willow Springs.

\$46.00 State Note Stamps Can.

SEAL.

ATTEST: A. C. Loessberg,
Secretary.

Willow Springs Corporation
By E. J. Miller, President

The State of Texas ↓
County of Bexar ↓

Before me, the undersigned authority, on this day personally appeared Ernest J. Miller, President, and A. C. Loessberg, Secretary, of the Willow Springs Corporation, both known to me to be the persons whose names are subscribed to the foregoing instrument, and both acknowledged to me that they each executed the same for the purposes and consideration therein expressed, in the capacities therein stated, and as the act and deed of said Corporation.

Given under my hand and seal of office this the 1st day of March, 1942.

Seal.

India D. Heberer, Notary Public,
Bexar County, Texas.

MINUTES OF A MEETING OF THE DIRECTORS OF WILLOW SPRINGS CORPORATION

HELD ON MARCH 2, 1942

A meeting of the Directors of Willow Springs Corporation was held on March 2, 1942, at which meeting there were present all of the Directors.

On motion duly made and unanimously passed, the President, joined by the Secretary, were authorized to extend and renew the indebtedness due and owing by the Corporation to Thomas Quincy Davidson, individually, and Thomas Quincy Davidson, Trustee, jointly, in the principal sum of Forty-Six Thousand One Hundred Ten and 0/100 (\$46,110.00) Dollars, and to execute in evidence thereof the Corporation's obligation in such form as said parties might desire, dated March 1, 1942, bearing four and one-half (4½%) per cent interest per annum, the interest to become due and payable monthly on the first day of each and every calendar month beginning April 1, 1942, and the principal to be payable in addition to the interest in semi-annual installments of Six Hundred and no/100 (\$600.00) Dollars each until March 1, 1952, when the unpaid amount of principal shall become due and payable with the privilege on the part of the Corporation to pay multiples of Six Hundred and no/100 (\$600.00) Dollars at the end of each six (6) months in addition to the required payment hereinabove stipulated and the further privilege of paying the entire amount of said obligation at any time before March 1, 1952, by giving the holder of said indebtedness ninety (90) days advance notice of its intention to pay said principal or by paying ninety (90) days advance interest for such privilege and to execute a Deed of Trust and Chattel Mortgage Lien in such form as the holder of said obligation might require upon all of the real estate and personal property of the Corporation, lying and being situated in Bexar County, Texas, and known as the Willow Springs Golf Course. Said President and Secretary being fully authorized to execute any and all instruments that might be required by the holders of said obligation in such form as might be necessary and the acts and deeds of said President and Secretary should be considered the act and deed of the Corporation.

There being no further business, the meeting duly adjourned.

SEAL.

TEXAS TITLE GUARANTY COMPANY
Titles Guaranteed

A. C. Loessberg,
Secretary

I, the undersigned, certify that I am Secretary of Willow Springs Corporation, and the above and foregoing is a true and correct copy of the Minutes of said Corporation, as stated.

A. C. Loessburg,
Secretary

Sworn to and subscribed before me, this the 3rd day of March,
A. D. 1942.

Seal.

India D. Heberer, Notary Public,
Bexar County, Texas.

India D. Heberer, Notary Public
in and for Bexar County, Texas.

State of Texas, by
Secretary of State,

to

National Golf Association
of Texas.

Certified Copy of ~~Forfeiture of~~
Charter, and certif. of forfeiture.
Dated July 26th 1944.
Filed July 28th 1944, at 1:14 PM
Recorded in Vol. 7062 p. 351
Deed Records, Bexar County, Texas.
File #345297

The State of Texas, §
County of Bexar. §

KNOW ALL MEN BY THESE PRESENTS: That we, Jack O'Brien and
Ike S. Kampmann, citizens of Bexar County, Texas, and Thomas J. Dixon,
at present a resident of Bexar County, Texas, under and by virtue of the
laws of the State of Texas, do hereby voluntarily associate ourselves,
together, for the purpose of forming a private corporation, under the
terms and conditions hereinafter set out.

I.

The name of this corporation shall be:

"NATIONAL GOLF ASSOCIATION OF TEXAS".

II.

The purpose for which this corporation is formed is to
support and maintain golf, tennis, polo and other innocent sports.

III.

The place where the business of the corporation is to be
transacted is at San Antonio, Bexar County, Texas, and other places
in the State of Texas, and the principal office of the corporation and
all meetings of stockholders will be at San Antonio, Bexar County, Texas.

IV.

The term for which it is to exist is fifty (50) years.

V.

The number of Directors shall be not less than three nor
more than seven, and the names and post-office addresses of the Directors
who are appointed for the first year, or until their successors are
appointed, are:

Thomas J. Dixon	San Antonio, Texas.
Jack O'Brien	San Antonio, Texas.
Ike S. Kampmann	San Antonio, Texas.

VI.

The amount of capital stock is Ten Thousand Dollars
(\$10,000.00) divided into one thousand (1,000) shares of Ten Dollars
(\$10.00) each, all of which capital stock has been subscribed and fifty per

cent paid in, as per affidavit attached..

IN TESTIMONY WHEREOF, we have hereunto set our hands this the 10th day of April, A. D. 1924.

Thomas J. Dixon
Jack O'Brien
Ike S. Kampmann

The State of Texas ,
County of Bexar

Before me, the undersigned authority, on this day personally appeared Thomas J. Dixon, Jack O'Brien and Ike S. Kampmann, known to me to be the persons whose names are subscribed to the foregoing instrument, and severally acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 10th day of April A. D. 1924.

Seal.

Dorothy Mitchell, Notary Public,
in and for Bexar County, Texas.

NO. 42174

CHARTER OF NATIONAL GOLF
ASSOCIATION OF TEXAS,
SAN ANTONIO,

Capital Stock	\$10,000.00
Filing Fee	50.00
Tax to 5/1/26	7.65
Remarks	50 years
1000 Shs. 6,850	Pd. In.

Filed in the office of the
Secretary of State
This 5 day of Aug. 1924
S. L. Staples,
Secretary of State.

THE STATE OF TEXAS
SECRETARY OF STATE.

I, Sidney Latham, Secretary of State of the State of Texas, DO HEREBY CERTIFY that the attached is a true and correct copy of the Charter of the NATIONAL GOLF ASSOCIATION OF TEXAS, as approved and filed in this office on August 5, 1924, and;

I do further certify that according to the records of the Franchise Tax Division of this Department the right to do business of the NATIONAL GOLF ASSOCIATION OF TEXAS was forfeited July 2, 1925, for

failure to pay franchise tax.

IN TESTIMONY WHEREOF, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in the City of Austin, this 26th day of July A. D. 1944.

Seal.

Sidney Latham,
Secretary of State

State of Texas, by
Secretary of State,

to

Bexar County Farm Bureau
Fair Association.

to

International Exposition.

Certified Copy of Amendment to
Charter.

Dated September 17th 1924.

Filed Dec. 19, 1927.

Recorded in Vol. 997, p.333-334,
Deed Records, Bexar County, Texas.

The State of Texas }
County of Bexar }

37078

Know all men by these presents: That at a meeting of the Board of the Bexar County Farm Bureau Fair Association, held at the office of the society in San Antonio, Texas, on the 9th day of September A. D. 1924, a resolution was introduced that the name of said corporation be changed from "Bexar County Farm Bureau Fair Association" to "International Exposition", and further, that the number of Directors be increased from five (5) to twenty-one (21) and that the following named persons shall constitute said Board of Directors:

Albert Steves, Sr.	of San Antonio, Texas.
A. R. Ponder,	of San Antonio, Texas.
L. J. Hart,	of San Antonio, Texas.
Frank G. Huntress,	of San Antonio, Texas.
W. T. Montgomery,	of San Antonio, Texas.
W. A. Wurzbach,	of San Antonio, Texas.
E. D. Henry,	of San Antonio, Texas.
Ernest J. Altgelt,	of San Antonio, Texas.
Ernest Brown,	of San Antonio, Texas.
J. C. Hall	of San Antonio, Texas.
W. G. Higgin,	of San Antonio, Texas.
Walter Walthall,	of San Antonio, Texas.
I. N. McIlhenny,	of San Antonio, Texas.
Herbert Kokernut,	of San Antonio, Texas.
Maj. John Brogan,	of San Antonio, Texas.
Alexander Joske,	of San Antonio, Texas.
Hermann Ochs,	of San Antonio, Texas.
Nat Goldsmith,	of San Antonio, Texas.
J. M. Vance,	of San Antonio, Texas.
Carl Krueger,	of San Antonio, Texas.
John Cunningham,	of San Antonio, Texas.

Said resolution was adopted by two-thirds (2/3) of the members of said corporation.

NOW THEREFORE, We, the Board of Directors of said corporation, in compliance with the action of the members, as aforesaid, have this the 9th day of September, A. D. 1924, changed the name of the corporation to "International Exposition", and also increased the number of

Directors from five (5) to twenty-one (21).

In testimony whereof we hereunto sign our names, this the 9th day of September, A. D. 1924.

W. A. Wurzbach
Henry Eickmann
Charles H. Alvord
Jess D. Beck
Carlos Campbell

The State of Texas)
County of Bexar)

Before me, the undersigned authority, on this day personally appeared W. A. Wurzbach, Jeff D. Beck, C. H. Alvord, Henry Eickmann and Carlos Campbell, all known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this the 9th day of September, A. D. 1924.

Seal.

J. Otis Parrish, Notary Public,
in and for Bexar County, Texas,

ENDORSED:

Filed in the office of the Secretary of State this 16th day of September, A. D. 1924.

J. J. Strickland,
Secretary of State.

THE STATE OF TEXAS
DEPARTMENT OF STATE

I, J. J. Strickland, Secretary of State of the State of Texas, do hereby certify that the foregoing is a true and correct copy of Amendment to Charter of, Bexar County Farm Bureau Fair Association, with the endorsement thereon, as now appears of record in this Department.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the seal of State at my office in the City of Austin, this 17th day of September, A. D. 1924.

Seal.

J. J. Strickland
Secretary of State.

International Exposition of San
Antonio, by President,

to

E. J. Altgelt, Trustee
Mrs. Eda K. Meyer, feme sole,
Beneficiary.

Deed of Trust
Dated July 9th 1925.
Filed July 10, 1925
Recorded in Vol. 835, p. 305-10,
Deed of Trust Records of
Bexar County, Texas.

Grant, bargain, sell, transfer and convey unto the said E. J. Altgelt, trustee of Bexar County, Texas, or his successor or successors in trust and his or their assigns, all that certain real estate together with all improvements therein, or to be placed thereon, lying and being situated in Bexar County, Texas, and more particularly described as follows, to wit: All that tract or parcel of land in Bexar County, Texas, being about $3\frac{1}{2}$ miles east of the center of the City of San Antonio lying on the north side of the St. Hedwig Road and east of the east right of way fence of the San Antonio Belt and Terminal Company and out of the City tract of the city of San Antonio, and the Guillermo Nunez survey No. 151, being more particularly described by metes and bounds as follows:

BEGINNING at a fence corner on the north side of the St. Hedwig Road, and the east right of way fence of the San Antonio Belt and Terminal Company, for the Southwest corner of this tract of land;

THENCE along said east right of way fence north 1923.0 feet to an angle point.

THENCE continuing along said fence N. 3 degrees 50' E. 603.6 feet to angle point;

THENCE continuing along fence N. 19 degrees 47' E. 211.0 feet to a fence corner for the northwest corner of this tract; said corner being also the southwest corner of the A. C. Gemblar 17.27 acre tract;

THENCE N. 88 degrees 24' E. along the north fence line of this tract 2661.71 feet to a point;

THENCE leaving fence S. 0 degrees 13' E. 2787.63 feet to a point in the fence along the north side of the St. Hedwig Road, for the southeast corner of this tract.

THENCE along said fence S. 89 degrees 47' W. 2783.01 feet to the place of beginning, containing 175.00 acres of land more or less.

TO HAVE AND TO HOLD etc. WARRANT AND FOREVER DEFEND ETC.

IN TRUST to secure the payment of \$30,000.00 as evidenced by three promissory notes executed by the International Exposition of San Antonio, and payable to Eda K. Meyer, or order, in the sum of \$10,000.00 each of even date herewith and due and payable on or before

after date, bearing 6% interest per annum from date, payable semi-annually. Provides for maturity in case of failure to pay notes or any installment of interest thereon etc. and provides for 10% attorney's fees.

It is especially understood and agreed that the payee of this note Eda K. Meyer, was formerly the owner of the property hereinbefore described, together with other property and on or about July 30, 1924, conveyed the same to Thomas J. Dixon and others, and retained a vendor's lien on all of the property so conveyed by her to the said Dixon, and others to secure the payment of the principal sum of \$85,000.00 and said Dixon, and others thereafter conveyed said property hereinbefore described as well as other property to the National Golf Association of Texas, in which conveyed, the said Golf Association of Texas, assumed the payment of said indebtedness in favor of the said Eda K. Meyer, and secured by a vendor's lien on the property hereinbefore described as well as other property, and the said National Golf Association, of Texas was thereafter adjudged a bankrupt and the trustee in bankruptcy took charge of the property hereinbefore described as well as other property as a part of the property and assets of the said National Golf Association, of Texas, and the referee in bankruptcy has ordered and directed the sale of the property hereinbefore described to the said International Exposition of San Antonio, free of all liens which might be asserted against the same in the hands of said trustee in bankruptcy for the consideration of \$52,500.00 in cash, to be paid by said International Exposition of San Antonio, to the said trustee in bankruptcy and the International Exposition of San Antonio, has borrowed from the said Eda K. Meyer, the sum of \$30,000.00 to be used and paid as a part of the purchase price for said property to the said trustee in bankruptcy, and the said three notes for the sum of \$10,000.00 each secured by this deed of trust were executed and delivered by the said International Exposition of San Antonio to the said Eda K. Meyer as evidencing said loan and debt etc.

If the said International Exposition of San Antonio, shall well and truly pay or cause to be paid to the said Eda K. Meyer her heirs or assigns, the said notes according to their tenor and effect, then this conveyance shall become null and void and shall be released at the cost of the said grantor herein, otherwise to remain in full force and effect.

Provides for sale and appointment of Substitute Trustee.

Seal.
Attest: Charles H. Alvord,
Secretary

The International Exposition of
San Antonio
By W. A. Wurzbach, President

State of Texas ,)
County of Bexar)

Before me, the undersigned authority, on this day personally appeared W. A. Wurzbach, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as the act and deed of the International Exposition of San Antonio, and as the president thereof, and for the purposes and

consideration therein expressed.

Given under my hand and seal of office, this the 9th day of
July A. D. 1925.

Seal.

Mrs. C. W. Heath, Notary Public, in
and Bexar County, Texas.

Eda K. Meyer,

to

J. H. Frost

Transfer of Deed of Trust and
Power of Attorney
Dated Oct. 20, 1925.
Filed Dec. 15, 1925.
Recorded in Vol. 865, p. 97,
Deed of Trust Records of
Bexar County, Texas.

In consideration of the sum of \$10,168.33 cash in hand paid to me by J. H. Frost of Bexar County, Texas, the receipt of which is hereby acknowledged, I hereby

Assign, transfer and convey unto the said J. H. Frost, without recourse on me, a certain promissory note for the sum of \$10,000.00 dated July 9, 1925, and executed by the International Exposition of San Antonio by W. A. Wurzbach, President, and attested by Charles H. Alvord, Secretary, and payable to my order in San Antonio Texas, on or before one year after date, bearing interest at the rate of 6% per annum, payable semi-annually, said note being Note No. 3 of a series of three notes of the same date and like amount, and executed by the said International Exposition of San Antonio, and payable to my order;

Said notes being secured by deed of trust lien upon that certain tract or parcel of land in Bexar County, Texas, about $3\frac{1}{2}$ miles East of the Center of the City of San Antonio, lying on the North side of the St. Hedwig Road and East of the East right of way fence of the San Antonio Belt & Terminal Company, out of the City tract of the City of San Antonio and the Guillermo Nunez Survey No. 151;

And particularly described in the deed of trust executed by the said International Exposition of San Antonio, to E. J. Altgelt, Trustee, of date July 9, 1925, and duly recorded in Vol. 835, pages 305-10, of the Deed of Trust Records of Bexar County, Texas, to which record reference is here made for a further description of said property and of said notes above described.

And I hereby assign, transfer and convey unto the said J. H. Frost the deed of trust lien and all options, equities, rights and powers given to me in said deed of trust hereinbefore described to secure the payment thereof.

TO HAVE AND TO HOLD the above described note No. 3, as well as the interest due thereon and to become due thereon, together with all and singular the deed of trust lien, equities and interest in said land which I have by virtue of being the beneficiary in said deed of trust and payee in said note, but said transfer, assignment and conveyance is made, however, without recourse on me; and

Whereas, said notes Numbers 1 and 2 described in said deed of trust, and hereinbefore referred to, as well as all interest due thereon, were paid to me while I was the legal owner and holder

thereof, and I do hereby declare that said notes numbers 1 and 2 described in said deed of trust have been fully paid and satisfied, principal and interest,

And I having this day transferred, assigned and conveyed to said J. H. Frost said note No. 3, together with the deed of trust lien to secure the payment of the same, I do hereby, and by these presents authorize and empower the said J. H. Frost, upon the payment of the balance due on said note Number 3, to execute full release and acquittance of each and all of said three notes above described, and all liens given in said deed of trust to secure the payment of all three of said notes, as fully as I might or could do, upon the payment of said notes,

And I do hereby appoint and constitute the said J. H. Frost as my lawful attorney, for me and in my name, but at his expense, to execute full release and acquittance of each and all of said three notes, and of the deed of trust lien, and any other lien given or existing to secure the payment of said notes.

Witness my hand, etc.

Eda K. Meyer

THE STATE OF TEXAS:
COUNTY OF BEXAR :

Before me, the undersigned authority, on this day personally appeared Mrs. Eda K. Meyer, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 20th day of October, A. D. 1925.

(Seal)

A. A. Altgelt
Notary Public in and for
Bexar County, Texas.

J. H. Frost, individually
and as attorney for Mrs.
Eda K. Meyer

to

International Exposition
of San Antonio.

Release of Deed of Trust
Dated Dec. 15, 1925
Filed Dec. 16, 1925
Recorded in Vol. 862, p. 293,
Deed of Trust Records, Bexar Co.

Whereas, on the 20th day of October, A. D. 1925, Mrs. Eda K. Meyer, a femme sole, transferred and assigned to J. H. Frost, of Bexar County, Texas, a certain note in the sum of \$10,000.00, dated July 9th, 1925, executed by the International Exposition of San Antonio, by W. A. Wurzbach, President, attested by Chas. H. Alvord, Secretary, and payable to the order of Eda K. Meyer, at San Antonio, Texas, on or before one year after date, bearing interest from date until paid at the rate of six per cent per annum, payable semi-annually; said note being numbered three, of a series of three notes of the same date and like amount, and executed by said International Exposition of San Antonio, and payable to the order of Eda K. Meyer;

Said notes being secured by deed of trust lien upon that certain tract or parcel of land situated in Bexar County, Texas, about $3\frac{1}{2}$ miles East of the center of the City of San Antonio, lying on the North side of the St. Hedwig Road, and East of the East Right-of-way fence of the San Antonio, Belt & Terminal Company, out of the city tract of the City of San Antonio, and the Guillermo Nunez Sur. No. 151;

And particularly described in the deed of trust executed by said International Exposition of San Antonio to E. J. Altgelt, Trustee, of date July 9, 1925, and duly recorded in Volume 835, pp. 305 et seq., Deed of Trust Records of Bexar County, Texas, to which reference is here made for a further description of said property and of said above described notes, together with the deed of trust lien, and all options, equities, rights and powers of said Eda K. Meyer in said deed of trust referred to; and

Whereas, in said assignment, it is expressly recited by said Mrs. Eda K. Meyer, that Notes Nos. 1 and 2 of said series, described in said deed of trust, as well as all interest due thereon, were paid to said Mrs. Eda K. Meyer, while she was the legal owner and holder thereof; and

Whereas, in said assignment the said Mrs. Eda K. Meyer, expressly authorized and empowered the said J. H. Frost, upon the payment of the balance due on said Note No. 3 to execute a full release and acquittance of each and all of said three notes above described, and all liens given in said deed of trust to secure the payment of all three of said notes, as fully as she might or could do, and did, in said assignment, authorize and constitute said J.

H. Frost as her lawful attorney, for her and in her name, to execute a full release and acquittance of each and all of said three notes, and of the deed of trust lien and any other lien given or existing to secure the payment of said notes; and

Whereas, said International Exposition of San Antonio has paid to said J. H. Frost said note No. 3, principal and interest, and at the time of its payment said J. H. Frost was the legal owner and holder of said note.

Now, therefore, in consideration of the premises and the full and final payment of said Note No. 3, principal and interest, the receipt of which is hereby acknowledged, I, J. H. Frost, of Bexar County, Texas, individually, and as attorney in fact of Mrs. Eda K. Meyer, do hereby

Remise, release and quit-claim unto the said International Exposition of San Antonio, its successors and assigns, the land in said deed of trust described, and hereby declare said deed of trust lien, and all liens created by said instrument, fully satisfied and cancelled.

Witness my hand, etc.

J. H. Frost,
Individually.

J. H. Frost,
Attorney in fact for
Eda K. Meyer.

THE STATE OF TEXAS:
COUNTY OF BEXAR :

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared J. H. Frost, individually and as Attorney for Eda K. Meyer, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same individually and as attorney in fact for Eda K. Meyer, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this the 16th day of December, A. D. 1925.

(Seal)

Robt. C. Smith
Notary Public
Bexar County, Texas.

International Exposition,
by President,

to

Bexar County, State of Texas.

Warranty Deed.

Dated May 15th 1926.

Filed June 12, 1926.

Recorded in Vol. 891, p. 638-9
Deed Records, Bexar County, Texas.

(Shown for information)

In consideration of the sum of \$1.00 cash to it in hand paid by Bexar County, the receipt of which is hereby acknowledged, and the further consideration that said property shall always be open for road purposes, has granted, etc., and by these presents does

Grant, sell and convey unto the said Bexar County, of the State of Texas, all that certain lot or parcel of land lying and being situated in Bexar County, Texas,

being a strip of land 60 feet wide out of the San Antonio City tract and Guillermo Nunez Survey No. 151; more particularly described as follows:

BEGINNING at a point on the South line of the International Exposition grounds, the same being the North line of the St. Hedwig Road, 159.5 feet S. 89° 47' W. from the International Exposition's S. E. corner;

THENCE N. 5° 5' E. 1726.74 feet to a point on the International Exposition's East line;

THENCE S. 0° 13' E. 649.58 feet along the International Exposition's East line to a point in same;

THENCE S. 5° 5' W. 1074.37 feet to a point on the International Exposition's South line, or the North line of the St. Hedwig Road;

THENCE S. 89° 47' W. 60.26 feet with the International Exposition's South line, or the North line of the St. Hedwig Road, to the place of beginning, containing 1.93 acres of land.

TO HAVE AND TO HOLD, etc. WARRANT AND FOREVER DEFEND, etc.

Seal.

International Exposition
By W. A. Wurzbach, President

Attest: Mrs. W. C. Heath,
Secretary

State of Texas ↓
County of Bexar ↓

Before me, the undersigned authority, on this day personally appeared W. A. Wurzbach, President of the International Exposition, 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, and in the capacity therein

stated.

Given under my hand and seal of office, this 15th day of
May A. D. 1926.

Seal.

Mrs. Cecil Ray, Notary Public,
in and for Bexar County,
State of Texas.

International Exposition,
by President,

to

Willow Springs Gold Club

Warranty Deed.

Dated May 15th 1926.

Filed June 30th 1926.

Recorded in Vol. 894, p. 397-8

Deed Records, Bexar County, Texas.

In consideration of the sum of \$1.00 cash to it in hand paid by the Willow Springs Gold Club, the receipt of which is hereby acknowledged and confessed and other valuable considerations has granted, etc., and by these presents do

Grant, sell and convey unto the said Willow Springs Gold Club a corporation of Bexar County, Texas, all that certain lot or parcel of land lying and being situated in Bexar County, Texas,

being a triangular piece of land in San Antonio, City Tract and Guillermo Nunez Survey No. 151, out of the Southeast corner of the International Exposition property more particularly described as follows:

BEGINNING at the S. E. corner of the International Exposition property in the North line of the St. Hedwig Road;

THENCE S. 89° 47' W. 99.24 feet along south line of the International Exposition property and the North line of the St. Hedwig Road to intersection with the East line of Artesia Avenue;

THENCE N. 5° 5' E. 1074.37 feet along the East line of Artesia Avenue to intersect East line of the International Exposition property;

THENCE S. 0° 13' E. 1069.78 feet to the place of beginning containing 1.21 acres of land.

TO HAVE AND TO HOLD etc., unto the said Willow Springs Golf Club, its successors or assigns, forever. And said Grantor does hereby bind itself, its successors and assigns to

WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said Willow Springs Golf Club, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Seal.

International Exposition
By W. A. Wurzbach, President

Attest: Mrs. W. C. Heath,
Secretary

State of Texas, |
County of Bexar |

Before me, the undersigned authority, on this day personally appeared W. A. Wurzbach, President of the International Exposition, 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, and in the capacity therein stated.

Given under my hand and seal of office this 15th day of May A. D. 1926.

Seal.

Mrs. Cecil Ray, Notary Public,
in and for Bexar County,
State of Texas

The State of Texas, by
Secretary of State,

to

Willow Springs Golf Club.

Certified Copy of Charter.

Dated July 26th 1944.

Filed July 28th 1944, at 1:14 PM.

Recorded in Vol. 2063 p. 352

Deed Records, Bexar County, Texas.

File #345298

State of Texas }
County of Bexar }

KNOW ALL MEN BY THESE PRESENTS: That we, Harry H. Rogers, Russell C. Hill, Wallace Rogers, C. A. Goeth and Wm. C. Church, all citizens of Bexar County, Texas, under and by virtue of the laws of the State of Texas, do hereby voluntarily associate ourselves together for the purpose of forming a private corporation under the terms and conditions hereinafter set out as follows, to-wit:

I.

The name of this corporation is the WILLOW SPRINGS GOLF CLUB.

II.

The purpose for which it is formed is to support and maintain golf, tennis, polo and other innocent sports.

III.

The place where the business of the corporation is to be transacted is at the Willow Springs Golf Course in Bexar County, Texas.

IV.

The term for which it is to exist is Fifty (50) years.

V.

The number of directors shall be not less than five nor more than nine, and the names of the directors for the first year or until their successors are elected- and their postoffice addresses, are as follows:

Harry H. Rogers	San Antonio, Texas.
Russell C. Hill	San Antonio, Texas.
Wallace Rogers	San Antonio, Texas
C. A. Goeth	San Antonio, Texas
Wm. C. Church	San Antonio, Texas

VI.

The amount of capital stock is One Hundred Thousand (\$100,000) Dollars, divided into One Thousand (1000) Shares of One Hundred (\$100) Dollars each; all of which capital stock has been sub-

scribed and fully paid in, as per affidavit attached hereto.

IN TESTIMONY WHEREOF, we hereunto sign our names this 13th day of February, A. D. 1926.

C. A. Goeth
Wallace Rogers
Wm. C. Church
Harry H. Rogers
Russell C. Hill

State of Texas |
County of Bexar |

Before me, the undersigned authority, on this day personally appeared Harry H. Rogers, Russell C. Hill, Wallace Rogers and Wm. C. Church, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 15th day of February A. D. 1926.

Seal.

Douglas M. Lawley, Notary Public,
in and for Bexar County, State
of Texas.

State of Texas |
County of Bexar |

Before me, the undersigned authority, on this day personally appeared C. A. Goeth, 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 15th day of February, A. D. 1926.

Seal.

E. M. Daggett, Notary Public,
in and for Bexar County,
State of Texas.

CHARTER OF
WILLOW SPRINGS GOLF CLUB,
With affidavit attached.

No. 45214
Charter of
Willow Springs Golf Club,
Willow Springs

Cap. Stock	\$100,000.00
Filing Fee	140.00
Tax to 5/1/26	11.50
Remarks	50 years
100 Shse. all Pd. In	

Filed in the office of the
Secretary of State
This 15 day of Feby. 1926

Emma Grigsby Meharg,
Secretary of State

THE STATE OF TEXAS
SECRETARY OF STATE.

I, Sidney Latham, Secretary of State of the State of Texas,
do hereby certify that the attached is a true and correct copy of the
Charter of the WILLOW SPRINGS GOLF CLUB, as approved and filed in this
office on February 15, 1926, and;

I do further certify that an instrument was filed in
this office on April 19, 1934, consenting and agreeing to dissolve the
WILLOW SPRINGS GOLF CLUB, and said instrument is on file in this office
and is a part of the records of the WILLOW SPRINGS GOLF CLUB.

IN TESTIMONY WHEREOF, I have hereunto signed my name
officially and caused to be impressed hereon the Seal of State at my
office in the City of Austin, this 26th day of July A. D. 1944.

SEAL.

Sidney Latham,
Secretary of State.

State of Texas, by
Secretary of State,

to

Willow Springs Corporation.

Certified Copy of Charter.

Dated Nov. 22nd 1933

Filed July 28th 1944, at 1:14 PM.

Recorded in Vol. 2073p. 18

Deed Records, Bexar County, Texas.

File #345296

The State of Texas, }
County of Bexar }

O.K.

11-21-1933

Henry Owsley

KNOW ALL MEN BY THESE PRESENTS:

That we, C. A. Goeth, J. B. Mitchell and Wm. C. Church, all citizens of Bexar County, Texas, under and by virtue of the laws of the State of Texas, DO HEREBY VOLUNTARILY ASSOCIATE OURSELVES TOGETHER, for the purpose of forming a private corporation under the terms and conditions hereinafter set out, as follows, towit:

I. The name of this corporation is-
"WILLOW SPRINGS CORPORATION",

II. The purpose for which it is formed is to support and maintain golf, tennis and polo.

III. The place where the business of the corporation is to be transacted is at the Willow Springs Golf Course in Bexar County, Texas.

IV. The term for which it is to exist is fifty (50* years .

V. The number of directors shall be not less than three (3) nor more than nine (9), and the names of the directors for the first year or until their successors are elected, and their postoffice addresses are as follows:

<u>Name</u>	<u>Postoffice Address</u>
C. A. Goeth,	San Antonio, Texas;
J. B. Mitchell,	San Antonio, Texas;
Fred C. Goeth,	San Antonio, Texas;
James E. West ,	San Antonio, Texas; and
Wm. C. Church,	San Antonio, Texas.

VI. The amount of capital stock is Sixty Thousand Dollars, (\$60,000.00) divided into six hundred (600) shares of the par value of One Hundred Dollars (\$100.00) each, all of which capital stock has been subscribed and fully paid in, as per affidavit attached hereto.

IN TESTIMONY WHEREOF, we hereunto sign our names this the 7th day of November , A. D. 1933.

C. A. Goeth
J. B. Mitchell
Wm. C. Church

The State of Texas }
 County of Bexar }

Before me, the undersigned authority, on this day personally appeared C. A. Goeth, J. B. Mitchell and Wm. C. Church, known to me to be the persons whose names are subscribed to the foregoing instrument, and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 7th day of November A. D. 1933.

Seal.

Olivette James, Notary Public,
 Bexar County, Texas.

No. 64601

CHARTER OF WILLOW SPRINGS CORPORATION

Willow Springs Golf Course
 San Antonio, Texas

Capital Stock	\$60,000.00
Filing Fee	\$ 100.00
Franchise	\$ 15.88
Remarks	50 years
600 shares \$100.00 each	all Paid.

Filed of the Office of the
 Secretary of State
 This 21 day of November 1933.

W. W. Heath,
 Secretary of State

THE STATE OF TEXAS
 DEPARTMENT OF STATE

I, W. W. Heath, Secretary of State, of the State of Texas, do hereby certify that the foregoing is a true and correct copy of the charter of the WILLOW SPRINGS CORPORATION with the endorsement thereon, as now appears of record in this Department.

In Testimony Whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in the City of Austin, this 22 day of November A. D. 1933.

Seal.

W. W. Heath,
 Secretary of State.

TEXAS TITLE GUARANTY COMPANY

SAN ANTONIO, TEXAS

R. O. HUFF
PRESIDENT

W. BOYD SMITH
VICE PRESIDENT

WHIT MORRIS
VICE PRESIDENT

JAMES K. STUART
SECRETARY

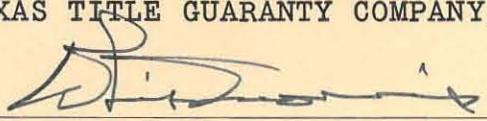
The consideration paid for this abstract is charged with the understanding and agreement that it is to be used only for the purpose of examining the title to the land and is not to be copied by any one for any purpose.

We hereby certify that the foregoing pages, numbered from 1 to ----124---, inclusive, comprise a complete abstract of all instruments of writing contained in the public records named below of Bexar County, Texas, affecting the title to the real estate described herein on page 1, since February 13, 1926, at 11:36 a.m., and as to the 1 acre tract described on page 85, since May 9, 1939, at 8 a.m., and as to the 1.31 acre tract described on page 118, since April 23, 1925, at 8 a.m., except the instruments affecting said 1.31 acre tract shown in supplemental abstract No. 25807 of the San Antonio Abstract Company, hereto attached.

Our search covers the County Clerk's Office, including Federal tax liens, the Probate Court, the District Courts, except tax suits, and the United States Courts within said county. It does not cover any other records, and especially it does not cover taxes of any kind, whether now due or hereafter to become due, except only Federal tax liens duly filed in the County Clerk's Office.

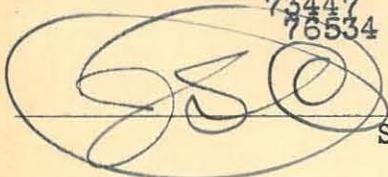
Witness our signature and corporate seal, at San Antonio, Texas, this 31st day of July, 1944, ~~1945~~, at 8:00 a. m.

TEXAS TITLE GUARANTY COMPANY,

By 
Vice President.

Order No. 76817

Abstract No. 72929
73447
76534


Searcher.

THIS ABSTRACT remains the property of the Texas Title Guaranty Company until its charges have been paid as evidenced by receipt below.