The State of Texas,

Know All Men by These Presents:

County of Tarrant

That Baker-Jones-Crow No. 4, a partnership, consisting of William R. Baker, Wilburn E. Jones, Robert E. Glaze, and Trammel S. Crow Trust,

of the County of Dallas

and State of

Texas

, for and in consideration of

of the County of Dallas

and State of Texas

, the receipt of which

is hereby acknowledged, do

, by these presents BARGAIN, SELL, RELEASE, AND FOREVER

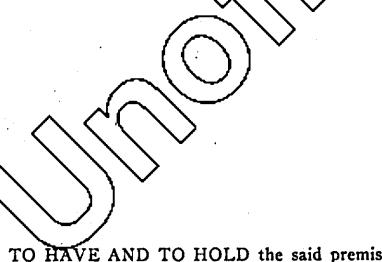
QUIT CLAIM unto the said Crow-Coker Realty Company, Inc., its successors

heix and assigns, all

right, title and interest in and to that certain tract or

parcel of land lying in the County of Tarrant , State of Texas, described as idlows to wit.

Part of Tract B, Block 35, VALENTINE OAKS ADDITION, Hurst, Tarrant County, Texas, as recorded in Volume 388-41, page 10, Deed Records, Tarrant County, Texas, and being further described by metes and bounds as follows: BEGINNING at the Southwest corner of Tract A, Block 35, Valentine Oaks Addition, said point also being the most westerly northwest corner of said Tract B, Block 35: THENCE North 84 deg. 30 min. East along the South line of said Tract A, 175.0 ft. to its Southeast corner; THENCE North 6 deg. 06 min. West 175.0 ft. to the Northeast corner of said tract A and the most northerly Northwest corner of said Tract B in the South A.O.W. line of Bedford-Euless Rd. THENCE North 84 deg. 30 min. East along said Row line 99.3 ft. to a point; THENCE South 89 deg. 40 min. East along said South R.O.W. line 250.7 ft. to a point; THENCE North 89 deg. 55 min. West along said South R.O.W. line 250.7 ft. to a point; THENCE North 89 deg. 55 min. West a distance of 523.1 ft. to a point in the East R.O.W. line of Precinct Line Rd. THENCE North 0 deg. 06 min. West along the East R.O.W. line of said Precinct Line Rd. 110.0 ft. to the place of beginning, and containing 2.958 acres of land; SAVE AND EXCEPT any portion thereof lying or situated in a public or private road or roadway.



TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges

and appurtenances thereto in any manner belonging unto the said Crow-Coker Realty Company, Inc.

its successors xkxix and assigns forever, so that neither

Baker-Jones-Crow No. 4

nor its heirs/ nor any person or persons claiming under it shall, at any time hereafter, have, claim, or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

WITNESS our

Winkskaxkakakakakakak

hand S

at Dallas, Texas

this 30th

day of December

, A. D. 1970

By: Willard R. Baker, Partner

authorized signature.

BOOK 4980 HACE 957

THE STATE OF TEXAS,

COUNTY OF Dallas

Willard R. Baker,

partner of Baker-Jones-Crow No. 4, a partnership known to me to be the person whose name a therein stated, as the act

me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated, as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the (L. S.) Dallas County, Texas Notary Public in and for SINGLE ACKNOWLEDGMENT THE STATE OF TEXAS, COUNTY OF BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared subscribed to the foregoing instrument, and acknowledged to whose name known to me to be the person executed the same for the purposes and consideration therein expressed. me that GIVEN UNDER MY HAND AND SEAL OF OFFICE, A. D. 19 day of this the (L. S.) Connay Notary Public in and for SINGLE ACKNOWLEDGMENT THE STATE OF TEXAS, COUNTY OF BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared subscribed to the foregoing instrument, and acknowledged to known to me to be the person executed the same for the purposes and consideration therein expressed. me that GIVEN UNDER MY HAND AND SEAL OF OFFICE, A. D. 19 this the (L. S.) Public in and for County, Texas THE STATE OF TEXAS, COUNTY OF of antherocation, was filed for I HEREBY CERTIFY that the foregoing histrument of wr o'clock record in my office on the and was duly recorded by my on the of the Records of said County. in Vol. and the Seal of the County Court of said County WITNESS MY the day and year last County, Texas County Clerk Deputy. *immediately* FILED FOR RECORD 930 FROM 37