

Hayes County, Ga

1864

Travis
PRE-EMPTION.

Abst-658

J. A. Seward

✓ 160 Acres

See 1660 Travis Pre for Evidence
of abandonment of tract
rec'd 7/28/90
at May 26, 1873.

On J. M. Crow P. 1660 other
-wise Correction map
of Hayes County Dec 1879
Aug 4/90 C. M. Hill
Patent to J. M. Crow for
Aug 1870 & Hill
Patent Aug 21/90

21029
No 238 Vol 23
C. M. Hill

21029

mkd pld

Aug 26
1874

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No. 3. Cert of Occupancy
Dainib

No. 4. 45 Acres
Transfus

6. Release
7/28/90 Dainib

\$5⁰⁰ Dep^d 7/18/90 by
J. M. Crow
Witness.

J. M. Kilough
San Marcos

State of Texas } Before me the
County of Hays } undersigned au-
thority on this day I am personally
J. A. Seward who being by me
duly sworn on oath says that
he is the head of a family that
he is in possession of and claims
for himself the following base
of land in good faith under
the law granting homestead do-
nations; that he is without any
homestead of his own - that he
has actually entered upon the land
aforesaid and that he believes
the same to be vacant and
unappropriated public domain

That said land is located in
Hays County State of Texas and
is bounded as follows =

Beginning at N.W. corner of T. 13.
Led survey thence north with East
line of Haggard League - or
to South line of B. Serranus home-
stead donation - thence E - or
thence S - or - thence W - or to
beginning so as to contain One
Hundred and Sixty Acres of land
J. A. Seward

Sworn to and subscribed before
me this 20th day of July 1880.

J. C. Howe J. D.
Clerk of Notary Public
Hays County Tex





And application is hereby made to
Jl. E. C. County Surveyor of Travis
County to survey the within described
tract of land for J. A. Seward
in accordance with laws as
a Homestead Donation for
him

J. A. Seward
By H. H. H. & P. P.
His attys

Aug 24/85

Application for
Homestead -

J. A. Seward

Recorded in
Book D. Page 95
J. M. Killough,
C. S. Gray Co. Texas

Aug 13/85

① Filed 18th.

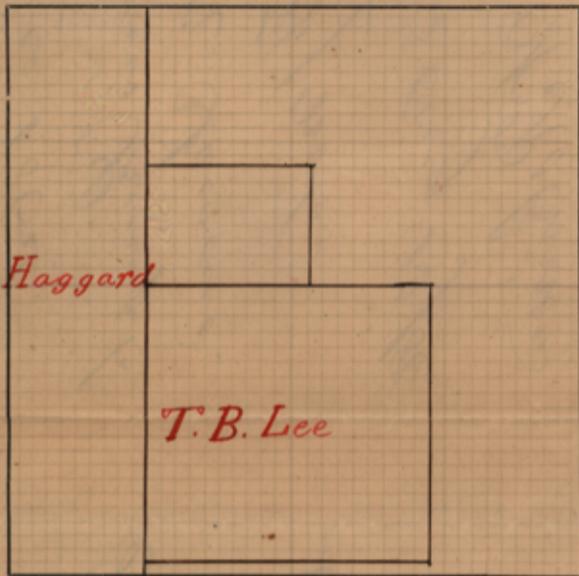
Travis Precinct
J. A. Seward

Affidavit

Filed Aug 13/86

D. A. Robinson

Trifecta



THE STATE OF TEXAS,

SURVEY

Hays

COUNTY. No.

FIELD NOTES of a Survey of *160 acres*

of Land, made for *J. A. Seward* By virtue of the accompanying file No. 178 for a Homestead Donation

SCALE: Varas per inch.

Said Survey is No. *415*, in *Hays* County, Texas, situated on the waters of *Onion Creek* a tributary of *Colorado* River, about ~~28~~ *26* miles ^{*25*} *N.W.* of *San Marcos*. Beginning at *at the N.W. cor. of*

the T. B. Lee Survey No. 415 a stone md. from which a line oak bears N. 26° E. 25 vs. a line oak stump bears N. 50° W. 20 vs. Thence N. 81° 10 vs. a stone md. on E. line of the Haggard (Haggard) League from which a line oak bears N. 5 1/2° W. 4.6 vs. a do. bears N. 53° W. 3.3 vs. Thence E. 1115 vs. a stone md. from which a line oak bears N. 51° W. 4 vs. Thence S. 810 vs. to a stone md. on N. line of the T. B. Lee Survey from which a line oak bears N. 80° E. 18 vs. Thence W. with N. line of T. B. Lee Survey 1115 to

to the place of the beginning.

Bearings marked X *Var. 9° 30'*

Surveyed *May 11th* 188*6*. *J. F. Martin* } CHAIN CARRIERS. *A. S. Palmer* }

I, *J. M. Killough*, *Hays* 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.

By *J. M. Killough* Deputy. *Hays* County Surveyor *Hays* Co., Texas.

Filed for Record the *7th* day of *Aug.* 188*6*. at *10* o'clock *A.* M. *J. M. Killough* SURVEYOR.

2

File 1864
Travis Preamble
J. A. Seward.
F/notes
Filed Aug 13/86
D. A. Robinson

Recorded in
Book D. Page 294.
J. M. Killough,
C. S. Hays Co. Texas.

Sheet
Cub. 1660 otherwise
Correct on map of
Hays County Dec 12/89
Aug 4/90 C. McMill
Patented Aug 27/90
J. McHenry

Aug 26
1886
M.H.

[Faint mirrored text from the reverse side of the page, including names like 'J. M. Killough' and 'C. S. Hays Co. Texas'.]

The State of Texas

County of Hays } Before me J. C. Rowe
 } Notary Public in and
for Hays County Texas, on this day personally
appeared J. A. Sward 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 him on the 11
day of May 1886 by Killough
Surveyor of said County. That he has
occupied and improved the same
as a homestead for the period of
Three ^{consecutive} years, beginning on the
day of Aug. ¹⁸⁸⁵ that he is a married man
and that he makes this affidavit
for the purpose of obtaining a title
to the same for a homestead under
Chapter nine of the Revised Statute
of the State of Texas, and that he has
not a homestead other than the above
And also at the same time come
and personally appeared J. B. Middle-
brook and A. T. Dye two credible
resident Citizens of said County to
me well known, who being duly

Sworn deposes and says that G. A. Seward the person first above named in this affidavit has actually settled upon and cultivated as a homestead the land surveyed for him on the 11 day of May by the Surveyor aforesaid for the period of three consecutive years and they nor either of them have any interest in the said lands

G. A. Seward
J. B. Middlebrook
A. T. Dye

Sworn to and subscribed before me and I hereby certify that J. B. Middlebrook and A. T. Dye are credible and trustworthy citizens of said County.

In testimony whereof I have hereunto set my hand and affixed the impress of my seal this 31st day of Oct - A. D. 1888

J. C. Rowe
Notary Public
Hays County Tex



Homestead April
J. A. Seward

③ File 1864.
Francis Preempt
J. A. Ferrand

Cert of
Occupancy
Filed July 18/90.

W. A. Kelley
CHIEF CLERK

THE STATE OF TEXAS,

COUNTY OF *Stays*

1864 *Travis P*
Know all Men by these Presents,

That *we* *J. A. Seward* of the county of *Stays*

in the State aforesaid, in consideration of *Five Hundred*

Dollars, to *me* paid by *Sam Herring* of the county

of *Blanco* in the State of *Texas* have granted,

bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm

unto *Sam Herring* all that certain tract of land, situate in the

county of *Stays* in the State of Texas, and described as follows, to wit:

160 acres survey made for J. A. Seward as a

Homestead Donation, on the waters of Union

creek a tributary of the Colorado River about

28 miles N W of San Marcos and

Beginning at the N W cor of a P. B. Lee sur. no 415

st and S. E. N 26° E 25' S. S. E. stump N 50° W 20'

Thence N 81° 0' W. st and on E line Howard League

S. E. N 5 1/2° W 46' S. S. E. N 53° W 33'

Thence E. 111° 5' st and S. E. N 51° W

Thence S. 81° 0' st and on N line P. B. Lee survey

to N 80° E 18'

Thence to west N line P. B. Lee survey 111° 5' to

the place of beginning. Bearings mtd X

Var. 9° 30'.

Together with all and singular the rights, members, hereditaments and appurtenances to the same

belonging, or in anywise incident or appertaining: To Have and to Hold, all and singular the

premises above mentioned, unto the said *Sam Herring*

his 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 *Sam Herring*

his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the

same or any part thereof.

In Witness Whereof, *we* have hereunto set *our* hands and affixed *seal*, this

24th day of *April* A. D. eighteen hundred and *Eighty Nine*

J. A. Seward [SEAL]
S. E. Seward

Signed, sealed and delivered in presence of the undersigned, each of whom is also witness to the signature of the other.

THE STATE OF TEXAS,

COUNTY OF *Hays Blanco*

Before me

J R Brown a Notary

Public

on this day personally appeared *J. A. Seward, 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 on the same day personally appeared *S. E. Seward, wife of the said J. A. Seward known to me to be the person whose name is subscribed to the foregoing deed, and having been examined by me privily and apart from her said husband and having the same fully explained to her, she, the said S. E. Seward acknowledged such instrument to be her act and deed & declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract.* Given under my hand and seal of office, this

25 the day of *April*

A. D. 18*89*.

*J R Brown Notary
Public Blanco*

10107

DEED

FROM

J. A. Seward

TO

Sarah Seward

Deposited with me in my office and by

me filed, for record, at

o'clock

day

M., on the

A. D. 18

4-1

County



Fees

Received payable

THE STATE OF TEXAS,

COUNTY OF

I,

the Clerk of the

County Court of County, in the State above written, do hereby certify that

the on the reverse hereof, together with the foregoing certificate

of was deposited with me in my office for record at

o'clock M., on the day of A. D. eighteen

hundred and and that the same were by me recorded on the

on of book of the record books of my office.

In witness whereof, I do hereunto set my hand and seal of office, the same being the seal of said court, at

this day

A. D. eighteen hundred

File 1864.

Francis Fremont

J. A. Seward wife

For Francis

Sarah Seward

Filed July 10/89

W. A. Shreeley
CHIEF CLERK.

S clerk of the County Court

County.

The State of Texas,)

County of Hays

Know all Men by these Presents, That I, Sam Heving

of the County of Blanco and State of Texas in consideration
of the sum of One hundred and Sixty DOLLARS,
paid and secured to be paid by a certain promissory note

as follows:

On the first day of December A. D. 1889,
I promise to pay to Sam Heving or order at
Blanco, Texas the sum of One hundred and
sixty (\$160⁰⁰) dollars bearing interest from
the twenty third day of May 1889 at the rate
of ten per cent per annum. This note is given
for the purchase money of 160 acres of land
in Hays County Texas: Hays Co. Texas; 23rd May 1889
(signed) J. W. Crow.

have GRANTED, SOLD AND CONVEYED, and by these Presents do GRANT, SELL AND CONVEY, unto the said

J. W. Crow

of the County of Hays and State of Texas, all that certain

tract of land, situate in the County of Hays in
the State of Texas and described as follows, to wit:
160 acres survey made for J. A. Seward as a Home-
stead Donation, on the waters of Onion Creek, a
tributary of the Colorado River about 28 miles
N. W. of San Marcos and

Beginning at the N. W. cor. of J. B. Lee sur.
N. 415 St. m. L. C. N 26° E. 25 v; L. C. stump N. 50 W
20 v. Thence N. 810 v. St. md on E line Howard League
L. C. N. 5 1/2 W. 46 v. do. N. 53 W. 33 v. Thence E. 1115 v. St.
m. L. C. N. 51 W. Thence S. 810 v. St. m. on N. line
J. B. Lee survey. Thence W. with N. line of said Lee
survey 1115 v. to the beginning. Bearings m. N. X-

[Faint, mirrored text from the reverse side of the page, including words like 'warrant', 'forever', 'defend', 'premises', 'rights', 'appurtenances', 'unto', 'said', 'J. W. Crow', 'his', 'heirs', 'assigns', 'forever', 'do', 'hereby', 'bind', 'myself', 'my', 'heirs', 'executors', 'and administrators', 'WARRANT AND FOREVER DEFEND', 'all and singular', 'the said premises', 'unto the said', 'J. W. Crow', 'his', 'heirs and assigns', 'against every person', 'whomsoever lawfully claiming', 'or to claim the same', 'or any part thereof', 'But it is expressly agreed and stipulated', 'that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon, are fully paid, according to its face and tenor, effect and reading, when this Deed shall become absolute.', 'WITNESS my hand at Blanco Co., this 23rd day of May', 'A. D. 1889', 'Signed, Sealed and Delivered in Presence of', 'David Hunter', 'Geo. J. Hancock', 'Sam X Heering', 'more']

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 J. W. Crow his

heirs and assigns, forever. And I do hereby bind myself my heirs, executors and administrators, to **WARRANT AND FOREVER DEFEND**, all and singular, the said premises unto the said J. W. Crow his

heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof. But it is expressly agreed and stipulated, that the Vendor's Lien is retained against the above described property, premises and improvements, until the above described note, and all interest thereon, are fully paid, according to its face and tenor, effect and reading, when this Deed shall become absolute.

WITNESS my hand at Blanco Co., this 23rd day of May
A. D. 1889 his

Signed, Sealed and Delivered in Presence of
David Hunter
Geo. J. Hancock
Sam X Heering
more

THE STATE OF TEXAS. }

County of

BEFORE ME.....

in and forCounty, Texas, on this day personally appeared.....

and.....

Wife or

to be the persons whose names are subscribed to the foregoing Instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said.....

Wife of the said....., having been examined by me privily and apart from her husband, and having the same by me fully explained to her, she, the said.....

acknowledged such Instrument to be her act and deed, and she

declared 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.....day of.....A. D. 18.....

*The State of Texas }
County of Blanco } Before the undersigned
personally appeared Geo J Mamrock to me well
known to be the person whose name is sub-
scribed as a witness to the foregoing instrument
of writing and after being duly sworn stated
on oath that he saw Sam Herring the grantor
of said foregoing instrument subscribe the
same and that he and David Hunter had
signed the same as witnesses at the request
of said Sam Herring*

*Given under my hand and the
seal of the County Court of Blanco
Co, Texas at Blanco Texas this 25th day
of May A.D. 1889*

*S. W. Wallis
County Judge of Blanco Co Texas*

THE STATE OF TEXAS, }

County of

I....., Clerk

of the County Court of said County, do hereby certify that the above Instrument of writing, dated on the.....day of

.....18....., with the Certificate of Authentication, was filed for record in my office, this.....

day of.....A. D. 18....., at.....o'clock.....M., and duly recorded the.....day of

.....A. D. 18.....at.....o'clock.....M., in the records of said County, in Vol.....on Pages.....

WITNESS my hand and the seal of the County Court of said County, at office in

.....the day and year last above written.

Clerk C. C.....County.

WARRANTY DEED

WITH VENDOR'S LIEN.

JOINT ACKNOWLEDGMENT.

File 1864.
Francis Preempt
J. A. Seward

Sam Herring
Blanco Co Texas
TO DEED,
J. W. Crow
Hays Co Texas

Sam Herring
Buy Transfer
J. W. Crow
Filed July 18/90

DATED

the 23rd day of May 1889

FILED FOR RECORD

the _____ day of _____ 18____
at _____ o'clock and _____ minutes _____ M.

C. C.

Deputy.

L-GX.

P. A. Sheeley
CHIEF CLERK.



THE STATE OF TEXAS

[Faint, illegible handwritten text, likely bleed-through from the reverse side of the document.]

THE STATE OF TEXAS, }

County of _____ }

BEFORE ME,

Lewellen Robison

a Justice of the Peace and ex-officio Notary Public in and for

Blanco

County, Texas, on this

day personally appeared

Sam Hoering

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.

Given under my hand and seal of office, this

26th day of *April*A. D. 18*90**Lewellen Robison*Justice of the Peace and ex-officio Notary Public, *Blanco* Co., Texas.

The State of Texas)

County of ^{of} Tays } Whereas on the
twenty third day of May A. D. 1889, Sam
Herring of the County of Blanco, State
of Texas did execute and deliver to J.
W. Crow of the County of Tays, State
of Texas a certain deed of conveyance
wherein the party first named did
convey to the party last named the
following described tract or parcel
of land to wit: One hundred and
sixty acre preemption which was
deeded to the said Sam Herring by
J. C. Seward, said land situated in
Tays County Texas. And whereas as
a full consideration for said land
the said J. W. Crow did execute and
deliver to the said Sam Herring a
certain promissory note bearing even
date with said deed and payable
to the said Sam Herring at Blanco
Blanco Co., Texas on the first day of
December 1889 and a Vendor's Lien
was expressly retained in such deed
to secure the payment of said pro:
missory note. And whereas said
promissory note has been fully paid
off and discharged both principal

and interest and at the time of its
payment said note was the property
of the undersigned. Now therefore
know all men by these presents that
I, Sam Herring of the County of St.
Augustine, State of Texas for and in
consideration of the premises and the
full and final payment of said
note have remised released, quit
claimed discharged and acquitted
and by these presents do remise re-
lease quit claim, discharge and
acquit unto the said J. W. Crow his
heirs and assigns the Vendors Lien
heretofore existing upon the land
and premises aforesaid.

Witness my hand this the
26th day of April, 1890.

his
Sam^x Herring
Mark

Filed
Travis Preemph
Sam^x Herring
The Release
J. W. Crow
Filed July 1890
R. A. Shuler
CHIEF CLERK