File 587

Travis 3d Class.

G. W. Cavender Abst 112

160 Acres

Under Act. Nov. 12/66

CERTIFICATE No.

Old wrapper inside

Pld to original

Patented June 23/71

No 581 Vol. 38

Mgl. 33.540

Contents.

No. ~~1. Certificate.~~

" ~~2. Field Notes.~~

" 3. _____

" 4. _____

No 10 Old wrapper

A. B. Vol. _____ P. _____

Hays C
75

10 File 587

Travis 3d Class

G. W. Cavender

160 acres.

Under Act 12 Nov. 66

According to correction of Field notes correct on map of Hays Co
June 16/71 M Stakeman
a mkd. pld.

Patent to Robert Ross assee
June 20/71
Jacob Kuechler

Patented to Robert Ross
assee June 23/71
A Gdu Tour

No. 581. Vol. 38.

See endorsement on field notes.
Aug. 4/86 E Schutz
Mgl. 33.540
c July 30/86
c Oct. 10, 70. Richardson

S. Cor. J/notes
& Sketch and
Surveyor's Explanation
July 28/86.
Dennis

The State of Texas }
County of Hays } Before me the undersigned District Clerk in and for the County aforesaid this day came personally appeared L. S. Jennings and James M. Jennings two credible resident-Citizens of said County, to me well known, who being duly sworn, depose and say that G. W. Cavender has actually settled upon and cultivated as a homestead the land surveyed for him on the 28th day of March 1867 by Enoch Moore Surveyor of said County, at that time, for the full period of three years, said land is described as follows, to wit, Survey No 10, on the waters of Onion Creek in Hays County and about 23 miles N. W. of the Town of San Marcos. Beginning at the North corner of Survey No 417, at a lime mound. Thence N 45° W. 303 vrs intersecting Survey No 68, a lime mound, a live oak first 6 inches, brs S 45 E 36 vrs. Thence S 45 W. 950 vrs a lime mound the South corner of Survey No 68, a Spanish oak 4 inches brs N 45 W 5 vrs, Ao 4 in - brs S. 5 varas Thence N 45 W. 553 vrs set a stake. a

A

A-1

Spanish oak 5 in, brs N 10 W 9 varas, Thence
S 45 W. 483 vrs a Stake, a live oak, 7 inches
brs E. 40 vrs do 5 inches brs S 17 W 20 vrs,
Thence S. 45° E, 668 vrs. intersecting the
N. E. boundary of Survey No 530, a
Stone Mound, Thence S. 65. E. with said
line to the corner of Survey 673 a
Stone, mound a live oak, 5 in, brs S
13½ W. 17 varas Thence N 30 E, 1246 vrs
to the beginning, bearing mks X
Chain Carriers
Wm S Jennings
A. J. Mason,

And they nor either of
them have any interest in said land,

L. S Jennings
J. M. Jennings

Sworn to & Subscribed before me, and
I hereby certify that, L. S. Jennings
and Jas M. Jennings are credible
and trustworthy citizens of said
County
In testimony whereof, I have unto set my
hand, and affixed the Seal of said
County, this 8th day of Aug 1879.

Ed. J. L. Green
Clerk Dist. Court Hays, Co.

B

Affidavits of
L. S. & J. M. Jennings

File 587
Travis 3d Class
G. W. Cavender

Certificate
Filed Jun 16/71

A-2

The State of Texas } Know all men by these
County of Hays } presents, That I George. W
Carnder of the County of Hays and State of
Texas, for and in consideration of the sum of
Three Hundred dollars to me in hand
paid by Robert Ross, of the County of Hays
and State of Texas, the receipt whereof is hereby
acknowledged, have granted, bargained and
sold, and by these presents do grant, bargain, sell
and convey unto the said Robert Ross.
his heirs and assigns forever, all my right, title,
interest and claim in and to the following descri
-bed tract or parcel of land, described as follows
to-wit; One hundred and sixty acres in Hays
county on the waters of Onion creek about 21 Mi-
-les N 42° W of San Marcos by virtue of Reserva-
-tion an act of the Legislature of said State, grant
-ing to actual setlers One hundred and sixty
acres ~~and described~~ Beginning at the south
corner of survey No 417 a stone mound, thence
North 45-W. 30⅔ Varas intersecting survey No 68
a stone mound a live Oak 6 inches bears ~~N~~ S.
45-E, 36 Varas, thence south 45-W 930 Varas a
stone mound the south corner of survey No 68.
a Spanish Oak 4 inches bears N 45-W. 5- Varas, do
4 in, bears S 5- Varas, thence North 45-W 55⅓ varas
a stone mound thence S 45-W, 45-3 a stake Then
-ce S 45-E 55⅓ varas, intersecting the North East
Boundry line of survey No 5-30, a stone mound
Thence S 45-E with said line to corner of
said survey 67⅓ a stone mound a live oak
5-in, bears south 1¾ W, 17 Thence N 30 E 1246, 25

B

Cp. H. C. May 30 1871

to the place of Begining,

Together with all and singular the Rights members Improvements, Hereditaments and Appertinances to the same belonging or in any wise appertaining. To Have And To Hold, The aforesade bargained premesis with all the appertinances thereunto belonging, or in any wise appertaining thereto, unto the said Robert Ross his heirs and assigns forever, That the said George W. Cavender do by these presents, bind himself his heirs executors and administrators, to warrant and forever defend the title to the above bargained premesis to the said ~~against~~ Robert Ross, his heirs and assigns forever against the legal claim or claims of all persons whomsoever claiming, or to claim the same or any part there of _____

In Testimony Whereof, I have hereunto set hand and seal, (using seralls for seals) this the 28th day of May A.D. 1870

Signed sealed and Delivered in the presents of

G. W. Cavender (seal)

Thos. P. Rountree
H. C. Rountree

Mary J. Cavender (seal)

TRAVIS-3-58

B-1

I hereby certify that the annexed Deed made and granted by George W. Cavender to Robert Ross for one hundred and sixty acres of land, dated the twenty eighth day of May A.D. 1870, was produced before me and George W. Cavender personally appeared and acknowledged that he on the day of its date, did sign, seal, and deliver the same as his own proper act, for the purposes therein expressed

Given under my hand and official seal This the thirtieth day of May A.D. 1870
Albert Keaton J. P. H. C.
and ex officio Notary Public

I hereby certify that the annexed Deed made and granted by George W. Cavender to Robert Ross for one hundred and sixty acres of land and dated the twenty eighth day of May A.D. 1870 was produced before me, and Mary J. Cavender Wife of George W. Cavender personally appeared, and having been duly examined by me touching the ~~execution~~ of said deed, privately and apart from her said husband, she declared that she voluntarily, freely, with knowledge of its contents, and without any persuasion fear, threat, or coercion of her said husband

B-2

did, sign, seal, and deliver the same on the day of its date as her own proper act, for the purposes therein expressed

Given under my hand and official seal this the thirtieth day of May A. D. 1870
Albert Heaton J. P. H. C.
and ex officio Notary Public

File 587
Francis 3d Clap
G. W. Cavender
Francis Jr to
Robert Rop
Filed June 16/71

B-3

File 587 – Travis 3d – G. W. Cavender, 160 acres, Hays Co. – cor for Pat. to Robert Ross, a Sec –

F

June 16/71 Randall

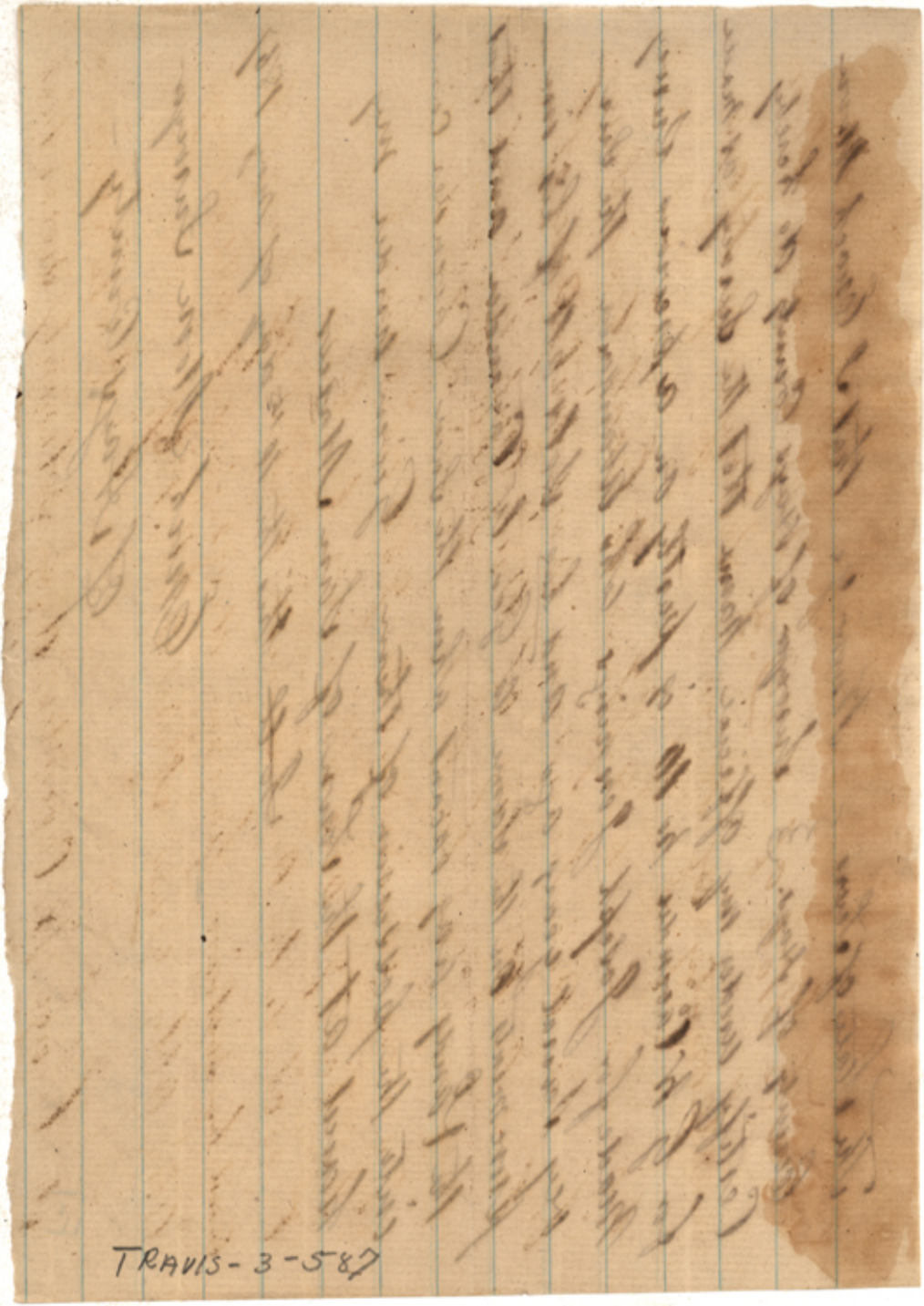
TRAVIS - 3 - 589

The State of Texas } Know ye that I Enoch Moore
County of Hays. } Surveyor of Hays County do hereby
Certify under my Official Name that the Survey as made
for G W Cavender No 10 is partly on a previous Survey
Made for Joseph Jennings who Abandoned the Sur-
vey Several years ago and has Sold all of his im-
provements on the Same to Geo. W Cavender and that
the Lands was vacant when the Said Cavender came
into the possession of them - Given under my
hand at the Town of San Marcos

~~To ll~~ this the 10th day of May 1867

Enoch Moore Surveyor
of Hays County -

F-1



TRAVIS-3-587

The State of Texas } Mr Enoch Moore
County of Hays } Surveyor of Hays

County, you will please to locate and survey for me One hundread and sixty acres of land On the waters of Onion Creek in Hays County beginning at the Western Corner of Thos P Rountree survey thence N 45 E 95 11 ors Thence N 45 W 95 11 ors Thence South 45 East 95 11 ors Thence To the beginning so as to include the One hundread and Sixty acres of land ~~and by sodving~~ haveing due regard to all surveys and Oblige yours March 28th. 1867.

G. W. Cavender

I George W Cavender does solemnly swear that I am the head of a family and believes that I am entitled to preemption previleges granted by an Act of the Legislature and Approved Nov 17 1866 As witness my hand March 28th 1867.

G. W. Cavender

I Enoch Moore Surveyor of Hays County does hereby Certify that the foregoing affidavit was sworn and Subscribed to before me this the 28th day of March 1867

Enoch Moore Surveyor
Hays County

p. 2

File 587

Travis 3d Class

Aff & Designation

G. W. Cavender

Filed Aug. 21 1847

589 3c — Travis

No. 1816 Printed and for sale by Geo. D. Barnard & Co., Printers, Lithographers, Stationers and Blank Book Makers, St. Louis.

THE STATE OF TEXAS,) SURVEY

Hays COUNTY.) No.

Corrected FIELD NOTES of a Survey of 160 acres

of Land, made for

G. W. Cavender

SCALE:——Varas per inch.

Said Survey is No. ....., in Hays County, Texas, situated on the waters of Onion Creek a tributary of Colorado River, about 25 21 miles N. 13 W. of San Marcos. Beginning at the S. W. corner of a Survey in the name of T. P. Rountree at a stake md. Thence N. 45° W. 274 vrs. with the W. line of said Rountree Survey to the S. line of the John Cooper Survey made a stake md. 43 vrs. S. 36 E. from the Cooper Corner. from which a line oak bears S. 84¼° W. 24½ vrs a do. bears N. 63¾ W. 49 vrs. Thence S. 36° W. 943 vrs. with said Cooper line to the S. W. corner of said Cooper Survey a stake md. from which a Spanish Oak bears N. 45° W. 5 vrs. a do. S 5 vrs. Thence N. 45° W. 622 vrs. with W. line of said Cooper Survey to the S. line of a Survey in the name of W. S. Jennings a stake md. from which a Spanish Oak bears S. 26½° W. 6.6 vrs. a do. bears N. 87° E. 3 vrs. Thence S. 45° W. 487 vrs. with the S. line of the W. S. Jennings Survey to a stake set in the ground from which a line oak bears S. 39¾° W. 38.6 vrs. a do. bears S. 56¾° W. 27 vrs. Thence S. 45° E. 646 vrs. to a stake md. on the N. E. line of the J. C. Coleman Survey S. 65° E. 152 vrs. from the N. W. corner of said Coleman Survey from which a line oak bears S. 61° W. 37.2 vrs. Thence with said Coleman line S. 65° E. 648 vrs. to the N. E. corner of said Coleman Survey. Thence N. 22° E. 1298 vrs.

..... to the place of the beginning.

Bearings marked X Var. 9° 30' E

Surveyed June 26th 1886. J. M. Jennings, T. J. Jennings } CHAIN CARRIERS.

I, J. M. Killough, County Surveyor of Hays County, Texas, do hereby certify that the foregoing described Survey was actually made by me on the ground, according to law, on the date and with the Chain Carriers aforesaid, duly qualified, and that all the corners, lines, boundaries and marks of the same, whether natural or artificial, are truly and correctly described and set forth in the foregoing Plat and Field Notes.

J. M. Killough

By ..... Deputy. County Surveyor Hays Co., Texas.

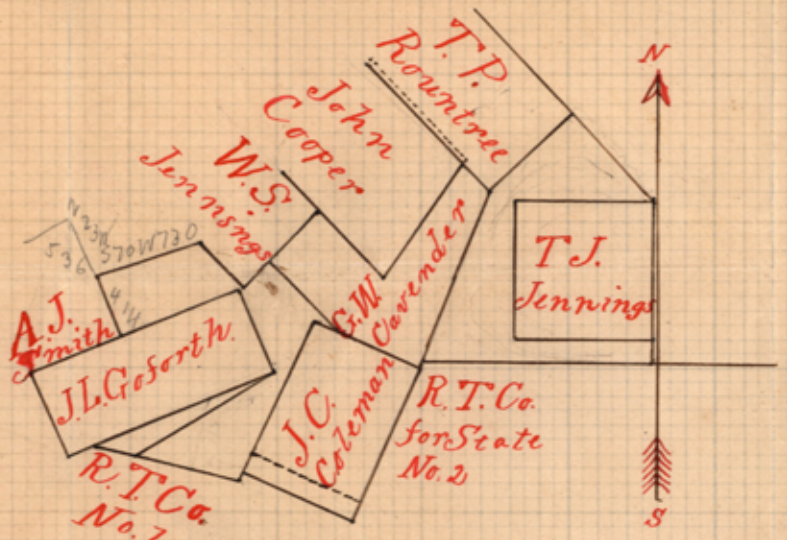
Filed for Record the 22nd day of July 1886, at 2 o'clock P. M. } J. M. Killough SURVEYOR.

(8) File 587.
Trans 3d Class.
G. W. Cavender
Corrected
F/notes
Filed July 26/86.
D. N. Robinson
Chief Clk.

Correct on map
of Hays Co.
Aug. 4/86. E. Schutze.

Recorded in
Book D. Page 292.
J. M. Killough,
C. S. Hays Co., Texas.

a/c July 30/86
JWH.


T.P. Rountree
John Cooper
W.S. Jennsngs
N 23 W
S 70 W 730
5 3 6
4 1 4
A.J. Smith
J.L. Goforth
G.W. Cavender
J.C. Coleman
T.J. Jennings
R.T.Co. for State No. 2
R.T.Co. No. 1
N
S

TRAVIS-3-582

The State of Texas }
County of Hays }

Note of explanation for the J. M. Jennings, G. W. Cavender, and E. A. Jennings Surveys.

There is a certified copy of field notes of the J. C. Coleman Survey which differ from the patent for said survey. The corners described in both field notes are well marked. When the Surveyor located the Rusk Transportation Co. Surveys he had the field notes that are in error, hence those surveys are incorrectly located. I ran two lines of the J. C. Coleman Survey and found three corners well established. The patent calls for the long lines to run S. 25° W. 1129 vs. I found by measurement that they are 25 vs. longer. The erroneous field notes call for S. 24° W. 1004 vs. Hence the State Survey located by the Rusk Trans. Co. conflicts with the Coleman 150 vs. The S. E. & S. W. corners of the T. P. Rountree Survey are both found as given in the ~~field notes~~ patent

A-1

b.

TRANS-3-587

The S. E. corner of the John Cooper Survey is well marked but is located 43 vs. within the Rountree Survey making a conflict. The S. W. corner of the Cooper Survey is well established by bearing trees and is S 36° W. 986 vs. from the S. E. corner. said Cooper Survey.

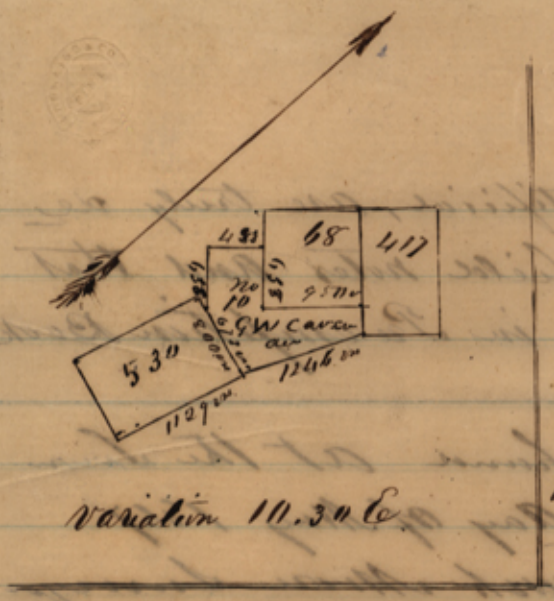
The S. W. corner of the W. S. Jennings Survey is well established. I made the S. E. corner of the W. S. Jennings at the intersection of said Jennings line with the John Cooper S. W. line.

I ran three lines of the J. L. Goforth Survey and found all the corners well established. The long lines call for S. 67° W. 1411 vs. but I found by measurement that they are S. 67° W. 1522 vs.

Signature of Surveyor on the back of the next page

(9) File 587.
Trans 3d Class.
G. W. Cavender
Sketch
& Surveyor's
Explanation
Filed July 26/86
[illegible]
D. N. Robinson
Chief Clk.

Recorded in
Book D. Page 292 &
293. J. M. Killough,
C. S. Hays Co., Texas.



The State of Texas } Survey
County of Hays } No 10.
Field notes of a Survey of One hundred
And Sixty acres of Land Surveyed
for G W Cavender (Said Survey is No 10 situated in Hays) On the waters
of Union Creek ~~in Hays County~~
And about ~~23~~ 21 Miles North 43 W.
~~west~~ of the Town of San Marcos) (by virtue of his pre-
emption Claimed under an Act of the Legislature granting
preemption previleges Approved November 12th 1866)

~~This Survey is No 10~~ Beginning at the South corner
of Survey 417 made for T P Roundtree a Stone mound ~ Thence N 45 W 303 varas
intersecting Survey No 68 made for L S Jennings a Stone mound a live oak 6 Inches
Bears S 45 E 36 varas ~ Thence S 45 W 950 vrs to the South
Corner of Survey No 68 a Stone mound a Spanish Oak 4 inches
bears N 45 W 5 varas do 4 inches bears S 5 varas ~ Thence
North 45 W. ~~658~~ ×553 varas a stone mound ~~Set a Stake a Spanish Oak~~
~~5 inches bears N 10 W 9 vrs~~ ~ Thence S 45 W 483 varas
a Stake ~~a live oak 7 inches bears East 40 varas do~~
~~5 inches bears S 17 W 20 varas~~ ~ Thence S 45 E ~~658~~ ×553 varas
intersecting the North Eastern boundary line of Survey No
530 made for J. C. Coleman a Stone mound ~ Thence S 65 E with said line to
the Corner of Said Survey 673 varas a stone mound a Live
oak 5 inches bears S 13½ W 17 vrs ~ Thence N 30 E 1246 varas
to the place of beginning Bearings marked X. Surveyed
March 28th 1867 Enoch Moore
Chain Carriers Wm S Jennings Surveyor
A T Massey

× See Surveyor's correction of May 23, 1870. - J. Richardson

I Enoch Moore, Surveyor of Hays County, do hereby
Certify that the foregoing Survey was made according to
Law, and that the 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 Preemption Book No 1 pages.

Given under my hand at the Town Of San Marcos this the 10th day of May 1867

Enoch Moore Surveyor
Of Hays County -

File 557
Travis 3d Class
Field notes 160 acres
G. W. Cavender
Filed Aug. 21 /67
Correct for mapal Hays Co. Pine Mt. Wrakemann

Patented to Robert Ross
assgn June 23/77
Wm. Addison
Cunghits with J. Cavender
p.d. survey (2.285)
Aug. 4/87. E. Schultz

Jno. Moore
Surveyor
Hays County

Filed Oct 10, '70 Richardson

W

State of Texas }
County of Hays }

I P. D. Alexander County Judge of Hays County, State of Texas have This day issued pre-emption certificate No. to George W Cavender for 160 acres taken under the act of November the 12th 1866 he having proved to me that he has complyed with the pre-emption of said act containg one hundred and Sixty Acres of land to actual settlers This the 17th day of January 1870

P. D. Alexander
County Judge H. C

The State of Texas }
County of Hays } I. Ed. J. L Green Clerk of the District Court of Said County, Hereby certify that P. D. Alexander, whose name appears to the above instrument of writing, was acting as County Judge at the date of said instrument.

Witness my hand and the Seal of the District Court Hays county on this the 8th day of April A.D. 1871

Ed J L Green
Clk Dist Court Hays Co
Texas

State of Texas }
County of Hays }

I P. D. Alexander County Judge of Hays County State of Texas have This day issued preemtion certificate No.
to George W Lavender for 160 acres taken under the act of November the 12th 1866 he having proved to me that he has complyed with the preemtion of said act containing one hundred and Sixty Acres of land to actual Settlers Thus the 17th day of January 1870

P. D. Alexander
County Judge H. C

The State of Texas }
County of Hays } I. Ed. J. L Green Clerk of the District Court of said County, hereby certify that P. D. Alexander, whose name appears to the above instrument of writing, was acting as County Judge at the date of said instrument.

Witness my hand and the Seal of the District Court Hays County on this the 8th day of April A.D. 1871

Ed J L Green
Clk Dist Court Hays Co.
Texas

File 587.

Travis 3d Cluy,

G W Lavender

Cert.

Filed July 5th 1840

The State of Texas, No.

County of Hays

I, P. D. Alexander

Chief Justice of said County, do hereby certify that George W. Cavender

is Bona Fide, settled upon land surveyed for him by Enoch Moore

Surveyor of Hays County on the 17th day of

January 1867; that he has resided upon and cultivated the same for the

space of three consecutive years, in compliance with the provisions of "An Act Donating to

Actual Settlers upon Vacant Public Domain One Hundred and Sixty Acres of Land," ap-

proved ~~February 13th, 1854~~ Nov 12 1866; that he was a resident of the State of Texas, at the date

of the passage of said Act, and has not heretofore secured or appropriated any

land under said Act. The above facts having been proved to me by the oaths of

Joseph Gaines and Thomas P. Rountree two respectable

citizens of said County, to me well known.

In Testimony Whereof, I hereunto sign my name, and affix

the seal of the County Court of said

County, this the 17th day of

January 1870.

P D Alexander

County Judge H.C.

NOTE.--When your blank certificates and reports are exhausted, notify the General Land Office, and others will be sent.

Printed at the Southern Intelligencer Job Office, Austin, Texas.

Z

File 587.

Travis 3a Class

G W Cavender

to Cert

Filed July 5th 1870

The State of Texas } To the Hon Commissioner of the
Hays County } Genl Land Office Austin Texas.

Dr Sir you will please to ~~correct~~ have corrected the Field notes on file in your Office of Survey No 10 made for G W Cavender (Preemption) so as to Read as follows to wit Beginning at the South corner of Survey No 417 a Stone mound Thence N 45° W 303 vrs intersecting Survey No 68. a Stone mound a live Oak 6 inches brs S 45 E 36 vrs - Thence S 45 W 950 vrs a Stone mound the South corner of Survey No 68 a Spanish Oak 4 inches brs N 45 W 5 vrs do 4 inches bears S 5 varas - Thence N 45 W. 553 varas a Stone Md - Thence S 45 W 483 varas a stake Thence S 45 E 553 varas intersecting the N E boundary line of Survey 530 a Stone mound Thence South 65 E with said line to corner of said Survey 673 varas a Stone mound a live Oak 5 inches brs S 13½ W 17 varas - Thence North 30 E 1246 varas to the place of Beginning.

You will please to correct an Error on the Hays County map ~~& field notes~~ ~~so as~~ ~~to~~ in the Genl Land Office so as to make Survey No 530 (John C Coleman correspond with the work as ~~the same is~~ above stated which is the true and precise locality of the said Survey on the ground.

I am Sir Yours with
Great Respect.

May 23. 1870

Enoch Moon
Surveyor Hays County

File 587

Travis 3d Class.

Correction of Fieldnots

G W Lavender,

Filed July 5th 1870