File 459 1 Hays Co / 1 Burnett Co

Travis Bounty.

~~B-Ab~~ H-Ab-155

Peter J. Duncan

105 Ab. 155

2 Surveys ~~97 4/5~~ Acres

45 4/5 "

Bty CERTIFICATE No. 1379

See Old wrapper within.

See file 432 B. Trav. Orig. Warrant

Survey for 105 acres correct on map of Hays Co.

September 1/83.

April 7/87. E. von Rosenberg

C. W. Pressler.

Sur for 105 acres correct for patenting

July 11/88. Shelley

Patented July 12/88

Bym

No 449 vol 16

Ab 155 - Pat No 449 Vol 16

Can. Ab 155, Vol. 16 in Vol. 61

Mgl. 6695

Contents.

No. 1. Certificate

" 2 Field Notes

" 3 " "

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" 5 " "

" 6 Old wrapper

7 Transferr

Dec. 11/79 2/23/84

Wm. Neal Ramey

143
105
38

30" July 1 88

Deed for P. J. Duncan
lick on p. [illegible]

The State of Texas } Before me Jas. P.
County of Travis } Hart Clerk of the Dis-
-trict Court within and for the county and
State aforesaid on this day personally appe-
-ared Stephen Alexander known to me to be
the person whose name is subscribed as a
witness to the foregoing instrument of writing
and after being duly sworn by me stated on
oath that he saw Wm Porter the Grantor
or person who executed the foregoing instrument
subscribe the same and acknowledged in his
presence that he executed the same for
the purpose and consideration therein expressed
and that he signed the same at the
request of the Grantor —

Given under my hand and seal
of office this the 23rd day of
3·21 February 1884

Jas P Hart Clerk Dist
Ct Travis County Texas,

General Land Office,
Austin, July 7th 1855.

This is to Certify, That Peter I Duncan is entitled to have surveyed by any legally authorized Surveyor, upon any of the vacant and unappropriated Public Domain of the State of Texas, One hundred and forty three (143) acres

of Land, it being the Unlocated Balance of Bounty warrant No. 1379 Class — Issued by Jas S Gillett Adjutant General to the said Peter I Duncan for Three hundred and twenty acres of Land, dated the twenty eighth day of September 1853.

100 acres Pd July 1858
Affidavit

In Testimony Whereof, I hereunto set my hand, and affix the Seal of said Office, the day and date first above written.

J. Crosby
Commissioner.

See File B-432 Travis for transfer to I. DeCordova

Times Print, Austin.

I DeCordova
Express — 50¢

Traves County

Cf Ulo. bal. 145

Felix J. Duncan

Filed Apl. 30/57

Scale 4000 rs to the inch - Variation 10½ E.

The State of Texas
County of Burnet } Survey No. 675

Field Notes of a survey of Forty Five & Four Fifths acres of land made for Peter J Duncan, it being the land he is entitled to by virtue of the unlocated balance of Bounty land Certificate No. 1379 issued to him by the Adjutant General Jas. S. Gillett on the 7th day of July 1855 — Said Survey is No. 675; situated on the waters of the Colorado river, being an island in the same, about Nine miles S.86° West from the Town of ~~Hamilton~~ Burnet — Beginning N. 49¾° E. 950 varas from the S.W. corner of Survey No. 32 in the name of Abraham Large, at a stake from which an elm bears S. 72° E. 2 varas & a pecan bears S. 55° W. 1 vara — Thence N. 8° E. 130 varas with the meanderings of the river, N. 22½° W. at 100 varas crossed a slough, at 170 varas another slough 480 varas — N. 50° W. 350 varas — N. 62° W. 130 varas — West 280 varas — S. 72½° W. 585 varas to a stone mound from which an ash bears N. 32° E. 1 vara & an elm bears N. 73° E. 4 varas — Thence N. 85° E. 345 varas — S. 48° E. 60 varas — S. 74° E. 120 varas a slough 280 varas; S. 80° E. 360 varas; S. 55° E. 160 varas; — S. 30° E. 370 varas a slough, & 500 varas to the place of Beginning — Bearings Marked H & X — Surveyed 16th April 1857.

A. Rankin & Fredk. Hilton Chain Carriers —

I Adam R Johnson Surveyor of Burnet County do hereby Certify that the Survey designated by the foregoing plat and field notes was made according to law, that the limits, boundaries & corners of the same, together with the marks natural are truly described therein — And recorded in Book No. 3 Page 140 in my Office —

Hamilton April 24th 1857.

A. R. Johnson S.B.Co.

Peter J. Duncan

Field Notes

$45\frac{4}{5}$ Acres

Barnet Co/66.

Field 2 5 9

Travis County

Field notes 45 4/5 acres

Peter J. Duncan

Field Apl. 30/87

This survey covers an Island [illegible] Colorado river, which the law re[illegible] serves to the State. Octob. 29/77

April 7/87. C. W. Pfeiffer.

[illegible]

Apr 2 8/59 [illegible]

Variation 10° 30' East

The State of Texas } Survey No 63:
Hays County } Field notes of a survey of land made for William Porter Containing Containing 105 ~~97 5~~ acres situated in Hays Co. on the waters of Spring Creek about 28½ miles North 28° west of the ~~City of Austin~~ San Marcos. by virtue of an unlocated ballance of Certificate no 1379 the bounty and warrant Containing 320 acres of Peter A Duncan issued 7th day of July 1865.

Beginning at the North west Corner of survey no 60 made for B C Bassford Thence East 773 varas a stone Mound Thence North 60 varas a stone mound intersecting the south boundry line of the N. McArthur survey Thence West 1483 varas a stone mound a live oak 6 in bos N 25° East 12 vrs do 6 in bos S 80° West 20 varas — Thence South 771 varas a stone Mound a clump of Cedars bos S 80° W 45 vrs, a live oak 7 in bos S 80 W 45 vrs — Thence East 711 varas a stone Mound on west line of survey no 60 a live oak 8 in bos S 82° west 52 varas, do 5 in bos N 54° west 53 varas Thence North 711 varas to the place of beginning

Surveyed December 21st 1865 Bearings Marked X

P C Alexander } Chain
Stephen Alexander } Carriers

I Enoch Moore Surveyor for Hays County, do hereby Certify that the foregoing survey was made according to law, and the Corners with the ~~marks natural, and artificial~~ limits, boundaries, and Corners, with the marks, natural and artificial, are truly described in the foregoing plat and field notes, and that they are recorded in my office, in Book I page 433 — Given under my hand at the town of San Marcos this the 28th day of December 1865 — Enoch Moore Consity surveyor Hays County. Texas

(3) Hays Co/66.

File 459

Travis Bounty

Peter J. Duncan

Field notes ~~97 1/5~~ 105 a

Filed June 30th 1866

Correct on map of Hays County for 105 acres.

Octob. 29/77 C. W. Pressler

Sept. 1/83 April 7/87. E. Vout

Patented July 12/88 Bryn

Hays Co/66.

Field notes No 63

Made for Wm Porter on the Waters of Spring Creek.

Enoch Moore

Surveyor Hays Co Tex.

Filed June 30/66

Contains 105 acres

C. W. Pressler

Orvis X-1-6

Printed at the South Western American Office, City of Austin—TEXAS.

THE STATE OF TEXAS,
Travis County. } **Know all Men** by this Public Instrument, made and entered into by and between Jacob de Cordova of the County of ~~Travis~~ in the State of Texas of the first part, and A. R. Johnson of the County of Burnet in the State of Texas of the second part, **Witnesseth** That for and in consideration of the sum of Fifty Dollars in hand paid by the party of the second part to the party of the first part, the receipt of which is hereby fully acknowledged and confessed, the said party of the first part, by this act has granted, bargained, sold, conveyed and released, and doth hereby grant, bargain, sell, convey and release unto the said party of the second part, his heirs, assigns and legal representatives, the following described land and premises, lying and being situated in the County of in the State of Texas. To wit:

Ninety-seven & one fifth (97 1/5) acres out of Land certificate for 148 acres issued on the 7th July 1855 to Peter A. Duncan, and the unlocated balance of Bounty warrant No. 1379 for 320 acres. Said 97 1/5 acres is the balance of said 148 acres, the field notes of 45 4/5 acres having been returned to the Genl Land Office surveyed Apr. 16/57 on an island in the Colorado in Burnet Co.

Together with all and singular the rights, members, improvements, hereditaments and appurtenances to the same belonging or in any wise incident or appertaining, and the reversions and remainders, rents, issues and profits thereof. **To have and to hold** all and singular the premises and hereditaments above mentioned and hereby and herein granted, with the appurtenances thereto belonging, to the said party of the second part, his heirs and assigns, to the only

proper use and behoof of the said party of the second part, his heirs and assigns for ever. And the said party of the first part by this act binds himself, his heirs, executors and administrators, to warrant and for ever defend all and singular the said herein before described premises unto the said party of the second part, his heirs and assigns, against every person or persons whomsoever lawfully claiming or to claim the same, or any part thereof.

In witness of all which, the party of the first part hereunto sets his hand and seal (using scroll for seal,) at Austin this 21st day of April in the year of our Lord one thousand eight hundred and fifty-seven.

Witnesses
L. J. Reed.
W. Giblin

J. DeCordova

No. 1198

THE STATE OF TEXAS,
Travis County. } Before me, P. de Cordova, Notary Public of Travis County, in the State of Texas, duly commissioned and qualified, this day came and personally appeared, Jacob de Cordova of the County of Guadalupe to me personally known, who _____ acknowledged the execution of the foregoing Deed, dated 21st day of April A. D. 1857, and delivered the same as his binding act and deed, for the purposes and consideration therein contained and at length set forth.

Given under my hand and official seal, at my office in the City of Austin this Twenty-first day of April A. D., one thousand eight hundred and fifty-seven.

P. DeCordova
Notary Public Travis Co.

J. de Cordova
To 3 Transfer
A. R. Johnson.

Filed June 30/66

(4)
File 459
Trans Bondy
Peter J. Duncan
J. DeCordova
To 3 transfer
A. R. Johnson
Filed June 30/66

The State of Texas } Know all men by
Burnet County } these presents that Adam
R Johnson of Said State and County Have
this day for and in Consideration of the
Sum of fifty Dollars to me in hand
Paid by William Porter the receipt of whi
ch is hereby fully acknowledged and
Confessed Sold released and Conveyed
and by these Presents do bargain Sell
release and convey unto the Said William
Porter his heirs and assigns forever the
following described land and premises. lying
and being Situated in the County of
In the State of Texas, To Wit Ninety Seven & one
fifth (97 1/5) acres out of Land Certificate for 143
acres issued on the 7th July 1855 to Peter J. Dun
Can, as the unlocated balance of Bounty
warrant No 1379. for 320 acres Said 97 1/5 acres is
the balance of Said 143 acres. the field notes of
43 4/5 acres haveing been returned to the Genl
Land Office Surveyed apr 16th /57 on an Island
in the Colorado in Burnet Co. To Have and
to hold the Same with all & Singular the rights mem
bers hereditaments & improvements and appurte
nances unto the Said William Porter his heirs
& assigns forever hereby warranting & defending
the title above given unto the Said Porter forever
against the Claims or Claims of any and all
persons whomsoever Lawfully Claiming or
to Claim the Same or any part thereof by thro
gh or under me Witness my hand & Seal
Scroll for Seal at Hamilton august 28th 1857
Adam R Johnson (L.S.)

The State of Texas
Burnet County } Before me Jas P. Magill Clerk of the County Court of Said County Personally appeared Adam R. Johnson whose name appears to the foregoing transfer on the reverse hereof to me well known who signed Seald and delivered the same as binding act and deed for the purposes & Consideration therein Stated & at Length Set forth

In testimony whereof I have hereunto Set my hand & the Seal of the County Court of Said County at office in Hamilton this 29th day of August 1857

James. P. Magill
Clerk C.C.B.C

A. R. Johnson
To Deed
William Porter

Filed June 30/66

(5)

File 5
459
Travs Bounty
Peter J. Duncan

A. R. Johnson
To Transfer
Wm. Porter

Filed June 30/66

(6) 1 Hays Co. 66 1 Burnet Co. 57

Field 4 5 9

Travis County

Peter J. Duncan

2 Lump { 97 1/5 acres
45 4/5 acres

See file 432. B. Trav. orig warr.

See endorsement on field notes. Octob. 29/77
C. W. Pressler.

[illegible]

Mgl 8.695 over

[illegible]

Warrant appr'd —
Trav. Ave 1[illegible] —

k ✓
525 - 3

7926
8947

Trav. 432
Mil. 48

459 Train
432 "

State of Texas } Know all men by these
County of } presents that I, William
Porter of the County of Blanco, State
of Texas, for and in consideration of
the sum of Fifty
Dollars cash in hand paid
the receipt whereof is hereby acknowl
edged, have this day bargained, sold
alienated and conveyed, and do by
these presents bargain, sell, alienate
and convey unto P. S. Alexander
his heirs and assigns the follow
ing described tract or parcel of land
viz One Hundred and Five (105) acres
in Hays County Texas about 28½
miles N. 28° W from San Marcos,
located by virtue of Unlocated Balance
of Bounty Warrant No 1379 issued
to Peter J. Duncan, and described
as follows: Beginning at the N. W Corner
of Survey No 60, made for B. S. Bassford
Thence East 773 varas, a Stone mound
Thence North 60 varas, Stone mound
intersecting South boundary line of
McArthur Survey. Thence West 1463
varas a Stone mound, whence a Live Oak
brs N 25° E 12 varas, another 6 in dia
brs S 80° W 20 vrs. Thence South 771
varas Stone mound from which a

clump of Cedars brs S 80° W 45 varas.
a Live Oak 7 in dia brs S 80° W 45 varas.
Thence East 711 varas, a Stone mound
on West line of said Survey No 60, from
which a Live Oak 8 in dia brs S 82° W
52 vrs. Another 5 in dia brs N 54° W. 53 vrs
Thence N 711 varas to the place of
beginning, Containing One Hundred
and five acres, more or less.

To have and to hold all and Singular
the premises above mentioned, with the
rights, members, hereditaments and ap-
purtenances to the same belonging or
in anywise appertaining unto the said
P. S. Alexander, his heirs and assigns
forever.

And I do hereby bind myself
my heirs, executors and administra-
tors, to warrant and forever defend
all and Singular the said premises
unto the said P. S. Alexander his
heirs and assigns, against every per-
son whomsoever, lawfully claiming
or to claim the same or any part
thereof.

In testimony whereof I have
hereunto set my name in
on the 29 day of January AD. 1879.

In presence of
S. Alexander
W. R. Porter

Wm. Porter

The State of Texas
County of Hays } Before me J. C. Rowe
a Justice of the Peace

and Exofficio Notary Public in and for Hays County State of Texas, on this day personally appeared S. Alexander who after being sworn states that he signed the above instrument as a witness at the time it was executed and that he saw W. R. Porter sign the same at the same time

S. Alexander

Sworn to and subscribed before me this 26th day of October A D 1883,

J. C. Rowe J.P.
Exofficio Notary Public
Hays County Tex.

71 File 469

Travis Bounty

Peter J Duncan

William Porter

To Transferr

P D Alexander

Filed Feb 23/84

D N Robinson

Chf Clk

P. S. Alexander

Sub Co.

William Porter