

File S. F. 15944Hays CountySCHOOL LANDT. E. Gillespie  
(Good Faith Claimant)  
Driftwood, Texas1357 Acres

Section No.

Block Tsp. Cert.

Act of June 19, 1939.

see SF-15931 for  
Sketch & Report of surveyApproved  
Audit [Signature]  
Legal [Signature]  
Engineering VES  
Geology [Signature]  
Execution [Signature]Approved as M&G and valued  
by the Commissioner and the  
School Land Board at \$43.00  
per acre. See School Land Board  
minutes of Nov. 20, 1957.Gordon R. McNutt  
Gordon R. McNutt, Secretary  
School Land Board

Vacancy Approved. May 17, 1959.

Bill Allcorn  
Obligation Bill Allcorn, Commissioner

Vol. Page

## CONTENTS

- No. 1—Application ~~and Obligation~~ 9-24-57 ss  
 No. 2 Questionnaire 9-24-57 ss  
 No. 3 Affidavit 9-24-57 ss  
 No. 4 Deed (Evidence) 9-24-57 ss  
 No. 5 Ltr. to Applicant 9-27-57 ss  
 No. 6 Field Notes 10/8/57 VES  
 No. 7 Appraiser's Report 10-23-57  
 No. 8 Ltr. to Applicant for 8-25-60  
 No. —  
 No. —  
 No. —  
 No. —

# APPLICATION TO PURCHASE

(Good Faith Claimant)

RECEIVED

SEP 24 1957

GENERAL LAND OFFICE

4:50 PM OA.

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:

1. I hereby apply to purchase under a preference right without condition of settlement the tract of unsurveyed school land hereinafter described, under the provisions of an Act approved June 19, 1939, and other laws relating to the sale of unsurveyed school land.

2. The said tract of land is situated in Hays County, Texas, about 18 miles N. 32° W. from San Marcos, the county seat, and is described as follows, to-wit:

BEGINNING at a stake and mound in an old field and in the south line of the Philip Golden Survey No. 550 placed for the northwest corner of the J. C. Morgan Survey No. 2 and for the northeast corner of this survey, a Pecan 4" in diameter bears south 83° east, 17.7 varas and another Pecan 5" in diameter bears south 32° 50' east 25 varas both marked X (old trees gone);

3. I am a good faith claimant under the terms of said Act, as is fully shown by the attached instruments marked Exhibit "A" "B" "C" and "D".  
4. Rem  
THENCE, with the west line of the J. C. Morgan Survey, south 1194 varas to a stake and stone mound in a fence line, placed for the northeast corner of a survey made for J. B. Leggett, whence a 4 pronged Elm marked X bears south 55° west 14 varas;

THENCE, with fence and J. B. Leggett north line, north 89° 21' west 74.9 varas to a corner post at the southeast corner of a survey made for Mrs. C. J. Michaelis, whence a Spanish Oak 8" in diameter bears west 1.5 varas;

THENCE, with fence along the Mrs. C. J. Michaelis east side, north 1° 00' east 470.9 varas; north 57° 15' west crossing creek 26 varas; north 2° 20' east, 117.3 varas; north 20° 25' east 43.8 varas; north 1° 05' east 182.5 varas; north 19° 55' east 137.7 varas; north 1° 25' west 51.8 varas; north 46° 25' west 57.4 varas; and with old rock fence north 1° 05' east 146.7 varas to a stake in the south line of the Philip Golden Survey No. 550, whence a Pecan 30" in diameter bears north 59° west 13.6 varas and a Walnut 24" in diameter bears south 50° 45' west 13.3 varas both marked X;

THENCE, with the south line of the Philip Golden Survey, east 58.3 varas.

STGE' NORTH T. 00. EAST #10.0 ARLS: NORTH 20. 12. WEST CLOSING  
THENCE' WITH FENCE ALONG THE WLS. C. T. MICHAEL'S EAST  
DIAMETER BEARS WEST T. 2 ARLS:  
A SURVEY MADE FOR WLS. C. T. MICHAEL'S' WENCE A SPANISH OAK 8. IN  
80. ST. WEST 14.0 ARLS TO A CORNER POST AT THE SOUTHWEST CORNER OF  
THENCE' WITH FENCE AND T. B. GERRERT NORTH LINE' NORTH  
A + BOUNDED WITH MARKED Y BEARS SOUTH 20. WEST 14 ARLS:

*J. E. Gillespie*  
Good Faith Claimant

Post Office *Driftwood Tex*

**IMPORTANT NOTICE!**

- \*NOTE: (1) The Good Faith Claimant should clearly indicate his position as to the existence of a vacancy.
- (2) If there should be no prior filing by an applicant, the good faith claimant should state whether application is accompanied by field notes or whether same will be filed within 120 days from date of filing of application with Commissioner of General Land Office.
- (3) Any other statement pertinent to the application to purchase may be included.

(OVER)

CERTIFICATE

I, Gordon R. McKitt, Secretary of the School Land Board, do hereby certify that at a regular meeting of said board held in the General Land Office, Austin, Texas, on the 20 day of November, A. D. 1957, the price at which the area of land described in the above application No. SF 15944, shall be sold, was fixed by the School Land Board at \$43<sup>00</sup> Dollars per acre, all of which is shown in Vol. 14, Page \_\_\_\_\_, of the Minutes of said Board.

Given under my hand this the 21 day of November, A. D. 1957, at Austin, Texas.

Gordon R. McKitt  
Secretary of the School Land Board

84088

①

GENERAL LAND OFFICE  
Austin, Texas

S. F. No. 15944

APPLICATION TO PURCHASE  
UNSURVEYED SCHOOL LAND  
(Good Faith Claimant)

of  
T. E. GILLESPIE  
Driftwood, Texas.

WITHOUT SETTLEMENT

13.57 acres  
in Hays County, Texas.

Filed Sept. 24, 1957  
Carl Rudder  
Commissioner

Approved \_\_\_\_\_, 1957  
Rejected \_\_\_\_\_  
Carl Rudder  
Commissioner

RECEIVED AS STATED

\$1.00

Carl Rudder

DATE Sept. 25, 1957  
Reg. No. 2690

GENERAL LAND OFFICE

RECEIVED

1120 BW 09  
GENERAL LAND OFFICE  
RECEIVED

Exhibit "D"

The following information is required with all applications to purchase:

1. Type of land
  - (a) Kind of soil rocky and caliche
  - (b) Topography of surface irregular
  - (c) Purpose for which adapted (cultivated or grazing) grazing only
2. Type and value of timber, if any oak of no value
3. Assessed value. (If not rendered for taxation, give last assessed value of adjoining lands.) \$ 4.50 per acre (assessed value is based on other property owned by claimant upon which there are value improvements.)
4. The assessed value in this county is 30 % of market value.
5. The actual value without improvements is \$300 to \$5.00 per acre.
6. The nearest production of oil, gas or minerals is over 25 miles (distance), southeast (direction).
7. The nearest drilling oil or gas well is 25 (distance) SE (direction) or over
8. The nearest dry hole is 8 mi. (distance) NW (direction).
9. If the land is under oil and gas lease, fill in the following:
  - (a) To whom leased none
  - (b) Date of lease none
  - (c) Bonus received (per acre) --
  - (d) Total amount of rental received --
10. If there is production on this tract, fill in the following:
  - (a) Number of producing wells none
  - (b) Name of the field in which the tract is located --
  - (c) Royalty payments received --
11. Do you contemplate a sale of this land in the near future? No  
(Yes or No)  
If so, what is the sale price per acre? --

The above information is true and correct according to the best of my knowledge and belief.

WITNESS my hand this 16 day of September, 1957.

J. L. Gillespie

Sworn to and subscribed before me, this the 16th day of September, 1957.

RECEIVED  
SEP 27 1957  
GENERAL LAND OFFICE

Oliver Potts  
Notary Public in and for  
Johnson County, Texas

The following information is required with all applications to purchase:

- 1. Type of land
  - (a) Kind of soil, rocky and caliche
  - (b) Topography of surface irregular
  - (c) Purpose for which adapted (cultivated or grazing) grazing only
- 2. Type and value of timber, if any, or of its value

3. Assessed value. (If not rendered for taxation, give last assessed value of adjoining lands, and improvements thereon which are value improvements.)  
 4. The assessed value in this county is \$30 of market value.

5. The value without improvements is \$200 to \$2.00 per acre.  
 6. Production of oil, gas or minerals is over 25 (distance) (direction).  
 7. Drilling oil or gas well is 25 (distance) SE (direction) or over.  
 8. Dry hole is 5 mi. (distance) NW (direction).

File No. S. E. 15944  
 County Ways  
Questionnaire  
 Filed Sept 24 19 52  
 J. EARL RUDDER, Com'r.  
Sally Smith  
 File Clerk

2

9. If the land is under oil and gas lease, fill in the following:

- (a) To whom leased
- (b) Date of lease none
- (c) Bonus received (per acre) --
- (d) Total amount of rental received --

10. If there is production on this tract, fill in the following:

- (a) Number of producing wells none
- (b) Name of the field in which the tract is located --
- (c) Royalty payments received --

11. Do you contemplate a sale of this land in the near future? No  
 If so, what is the sale price per acre? --  
 (Yes or No)

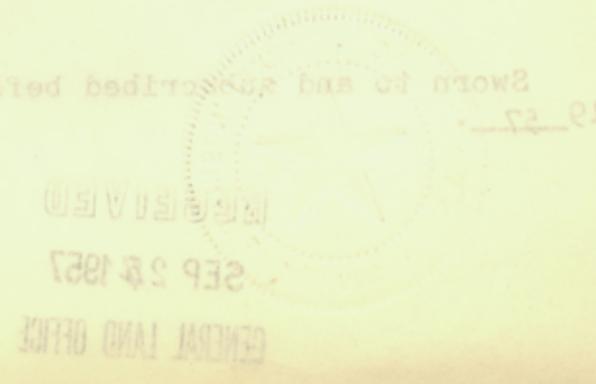
The above information is true and correct according to the best of my knowledge and belief.

WITNESS my hand this 14 day of September, 19 52.

[Signature]

Sworn to and subscribed before me, this the 14 day of September, 19 52.

[Signature]  
 Notary Public in and for  
 Johnson County, Texas



RECEIVED  
SEP 24 1957  
GENERAL LAND OFFICE

THE STATE OF TEXAS  
COUNTY OF HAYS

BEFORE ME, the undersigned authority, on this day personally appeared T. E. Gillespie, known to me to be the person whose name is subscribed hereto, who, after being by me first duly sworn, did depose and say:

"The real property described by metes and bounds according to a survey made upon the ground by A. M. Moellering, Licensed State Land Surveyor, and filed with the application of this affiant as a "Good Faith Claimant" with the Commissioner of the General Land Office for the State of Texas, is now being used by this affiant, or his tenant, as ranch and grazing land. The land is not now being used for the purpose of exploring for or removing oil, gas or other minerals.

It was a good faith belief on the part of this affiant that the said land was included in the bounds of the J. C. Morgan and Philip Golden Surveys in Hays County, Texas, and was previously titled, awarded or sold under circumstances that would have been vested title thereto had said area actually been located within said survey or surveys. Pursuant to said belief, this affiant purchased what he verily believed to include said land and the deed of conveyance showing said purchase is dated March 24, 1938, from J. D. McCall, et ux., to T. E. Gillespie, et ux., which deed is recorded in Volume 116 at pages 358-359 of the Deed Records of Hays County, Texas; and that deed, together with its record, is here referred to and made part hereof for all pertinent purposes.

At the time of the said purchase and for a number of years prior thereto, the said property was under fence and within definitely recognized boundaries and had been claimed in good faith by the affiant's grantors and their predecessors in title.

This affiant has been in possession of the said land ten years with good faith belief that he was the true and lawful owner thereof, having paid a valuable consideration for said land, all of

RECEIVED  
SEP 25 1957  
GENERAL LAND OFFICE

which is shown by the said deed above mentioned.

Circumstances under which adjoining land is being held is by and through the deed above mentioned and by and through all other lawful claims that may be available to this affiant.

The proximity of a producing oil or gas well is not within twenty-five miles of the above referred to land.

This instrument is executed for the purposes of inducing the Commissioner of the General Land Office of Texas to grant a patent covering the land above mentioned to this affiant and all facts recited herein are true and correct and are within the specific knowledge of this affiant."

WITNESS MY HAND this the 16 day of September, A. D., 1957.

T. E. Gillespie  
T. E. Gillespie

THE STATE OF TEXAS

COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day personally appeared T. E. Gillespie, 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 the said T. E. Gillespie, having been by me duly sworn, did upon his oath depose and state that the statements of fact hereinabove contained are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of September, A. D., 1957.

Oliver Pitts  
Notary Public, In and For,  
Johnson County, Texas.



EXEMPT FROM COTTON CONTENT

RECEIVED  
SEP 25 1957  
GENERAL LAND OFFICE

which is shown by the said deed above mentioned.  
Circumstances under which adjoining land is being held  
is by and through the deed above mentioned and by and through all  
other lawful claims that may be available to this affiant.  
The proximity of a producing oil or gas well is not  
within twenty-five miles of the above referred to land.  
This instrument is executed for the purposes of inducing

the Commissioner of the General Land Office of Texas to grant a  
patent covering the land above mentioned to this affiant and  
facts recited herein are true and correct and are within  
knowledge of this affiant."

WITNESS MY HAND this the 12 day of September

1957.

*T. E. Gillespie*  
T. E. Gillespie

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, the undersigned authority, on this day per-  
sonally appeared T. E. Gillespie, known to me to be the person  
whose name is subscribed to the foregoing instrument, and acknow-  
ledged to me that he executed the same for the purposes and consider-  
ation therein expressed.

And the said T. E. Gillespie, having been by me duly  
sworn, did upon his oath depose and state that the statements of  
fact hereinabove contained are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 12th  
day of September, A. D., 1957.

*Charles P. ...*  
Notary Public, in and for,  
County, Texas.



②  
S. F. 15944  
Hayes County  
Affidavit  
Filed Sept. 25 19 57  
J. EARL RUDDER, Com'r.  
Sally Smith  
File Clerk

Exhibit "E"

RECEIVED

SEP 24 1957

THE STATE OF TEXAS  
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS GENERAL LAND OFFICE

That we, J. D. McCall, and wife Althea Lou McCall, of Clark County, Nevada, for and in consideration of the sum of THREE THOUSAND DOLLARS (\$3000.00) paid and to be paid by T. E. Gillespie and wife, Alvina Gillespie, as hereinafter stated, have granted, sold and conveyed and by these presents do grant, sell and convey unto T. E. Gillespie and Alvina Gillespie, of Travis County, Texas, the following described tracts and parcels of land lying and being situate in Hays County, Texas, and being 254 acres of land in the Josephus C. Morgan Survey, Abts. No. 322, and the Phillip Golden Survey No. 550, Abst. No. 191, and described by metes and bounds in two contiguous tracts as follows:

FIRST TRACT. 192½ acres in the Josephus C. Morgan Survey, beginning at the NW corner of said survey; thence S 1200 vrs. to a stone mound from which a LO 3 ich in diameter Marked X brs S 46½ E 2 3/5 vrs; Thence E 906 vrs to a stone mound from which a LO 9 inch in dia marked X brs S 72½ W 15 3/5 vrs; Thence N 1200 vrs to a stone mound in the N line of said Survey; Thence W 906 vrs to place of beginning, and being the same land described in deed from J. M. Stone and wife to G. S. Gilmore recorded in Book 31, page 339 et seq Hays County Deed Records.

SECOND TRACT: 61½ acres in the Phillip Golden Survey, beginning at the NW corner of the J. C. Morgan Survey thence N. 7 vrs to a rock fence; thence along the rock fence to a point 336 vrs E of the NW corner of Tract No 1 above described, a corner in the mouth of a branch coming into the creek from the South; Thence N 190 vrs to a corner from which a LO 20 Ich in dia brs N. 76 W 7 3/5 vrs; Thence N 64 E 520 vrs to a corner from which a LO 14 ich in dia brs W 13 4/5 vrs; Thence N 75 E 330 vrs to the E line of the Golden Survey, a LO 18 ich in dia. brs S 18.30 E 31 1/5 vrs; Thence S 13 E 530 vrs; Thence W 337 vrs to NE corner of

Tract No. 1 above described 1243 vrs to place of beginning and being the same land described in deed from W. A. Stone to G. S. Gilmore, recorded in Book 38 page 258 et seq., Deed Records of Hays County, Texas.

The consideration paid and to be paid for this conveyance is as follows, vz:

1. Six Hundred Sixty Seven Dollars (\$667.00) cash, receipt of which in full from the Grantees the Grantors hereby acknowledged.
2. The assumption and promise to pay by the Grantees of a certain Deed of Trust note in the sum of \$1800.00 in favor of the Kansas City Life Insurance Company, dated January 1st 1935, made by the Grantor herein and secured by a first lien on the above described land, said deed of trust being duly recorded in the Deed of Trust records of Hays County, Texas, in Book No. 39 at pages 97-102, to which reference is here made for better description.
3. One promissory Note of the Grantees herein bearing even date herewith, payable to the Grantor J. D. McCall, or order at Las Vegas, Nevada, for the principal sum of Five Hundred Thirty Three Dollars (\$533.00) bearing interest from January 1st, 1938, until paid, at the rate of six per cent per annum, said note to be paid in monthly installments of \$50.00 each, the first installment to be due and payable on the 5th day of April, 1938, and a like installment on the 5th day of each and every month thereafter until said note is fully paid, the interest to be computed and paid when the principal is paid in full, the makers having the privilege of ~~paying~~ any multiple of \$50.00 at any installment paying date, and containing the usual attorneys fees and acceleration of maturity clauses, said Note being a second and inferior note and lien, to the note and lien of the Kansas City Life Insurance Company note and lien as evidenced by the Deed of Trust above mentioned and referred to herein.

It is stipulated as conditions of this conveyance as follows:

- (1) The Grantor J. D. McCall, reserves the right or option to mature the above mentioned promissory note of the grantees at any time if the grantees should fail to pay as and when due any monthly installment or the interest due on said promissory note for the sum of \$533.00 or any taxes on the above described property. The Grantee herein however assumes and promises to pay all taxes for the year 1937.

The Vendor's Lien against the above described property and all improvements thereon is hereby created and retained to secure the payment of the indebtedness evidenced by the above described promissory note according to the legal tenor, effect and reading thereof.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said T. E. Gillespie and Alvina Gillespie, their heirs and assigns forever. And we do hereby bind ourselves our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said T. E. Gillespie and Alvina Gillespie, their heirs and assigns against every person whomsoever lawfully claiming, or to claim the same or any part thereof, except as against persons claiming by, through or under the Vendor's Lien herein above created and retained.

Witness our hands at Los Vegas, Nevada, this the 24th day of March, A.D. 1938.

J. D. McCall

Althea Lou McCall

\$3.00 Documentary Stamps

\$ .40 State of Texas Revenue Stamps

THE STATE OF NEVADA     |  
                                  |  
COUNTY OF       CLARK     |

Before me the undersigned authority on this day personally appeared J. D. McCall and Althea Lou McCall, his wife, both known to me to be the persons whose names are subscribed to the foregoing instruments, and they each acknowledged to me that they executed the same for the purposes and consideration therein expressed, and the said Althea Lou McCall, wife of the said J. D. McCall, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Althea Lou McCall, acknowledged such instrument to be her act and deed, and she 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 the 26th day  
of March, A.D. 1938

of March A.D. 1938.

(SEAL)

Ethel Gambill

Notary Public, Clark County, Nevada

My Commission expires February 19, 1942.

Filed for record April 4, A.D. 1938 at 9:45 o'clock A.M.

Recorded April 4, A.D., 1938 at 10 o'clock A.M.

/signed/ L. N. Hopkins  
CLERK COUNTY COURT, HAYS COUNTY, TEXAS

-----oOo-----

THE STATE OF TEXAS

COUNTY OF HAYS

I, SARAH REED, COUNTY CLERK, in and for Hays County, Texas, do hereby certify that the above and foregoing contains a true and correct copy of Deed from "J. D. McCall et ux to T. E. Gillespie et ux" as the same appears of record in Volume 116, Pages 358-360 Deed Records of Hays County, Texas.

GIVEN UNDER MY HAND AND SEAL of office at San Marcos, Texas, this the 18th day of September, A.D., 1957.

SARAH REED, COUNTY CLERK, HAYS COUNTY,  
T E X A S.

By Lydell B. Clayton Deputy

(7)

File No. S. F. 15944  
Hayes County  
Dead (Evidence)  
Filed Sept 24 1937  
J. EARL Smith Com'r.  
Sally Smith File Clerk

September 27, 1957

Mr. T. E. Gillespie  
Driftwood, Texas

Dear Mr. Gillespie:

Your Good Faith Claimant application to purchase alleged unsurveyed land in Hays County has been received, together with filing fees in the amount of \$2.00, questionnaire, affidavit, deed, surveyor's report and field notes. This application was filed of record on September 24, 1957, and assigned File No. S. F. 15944.

Under the law, 120 days are allowed for the completion of a Good Faith Claimant's application. All supporting instruments must be submitted within this period or all rights under the application will be lost.

Very truly yours,

EARL RUDDER, Commissioner

By  
Jack Giberson  
Attorney

JG:ss  
File No: S. F. 15944  
cc: Mr. Terry Jacks  
County Attorney  
San Marcos, Texas

File No. S.F. 15944

(5)

Ways County

Ltr. to Applicant

Filed Sept 27 1957

J. EARL RUDDER, Com'r.

Sally Smith  
File Clerk

THE STATE OF TEXAS }  
COUNTY OF Hays } SURVEY NO. \_\_\_\_\_

(GOOD FAITH CLAIMANT)

FIELD NOTES of a survey of 13.57 acres of land made for \_\_\_\_\_

T. E. Gillespie

by virtue of his application filed with the Commissioner of the General Land Office, Austin, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, (application to be filed with the Commissioner of the General Land Office, Austin, Texas\*) under the laws regulating the sale and lease of unsurveyed school land. Said land is situated in Hays County, about 18 miles N. 32° W. from San Marcos, the County Seat, and is described by metes and bounds as follows, to-wit:

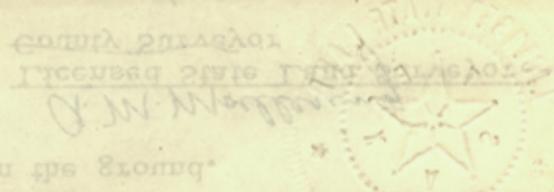
Beginning at a stake and mound in an old field and in the south line of the Philip Golden Survey No. 550 placed for the northwest corner of the J. C. Morgan Survey No. 2 and for the northeast corner of this survey, a Pecan 4" in dia. brs. S. 83° E. 17.7 vs. and another Pecan 5" in dia. brs. S. 32° 50' E. 25 vs. both marked X ( old trees gone );

Thence, with the west line of the J. C. Morgan Survey, South 1194 vs. to a stake and stone mound in a fence line, placed for the northeast corner of a survey made for J. B. Leggett, whence a 4 pronged Elm marked X brs. S. 55° W. 14 vs.;

Thence, with fence and J. B. Leggett north line, N. 89° 21' W. 74.9 vs. to a corner post at the southeast corner of a survey made for Mrs. C. J. Michaelis, whence a Spanish Oak 8" in dia. brs. West 1.5 vs.;

Thence, with fence along the Mrs. C. J. Michaelis east side, N. 1° 00' E. 470.9 vs.; N. 57° 15' W. crossing creek 26 vs.; N. 2° 20' E. 117.3 vs.; N. 20° 25' E. 43.8 vs.; N. 1° 05' E. 182.5 vs.; N. 19° 55' E. 137.7 vs.; N. 1° 25' W. 51.8 vs.; N. 46° 25' W. 57.4 vs.; and with old rock fence N. 1° 05' E. 146.7 vs. to a stake in the south line of the Philip Golden Survey No. 550, whence a Pecan 30" in dia. brs. N. 59° W. 13.6 vs. and a Walnut 24" in dia. brs. S. 50° 45' W. 13.3 vs. both mkd. X;

Thence, with the south line of the Philip Golden Survey, East 58.3 vs.



RECEIVED

(over)

to the place of beginning.

SEP 24 1957

GENERAL LAND OFFICE

RECEIVED

OCT 8 1957

GENERAL LAND OFFICE

Variation 25° 9' E.

Surveyed August 14, 16, 17, 1957

Manan Hong  
Pablo Gonzalez  
Chain Carriers

I, A. M. Moellering, Licensed State Land-County-Surveyor of Comal County, Texas, do hereby certify that the foregoing survey was made by me on the ground, according to law, on the date and with the Chain Carriers aforesaid, duly qualified, and that the limits, corners, and boundaries with the marks of the same, natural and artificial, are truly and correctly described and set forth in the foregoing plat and field notes, just as I found them on the ground.

A. M. Moellering  
Licensed State Land Surveyor--  
County Surveyor

Filed for record in my office, the 7 day of Oct, 1957, at 4:00 o'clock P M, and duly recorded the 7 day of Oct, 1957, in Book 11, Page 246 of the Field Note Records of Hays County, Texas.

James Hill  
County Surveyor--~~County Clerk~~

IMPORTANT NOTICE

\* (1) To be used in Lieu of "application filed with the Commissioner of the General Land Office, Austin, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_" when application is to be accompanied by the field notes.

(2) The written report of the survey which is required to accompany the above field notes must show whether the above described tract of land is situated within five (5) miles (state exact distance) of a well producing oil, gas, or other minerals in paying quantities.

I, A. M. Moellering, do hereby certify that the character and reasonable market value of the land included within the limits of the within field notes are as follows:

Soil (state character) stony Timber oaks, & cedar Value \$ 5.00 per acre (including timber)

A. M. Moellering  
Licensed State Land Surveyor--  
County Surveyor

6 File No. SF-15944 County  
HAYS  
School Land  
Field Notes  
Filed Oct. 8 1957  
By J. Earl Rudder, Com'r.  
Correct on Map of 13.57 acres  
10/8/57 VES

RECEIVED AS STATED

Date 9/25/57  
Reg. No. 2690

GENERAL LAND OFFICE

Wm. L. Gillespie

APPRAISER'S REPORT

OCT 23 1957

Oct 21, 1957

Date Appraisal Made

- TO THE STATE OF TEXAS, SCHOOL LAND BOARD  
EARL RUDDER, COMMISSIONER GENERAL LAND OFFICE, CHAIRMAN  
AUSTIN, TEXAS

I HAVE MADE A PERSONAL EXAMINATION OF AND IDENTIFIED THE PROPERTY IN Hayes  
COUNTY AND REPORT AS FOLLOWS:

- LEGAL DESCRIPTION (SF No. - Abstract No.) 13.57 acres of land between  
Phillip Holder Survey No. 550, & J.C. Morgan Survey No. 2

- The community is composed principally of (white), (colored); (farming), (ranching) (stockfarming).
  - This tract is being used as ranching, comparing average with the average of community.
  - Total acres 13.57 located 7 miles NE from Wimberley, (nearest town),  
250 and 18 miles from San Marcos, 9980  
(pop.) (County Seat) (pop.)
  - 7 miles nearest railroad. (w)  
(d) This tract is 7 miles Wimberley (c) 7 miles Wimberley (c)  
(Grade School) (High School)
  - This tract is on Highway 42 type of road, R.F.D., School Bus, Power line, Telephone.
  - Average rainfall 32 in.

- The nearest production of oil, gas or minerals is approx. 25 miles (distance),  
SE (direction).  
The nearest drilling oil or gas well is None in County (distance) ? (direction).  
The nearest dry hole is 8 miles (distance) NE (direction).  
If the land is under oil and gas lease, fill in the following:

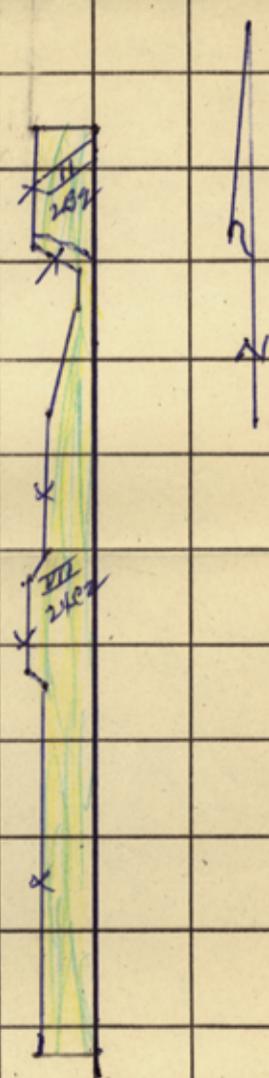
- To whom leased none
- Date of lease none
- Bonus received (per acre) -
- Total amount of rental received -

- If there is production on this tract, fill in the following:
- Number of producing wells -
  - Name of the field in which the tract is located -
  - Royalty payments received -

B-1

5.

S	1194	✓	3316
N 89° 21' W	74.9	✓	205
N 1° E	470	✓	1305
N 57° 15' W	26	✓	72
N 2° 20' E	117	✓	325
N 20° 25' E	43.7	✓	119
N 10° 05' E	182	✓	505
N 19° 55' E	1327	✓	380
N 1° 25' W	51.8	✓	141
N 46° 25' W	57.4	✓	158
N 1° 02' E	146	✓	405
E	58.3	✓	161

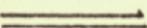
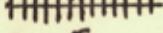


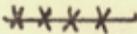
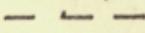
scale 1 in = 660 ft

B-2

5. SOIL DATA:

Identify classes of soils by symbols.

PUBLIC ROAD   
BUILDINGS   
STREAMS   
RAILROADS   
TANKS 

WELLS   
FENCES   
PIPE LINES   
POWER LINES 

Color Chart

CULTIVATED \*BLUE  
PASTURE \*YELLOW  
CULTIVATABLE \*BLUE LINES  
TIMBER \*GREEN  
WASTE \*RED



B-3

6. LAND ANALYSIS

(a) General Condition of Land. (Inhibitory factors, Erosion etc.)

All this land is subject to sheet & gully erosion

(b) Drainage is Good Type ✓. There are None acres subject to overflow.  
(Natural, Ditch)

(c) Acres Terraced None, needing terraces None, condition of terraces ✓

(d) Timber and brush land, estimated salable timber, acres None Value per acre \$       

(e) Pasture land is (Describe topography, condition and kinds of grasses and browse, including stocking rate and number of months animal units can be carried without feed.)

This land is mostly all "c" slope & native bunch grass, side oats gramma grasses -  
limit to 20 acres for 10 months

(f)									
CLASS	USE	ACRES	DEPTH	TEXTURE	SUBSOIL PERMABILITY	SLOPE	EROSION	PRICE	TOTAL
<u>II<sub>2</sub></u>	<u>Past</u>	<u>2.57</u>	<u>deep</u>	<u>fine</u>	<u>slowly</u>	<u>B</u>	<u>2</u>	<u>70</u>	<u>179.90</u> ✓
<u>VII<sub>24</sub></u>	<u>Past</u>	<u>11</u>	<u>1/3</u>	<u>fine</u>	<u>slowly</u>	<u>C</u>	<u>2</u>	<u>36</u>	<u>396.00</u> ✓
<u>B-4</u>									

TOTAL LAND VALUE 575.90 ✓

TOTAL VALUE 575.90 ✓

7. VALUE INDICATION BY COMPARISON:

Book & Farms sold in this community or county.

Page	DATE	SELLER	BUYER	ACRES	PRICE	SIZE	TIME	MINERALS	LOCATION	% CROP	PRODUCTION	WATER-FENCES-IMPROVEMENTS	TOTAL
158/637	March 64	Frank Zapalac	Sherman E. Blair	4.14	55	0	+5	-5	0	3.5-6.5	-2	-12	
166/386	Nov 54	Daphnie Delmilbeis	H.M. Brownson	26.7 1/2	65	0	+2	-5	0	-5	-8	-22	
										-6			

(Keep in mind willing buyer - willing seller, no pressure brought on either party; Estate settlements; family transactions. Go behind sales to determine if they are typical.)

SUMMARY: ADJUSTED PRICE 43 x 13.57 = \$ 584.00 ✓

8. VALUE INDICATION BY CAPITALIZATION:

INCOME ESTIMATE:				VALUE PER			LANDLORD'S SHARE
CROP	ACRES	YIELD	TOTAL	UNIT	SHARE		
Pasture	13.57			1/2	all	\$ 13.50	
TOTAL LANDLORD'S SHARE						\$ 13.50	

LANDLORD'S EXPENSE:

1. TAXES

(a) County valuation \$ 61.00

(b) Rates:

	Rate	Amount
1. State & County	<u>1.22</u>	\$ _____
2. School	<u>1.50</u>	\$ _____
3. Other	<u>.30</u>	\$ _____
4. Other	<u>3.02</u>	\$ _____
		<u>1.84</u> TOTAL \$ <u>1.84</u> ✓

2. Harvest Expense or fertilizer furnished by landlord \$ \_\_\_\_\_

TOTAL EXPENSE \$ \_\_\_\_\_

LANDLORD SHARE \$ 13.50 - EXPENSE \$ 1.84 - NET INCOME \$ 11.66 ✓

4% CAPITALIZATION RATE

\$ 11.66 ÷ 104 = \$ 291.50 ✓

9. SUMMARY OF VALUES

PRINCIPAL CROPS SUITED	AVERAGE COMMUNITY YIELDS	YIELDS USED THIS TRACT
	all Pasture	

10. RATING OF FARM = above, average, below.

VALUE INDICATION BY Summation \$ 575.90 ✓  
 VALUE INDICATION by Comparison \$ 584.00 ✓  
 VALUE INDICATION by Capitalization \$ 291.20 ✓

*43 per acre  
 Rm*

11. The present market price should be \$ 584.00 ✓ =

12. NARRATIVE SUMMARY:

Land-outstanding features No outstanding features

Limiting factors Be used for grazing only

Community & amenities This is all ranching community

B-6

Appraiser Joe R. Wally

5215944 (11)

Appraisers  
Report

10-23-57

29

11

PRINCIPAL CROPS SHOWN

AVERAGE COMMUNITY YIELD

YIELDS USED


10. RATING OF FARM - above, average, below.

VALUE INDICATION BY CAPITALIZATION	\$ 241.40
VALUE INDICATION BY COMPARISON	\$ 284.00
VALUE INDICATION BY ANALYSIS	\$ 157.00

11. The present market price should be

\$ 284.00

12. NARRATIVE SUMMARY:

Land-outstanding features: The outstanding features

Limiting factors

the need for preparing only

Community & market

the need for preparing only

Appraiser

W. R. [Signature]

August 15, 1960

Mr. T. E. Gillespie  
Driftwood, Texas

Dear Mr. Gillespie:

In checking the records of the General Land Office, I find that in 1957 you made application to purchase a tract of land containing 13.57 acres as a Good Faith Claimant, from the State of Texas. This land was approved as vacant land and the value placed thereon was \$43.00 per acre.

If it is still your desire to purchase this land, I would appreciate hearing from you. If, however, you do not wish to complete your purchase the land will be picked up as surveyed unsold school land.

Sincerely yours

BILL ALLCORN, Commissioner

By

Jack Giberson, Director  
Legal Division

JG:jer  
File: S. F. 15944

Handwritten notes and stamps in the bottom right corner, including "SEP 1960" and "LEGAL DIVISION".

8

File No. 5F 15944

Nags County  
Str to Applicant

Filed August 15 1962

BILL ALLCORN, Comr.  
Jan [Signature]  
File Clerk

Date 7/27 1957

Hon. Earl Rudder  
Land Commissioner

Dear Sir:

Attached is \$ 25<sup>00</sup>

Charge  
Credit Acct. #

~~Cash~~ Fees  
~~Check~~ To Cover Interest On The Following:  
 ~~Draft~~ Rental

\$ 25<sup>00</sup>

~~Check~~ Draft

Appraisal - Hays Co

15944

3671

MRS Jordan

RECEIVED

SEP 27 1957

GENERAL LAND OFFICE

Inv. A-26

(2)

Receipt  
Please Mail Copies to Mr. J. B. Hefseth  
Statement

Draft  
25<sup>00</sup>

Street Wimberly  
City \_\_\_\_\_  
Attention Texas

Hon. Earl Rudder  
Land Commissioner

Dear Sir:

Attached is \$ 22 / 00

Draft  
 Check  
 To Cover  
 Fees  
Interest On The Following:

Charge  
Credit Acct. 1

Date 10 27

10/27

⑨ SF-15944

check print

typical - Hayes Co

12444

Mrs 204200

8871

3

J.M.A. Jr

RECEIVED

SEP 27 1951

GENERAL LAND OFFICE

Please Mail Copies to Mr. [Name] Receipt Statement

20 B. F. 6264

22 / 00  
Draft

Attention Texas  
City  
Street Winbury

November 21, 1957

Mr. T. E. Gillespie  
Driftwood, Texas

Dear Mr. Gillespie:

The School Land Board of the State of Texas at a meeting held in my office November 20, 1957, fixed the price at which you may pay for the unsurveyed school land in S. F. 15944, 13.57 acres, Hays County, which you applied for, at \$43.00 per acre.

Since this area is more than five miles from production, the reservation of minerals therein to the State will be a free royalty of one-sixteenth of the oil and gas and one-eighth of the sulphur and other minerals.

Since this area contains less than 80 acres, it will have to be paid for in cash. You should, therefore, forward a check in the amount of \$583.51, which, according to my calculation, is the amount necessary to pay for such unsurveyed school land. In addition to the above, the patent fee on this tract will amount to \$10.00. You may include these two sums in one check which should be made payable to the State Treasurer.

It will also be necessary for you to forward to this office a separate check in the sum of \$1.04 to defray the expense of recording the patent in Hays County. This latter check must be made payable to the Commissioner of the General Land Office.

I am enclosing a form of acceptance, which I request that you fill out and return to this office with the remittances.

Sincerely yours,

EARL RUDDER, COMMISSIONER

By:

Gordon R. McNutt, Secretary  
of the School Land Board

GRM:ej  
SF 15944  
enclosure

(10)

5415944

Letter of  
evaluation

11-21-57

(B)

June 18, 1959

Mr. T. E. Gillespie  
Driftwood, Texas

Dear Mr. Gillespie:

The School Land Board of the State of Texas at a meeting held in my office November 20, 1957, fixed the price at which you may pay for the unsurveyed school land in S. F. 15944, 13.57 acres, Hays County, at \$43.00 per acre. We wrote you on November 21, 1957 in regard to this tract, but did not receive a reply.

Since this area is more than five miles from production, the reservation of minerals therein to the State will be a free royalty of one-sixteenth of the oil and gas and one-eighth of the sulphur and other minerals.

Since this area contains less than 80 acres, it will have to be paid for in cash. You should, therefore, forward a check in the amount of \$583.51, which, according to my calculation, is the amount necessary to pay for such unsurveyed school land. In addition to the above, the patent fee on this tract will amount to \$10.00. You may include these two sums in one check which should be made payable to the State Treasurer.

It will also be necessary for you to forward to this office a separate check in the sum of \$1.04 to defray the expense of recording the patent in Hays County. This latter check must be made payable to the Commissioner of the General Land Office.

I am enclosing a form of acceptance, which I request that you fill out and return to this office with the remittances.

Sincerely yours,

BILL ALLCORN, Commissioner

By:

Gordon R. McMutt, Secretary  
of the School Land Board

GRM:ej  
SF 15944  
enclosure

(11)

62-15944

Letter of  
Evaluation

6-18-59

B



