

File 355 (488)

Houston Preemption

Abst - 399

J. S. Etheridge

132²³
#15 acres.

Act. August 12th 1870.

Correct on map of Houston
January 14th 1877. E. Schuch

Correct for patenting
June 19th 1877

Patented June 20th 1877.
Chas. G. Mailer

No. 218-2665

LET DEED OF ACQUITTANCE ISSUE
8-28-60

Jack Gibson
REG. MKD. DEED ACQ.

F.N. missing 10-27-59

FNS. CORRECT FOR 132²³ ACRES
TO PURCHASE EXCESS R.C.W.
5-2-60 V.E.S.

ENGR. V.E.S. DATE 5/16/60
LEGAL DATE 6/14/60

Mgl. 82199

of Co. h. 59
to J. S. Etheridge

Contents.

No. 1. Affidavit & Deeds

" 2. Field Notes.

" 3. _____

" 4. _____

May 17/75
Deeds

3. Cert. of occupancy
July 17/77

4 appl. to purchase 4-25-60 V.E.S.

5- Questionnaire 4-25-60 V.E.S.

6- Cor. F/Notes 4/29/60 V.E.S.

7- appraisers Rep. at 7-15-60 V.E.S.

Humble Oil & Ref Co.

80 Bx 2 180

Houston 1 Texas

att. S. Owen

Date # 102 Reg # 50467

8. Acceptance 8-25-60 V.E.S.

9. Dup. Receipt 8-25-60 V.E.S.

PAID IN FULL 17.78 ACRES

DATE August 25 1960

A. B. Vol. _____ P. _____

SEP 13 1960
Deed of Acquittance
No. 488 - Vol. 14
Forwarded SEP 14 1960
Hedrick

The State of Texas } Before me the undersigned an
County of Houston } thirty this day personally ap-
peared J. S. Etheridge applicant, and James Ros-
amond and Wm A Rosamond wit-
nesses to me well known who being duly sworn ac-
cording to law declare that J S Etheridge
is a bona fide settler upon vacant public domain
the same described under the accompanying file
under an "An act to regulate the disposal of the
public lands of the State of Texas" approved August,
the 12th 1870, and that he has not a homestead

J. S. Etheridge
James Rosamond
W. A. Rosamond

Sworn to and subscribed before me this the 16th
day of February A. D. 1874,

To certify which I have here to set my
hand and seal of office at Crockett
Houston County Texas this the day
and year last above written.

O. C. Aldrich
Clerk Dist Ct
Houston Co.

Designation
of the County Surveyor of Houston County

By virtue of the accompanying affidavits
No. _____ made in accordance with the
section of an act to regulate the disposal
of the Public Land in the State of Texas
approved August 12-1870 I hereby ap-
ply for a survey of the following premises
including my improvements, viz,
Requiring

File 325
Houston Preemption
J. S. Etheridge
Aff. & Designation
filed May 17/75.
J. S. Etheridge
Comm.

J. S. Etheridge
Affidavits

The State of Texas ³ Survey etc.
Houston County ³

Filed notes of a Survey of 115
acres of Land made for.

J. S. Stridge by virtue of his preump-
tion Affidavit etc.

Said Survey is situated in Houston County
on waters of Tautabogue Creek - about 20
miles S. one. N. from the town of Crockett.

Beginning at James ^{Roseman and} Corner on
D. Stelts N. P.

Thence S. 19° E. with Stelts line 350 vs. to his
Corner.

Thence S 71° N with Stelts line 53 vs this Cor-
Thence S 19° E with Stelts line 340 vs. to Houston
Walker County line.

Thence S 57° N with County line 1075 vs. to Corner
Ellis Survey.

Thence N 45° N. with Ellis line 479. varas to
Corner.

Thence N 45° E. passing Roseman's Cor and
with Roseman line at 1370. vs. the place of

Beginning Surveyed July 22^d 1875. Bearing m° X

R. H. Roseman & C³

W. Miller

W. J. Brownman & C³

C. J. Fox H. C.

The State of Texas ³

Houston County ³ I hereby Certify that the fore-
going Survey was made by me according
to Law. and that the marks lines and
Corners are correctly discussed therein
in - and that the foregoing filed notes

are duly recorded in Book 13 of
Preemption Claims the May 7th 1875 -
Mackellida
Co. Bear Ala

² File 320
Houston Preemption
Field Notes

115 acres

L. S. Eltheridge,

filed May 17/75

W. P. Coon
Comr

Patented Jan. 20th 1877

Chas. J. Maillet

The State of Texas Before me the undersigned County Clerk in and County of Houston for the County aforesaid, this day came and personally appeared J. S. Ethridge a resident-citizen of said County who being by me duly sworn, declares that he is a bona fide settler upon 160 acres of Vacant Public Land situated in said County and surveyed for J. S. Ethridge on the 22 day of February 1875 by Mark Miller County 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 1st day of January 1872 that he is a married man and the head of a family, and that he makes this affidavit for the purpose of obtaining a title to the same for a homestead under an Act supplementary to "An Act to regulate the disposal of the Public Land of the State of Texas" approved March 24th 1871, and that he has not a homestead other than the above and also at the same time came and personally appeared Jonas Lever and James Rosamond two credible resident-citizens of said County, to me well known who being duly sworn depose and say that J. S. Ethridge the person first above named in this affidavit has actually settled upon and cultivated as a homestead the land surveyed for him on the 22 day of Feb^r 1875 by the surveyor aforesaid for the period of three years and they nor either of them have any interest in said land

J. S. Ethridge
 Jonas Lever
 James Rosamond

sworn to and subscribed before me O. C. Aldrich
and I hereby certify that John Sever and
James Rosamond are credible and trustworthy citizens of
said County

In testimony whereof, I have hereunto set my hand and affixed
the seal of said County this 15th Day of January A.
D. 1879

O. C. Aldrich
Clk. Cr. Ct. H. Co.



J. S. Ethington

The emphasis affr -
doubt for Talant

3
File 325
Houston Birmingham
J. S. Ethington
No. 222
City of Decatur
Filed January 17th 1879
J. S. Ethington
(Seal)

APPLICATION TO PURCHASE EXCESS ACREAGE

(TITLED OR PATENTED SURVEYS)

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 J. S. Etheridge Survey, A-399 Survey No., Block No., Certificate No. Pre-emption Affidavit Tsp. No., situated in Houston County, Texas, about 19.1 miles S1°30'W from Crockett, the county seat.

3. I am the owner of 145.5-acre interest in said survey, having acquired the same by (Indicate briefly the source of your title.)

Please see Certified Copy of the Deed attached hereto.

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 - THE CHAMPION PAPER & FIBRE COMPANY

ATTEST: Charles W. Dabney, Jr. Assistant Secretary

By: Stephen Chase, Applicant. Vice President Post Office Pasadena, Texas

Sworn to and subscribed before me, this the 7th day of April, 1960

Wanda Underhill Notary Public in and for Harris County, Texas My Commission Expires June 1, 1961

I, Elmo B. Kyzar, 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 2 day of August, A. D. 1960, the price at which the excess acreage within the tract of land described in the above application No. 9123, shall be sold, was fixed by the School Land Board at \$20.67 Dollars per acre, all of which is shown in Vol. 16, page of the Minutes of said Board.

Given under my hand this the 2 day of August, A. D. 1960, at Austin, Texas.

Elmo B. Kyzar Secretary of the School Land Board.

Austin, Texas.

Secretary of the School Land Board.

Given under my hand this the 9 day of August, A. D. 1960, at
of the Minutes of said Board.

Land Board at 20.00 Dollars per acre, all of which is shown in Vol. 10, page

of land described in the above application No. 9183, shall be sold, was fixed by the School
day of August, A. D. 1960, 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
I, Elmer B. Rife, Secretary of the School Land Board, do hereby

WANDA ENDERHILL, Notary Public in and for the State of Texas
My Commission Expires June 1, 1961

Sworn to and subscribed before me, this the 5th day of August, 1960
Assistant Secretary
Charles W. DePue, Jr.
Post Office Paducah, Texas

[Signature]
President

By: [Signature]
Stephen Grace, Applicant. Vice President

I hereby request an appraisement 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 theretore entitled to pay for such excess acreage as actually exists within such survey at

(4)

GENERAL LAND OFFICE
Austin, Texas

No. 9183

Application to Purchase
Excess Acreage

(Titled or Patented Surveys)

of the Champion Paper
& Fibre Co.
Pasadena, Texas

J. S. Etheridge Survey
Houston County, Texas

Filed April 25, A. D. 19 60

Bill Allcorn, Jr.
Commissioner.

Approved Aug. 2, 1960
Rejected

Bill Allcorn, Jr.
Commissioner.

The said tract of land is known as J. S. Etheridge Survey, A-322
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-
area of which is believed to exceed the quantity called for in the Exempt under

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

The following information is required with all applications to purchase :

1. Type of land
 - (a) Kind of soil Sandy-Loam
 - (b) Topography of surface Rolling
 - (c) Purpose for which adapted (cultivated or grazing) Grazing
2. Type and value of timber, if any Mostly Young Pine - \$8.00 per acre
3. Assessed value. (If not rendered for taxation, give last assessed value of adjoining lands.) \$10.50 per acre
4. The assessed value in this county is approximately 60 % of market value .
5. The actual value without improvements is \$12.00 per acre .
6. The nearest production of oil, gas or minerals is 2030 feet (distance), S 42° 54' W (direction) .
7. The nearest drilling oil or gas well is 2315' (distance) N46°W (direction) .
8. The nearest dry hole is 570' (distance) S 12° 30' E (direction) .
9. If the land is under oil and gas lease, fill in the following :
 - (a) To whom leased Humble Oil & Refining Company, Lease No. 226293
 - (b) Date of lease January 3, 1956
 - (c) Bonus received (per acre) \$20.00
 - (d) Total amount of rental received \$582.00
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 7th day of March April, 19 60.
ATTEST THE CHAMPION PAPER & FIBRE COMPANY

Charles W. Dabney, Jr.
Assistant Secretary
By: Stephen Chase
Stephen Chase, Vice President

Sworn to and subscribed before me, this the 7th day of March April
19 60.

WANDA UNDERHILL
Wanda Underhill
Notary Public in and for
Harris County, Texas

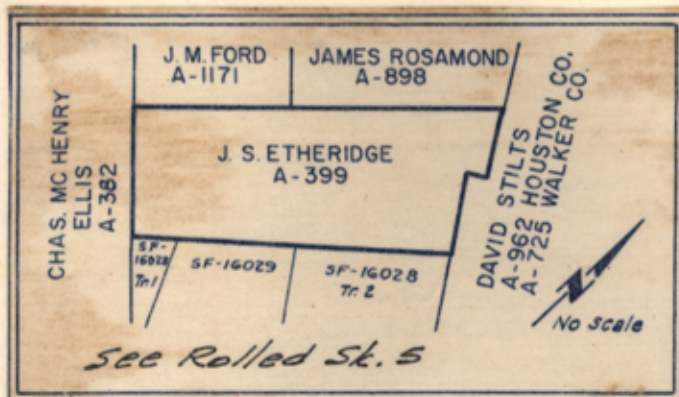
228.00 per acre

RECEIVED

APR 25 1960

General Land Office

D-185



THE STATE OF TEXAS } J. S. Etheridge
HOUSTON COUNTY } Survey, A-399

File: 325
J. S. Etheridge
Pre-emption Survey

CORRECTED FIELD NOTES of a survey of 132.78 acres of land for J. S. Etheridge 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 Houston County, about 19.1 miles S 1° 30' W from Crockett, Texas, the County Seat, and is described by metes and bounds as follows, to wit:

BEGINNING at the original south corner of the J. M. Ford Survey, A-1171, as resurveyed by O. C. Wakefield on November 6, 1933, on the northeast line of the Charles McHenry Ellis Survey, A-382, said corner being the west corner of the J. S. Etheridge; found this corner marked by 4" petrified rock from which remains of a Black Jack stump (original witness) bears S 62° E, 1.7 varas; 9" Pine marked \bar{X} (painted yellow) bears S 7° E, 9.5 varas; also a 17" Pine bears S 32° W, 13.0 varas, and an 8" Hickory bears S 87° W, 8.2 varas, marked both trees \bar{X} ;

THENCE N 44° 07' 30" E with the southeast line of the said Ford Survey, at 25.3 varas cross fence; at 185.0 varas center line of small wash; at 239.0 varas center line of wash 2.9 varas wide; at 327.6 varas center line small wash; at 395.0 varas center line small wash; at 596.57 varas the east corner of the said Ford Survey, same being the south corner of the James Rosamond Survey, A-898; this corner marked by 5/8" copper-coated steel rod with 1 1/2" brass cap stamped "844"; continuing on the same bearing at 615.9 varas center line of dirt road; at 622.5 varas pass fence corner and generally follow along a new fence line; at 1,026.0 varas center line dry wash 2.5 varas deep; at 1,054.6 varas fence corners and bears northwest; in all, 1,461.12 varas to the more southerly east corner of the said Rosamond Survey on the more northerly southwest line of the David Stilts Survey, A-962, Houston County and A-725, Walker County, said corner being the north corner of the J. S. Etheridge Survey; at this corner set 5/8" copper-coated steel rod with 1 1/2" brass cap stamped "848" from which a 13" Black Jack marked \bar{X} bears South, 5.6 varas, this witness tree recited in Vol. 146, Pg. 498, Deed Records of Houston County; also a 12" Pine bears N 64° 40' E, 2.1 varas; 8" Pine bears S 55° 15' W, 11.3 varas; and 10" Post Oak bears N 6° 08' E, 5.0 varas, marked these three trees \bar{X} ;

THENCE S 27° 14' 30" E, generally along a fence with the more northerly southwest line of the said Stilts Survey; at 222.12 varas cross fence bearing S 79° E; at 225.72 varas cross fence; and in all, 351.46 varas to a re-entrant corner of the said Stilts Survey, said corner being the more northerly east corner of the J. S. Etheridge Survey; at this corner set 5/8" copper-coated steel rod with 1 1/2" brass cap stamped "849", from which a 6" Water Oak bears S 50° 09' W, 2.1 varas; 10" Pine bears S 71° 00' W, 10.4 varas; and a 16" Pine bears N 27° 35' W, 15.2 varas, marked all trees \bar{X} ;

THENCE S 73° 08 1/2' W with the more southerly northwest line of the said Stilts Survey; at 7.2 varas cross fence and continue generally along fence line; in all, 54.93 varas to the more southerly west corner of the said Stilts Survey, same being a re-entrant corner of the J. S. Etheridge Survey; at this corner set 5/8" copper-coated steel rod with 1 1/2" brass cap stamped "850", from which an 11" Post Oak marked X (old) bears N 77° E, 1.2 varas, this corner described in Vol. 85, Pg. 215 and Vol. 146, Pg. 491, Deed Records of Houston County; also an 8" Pine bears N 83° 52' E, 9.1 varas; an 8" Pine bears S 59° 50' E, 7.7 varas; and a 13" Water Oak bears S 42° 06' E, 10.3 varas, marked these trees \bar{X} ;

JB

THENCE S 31° 52' E, generally along a fence line with the southwest line of the said Stilts Survey; at 121.0 varas center line of gully 3.6 varas wide; continuing generally along gully; at 180.0 varas leave gully; and in all, 340.0 varas to the north corner of Tract 2 of the Good Faith Claimant Filing by Champion Paper & Fibre Company, SF-16028, in the southwest line of said Stilts Survey, same being the east corner of the J. S. Etheridge Survey; at this corner set 3/4" sucker rod 8" under, from which a 14" Pine bears S 75° 48' E, 1.3 varas; 11" Pine bears S 19° 20' E, 1.8 varas; and 12" Pine bears S 61° 46' W, 3.1 varas, marked these trees A at ground level;

THENCE S 51° 30' W with the northwest line of said Tract 2 of SF-16028; at 409.7 varas cross center line of graded dirt road; at 421.2 varas cross under R.E.A. power line; at 561.5 varas cross fence; at 590.0 varas cross fence; at 665.5 varas cross right-of-way fence; at 672.0 varas center line gravel road; at 675.08 varas a 1/2" galvanized iron spike for the west corner of said Tract 2 of SF-16028, same being the north corner of the Good Faith Claimant Filing by J. D. & Helen Ann McCarty, SF-16029, and continuing on the same bearing with the northwest line of the said SF-16029; at 684.5 varas cross right-of-way fence; at 1,007 varas enter timber; at 1,065 varas leave timber; at 1,068 varas enter earth tank; at 1,108 varas leave earth tank; at 1,125.0 varas cross fence; at 1,125.27 varas a 5/8" copper-coated steel rod for the west corner of said SF-16029, same being the north corner of Tract 1 of SF-16028, and continuing on the same bearing with the northwest line of said Tract 1 of SF-16028; in all, 1,218.34 varas to the west corner of said Tract 1 of SF-16028 in the northeast line of the Charles McHenry Ellis Survey, A-382, same being the south corner of the J. S. Etheridge Survey; at this corner set 3/4" sucker rod 4" under, from which a 10" Pine marked X bears S 70° E, 3.9 varas; a 10" Pine marked X bears S 4° E, 5.9 varas; and a 10" Pine marked X bears S 68° W, 4.4 varas;

THENCE N 47° 06' W with the northeast line of the Charles McHenry Ellis Survey, A-382; at 42.0 varas center line of branch; at 49.0 varas center line of branch; in all 480.02 varas to the place of beginning and containing 132.78 acres, ~~more or less~~.

Variation 8° 30' East

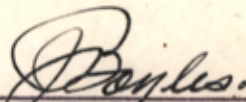
Chain Carriers: H. O. Spanihel
C. W. Schilhab

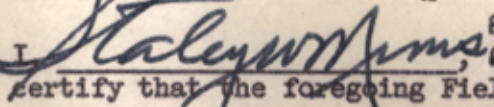
Bearings marked as noted above.

Surveyed from 1934 to 1960.

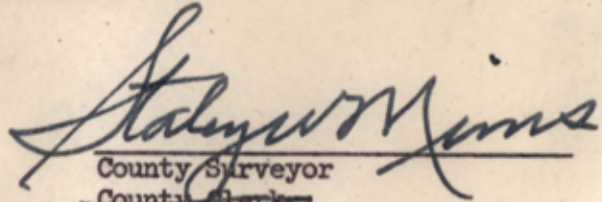
I, J. S. Boyles, Licensed State Land Surveyor, do hereby certify that the foregoing survey was made by me on the ground, according to law, on the date and with the chain carriers aforesaid, duly qualified, and that the limits, corners, and boundaries with the marks of the same, natural and artificial, are truly and correctly described and set forth in the foregoing Plat and Field Notes, just as I found them on the ground.

This 2nd day of March, 1960.


J. S. Boyles
Licensed State Land Surveyor

I,  Surveyor
~~Clerk~~ of HOUSTON County, Texas, do hereby
certify that the foregoing Field Notes are recorded in Book 8, Page 605,
of the County Surveyor's Records of HOUSTON County, Texas.

This 12th day of April, 1960.


County Surveyor
~~County Clerk~~

Excess

Mineral value of 30.00/acre or skm

APPRAISER'S REPORT

7/12/60

Date Appraisal Made

JUL 15 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 Houston
COUNTY AND REPORT AS FOLLOWS:

2. LEGAL DESCRIPTION (SF No. - Abstract No.) All that certain tract or parcel of land and being all of the G.S. Etheridge Survey, Abstr. 399, Houston County, Texas.

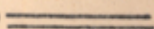
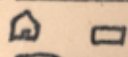
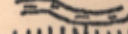
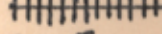
- 3. (a) The community is composed principally of (white), (colored); (farming), (ranching) (stockfarming). + tree farming
- (b) This tract is being used as stockfarming, comparing tree farming favorably with the average of community.
- (c) Total acres 132.78 located 11 miles SW from Lanelady, (nearest town) 500 and 24 miles from Crockett, 5,900 (pop.) (County Seat) (pop.) 11 miles nearest railroad.
- (d) This tract is 11 miles Lanelady (w) (Grade School) (c) 11 miles Lanelady (w) (High School) (c)
- (e) This tract is on C. Hanel type of road, R.F.D., School Bus, Power line, Telephone.
- (f) Average rainfall 45".


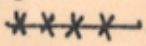
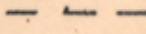

4. The nearest production of oil, gas or minerals is 2,030' (distance), S42°52'W (direction).
 The nearest drilling oil or gas well is 2315' (distance) N46°W (direction).
 The nearest dry hole is 570' (distance) S12°30'E (direction).

- If the land is under oil and gas lease, fill in the following:
- (a) To whom leased I could not find on county records, where this tract is leased.
 - (b) Date of lease records, where this tract is leased.
 - (c) Bonus received (per acre) is leased.
 - (d) Total amount of rental received _____
- If there is production on this tract, fill in the following:
- (a) Number of producing wells _____
 - (b) Name of the field in which the tract is located _____
 - (c) Royalty payments received _____

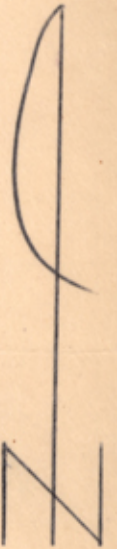
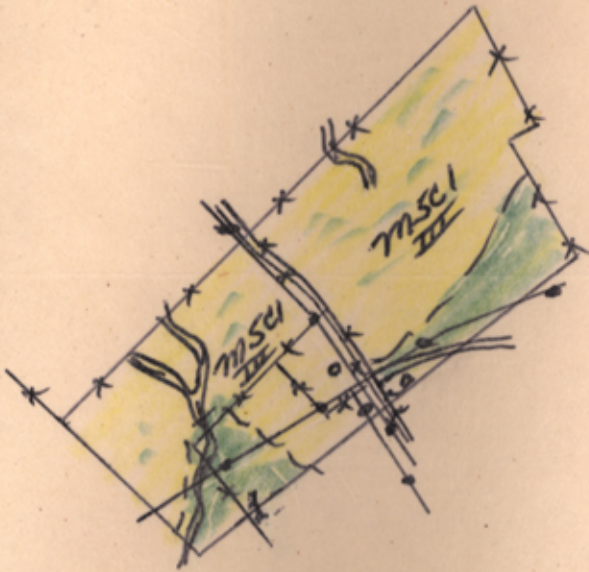
5. SOIL DATA:

Identify classes of soils by symbols.

PUBLIC ROAD 
BUILDINGS 
STREAMS 
RAILROADS 
TANKS 

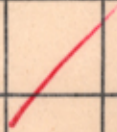
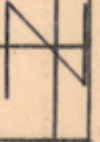
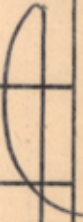
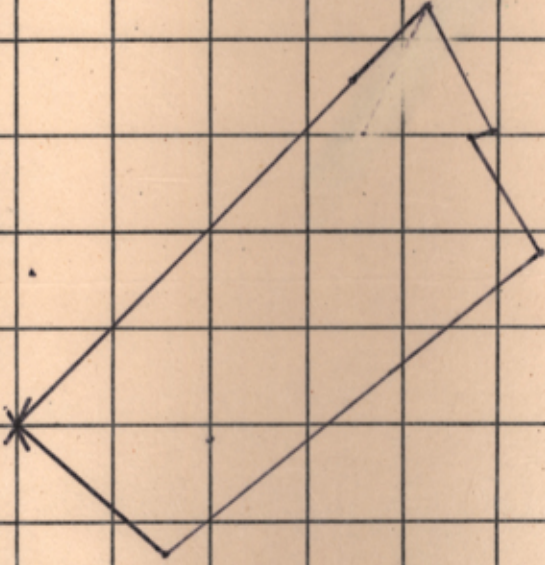
WELLS 
FENCES 
PIPE LINES 
POWER LINES 

Color Chart
CULTIVATED *BLUE
PASTURE *YELLOW
CULTIVATABLE *BLUE LINES
TIMBER *GREEN
WASTE *RED



1" = 474 Yrs.

5.



1" = 474 yrs.

6. LAND ANALYSIS

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

Fair - no to slight erosion on entire tract.

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

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

(d) Timber and brush land, estimated salable timber, acres 20 Value per acre \$10.00

(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.)

Rolling pasture land. Grazing in fair condition in Bermuda Grass, Carpet Grass, woods Grass and Hardwood underbrush. Pasture will carry twenty-three cows for nine months.

(f)										
CLASS	USE	ACRES	DEPTH	TEXTURE	SUBSOIL PERMABILITY	SLOPE	EROSION	PRICE	TOTAL	
<i>III</i>	<i>past.</i>	<i>112.7</i>	<i>D</i>	<i>M</i>	<i>V.S.P.</i>	<i>C</i>	<i>1</i>	<i>65.</i>	<i>7,326.</i>	
<i>III</i>	<i>woods</i>	<i>20.</i>	<i>D</i>	<i>m</i>	<i>V.S.P.</i>	<i>C</i>	<i>1</i>	<i>55.</i>	<i>1,100.</i>	
		<i>132.7</i>								

TOTAL LAND VALUE 8,426.00
TOTAL VALUE 8,426.00

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
325 524	10/56	Steph	Gardner	200	50.0	75	150	0	5	0	15		15

(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 65. x 132.72 = \$ 8,626.

8. VALUE INDICATION BY CAPITALIZATION:

INCOME ESTIMATE:			VALUE PER			LANDLORD'S SHARE
CROP	ACRES	YIELD	TOTAL	UNIT	SHARE	
Timber	20	@ 10.00 per ac.	(clear cut)			\$ 200.00
						\$
						\$
						\$
Pasture	132.7	@ 2.00 per ac per yr				\$ 265.40
TOTAL LANDLORD'S SHARE						\$ 465.40

LANDLORD'S EXPENSE:

1. TAXES

(a) County valuation 1400.

(b) Rates:

	Rate	Amount
1. State & County	<u>1.22</u>	\$ <u>17.08</u>
2. School	<u>1.50</u>	\$ <u>21.00</u>
3. Other	<u> </u>	\$ <u> </u>
4. Other	<u>2.72</u>	\$ <u> </u>
TOTAL		\$ <u>38.08</u>

2. Harvest Expense or fertilizer furnished by landlord \$

TOTAL EXPENSE \$ 38.08

LANDLORD SHARE \$ 465.40 - EXPENSE \$ 38.08 - NET INCOME \$ 427.32

.0590 CAPITALIZATION RATE
 \$ 227.32 ÷ 5% = \$ 4,546.00 + 200.00 = \$ 4,746.00

Timber - Clear Cut \$ 200.00

9. SUMMARY OF VALUES

PRINCIPAL CROPS SUITED	AVERAGE COMMUNITY YIELDS	YIELDS USED THIS TRACT
Timber	Good Timber	Growing
		Section of the Country

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

VALUE INDICATION BY Summation \$ 8,426.00 ✓
 VALUE INDICATION by Comparison \$ 8,626.00 ✓
 VALUE INDICATION by Capitalization \$ 4,746.00 ✓

11. The present market price should be \$ 8,226.00 or \$ 62.00 per ac. ✓

12. NARRATIVE SUMMARY:

Land-outstanding features This tract is located on County
 gravel road, R.F.D., School bus route, power
 line and telephone. Soil - the soil on
 this tract is well adapted to growing
 timber and or pasture.

Limiting factors

Mineral Discussion I have figured the minerals to
 be worth \$ 30.00 per acre on this tract. The
 value of minerals is diminishing south and east
 of the S.P. Allen survey, a well is being
 drilled on the Allen survey.

Community & amenities This tract is located in a mixed
 community. The community is composed
 of large and small landowners engaged
 in stock farming and tree farming.

Comparison Discussion The comparison is located
 on an easement, has soil unit 12
 and has 1/2 minerals.

Appraiser Ray L. Carr ✓

AUG 25 1960

General Land Office

ACCEPTANCE OF TERMS OF SALE OF EXCESS ACREAGE

(Titled or Patented Surveys)

Pasadena, Texas, August 18, 1960

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

I hereby accept the terms of sale of 17.78 acres of land as excess acreage within the tract of land hereinafter described as stated in your letter dated August 3, 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 Houston County, Texas, about 19.1 miles S 1°30' W from Crockett, the county seat, and is briefly described as follows, to-wit:

Survey

No.

Block No.

Certificate No.

J. S. Etheridge Survey, A-399

Pre-emption Aff.

Tsp. No.

Excess Acreage

Acres in Survey

Classification

17.78

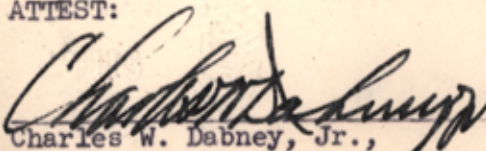
132.78

I agree to pay for said 17.78 acres of land the price of \$20.67 Dollars per acre as fixed by the School Land Board, and I hereby enclose the sum of \$367.51 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.

ATTEST:


Charles W. Dabney, Jr.,
Assistant Secretary

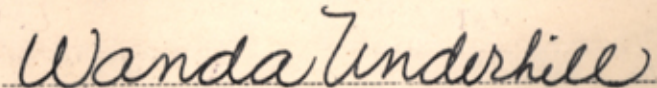
THE CHAMPION PAPER & FIBRE COMPANY

By: 

Purchaser

Post Office Pasadena, Texas

Sworn to and subscribed before me this the 18th day of August, 1960



WANDA UNDERHILL

Harris 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.

NOTE: The application with reference to the reservation of minerals contained in the letter referred to in the first paragraph of this notice is made in every instance with such reservation of minerals or with no mineral reservation of this kind. The application with reference to the reservation of minerals contained in the letter referred to in the first paragraph of this notice is made in every instance with such reservation of minerals or with no mineral reservation of this kind.

IMPORTANT NOTICE

Harris County, Texas

Wanda Swain

Given to and subscribed before me this the 18th day of August 1960

Notary Public, Harris County, Texas

Stephanie Swain

THE CHAMPION PAPER & FIBRE COMPANY

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

the State.

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

but same is filed by the School Land Board, and I hereby endorse the sum of \$307.51

GENERAL LAND OFFICE
Austin, Texas

No. *Houston Pre-325*
Appl. 9183

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

of

Champion Paper & Fibre Co.

Pasadena, Texas.

J. S. Etheridge Survey

Houston County, Texas

Filed *August 25*, A. D. 19*60*

Bill Allcorn
Commissioner

Approved *August 25*, 19*60*
~~Rejected~~

Bill Allcorn
Commissioner

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

Residence *Texas* August 19 1960

(Titled or Patented Surveys)

ACCEPTANCE OF TERMS OF SALE OF EXCESS ACREAGE

RECEIVED
AUG 22 1960



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

DUPLICATE RECEIPT

LEDGER 215

(To be Kept by Land Office)

PAGE _____

FILE No. Houston Pre-325

Post Office Pasadena, Texas, August 25, 19-60

To THE COMMISSIONER General Land Office, Austin, Texas.

I enclose Check for \$ 367.51
(Say whether Money Order or Draft on a Bank in Austin, or Cash.)

of which \$ 367.51 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
A-399			Pre-emp Aff.	J. S. Etheridge	17.78	Houston

The Champion Paper & Fibre Company

(Name of Sender.)

Pasadena, Texas

(Address)

Received remittance as stated above.

Bill Allcorn

Commissioner General Land Office.

Duplicate Receipt
8-25-60
lc

Padena, Texas

(Address)

Commissioner General Land Office

The Champion Paper & Pulp Company

(Name of Bank)

Received remittance as stated above

Eric Johnson

7-300	Book	Page(s)	Condition	Pre-embd. Vol. J. S. Etheridge	17.78	Howerton

of receipt

\$	are for	fees
\$	are for interest	
\$	are for principal	301.21

Payment on the following land purchased from the State

I enclose Check (pay receipt Money Order or Draft on a bank in Texas or Cash)

for \$ 301.21

To THE COMMISSIONER General Land Office Austin, Texas

File No. Howerton Pre-325

Post Office Padena, Texas August 25, 1960

(To be kept by Land Office)

Page



A. J. HELLER, CHIEF CLERK
BILL WILSON, COMMISSIONER

DUPLICATE RECEIPT

Index 512

September 14, 1960

Humble Oil & Refining Company
P. O. Box 2180
Houston 1, Texas

Attention: Mr. Fred Owen

Dear Mr. Owen:

Attached are Deeds of Acquittance Nos. 488,
489, 490 and 491, Volume Seventeen.

These instruments should be forwarded to the
County Clerk of Houston County for recording on his
record. As the land covered in Deed No. 490 is lo-
cated partially in Houston and Walker Counties it
should be recorded in both counties.

Thanking you, I am

Sincerely yours,

BILL ALLCORN, COMMISSIONER

By:

(Miss) Marie Hedick
Patent Clerk

Hou. Pre. 325-326

Hou. Bty. 280

Hou. 3rd. 425

Houston Prt.
325