

Content

No. 1. Affidavit &

" 2. Field Notes

May 12/82

" 3. Transfer

" 4. Proof Acc

July 23/82

5- appl. to Purchase Excess  
1-8-60 EG

6- Questionnaire  
1-8-60 EG

7- Sketch 1/13/60 VES

8- Cor. F/Notes 1/13/60 VES

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10- accept. of terms 2-29-60 EG

1-8-60

Mark V. Suchs, Atty

P.O. Box 120

New Braunfels, Tex

D.A. Fee \$10.00 Reg. #32022

11- Dup. Receipt 2-29-60 EG  
LET DEED OF ACQUITTANCE 1-8-60 EG  
3-3-60

Jack Gibson

MAR 18 1960

Deed of Acquittance

No. 419

Vol. Seventeen  
MAR 10 1960

Forwarded

PAID IN FULL 6.37 ACRES *Redink*

DATE 2-29-60 EG  
A. B. Vol. 8

Blanco  
1165-431  
All Blanco Co  
2160  
419  
File 1409  
H. 801

Travis Preemption  
B. Abst. 886 H. Abst. 802

H. P. Hartley

166.37  
H. acres

B. 886 Ab. H. 802

Act May 26/73

Correction map of  
Blanco County July 23/82

D. von Rosenberg

REG. MKD. DEED ACQ

Patent to M. L. Kellogg  
after Wash  
May 9, 82

Patented May 7/82  
7,130,617-13

in Sec 5  
M. L. Kellogg  
M. L. Kellogg

ENS. CORRECT FOR 166.37  
ACRES TO PURCHASE EXCESS

ENGR. VES. DATE 1/15/60  
LEGAL 7/28 DATE 1/18/59

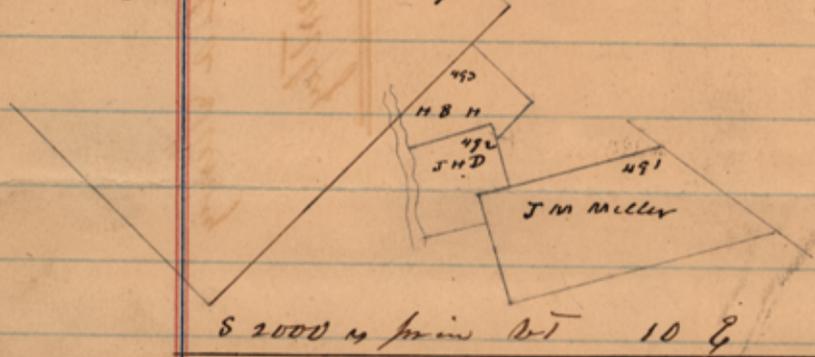
express

Abst. Vol. 34

Mgl. 16469

May 24  
1881

John Green N 1



The State of Texas } Survey  
County of Blanco } N 493  
Gould notes of a Survey  
of 140 acres of land  
made for H B Hartley  
by virtue of an act

entitled an act for the benefit of Actual Occupants  
on the vacant domain Approved 26<sup>th</sup> of May  
1873. - Said Survey is N 493 in Blanco County, Situated  
on the North Side the Pedernales, N <sup>42</sup> 50 E about 21<sup>23</sup>  
Miles from Blanco.

Beginning at the NW or upper Corner of  
Survey N 492 in the name of J H H Davis a  
Stone Mound on the bank of Pedernales,

Thence up the Pedernales, N 17 W 387 to a Stone  
Mound on the SE boundary line of  
John Green Survey N 1 from which a  
S 4 in by S 21 E 10 is,

Thence N 45 E with line of Green Survey 1172 to a  
Stone Mound from which a S 4 in by  
N 45 W 7 is,

Thence S 45 E 880 to a Stone Mound for NE Corner  
of this

Thence S 45 W 620 to a Stone Mound on the  
NE line of N 492 for J H H Davis

Thence N 17 W 130 to North Corner of Said N 492 a  
Stone Mound from which a S 4 in  
N 24 W 20 is -

(over)

20

Thence  $S 75^{\circ} W$  with line of No 492 - 900 bars to  
The place of beginning  
Bearings Marked X

G W Gaston } C. C.  
J H Davis }

I John M Watson Surveyor of Blanco  
County hereby Certify that the Survey  
designated by the foregoing plat and  
field notes was made according to law  
and that the limits, boundaries and  
corner of the same, together with the  
marks, natural and artificial are  
truly described therein. That the Survey  
was actually made in the field and  
recorded in my Office in Book E. page  
102. Blanco April 27<sup>th</sup> 1880

John M Watson

	N	S	E	W		N a	S, a
N45E 1172	829		829	829	829	687241	
S45E 880		622	622	1451	2280		1418160
S45W 620		438		438	1010	2464	1079232
N17W 130	124			38	975	1988	246512
S75W 900		263		561	114	1089	286407
N17W 387	370			114	0.00	114	42180
	1327	1323	1457	1457		975923	

2785789  
 975923  
 2) 1807866  
 5443 ) 900953 ( 160  
 5443  
 35843  
 33870  
 753

✓ File 1409  
Travis Prosser  
H. B. Hartley

160 acres  
field notes  
Filed May 12/81

Rhoads H. Fisher  
at York

Correct on maps of  
Blanco Co. Jan 23/82  
S. Bout

Patented May 9/82  
J. M. Cunningham

Field notes of a Survey  
of 160 for  
H. B. Hartley

LC 3

RECORDING FEE PAID

MAY 11 1882

May 24  
1882

The State of Texas  
County of Blanco, } Know all men by  
these presents that  
we H. B. Hartley and H. E. Hartley  
his wife of the county of Blanco and State  
of Texas, for and in consideration of the sum  
of Two hundred and fifty Dollars to us in hand  
paid by M. S. Kellogg of the county and state  
aforesaid, have granted, bargained, sold and  
transferred, and do by these presents, grant, bargain  
sell and transfer unto the said M. S. Kellogg,  
our right, title and interest in and to a certain  
preemption, containing One hundred and Sixty  
acres of land, surveyed for H. B. Hartley, lying  
and being situated in Blanco County state  
of Texas on the Perdernalis river, for which  
patent has not been issued,

We H. B. Hartley and H. E. Hartley hereby bind  
ourselves our heirs, executors and administrators  
to warrant and forever defend title to the  
said land and premises unto the said M. S.  
Kellogg his heirs assigns and legal representatives  
against every person or persons, whomsoever  
lawfully claiming the same or any part  
thereof, in through or by us.

In witness whereof we hereunto sign our names  
on this the 19<sup>th</sup> day of January A. D. 1882

H. B. Hartley  
H. E. Hartley

The State of Texas  
County of Blanco & Before me W. Medekind  
Justice of the Peace, in  
and for Blanco County District No. 3 and ex officio  
Notary Public, personally appeared H. B. Hartly  
known to me to be the individual who executed  
the instrument of writing on the reverse hereof  
and acknowledged to me, that he executed  
the same for the purposes and considerations  
therein expressed and contained.

At the same time also came H. E. Hartly  
wife of H. B. Hartly, who in my presence signed  
the instrument of writing on the reverse hereof  
and the same having been fully explained to her  
she the said H. E. Hartly acknowledged to me  
on an examination privily and apart from her  
said husband that she signed the same willingly  
for the purposes and considerations therein expressed  
and contained and that she did not wish to retract  
the same.

Witness my official seal and signature at  
office on this the 19<sup>th</sup> day of January A.D. 1842

W. Medekind

J. P. B. C. Dist. No. 3.

And ex officio Notary Public

H. B. Hartley Etall  
to & Transfer  
W. L. Kellogg

---

Trans P. 1409

<sup>3</sup> File 1409

Trans Preemption

H. B. Hartley Etall

to & Transfer

W. L. Kellogg

---

Filed Jan 23/82

Rhode Island

---

Chp 110

---

Notary's seal illegible

# PROOF OF SETTLEMENT UNDER HOMESTEAD ACT.

The State of Texas, }  
County of Blanco

BEFORE ME, the undersigned, County Clerk in and for the County aforesaid, this day came and personally appeared H. B. Hartley, a resident citizen of said County, who being by me duly sworn, declares that he is a *bona fide* settler upon One hundred and sixty acres of vacant Public Land, situated in said County, and surveyed for H. B. Hartley on the 27<sup>th</sup> day of April 1880, by John N. Watson a Surveyor of said County; that he has occupied and improved the same as a Homestead for a period of three consecutive years, beginning on the tenth day of January 1879, that he is married, and that he makes this affidavit for the purpose of obtaining a title to the same for a Homestead, under "An act for the Benefit of Actual Occupants of the Public Lands," approved May 26th, 1873, and Acts prior thereto; and that he has not a Homestead other than the above.

And also at the same time came and personally appeared J. H. H. Davis and H. T. Lewis, two credible resident citizens of said County, to me well known, who being duly sworn, depose and say that H. B. Hartley, the person first above named in this Affidavit, has actually settled upon and cultivated as a Homestead the land surveyed for him on the 27<sup>th</sup> day of April 1880, by the surveyor aforesaid, for the period of three years, and they nor either of them have any interest in the said land.

H. B. Hartley  
J. H. H. Davis  
H. T. Lewis

Sworn to and subscribed before me, and I hereby certify that J. H. H. Davis and H. T. Lewis are credible and trustworthy citizens of said County.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the Seal of said County, at office, this 11<sup>th</sup> day of January 1882.

Shreninger  
Clerk of County Court Blanco Co.

4  
File 1409

Travis Preemption

H. B. Hartley

Proof Occupancy

Filed Jan 23/82

Rhoads Hester

Chick



PROOF OF SETTLEMENT OF LAND

Geo. D. Barnard & Co., Pres., St. Louis.

H. B. Hartley  
Seller.

us for/roll

BOOK OF SETTLEMENT UNDER HOMESTEAD ACT

The State of Texas

County of

BEFORE ME the undersigned County Clerk in and for the County aforesaid this 23rd day of Jan.

1882, I have examined the foregoing and certify that the same is a true and correct copy of the original as the same appears in the records of said County.

Witness my hand and the seal of said County at the City of St. Louis, Missouri, this 23rd day of Jan. 1882.

Geo. D. Barnard, County Clerk.

My commission expires the 23rd day of Jan. 1883.

Geo. D. Barnard & Co., Printers, St. Louis, Mo.

Geo. D. Barnard & Co., Printers, St. Louis, Mo.

Geo. D. Barnard & Co., Printers, St. Louis, Mo.

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Geo. D. Barnard & Co., Printers, St. Louis, Mo.

Geo. D. Barnard & Co., Printers, St. Louis, Mo.

APPLICATION TO PURCHASE EXCESS ACREAGE

(TITLED OR PATENTED SURVEYS)

*Travis P. 1409*

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

1. I hereby apply to purchase for cash the excess acreage within the following described survey, the area of which is believed to exceed the quantity called for in the patent, under the provisions of Sec. 4 of House Bill No. 9, passed at the Regular Session of the Forty-sixth Legislature, and approved June 19, 1939.

2. The said tract of land is known as H. B. Hartley Survey No. 493, Block No. \_\_\_\_\_, Certificate No. \_\_\_\_\_, Tsp. No. \_\_\_\_\_, situated in Blanco County, Texas, about 25 miles east from Johnson City, Texas the county seat.

3. I am the <sup>part</sup> owner of all the interest in said survey, having acquired the same by (Indicate briefly the source of your title.) inheritance from the estates of my father, Will Wedekind and my mother, Margarete Wedekind, both deceased and by testamentary devise of my mother, Margarete Wedekind, Deceased and as joint ownership and as Executrix of the estate of Margarete Wedekind, Deceased, and attorney in fact of the Wedekind Estates,

and I am therefore entitled to pay for such excess acreage as actually exists within such survey at such price as the School Land Board may fix.

4. I hereby request an appraisalment of said land as is fully described by corrected field notes of this survey which accompany this application—(or)—now on file in the General Land Office.

Lila Davis  
Lila Davis  
3609 Oak Springs Drive  
Austin, Texas

Esther Reiner  
Esther Reiner, Applicant.s  
Cypress Mill, Blanco County,  
Post Office \_\_\_\_\_ Texas

Sworn to and subscribed before me, this the 7th day of January, A. D. 1960.

Mark V. Fuchs  
Notary Public, Comal County, Texas.

I, \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_, the price at which the excess acreage within the tract of land described in the above application No. \_\_\_\_\_, shall be sold, was fixed by the School Land Board at \_\_\_\_\_ Dollars per acre, all of which is shown in Vol. \_\_\_\_\_, page \_\_\_\_\_, of the Minutes of said Board.

Given under my hand this the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_, at Austin, Texas.

\_\_\_\_\_  
Secretary of the School Land Board.

RECEIVED  
JAN - 8 1960  
General Land Office

JAN - 8 1960

RECEIVED

Secretary of the School Land Board

Austin, Texas

Given under my hand this the \_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_ at

of the Minutes of said Board.

Land Board at \_\_\_\_\_ Dollars per acre, all of which is shown in Vol. \_\_\_\_\_ page \_\_\_\_\_

of land described in the above application No. \_\_\_\_\_ shall be sold, was fixed by the School

\_\_\_\_\_ day of \_\_\_\_\_ A. D. 19\_\_\_\_ the price at which the excess acreage within the tract

certify that at a regular meeting of said board held in the General Land Office, Austin, Texas, on the

Secretary of the School Land Board, on behalf

Hobby Public, Comal County, Texas

Sworn to and subscribed before me this the \_\_\_\_\_ day of January, A. D. 1960.

Austin, Texas

3009 Oak Springs Drive

Lila Davis

Post Office

Box 688 Mill, Blanco County, Texas

Eather Reimer, Applicant

Survey which accompany this application—(or)—now on file in the General Land Office.

4. I hereby request an appraisalment of said land as is fully described by corrected field notes of this

such price as the School Land Board may fix

and I am therefore entitled to pay for such excess acreage as actually exists within such survey as

GENERAL LAND OFFICE

Austin, Texas

No. 9160

Application to Purchase Excess Acreage

(Titled or Patented Surveys)

of

Eather Reimer, et al  
Cypress Hills, Texas

#493, H. B. Hartley Survey  
Blanco County, Texas

Filed Jan 8, A. D. 1960  
Bill Allcorn, Commissioner

Approved \_\_\_\_\_, 19\_\_\_\_  
Commissioner.

Howe, P. R.  
1409

5

and approved June 19, 1939.

the provisions of Sec. 4 of House Bill No. 9, passed at the Regular Session of the Forty-sixth Legisla-

tion of which is believed to exceed the quantity called for in the \_\_\_\_\_ under

1. I hereby apply to purchase for cash the excess acreage within the following described survey, the

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

(TITLED OR PATENTED SURVEYS)

APPLICATION TO PURCHASE EXCESS ACREAGE

Howe, P. R.  
1409

The following information is required with all applications to purchase:

1. Type of land
  - (a) Kind of soil Rocky --- grazing
  - (b) Topography of surface hilly
  - (c) Purpose for which adapted (cultivated or grazing) grazing
2. Type and value of timber, if any scrub oak (valueless -- except grazing)
3. Assessed value. (If not rendered for taxation, give last assessed value of adjoining lands.) \$595.00
4. The assessed value in this county is .031% % of market value.
5. The actual value without improvements is \$75.00 per acre.
6. The nearest production of oil, gas or minerals is \_\_\_\_\_ (distance),  
\_\_\_\_\_ (direction). None
7. The nearest drilling oil or gas well is \_\_\_\_\_ (distance) \_\_\_\_\_ (direction).  
None
8. The nearest dry hole is \_\_\_\_\_ (distance) \_\_\_\_\_ (direction). None
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) None
  - (d) Total amount of rental received None
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 None
  - (c) Royalty payments received None
11. Do you contemplate a sale of this land in the near future? Yes  
(Yes or No)  
If so, what is the sale price per acre? \$75.00 gross

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

WITNESS my hand this 7th day of January, A. D. \_\_\_\_\_, 19 60.

Lila Davis  
Lila Davis

Esther Reiner  
Esther Reiner

Sworn to and subscribed before me, this the 7th day of January, A. D. \_\_\_\_\_, 19 60.

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JAN - 8 1960

General Land Office

Mark V. Fuchs  
Notary Public in and for  
Comal County

Texas

RECEIVED  
OCT 8 - 1960

COMET COUNTY  
MORTGAGE SERVICE DIVISION

John W. Smith

10 20

Know to and subscribed before me, this the 10th day of January, A. D.

My hand

Notary Public

John W. Smith

John W. Smith

Witness my hand and seal this 10th day of January, A. D. 1960.

Notary Public

My hand and seal this 10th day of January, A. D. 1960.

Questionnaire  
1-8-60  
Trans. No. 1409 (6)

1. Is there any other person who has been in contact with you regarding the purchase of the property?

None (Yes or No)

2. Name of the person who has been in contact with you regarding the purchase of the property?

None (Name)

3. Address of the person who has been in contact with you regarding the purchase of the property?

None (Address)

4. Date of the purchase of the property?

None (Date)

5. Amount of the purchase price?

None (Amount)

6. Name of the lender of the money?

None (Name)

7. Name of the borrower of the money?

None (Name)

8. Name of the guarantor of the money?

None (Name)

9. Name of the person who has been in contact with you regarding the purchase of the property?

None (Name)

10. Name of the person who has been in contact with you regarding the purchase of the property?

None (Name)

11. Name of the person who has been in contact with you regarding the purchase of the property?

None (Name)

12. Name of the person who has been in contact with you regarding the purchase of the property?

None (Name)

13. Name of the person who has been in contact with you regarding the purchase of the property?

None (Name)

14. Name of the person who has been in contact with you regarding the purchase of the property?

None (Name)

15. Name of the person who has been in contact with you regarding the purchase of the property?

None (Name)



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JAN 13 1960

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7 Travis p. 1409

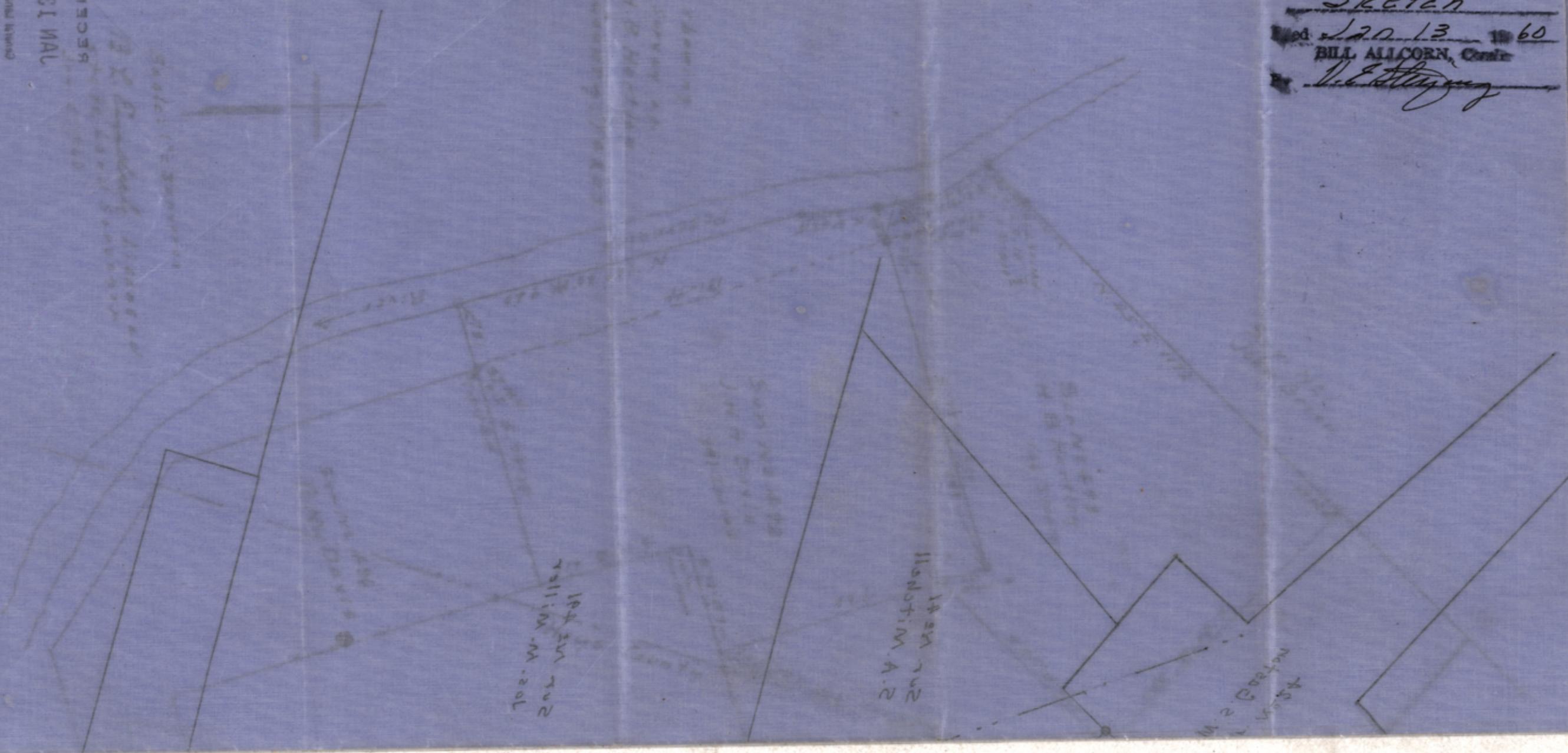
Blanco County

Sketch

Jan 13 1960

BILL ALLCORN, Comr

V. E. Stuyvesant



102. W. Miller  
207 W. Miller  
194 W. Miller

142 W. Miller  
143 W. Miller  
144 W. Miller  
145 W. Miller  
146 W. Miller  
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160 W. Miller

THE STATE OF TEXAS ) H. B. Hartley  
 ) Survey  
 ) No. 493  
 ) Blk. \_\_\_\_\_  
 ) Cert. \_\_\_\_\_  
 ) Tsp. \_\_\_\_\_  
 County of Blanco

CORRECTED FIELD NOTES of a survey of  
166.37 acres of land for

the heirs of W. L. and Margaret Wedekind, deceased,

by virtue of Section 4 of House Bill No. 9, passed at the Regular Session of the Forty-sixth Legislature, and approved June 19, 1939, regulating the sale of excess acreage in titled or patented surveys. Said land is situated in Blanco County, about 19.514 miles N. 71° E. from Johnson City, the county seat, and is described by metes and bounds as follows, to-wit:

Beginning at a stone mound on the S. E. line of Survey No. 1, John Green, for a N. W. corner of Survey No. 493, H. B. Hartley, a live oak now 10" dia. marked X, bears S. 21° E. 10 varas,

Thence N. 45° E. 1172 varas to a stone mound for the North corner of Survey No. 493;

Thence S. 45° E. 880 varas to a stone mound for the East corner of Survey No. 493;

Thence S. 45° W. 620 varas to a stone mound on N. E. line of Survey No. 492, J. H. H. Davis;

Thence N. 17° W. 130 varas to a stone mound for the North corner of Survey No. 492;

Thence S. 73° W. at 900 varas, a stone mound on the high bluff of the Pedernales River for a corner of Survey No. 492, at 999 varas a stake on the East bank of the Pedernales River for the S. W. Corner of this survey;

Thence N. 11° W. 148 varas N. 31° 22' W. 177.4 varas to a stake in the S. E. line of Survey No. 1, John Green;

Thence N. 45° E. 145 varas

to the place of beginning.

(over)

RECEIVED  
 JAN 13 1960

Variation 9° 15' E.  
Surveyed January 2, 1960

Arthur Dietrich  
Kenneth Crenwelge  
Chain Carriers

I, B. L. ENDERLE, Licensed State Land-Surveyor of Blanco, 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.

B. L. Enderle  
Licensed State Land Surveyor--  
Blanco Surveyor  
January 4, 1960.

Filed for record in my office, the 11 day of Jan. 1960, at 8:50 o'clock 7 M, and duly recorded the 12 day of Jan. 1960, in Book 5, Page 424 of the Field Note Records of Blanco County, Texas.

C. H. Stevenson  
County Surveyor--County Clerk  
By: Dorie Cummins, Dep.

I, C. H. Stevenson, 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) \_\_\_\_\_ Timber \_\_\_\_\_ Value \$ \_\_\_\_\_ per acre (including timber)

Licensed State Land Surveyor--  
County Surveyor

STATE OF TEXAS }  
County of Blanco } I, C. H. Stevenson County Clerk  
of Blanco County do hereby certify that the foregoing instrument was filed in my office on the 11 day of Jan. A. D. 1960 at 8:50 o'clock A. M and duly recorded this 11 day of Jan. A. D. 1960 at 2:45 o'clock A. M in the Deed records of said County, in volume 68 on pages 307-308

Witness my hand and the seal of the County Court of said County, at office in Johnson City, the day and year last above written.  
C. H. Stevenson Clerk  
County Court, Blanco County  
By: Dorie Cummins Deputy

8  
File No. TE P-1409 County  
BLANCO  
Corrected Field Notes  
Survey No. 493  
Filed Jan 13 1960  
BILL ALLCORN, Com'r  
By [Signature]  
Correct on Map for 146 ac-63  
TO PURCHASE EXCESS 1/13/60  
156

Deed by Dep.  
3-10-1960  
Heuback

FILED FOR RECORD  
8:52 a.m.  
JAN 11 1960  
C. H. Stevenson  
Clerk Co. Court, Blanco County, Texas  
By [Signature] Deputy

APPRAISER'S REPORT

2

2 Feb 1960

Date Appraisal Made

FEB 8 1960

- 1. TO THE STATE OF TEXAS, SCHOOL LAND BOARD  
BILL ALLCORN, COMMISSIONER GENERAL LAND OFFICE, CHAIRMAN  
AUSTIN, TEXAS

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

- 2. LEGAL DESCRIPTION (SF No. - Abstract No.) \_\_\_\_\_

TRAVIS PREEMPTION 1409

H.B. HARTLEY Survey 493

- 3. (a) The community is composed principally of (white), (colored); (farming), (ranching) (stockfarming).
- (b) This tract is being used as pasture, comparing average with the average of community.
- (c) Total acres 166.37 located 11 miles E from Round Mountain (nearest town), 10 and 20 miles from Johnson City, 650 (pop.) (County Seat) (pop.)
- (d) This tract is 20 miles nearest railroad. (w) (w) 20 miles Johnson City (c) 20 miles Johnson City (c) (Grade School) (High School)
- (e) This tract is on PRIVATE type of road, R.F.D., School Bus, Power line, Telephone.
- (f) Average rainfall 30 inches.

- 4. The nearest production of oil, gas or minerals is none in area (distance), \_\_\_\_\_ (direction).

The nearest drilling oil or gas well is none in area (distance) \_\_\_\_\_ (direction).

The nearest dry hole is none in area (distance) \_\_\_\_\_ (direction).

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) none
- (d) Total amount of rental received none

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 none
- (c) Royalty payments received none

A-1

Private Rd

18 DC 2

24C  
F  
2

24d  
C  
2

18 DC 2

24C  
F  
2

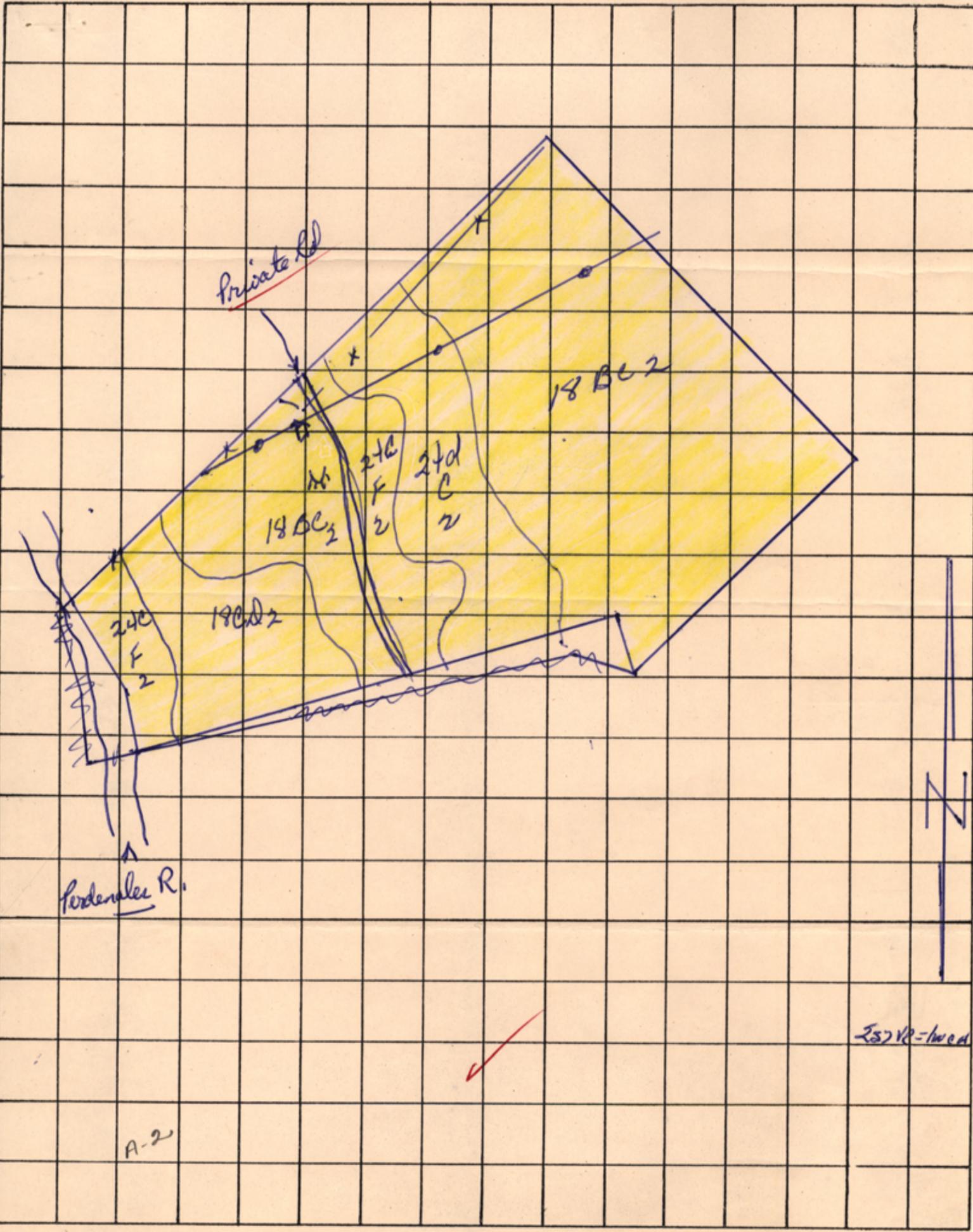
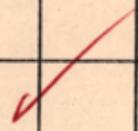
18 DC 2

Perdence R.



25718-1000

A-2



6. LAND ANALYSIS

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

Fair - Slopes are steep and rocky  
and overgrazing is prevalent

(b) Drainage is adeq Type natural. There are 0 acres subject to overflow.  
(Natural, Ditch)

(c) Acres Terraced 0, needing terraces 0, condition of terraces -

(d) Timber and brush land, estimated salable timber, acres 0 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.)

Pasture is steep to gently rolling  
in fair condition. Grasses include  
Curly Mesquite, Buffalo, Texas Wintergrass,  
Meadow Luregrass, Side Lot and some  
little Bluestems. It will carry  
8 AU 10 months without feed.

(f) UNIT CLASS	USE	ACRES	DEPTH	TEXTURE	SUBSOIL PERMABILITY	SLOPE	EROSION	PRICE	TOTAL
18	P	110	5	F	MP	BCD	2	50	5500
24d	P	40	VS	F	MP	C	2	40	1600
21c	P	16	VS	F	MP	F	2	30	480
		<del>166</del>							

A-3

TOTAL LAND VALUE 7580

TOTAL VALUE 7580

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
65/541	Nov 1955	Palmer	Holland	490	55	0	0	0	0	0	0	-8	-8

(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 \$47 x 166.37 ac = \$7813.89 7819.39

8. VALUE INDICATION BY CAPITALIZATION:

INCOME ESTIMATE:				VALUE PER		LANDLORD'S SHARE
CROP	ACRES	YIELD	TOTAL	UNIT	SHARE	
						\$
						\$
						\$
						\$
Pasture	166 ac	at 1.50 ac/year				\$ 249.00
TOTAL LANDLORD'S SHARE						\$ 249.00

LANDLORD'S EXPENSE:

1. TAXES

- (a) County valuation 500
- (b) Rates:

	Rate	Amount
1. State & County	<u>1.47</u>	\$ <u>12.35</u>
2. School	<u>1.00</u>	\$ _____
3. Other	_____	\$ _____
4. Other	_____	\$ _____
TOTAL		\$ <u>12.35</u>

2. Harvest Expense or fertilizer furnished by landlord \$ 0

TOTAL EXPENSE \$ 12.35

LANDLORD SHARE \$ 249 - EXPENSE \$ 12.35 - NET INCOME \$ 236.65

4% CAPITALIZATION RATE

\$ 236.65 ÷ .04 = \$ 5916.25

9. SUMMARY OF VALUES

PRINCIPAL CROPS SUITED	AVERAGE COMMUNITY YIELDS	YIELDS USED THIS TRACT

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

VALUE INDICATION BY Summation \$ 2600 ✓  
 VALUE INDICATION by Comparison \$ 2800 ✓  
 VALUE INDICATION by Capitalization \$ 5900 ✓

11. The present market price should be \$ 7200 ✓

*Handwritten notes:*  
 \$ 46.35 per ac. *MM*  
 23.18 -  
 15.45 -  
 OKCB

12. NARRATIVE SUMMARY:

Land-outstanding features none

\* The sale of this land as reported in the application has been cancelled.

Limiting factors Located on a private road which passes through another ranch.

Mineral Discussion Mineral activity is limited only to occasional leasing. Not considered very valuable.

Community & amenities Located in ranching area about 30 miles from county seat.

Comparison Discussion Located about 1/2 mile SW of this tract. It has one old lower well and tank.

A-5

Appraiser Samuel D. McQually

Trans. Pre-Emp. (91)  
1409  
Appraisal Report  
2-8-60 eg

At least 100 lbs fine to large shales  
about 100 lbs small shales and  
4?

COMPARISON DISCUSSION

Lower than 6 months fine to large  
shales and shales

COMPARISON TABLE

At least 100 lbs fine to large shales  
about 100 lbs small shales and  
4?

MINERAL DISCUSSION

At least 100 lbs fine to large shales  
about 100 lbs small shales and  
4?

At least 100 lbs fine to large shales  
about 100 lbs small shales and  
4?

IT THE PRESENT MARKET PRICE APPROXIMATE

1500 - 2000

1000 - 1500

AVG INDICATION BY SUBSTITUTION \$ 2000

AVG INDICATION BY COMPARISON \$ 2000

AVG INDICATION BY ANALYSIS \$ 2000

TO THE VALUE OF 1000 = 1000, 1000, 1000

1000 - 1500

1000 - 1500

FEB 29 1960

General Land Office

ACCEPTANCE OF TERMS OF SALE OF EXCESS ACREAGE  
(Titled or Patented Surveys)

Cypress Mill, Texas, Feb. 27, 1960

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

I hereby accept the terms of sale of 6.37 acres of land as excess acreage within the tract of land hereinafter described as stated in your letter dated February 24, 1960, and apply for a Deed of Acquittance to the same under the provisions of Section 4 of House Bill No. 9, passed by the Regular Session of the Forty-sixth Legislature, and approved June 19, 1939.

The said tract of land is situated in Blanco County, Texas, about 14 miles N, 71 deg. E from \_\_\_\_\_, the county seat, and is briefly described as follows, to-wit:

<u>Survey</u>	<u>No.</u>	<u>Block No.</u>	<u>Certificate No.</u>
<u>H. B. Hartley</u>	<u>493</u>		

<u>Tsp. No.</u>	<u>Excess Acreage</u>	<u>Acres in Survey</u>	<u>Classification</u>
	<u>6.37</u>	<u>166.37</u>	

I agree to pay for said 6.37 acres of land the price of \$15.45 Dollars per acre as fixed by the School Land Board, and I hereby enclose the sum of \$98.42 Dollars as the cash payment therefor.

I further agree that the sale of such excess acreage is made with\***out mineral reservation to the State.**

I further agree that the sale shall inure distributively to the benefit of the true and lawful owners of said survey in proportion to their holdings.

C Esther Reiner  
F Herman F. Reiner  
Purchaser

Post Office \_\_\_\_\_

Sworn to and subscribed before me this the 27 day of February, 1960

Z H. H. H. H.

Notary - Blanco County, Texas

IMPORTANT NOTICE

\*NOTE: The stipulation with reference to the reservation of minerals contained in the letter referred to in the first paragraph of this Acceptance of Terms of Sale should be included in this space.

The sale of excess acreage is made in every instance with such reservation of minerals, or with no mineral reservation, accordingly as may have been the case when the survey was titled or patented.



NOTICE: The stipulations with reference to the reservation of minerals contained in the letter referred to in the first paragraph of this acceptance are hereby accepted and the reservation of minerals is hereby reserved to the State of Texas.

IMPORTANT NOTICE

I hereby agree to and subscribed before me this the 23 day of February, 1960

Post Office

*Arthur D. Jensen*  
*Esper Jensen*

*Blanco* County, Texas

said survey in proportion to their holdings.

I further agree that the sale shall have distributively to the benefit of the true and lawful owners of the same.

I further agree that the sale of such excess acreage is made with "out mineral reservation to the State of Texas as fixed by the School Land Board, and I hereby enclose the sum of \$28.45 as the cash payment therefor.

GENERAL LAND OFFICE  
Austin, Texas

No. 9160

ACCEPTANCE OF TERMS OF SALE OF  
EXCESS ACREAGE  
(Titled or Patented Surveys)

of

*Ether Reiner, et al*

*Cypress Springs* Texas.

#493, H.B. Hartley Survey

*Blanco* County, Texas

Filed Feb 29, A. D. 1960

*Bill Allcorn, Jr*  
Commissioner

Approved Feb. 29, 1960  
Rejected

*Bill Allcorn, Jr*  
Commissioner

Section of the Forty-sixth Legislature, and approved June 10, 1959.

of Acquittance to the same under the provisions of Section 4 of House Bill No. 9, passed by the Regular Session of the Forty-sixth Legislature, and approved June 10, 1959, and apply for a Deed hereinafter described as stated in your letter dated February 24, 1960.

I hereby accept the terms of sale of 6.37 acres of land as excess acreage within the tract of land

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

*Esper Jensen*

Texas

*Feb 27*, 1960

ACCEPTANCE OF TERMS OF SALE OF EXCESS ACREAGE  
(Titled or Patented Surveys)

RECEIVED  
FEB 29 1960



BILL ALLCORN, COMMISSIONER  
A. T. MULLINS, CHIEF CLERK

# DUPLICATE RECEIPT

LEDGER 215

(To be Kept by Land Office)

PAGE \_\_\_\_\_

FILE NO. Trav. Pre-emp. 1409Post Office Cypress Springs, Texas 2/29/60, 19\_\_\_\_

To THE COMMISSIONER General Land Office, Austin, Texas.

I enclose check for \$ 748.98,  
(Say whether Money Order or Draft on a Bank in Austin, or Cash.)

of which \$ 98.42 are for principal  
\$ \_\_\_\_\_ are for interest  
\$ \_\_\_\_\_ are for fees

payment on the following land purchased from the State,  
to-wit:

Section	Block	Township	Certificate	SURVEY	Acres	County
493				H. B. Hartley	6.37	Blanco

Esther Reiner, et al  
(Name of Sender.)

Received remittance as stated above.

\_\_\_\_\_  
(Address)

*Bill Allcorn*

\_\_\_\_\_  
Commissioner General Land Office.

(11) 159-26  
100-28

