

279

File S. F. 15936

Bosque Abst. 1289 County

SCHOOL LAND

Mrs. Beatrice Jensen
(Good Faith Claimant)
Clifton, Texas

Patented OCT 8 - 1957 74 24 Acres

No. 279 Section No. Vol. 27-B

Mailed Co. Clk. OCT 8 - 1957

Block Hedrick Tsp. Cert.

ACT APPROVED JUNE 19, 1939

Audit Patent to original,
Legal with M/R. 10-1-57.
Engineering YES
Geology Jack Gibson
Execution

approved as m. & land valued
by the Commissioner and the
School Land Board at \$11.45
per acre. 9-17-57

Dennis Wallace
DENNIS WALLACE, ACTING COMMISSIONER

Obligation

Vol. 143 Page 487
B-138-1050-4m PATD. ABST. SUP. G

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Pat Fee 10.00 \$ 3140
Rev fee 1.00 Reg. 3141
Chas. K. Word, Atty.
Meridian, Texas

PAID IN FULL FOR 74.24 ACRES
DATE 9-30-57

APPLICATION TO PURCHASE

(Good Faith Claimant)

RECEIVED

JUN 26 1957

GENERAL LAND OFFICE

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

1. I hereby apply to purchase under a preference right without condition of settlement the tract of unsurveyed school land hereinafter described, under the provisions of an Act approved June 19, 1939, and other laws relating to the sale of unsurveyed school land.

2. The said tract of land is situated in Bosque County, Texas, about Six miles S 3 1/4 E from Meridian, the county seat, and is described as follows, to-wit:

Bounded on the North by the Wm. Farmer Survey and the G. A. Brown Survey, on the West by the Goodhope Thorp Survey, on the South by the Jesse Everett Survey, and on the East by the J. Whitworth Survey.

3. I am a good faith claimant under the terms of said Act, as is fully shown by the attached instruments marked Exhibit "A".

4. Remarks:*

We purchased 200 acres from the G. A. Brown Estate in 1940, and believed at that time that Mr. Brown had purchased all the unsurveyed land in this area from the state when he had the G. A. Brown Survey patented in 1896. After having purchased this land in good faith, and paid the taxes of same for 17 years, I do not understand why we should pay for the land the second time.

I have confidence in the surveyor making the survey and do not deny the existence of a vacancy.

I am forced to sell my land due to illness and would appreciate any consideration given to me relating to this matter.

Mrs. Beatrice Jensen
Good Faith Claimant

Post Office Rt. 2, Clifton, Texas

IMPORTANT NOTICE!

- *NOTE: (1) The Good Faith Claimant should clearly indicate his position as to the existence of a vacancy.
(2) If there should be no prior filing by an applicant, the good faith claimant should state whether application is accompanied by field notes or whether same will be filed within 120 days from date of filing of application with Commissioner of General Land Office.
(3) Any other statement pertinent to the application to purchase may be included.

(OVER)

62948

CERTIFICATE

I, Gordon R. McVett, 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 17 day of September, A. D. 1957, the price at which the area of land described in the above application No. 15936, shall be sold, was fixed by the School Land Board at \$ 11.45 Dollars per acre, all of which is shown in Vol. 14, Page 8, of the Minutes of said Board.

Given under my hand this the 17 day of September, A. D. 1957, at Austin, Texas.

Gordon R. McVett
Secretary of the School Land Board

84083

GENERAL LAND OFFICE
Austin, Texas

S. F. No. 15936

APPLICATION TO PURCHASE
UNSURVEYED SCHOOL LAND
(Good Faith Claimant)

of

Mrs. Beatrice Jensen

Meridian, Texas.

WITHOUT SETTLEMENT

74.24 acres

in Bosque County, Texas.

Filed June 26, 1957

Earl Rudden
Commissioner

Approved Sept. 17, 1957
Rejected

Earl Rudden
Commissioner

RECEIVED AS STATED
\$1.00

Earl Rudden

DATE June 26, 1957
Reg. No. 62948

GENERAL LAND OFFICE

ss

GENERAL LAND OFFICE
JUN 29 1957
RECEIVED

The following information is required with all applications to purchase:

1. Type of land
 - (a) Kind of soil Rock and caliche
 - (b) Topography of surface Rough, mountainous.
 - (c) Purpose for which adapted (cultivated or grazing) grazing
2. Type and value of timber, if any mostly scrub cedar
3. Assessed value. (If not rendered for taxation, give last assessed value of adjoining lands.) \$85.00
4. The assessed value in this county is (33-1/3) one-third % of market value.
5. The actual value without improvements is \$4.00 per acre.
6. The nearest production of oil, gas or minerals is 40 miles (distance), West (direction). (In Hamilton County)
7. The nearest drilling oil or gas well is 20 (distance) S W (direction).
8. The nearest dry hole is 1 1/2 (distance) S (direction).
9. If the land is under oil and gas lease, fill in the following:
 - (a) To whom leased Not leased.
 - (b) Date of lease _____
 - (c) Bonus received (per acre) _____
 - (d) Total amount of rental received _____
10. 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 _____
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? \$5.00

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

WITNESS my hand this 20 day of June, 1957.

Mrs. Beatrice Jensen

Sworn to and subscribed before me, this the 20 day of June, 1957.

RECEIVED

JUN 26 1957

GENERAL LAND OFFICE

[Signature]
Notary Public in and for
Bosque County, Texas.

GENERAL LAND OFFICE

JUN 26 1957

RECEIVED

1957

Notary Public in and for
Bosque County, Texas.

Sworn to and subscribed before me, this the 20 day of June

WITNESS my hand this 20 day of June 1957.

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

If so, what is the sale price per acre? \$5.00
11. Do you contemplate a sale of this land in the near future?
(Yes or No) Yes

(c) Royalty payments received

(b) Name of the field in which the tract is located

(a) Number of producing wells

10. If there is production on this tract, fill in the following:

(d) Total amount of rental received

(c) Bonus received (per acre)

(b) Date of lease

(a) To whom leased

9. If the land is under oil and gas lease, fill in the following:

8. The nearest dry hole is 1 1/2 (distance) S (direction).

7. The nearest drilling oil or gas well is 20 (distance) S W (direction).

6. The nearest production of oil, gas or minerals is 10 miles (distance),
West (direction), (Hamilton County)

5. The actual value without improvements is \$1.00 per acre.

4. The assessed value in this county is one-third of market value.

3. Assessed value (if not provided for taxation, give last
of adjoining lands) \$52.00

2. Type and value of timber, if any, mostly scrub cedar

(c) Purpose for which adapted (cultivated or grazing)

(b) Topography of surface Rough, mountainous.

(a) Kind of soil Rock and caliche

1. Type of land

The following information is required with all applications to purchase:

(2)

File No. S.F. 15936
County Bosque
Questionnaire
Filed June 27 19 57
J. EARL RUDDER, Com'r.
Sally Smith
File Clerk

June 28, 1957

Mrs. Beatrice Jensen
Route 2
Clifton, Texas

Dear Mrs. Jensen:

Your Good Faith Claimant application to purchase alleged unsurveyed land in Bosque County has been received together with filing fee in the amount of \$1.00, field notes and filing fee of \$1.00, questionnaire, plat and report. The application was filed of record on June 26, 1957, assigned File No. S. F. 15936, and the other material was filed therein.

Under the law, 120 days are allowed for the completion of a Good Faith Claimant's application. All supporting instruments must be submitted within this period or all rights under the application will be lost.

Very truly yours,

EARL RUDDER, Commissioner

By
Jack Giberson
Attorney

JG:ss

cc: Mr. Arvin McDonald
P. O. Box 231
Gatesville, Texas

(3)

File No. S.F. 15936
Bosque County
the Applicant
Filed June 27 19 57
J. EARL RUDDER, Com'r.
Sally Smith
File Clerk

Gatesville, Texas
June 24, 1957

Mr. Earl Rudder, Commissioner
General Land Office
Austin, Texas

Dear Sir:

Re: Report of survey of unsurveyed
land in Bosque County, Texas,
owned by the H. A. Jenson
Estate.

I have completed the survey for patent of an unsurveyed tract of land situated in Bosque County, Texas, about six miles S 3 E from Meridian, the County Site. This land is completely inclosed within the H. A. Jenson fence and is described in the deed to Mr. Jenson as part of the Jesse Everett Survey.

The nearest producing well, (gas) is in Hamilton County, about 40 miles West of this tract.

The Goodhope Thorp Survey is on the West side of this tract of land. I found the N E corner of the Thorp Survey to be marked by a very old rock pile partly covered by soil just South of a corner in fence. A rock pile marks the S E corner of the Thorp Survey 1344 varas South 32 deg 52 min East from this corner, and the crossing of the branch agrees with the call of same in the field notes of the Thorp Survey.

The Wm. B. Farmer and the G. A. Brown Survey bounds the unsurveyed land on the North. The S W corner of the Farmer Survey is marked by a corner in a fence, but the original bearing trees and rock pile have ben removed. The fence on the Farmer Survey South line does not continue past the N E corner of the Goodhope Thorp Survey, and the fence on the East line of the Farmer Survey does not continue past the N W corner of the G. A. Brown Survey. I projected these two fence lines to their intersection to locate the S E corner of the Farmer Survey and the S W corner of the Brown Survey. I was unable to find any evidence of a corner at this intersection.

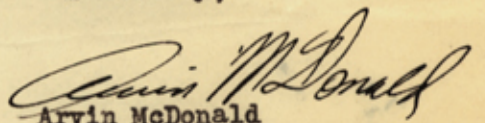
I projected the South line of the Farmer Survey 584 varas and found a rock pile on the West line of a branch for the S E corner of the Brown Survey near a very old fence line. I ran South 31 deg 03 min East with this old fence line and at 493 varas I found the N E corner of the Everett Survey, Marked by a rock pile to bear North 60 deg East 507 varas. The S W corner of the J. Whitworth Survey seems to have ben destroyed.

Thence N W corner of the Everett Survey is marked by a rock pile under a fence at the foot of a mountain.

Mr. H. A. Everett died February 16, 1953 and is survived by his wife, Beatrice Jenson, two daughters, Thelma Jenson Cathey, Erma Jenson Carlson, and one son, Henry Alton Jenson.

I submit the field notes and sketch of this survey together with an application by Mrs. Jenson to purchase the same as a Good Faith Claimant.

Sincerely,


Arvin McDonald
Licensed State Land Surveyor



RECEIVED

JUN 26 1957

GENERAL LAND OFFICE

D-424

Gatesville, Texas
June 26, 1957

Mr. Earl Rudder, Commissioner
General Land Office
Austin, Texas

Dear Sir:

Re: Report of survey of unswamped
land in Bosque County, Texas,
owned by the H. A. Jensen
estate.

I have completed the survey for patent of an unswamped tract of land situated in Bosque County, Texas, about six miles S 3/4 W from Meridian, the County Site. This land is completely inclosed within the H. A. Jensen fence and is described in the deed to Mr. Jensen as part of the Jesse Everett Survey.

The nearest producing well, (gas) is in Hamilton County, about 40 miles West of this tract.

The Goodhope Thorp Survey is on the West side of this tract of land. I found the N E corner of the Thorp Survey to be marked by a very old rock pile partly covered by soil just South of a corner in fence. A rock pile marks the S W corner of the Thorp Survey 1344 varas South 32 deg 52 min East from this corner, and the crossing of the branch agrees with the call of same in the field notes of the Thorp Survey.

The Wm. E. Farmer and the G. A. Brown Survey bounds the unswamped land on the North. The S W corner of the Farmer Survey is marked by a corner in a fence, but the original bearing trees and rock pile have been removed. The fence on the Farmer Survey South line does not continue past the N E corner of the Goodhope Thorp Survey, and the fence on the East line of the Farmer Survey does not continue past the N W corner of the G. A. Brown Survey. I projected these two fence lines to their intersection to locate the S E corner of the Farmer Survey and the N W corner of the Brown Survey. I was unable to find any evidence of a corner at this intersection.

I projected the South line of the Farmer Survey 584 varas and found the S E corner of a branch for the S E corner of the Brown Survey near the old fence line. I ran South 31 deg 03 min East with this old fence line to the S E corner of the Everett Survey, marked by a rock pile. The S W corner of the J. Whitworth Survey have been destroyed.

Thence N W corner of the Everett Survey is marked by a rock pile under a tree at the foot of a mountain.

Mr. H. A. Everett died February 16, 1953 and is survived by his wife, Beatrice Jensen, two daughters, Thelma Jensen Gathay, Emma Jensen Carlson, and one son, Henry Alton Jensen.

I submit the field notes and sketch of this survey together with an application by Mrs. Jensen to purchase the same as a Good Faith Claimant.

Sincerely,

Arvin McDonald
Licensed State Land Surveyor

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JUN 26 1957
GENERAL LAND OFFICE



5
File No. SF-15936
Bosque County
Surveyors Report
Filed June 26 1957
By J. EARL RUDDER, Com'r.
J. Earl Rudder

THE STATE OF TEXAS }
COUNTY OF BOSQUE } SURVEY NO. _____

(GOOD FAITH CLAIMANT)

FIELD NOTES of a survey of 74.24
acres of land made for H. A. Jenson Estate

by virtue of his application filed with the Commissioner of the General Land Office, Austin, Texas, on the _____ day of _____, 19____, (application to be filed with the Commissioner of the General Land Office, Austin, Texas*) under the laws regulating the sale and lease of unsurveyed school land. Said land is situated in Bosque County, about six miles S 3 1/2 E from Meridian, the County Seat, and is described by metes and bounds as follows, to-wit:

Beginning at a rock pile for a corner on the side of a mountain near a corner in fence, the same being the N E corner of the Goodhope Thorp Survey, in the South line of the WM. Farmer Survey;

Thence N 60 E, passing the S E corner of the Farmer Survey at 274 varas and the S W corner of the G. A. Brown Survey, in all 858 varas to a rock pile for the S E corner of the Brown Survey in the West line of the J. Whitworth Survey;

Thence South 31 deg 03 min East with said West line 493 varas to a corner in same in the North line of the Jesse Everett Survey;

Thence S 60 W with said North line 842.3 varas to the N W corner of same in the East line of the Goodhope Thorp Survey, a rock pile at the foot of a mountain;

Thence North 32 deg 52 min West with said East line 493 varas to the place of beginning.

IMPORTANT NOTICE

RECEIVED

(over)

JUN 26 1957

GENERAL LAND OFFICE

Variation 10 deg 50 min E

J. B. States

Surveyed June 1-21, 1957

T. M. Hamilton
Chain Carriers

I, Arvin McDonald, Licensed State Land-~~County~~ Surveyor of Bosque County, 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.

Arvin McDonald
Licensed State Land Surveyor--
~~County~~ Surveyor

Filed for record in my office, the 25 day of June, 1957, at 2:30 o'clock P. M, and duly recorded the 25 day of June, 1957, in Book 128, Page 423 of the Field Note Records of Bosque County, Texas.

By Patsy Owen, Deputy

John R. Coven
County Surveyor--County Clerk

IMPORTANT NOTICE

- * (1) To be used in Lieu of "application filed with the Commissioner of the General Land Office, Austin, Texas, on the _____ day of _____, 19____" when application is to be accompanied by the field notes.
- (2) The written report of the survey which is required to accompany the above field notes must show whether the above described tract of land is situated within five (5) miles (state exact distance) of a well producing oil, gas, or other minerals in paying quantities.

I, Arvin McDonald, 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) clay, poor Timber none Value \$ 5.00 per acre (including timber)

Arvin McDonald
Licensed State Land Surveyor--
~~County~~ Surveyor

File No. SF-15936
BOSQUE County
School Land
Field Notes
Filed June 26, 1957
By J. EARL RUDDER, Com'r.
Correct on Map for 74 24 acres
7/1/57 VES

Patented
10-3-57
Hedrick

RECEIVED AS STATED

Date 6/26/57
Reg. No. 62948

GENERAL LAND OFFICE

THE STATE OF TEXAS. |

COUNTY OF BOSQUE, 0

WHEREAS, by an order of the county court of Bosque County, sitting in matters of probate, made at the April term, 1940, of said court, directing the sale of the tract or parcel of land hereinafter described, belonging to the estate of G.A. Brown, deceased, the administration of which was then pending in said court, upon an application for an order of court to sell said land, made to said court on the 4th day of April, 1940, I, C.A. Brown, administrator of the estate of said G.A. Brown, deceased, did, on the 1st day of May, 1940, at Meridian, in the county of Bosque, State of Texas, at private sale, sell to H.A. Jenson, of Bosque County, State of Texas, the following described property belonging to the estate of G.A. Brown, deceased, for the sum of Seven Hundred fifty and No/100 (\$750.00), dollars, all cash; and whereas, I, C.A. Brown, as such administrator, did on the 1st day of May, 1940, file a bond as required by law, which said bond was approved by said court on the 7th day of May, 1940; and whereas, report of said sale was, on the 1st day of May, 1940, made to said court, and whereas, the said sale made as aforesaid was on the 7th day of May, 1940, at a regular term of said court, in all respects approved and confirmed by a decree of said court as follows:

ESTATE OF G.A. BROWN, DECEASED. | IN THE COUNTY COURT OF
NO. 2160. | BOSQUE COUNTY, TEXAS.

This the 7th day of May, 1940, came on to be heard in the administration of the estate of G.A. Brown, deceased, at a regular term of the above court, the report of sale of C.A. Brown, administrator of said estate, of the following described real estate belonging to said estate, all that certain lot, tract or parcel of land lying and being situated in the county of Bosque, State of Texas, and described as follows, to-wit:

FIRST TRACT: 124 acres, more or less, out of the Jesse Everett Survey, lying on the divide between Bee Creek and the Bosque River, BEGINNING at a point 672 vrs N 30 W from the S.E.C. of the lower Goodhope Thorp survey, which is 140 vrs S 30 E from the division corner between Canuteson and Otterson of the said Thorp Survey, for the S.W.C. of this, from which an Elm Tree in the branch marked "B" bears N 85 $\frac{1}{2}$ E 10 vrs; Thence N 30 W 812 vrs to the N.W.C. of said Everett survey for N.W.C. of this, in south line of the W.B. Farmer survey; Thence N 60 E 862 vrs to N.E.C. of this in west line of the J. Whitworth survey; Thence S 38 E with the Whitworth west line, about 600 vrs pass a corner of said Whitworth survey, at 812 vrs a pile of rocks on the top of a bluff, for S.E.C. of this; Thence S 60 W at 190 vrs N.E.C. of Canuteson's 80 acre subdivision survey, 812 vrs to the place of BEGINNING.

SECOND TRACT: 40 acres of land, more or less, being 32 $\frac{1}{2}$ acres out of the Jeremiah Whitworth survey, and 7 $\frac{1}{2}$ acres out of the Jesse Everett survey, situated in Bosque County, Texas, described as follows: BEGINNING at the original N.E.C. of the G.A. Brown 20-3/10 acre survey in the west line of said Whitworth survey, a pile of rocks for the N.W.C. of this; Thence N 60 E 222 $\frac{1}{2}$ vrs to a pile of rocks for the N.E.C. of this; Thence S 30 E 1016 vrs to a pile of rocks for the S.E.C. of this; Thence S 60 W 222 $\frac{1}{2}$ vrs to the S.E.C. of the G.A. Brown's 80 acre subdivision of said Everett survey, a pile of rocks for the S.W.C. of this; Thence N 30 W 1016 vrs to the place of beginning.

THIRD TRACT: 4-1/4 acres, more or less, out of the C. Canuteson 80 acre subdivision of the J. N. Everett survey on the waters of Bee Creek and described as follows: BEGINNING at a point 52 vrs N 60 E from the N.W.C. of said C. Canuteson 80 acre survey from which an Elm marked X bears S 67 E 6 vrs for N.W.C. of this; Thence S 50 E 159 vrs to a stake for corner; Thence N 30 E 299 vrs to a stake for corner in North line of said Canuteson's 80 acre subdivision; Thence S 60 W 311 vrs to the place of BEGINNING.

FOURTH TRACT: 20-3/10 acres, more or less, being all of the G.A. Brown Survey, on the waters of Bee Creek, about 6 miles due south from Meridian: BEGINNING at the S.E.C. of the W.B. Farmer 160 acre survey; Thence N 60 E 486 vrs to the west line of the Jeremiah Whitworth survey; Thence N 30 W 236 vrs to the S.E.C. of the John Robin pre-emption survey; Thence S 60 W 486 vrs to the S.W.C. of said Robin survey; Thence S 30 E 236 vrs to the place of BEGINNING.

FIFTH TRACT: 50 acres of land, more or less, out of the W.B. Farmer Survey, BEGINNING at the S.E.C. of the upper Goodhope Thorpe 320 acre survey, which is also the S.W.C. of said Farmer survey, for the S.W.C. of this; Thence N 60 E 950 vrs to S.E.C., a pile of rocks; Thence N 30 W 297 vrs to the N.E.C., from which a cedar marked B, vrs S 26 $\frac{1}{2}$ W 6 vrs; Thence S 60 W 950 vrs to the N.W.C. of this, in east line of said Thorpe survey; Thence S 30 E 297 vrs to the place of BEGINNING.

And being all of the land now owned by said Estate situated in said Bosque County, Texas.

made on the 1st day of May, 1940, in obedience to the order of this court made on the 23rd day of April, 1940, and entered upon the minutes of this court; and it appearing to the court that said report has been filed in this court for the time required by law and that C.A. Brown, administrator, on the 1st day of May, 1940, filed herein a good and sufficient bond as required by law in an amount equal to twice the amount for which such real estate is being sold, which said bond was on the 7th day of May, 1940, in all things approved by this court, and having heard evidence in support of and against said report, is satisfied that the sale was fairly made, in conformity with law and for a fair price and that it should be confirmed, it is therefore ordered, adjudged and decreed by the court that the said sale be, and the same is here now, in all respects approved and confirmed. It is further ordered that the said report be recorded by the clerk of this court, and that the proper conveyance of the above-described real estate be made by said administrator to said H.A. Jenson, the purchaser named in said report, upon his compliance with the terms of said sale.

Karl L. Lovelady

County Judge of Bosque County, Texas.

NOW, THEREFORE, I, C.A. BROWN, administrator of the estate of G.A. Brown, deceased, in consideration of the sum of Seven Hundred Fifty and No/100 (\$750.00) dollars cash in hand paid by said H.A. Jenson, the receipt of which is hereby acknowledged and confessed, have granted, sold and conveyed, and by these presents do grant, sell and convey to the said H. A. Jenson of Bosque County, in the state of Texas, all the right and title that said G.A. Brown, deceased, at his death had in that certain tract or parcel of land situated in the county of Bosque, State of Texas, more particularly described as follows, to wit:

FIRST TRACT: 124 acres, more or less, out of the Jesse Everett Survey, lying on the divide between Bee Creek and the Bosque River, BEGINNING at a point 672 vrs N 30 W from the S.E.C. of the lower Goodhope Thorp survey, which is 140 vrs S 30 E from the division corner between Canuteson and Otterson of the said Thorp Survey, for the S.W.C. of this, from which an Elm Tree in the branch marked "B" bears N 85 $\frac{1}{2}$ E 10 vrs; Thence N 30 W 812 vrs to the N.W.C. of said Everett survey for N.W.C. of this, in south line of the W.B. Farmer survey; Thence N 60 E 862 vrs to N.E.C. of this in west line of the J. Whitworth survey; Thence S 38 E with the Whitworth west line, about 600 vrs pass a corner of said Whitworth survey, at 812 vrs a pile of rocks on the top of a bluff, for S.E.C. of this; Thence S 60 W at 190 vrs N.E.C. of Canuteson's 80 acre subdivision survey, 812 vrs to the place of BEGINNING.

SECOND TRACT: 40 acres of land, more or less, being 32 $\frac{1}{2}$ acres out of the Jeremiah Whitworth survey, and 7 $\frac{1}{2}$ acres out of the Jesse Everett survey, situated in Bosque County, Texas, described as follows: BEGINNING at the original N.E.C. of the G.A. Brown 20-3/10 acre survey in the west line of said Whitworth survey, a pile of rocks for the N.W.C. of this; Thence N 60 E 222 $\frac{1}{4}$ vrs to a pile of rocks for the N.E.C. of this; Thence S 30 E 1016 vrs to a pile of rocks for the S.E.C. of this; Thence S 60 W 222 $\frac{1}{4}$ vrs to the S.E.C. of the G.A. Brown's 80 acre subdivision of said Everett survey, a pile of rocks for the S.W.C. of this; Thence N 30 W 1016 vrs to the place of beginning.

THIRD TRACT: 4-1/4 acres, more or less, out of the C. Canuteson 80 acre subdivision of the J. N. Everett survey on the waters of Bee Creek and described as follows: BEGINNING at a point 52 vrs N 60 E from the N.W.C. of said C. Canuteson 80 acre survey from which an Elm marked X bears S 67 E 6 vrs for N.W.C. of this; Thence S 50 E 159 vrs to a stake for corner; Thence N 30 E 299 vrs to a stake for corner in North line of said Canuteson's 80 acre subdivision; Thence S 60 W 311 vrs to the place of BEGINNING.

FOURTH TRACT: 20-3/10 acres, more or less, being all of the G.A. Brown Survey, on the waters of Bee Creek, about 6 miles due south from Meridian: BEGINNING at the S.E.C. of the W.B. Farmer 160 acre survey; Thence N 60 E 486 vrs to the west line of the Jeremiah Whitworth survey; Thence N 30 W 236 vrs to the S.E.C. of the John Robin pre-emption survey; Thence S 60 W 486 vrs to the S.W.C. of said Robin survey; Thence S 30 E 236 vrs to the place of BEGINNING.

FIFTH TRACT: 50 acres of land, more or less, out of the W.B. Farmer Survey, BEGINNING at the S.E.C. of the upper Goodhope Thorpe 320 acre survey, which is also the S.W.C. of said Farmer survey, for the S.W.C. of this; Thence N 60 E 950 vrs to S.E.C., a pile of rocks; Thence N 30 W 297 vrs to the N.E.C., from which a cedar marked B, bears S 26 $\frac{1}{2}$ W 6 vrs; Thence S 60 W 950 vrs to the N.W.C. of this, in east line of said Thorpe survey; Thence S 30 E 297 vrs to the place of BEGINNING.

And being all of the land now owned by said Estate situated in said Bosque County, Texas.

To have and to hold the above conveyed right and title, together with all and singular the rights and appurtenances thereto in any wise belonging unto the said H.A. Jenson, his heirs and assigns for ever.

Witness my hand this the 7th day of May, 1940.

C.A. Brown,

Administrator of Estate of G.A.

Brown, Deceased.

THE STATE OF TEXAS, |

COUNTY OF BOSQUE. |

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC in and for Bosque County, Texas, on this day personally appeared C.A. Brown known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as administrator of the estate of G.A. Brown, deceased, for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 7th day of May, 1940.

B. F. Ford,

Notary Public, Bosque County,
Texas



THE STATE OF TEXAS, }
COUNTY OF BOSQUE.

I, O. A. HARDWICK, Clerk of the County Court in and for said County,

hereby certify that the foregoing instrument, with its certificate of authentication, was filed for Record in my office the
10 day of May 1940, at 8 o'clock A.M., and duly recorded, the
10 day of May 1940, at 9 o'clock A.M., in the Deed Records of
said County, in Vol. 132, on Page 419.

Witness my hand and the seal of the County Court of said County, at office in Meridian, Texas, the day and year
last above written.

By Virgie Bertelsen Deputy.

O. A. Hardwick, Clerk
County Court, Bosque County, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th day
the purposes and consideration therein expressed.
same as administrator of the estate of C. V. BROWN, deceased, for
foregoing instrument and acknowledged to me that he executed the
known to me to be the person whose name is subscribed to the
Bosque County, Texas, on this day personally appeared C. V. BROWN
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR
COUNTY OF BOSQUE,
THE STATE OF TEXAS.

BROWN, deceased.
Administrator of Estate of C. V.

[Signature]

Witness my hand this 10th day of May, 1940.
and assigned for sale.
to in any wise relating into the said C. V. BROWN, his heirs
better with all and singular the rights and appurtenances there-
to have and to hold the above conveyed right and title, to-

File No. S. F. 15936

Bosque County

Supporting papers (Deed)

Filed June 3rd 19 57

J. EARL R. DOLAN, Com'r.

Sally Smith
File Clerk

⑦

132-419-9am
Administrator Deed

G. A. Brown, Ad-
ministrator of the
Estate of G. A. Brown
Decedent

To

H. A. Jensen

Exhibit "A"

FILED FOR RECORD

AT 8 O'CLOCK AM

MAY 10 1940

O. A. HARDWICK
COUNTY CLERK
Bosque County, Texas

Due

H. A. Jensen, Rt 2
Clifton
Texas

ARVIN McDONALD

County Surveyor

Coryell County

Registered Public Surveyor & Licensed State Land Surveyor

P. O. BOX 231

GATESVILLE, TEXAS

July 9, 1957

Mr. Earl Rudder, Commissioner
General Land Office
Austin 14, Texas

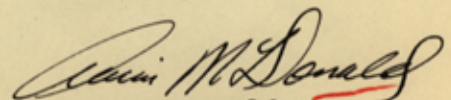
Dear Sir:

Re: Good Faith Claimant, H. A.
Jenson Estate, Bosque County,
Texas.

In your letter, dated July 2, 1957, you stated that you would need a legal document proving that Mrs. Jenson acquired the property from H. A. Jenson before it can be determined that she is a Good Faith Claimant at the present time. Mr. H. A. Jenson died Feb. 16, 1953, leaving no will. He is survived by his only wife, Beatrice Jenson, two daughters and one son. It is the wish of his estate to claim Good Faith Claimant.

Is it possible to purchase this land in the name of H. A. Jenson, deceased, or the Estate of H. A. Jenson? Please advise the steps or action needed to purchase this vacancy in this way.


Sincerely,


Arvin McDonald

RECEIVED

JUL 10 1957

GENERAL LAND OFFICE



ARVIN McDONALD

Registered Public Surveyor & Licensed State Land Surveyor
County Surveyor
Coryell County

GATESVILLE, TEXAS

P. O. BOX 231

July 9, 1957

Mr. Earl Rader, Commissioner
General Land Office
Austin 14, Texas

Re: Good Faith Claimant, H. A. Jenson Estate, Rossburg County, Texas.

Dear Sir: I am writing you to inform you that you would need a legal opinion that Mrs. Jenson acquired the property from H. A. Jenson before she is a Good Faith Claimant at the present time. Mr. Jenson died on July 10, 1957, leaving no will. He is survived by his only wife, two daughters and one son. It is the wish of his estate to claim

to purchase this land in the name of H. A. Jenson, deceased, or A. Jenson? Please advise the steps or action needed to purchase this way.

Sincerely,

Arvin McDonald

File No.

5-F-15936

County

Filed

July 10, 1957

J. EARL RADER, Com'r.

File Clerk

RECEIVED
JUL 9 1957
GENERAL LAND OFFICE

July 10, 1957

Mr. Arvin McDonald, L.S.L.S.
P. O. Box 231
Gatesville, Texas

Dear Mr. McDonald:

I am in receipt of your letter of July 9, 1957, in which you point out that H. A. Jensen died intestate and there has been no administration taken out on his estate.

You also point out that the land be purchased in the name of the Estate of H. J. Jensen rather than Beatrice Jensen. The application to purchase as a Good Faith Claimant was made by Mrs. Beatrice Jensen. In paragraph three she claims to be the Good Faith Claimant under the act. The Estate of H. J. Jensen has made no claim, therefore, under the present status, I would suggest that Mrs. Beatrice Jensen prove up her claim within the 120 day period.

I trust this is the information that you seek; if we can be of further service to you at any time, please do not hesitate to call upon us.

Very truly yours,

EARL RUDDER, Commissioner

By

Jack Giberson
Attorney

JG:ss

cc: Mrs. Beatrice Jensen
Route 2
Clifton, Texas

(9)

File No. S.F. 15936

Losque County
Ltr to Surveyor

Filed July 10 19 57

J. EARL BODDER, Com'r.

Janet Watson
File Clerk

THE STATE OF TEXAS,)

COUNTY OF.....BOSQUE.....)

Know All Men By These Presents:

That we, Thelma M. Cathey, wife of Albert Cathey, of Coryell County, Texas; Erma I. Carlson, wife of Julian P. Carlson, of Gray County, Texas, and Henry A. Jenson, Jr., of the County of Bosque, Texas, being the only children of H. A. Jenson, Deceased, and his wife Beatrice Jenson, now a widow
 of the County of _____ State of _____ for and in consideration of

the sum of TEN AND NO/100- - - - -
 - - - - - (\$10.00) - - - - - DOLLARS,

and the love and affection we have for our Mother, Beatrice Jenson,
 to us in hand paid by Beatrice Jenson, a widow, from her sole
 and separate funds and estate,

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
 Beatrice Jenson, a widow, as her sole and separate estate,

of the County of Bosque, State of Texas, all that certain

lot, tract or parcel of land lying and being situated in said County of
 Bosque, State of Texas, about six (6) miles S 3 E from Meridian, the
 County Seat of said County of Bosque, Texas, more fully described by
 field notes as follows, to-wit:

BEGINNING at a rock pile for a corner on the side of a mountain near
 a corner in fence, the same being the N E corner of the Goodhope Thorpe
 Survey, in the South line of the Wm. Farmer Survey;

THENCE N 60 E, passing the S E corner of the Farmer
 Survey at 274 varas and the S W corner of the G. A. Brown Survey, in
 all 858 varas to a rock pile for the S E corner of the Brown Survey in
 the West line of the J. Whitworth Survey;

THENCE S 31 deg. 03 min. E, with said West line 493 varas
 to a corner in same in the North line of the Jesse Everett Survey;

THENCE S 60 W, with said North line 842.3 varas to the
 N E corner of same in the East line of the Goodhope Thorpe Survey, a
 rock pile at the foot of a mountain;

THENCE N 32 deg. 52 min. W, with said East line 493 varas
 to place of beginning;

(Continued overpage)

RECEIVED

JUL 31 1957

GENERAL LAND OFFICE

(Continued from overpage)

It is the intention of the Grantors herein to convey unto the Grantee any and all right, title or interest they, and each of them, may have as heirs at law of H. A. Jenson, Deceased, or any interest they, and each of them, may have in said lands by virtue of the right, title or interest they, and each of them, may have in the Estate of H. A. Jenson, Deceased:

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 Beatrice Jenson, a widow, as her own and separate property and estate, her

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 Beatrice Jenson, a widow, her

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof. by, through or under us.

Witness Our hands at Clifton Texas

this 19th day of

July, A.D. 19 57.

Witness to Request of Grantor

Thelma M. Cathey
Thelma M. Cathey
Albert Cathey
Albert Cathey, her husband

Erma J. Carlson
Erma I. Carlson,
Julian P. Carlson
Julian P. Carlson, her husband
Henry A. Jenson, Jr.
Henry A. Jenson, Jr.

THE STATE OF TEXAS,

COUNTY OF Bosque

BEFORE ME, the undersigned

authority, a Notary Public

Bosque

County, Texas, on this day personally appeared

Henry A. Jenson, Jr.,

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 19th day of July, A.D. 1957

(L. S.)

Alvin L. Christensen
Notary Public in and for
Bosque County, Texas.

JOINT ACKNOWLEDGMENT

THE STATE OF TEXAS,

COUNTY OF Gray

BEFORE ME, the undersigned, a Notary Public,

in and for said County, Texas, on this day personally appeared Julian P. Carlson and Erma I. Carlson,

his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said

Erma I. Carlson, wife of the said Julian P. Carlson, having been

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

Erma I. Carlson acknowledged such instrument to be her act and deed, and she declared that

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 24 day of July, A. D. 1957

My commission expires 6-1-59
(L. S.)

George M. Clark
Notary Public in and for
Gray County, Texas.

George M. Clark

THE STATE OF TEXAS,

COUNTY OF CORYELL

BEFORE ME, the undersigned

authority, a Notary Public

Corvett

County, Texas, on this day personally appeared

Albert Cathey

and

Thelma M. Cathey

his wife, both known to me to be

the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said

Thelma M. Cathey

wife of the said Albert Cathey

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

Thelma M. Cathey

acknowledged such instrument to be her act and deed, and she declared that 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 22 day of July, A.D. 1957

(L. S.)

W. M. Hatcher
Notary Public in and for
Coryell County, Texas.

THE STATE OF TEXAS,

COUNTY OF _____

I, _____

County Clerk of the County Court of said County, do hereby certify that the foregoing instrument of writing dated on the _____ day of _____, A.D. 19____, with its Certificate of Authentication, was filed for record in my office on the _____ day of _____, A.D. 19____, at _____ o'clock _____ M., and was duly recorded this _____ day of _____, A.D. 19____, at _____ o'clock _____ M., in the Records of said County, in Volume _____, on pages _____.

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

_____ the day and year last above written.

Clerk County Court _____ County, Texas.

(L. S.)

By _____ Deputy.

THE STATE OF TEXAS }
COUNTY OF BOSQUE

I, JOHN R. COWEN, Clerk of the County Court in and for said County,

hereby certify that the foregoing instrument, with its certificate of authentication was filed for Record in my office on the 29 day of July, 19 57, at 10:00 o'clock A. M., and duly recorded the 29 day of July, 19 57 at 10:45 o'clock A. M., in the Deed Records of said County, in Vol. 178, on Page 537.

Witness my hand and the seal of the County Court of said County, at office in Meridian, Texas, the day and year last above written.

By Patty Owen, Deputy John R. Cowen, Clerk
County Court, Bosque County, Texas

COPY OF

THE STATE OF TEXAS

CLERK THE DEED MAY HAVE AND SEVE OF OFFICE

A.D. 1957

It is hereby certified that the foregoing instrument was filed for record in the office of the County Clerk of Bosque County, Texas, on the 29th day of July, 1957, at 10:00 o'clock A.M., and duly recorded on the 29th day of July, 1957, at 10:45 o'clock A.M., in the Deed Records of said County, in Vol. 178, on Page 537.

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A-96

WARRANTY DEED
With Single, Joint and Wife's Separate Acknowledgments

FROM
Thelma M. Cathey, et vir,
et al
TO
Beatrice Jensen, a widow

FILED FOR RECORD
This day of July, A.D. 19 57
AT 10 O'CLOCK A. M.
at 10 o'clock A. M.
JUL 29 1957
County Clerk.
By J. R. COWEN, Deputy.
BOSQUE COUNTY, TEXAS

FILED FOR RECORD
County Record
of AT 10 O'CLOCK A. Book M.
Page 537
JUL 29 1957
County Clerk.
By J. R. COWEN, Deputy.
BOSQUE COUNTY, TEXAS
Recording Fee \$ 2.00
This Instrument should be filed immediately with the County Clerk for Record.

MARTIN Stationery Co., Dallas
Return with this
August 1st 1957
ally at law
Meridian, Tex

File No. S.F. 15936

Filed July 31 19 57
Supporting Evidence (Real)
J. EARL RUDDER, Com'r.

File Clerk John R. Cowen

RECEIVED

JUL 31 1957

OFFICE

GEORGE H. BROOKS

ATTORNEY AT LAW

OFFICE SOUTH SIDE OF SQUARE

MERIDIAN, TEXAS

July 29, 1957.

Hon. Earl Rudder, Commissioner,
General Land Office,
State of Texas,
Austin 14, Texas.

Attention: Mr. Jack Giberson, Attorney.

Dear Sir:

Please refer to the matter of Goad Faith Claimant Beatrice Jenson, in connection with a survey of 74.24 acres land in Bosque County, Texas, and more particularly to your letter of July 10, to Mr. Arvin Mc Donald, L. S. L. S., P. O. Box 231, Gatesville, Texas:

At the request of Mr. Mc Donald, I am enclosing herewith original ^{Special} warranty deed from Thelma M. Cathey, et vir, et al, to Beatrice Jenson, a widow, covering this tract of land, which has been recorded in Vol. 178, p. 537 of the Deed Records of Bosque County, Texas.

I assume that all other instruments necessary to perfect Mrs. Jenson's claim to this land have been properly filed by Mr. Mc Donald; however, if any others are required, please advise him direct, letting me have a copy of your letter of requirement, (together with copies of any special forms that may be necessary), to him, so that I can have same executed, if necessary.

Very truly yours,

Brook + Moon

cc Mrs. Beatrice Jenson,
R. F. D. Route No. 2,
Clifton, Texas.

Mr. Arvin Mc Donald, L. S. L. S.,
P. O. Box 231,
Gatesville, Texas.

RECEIVED

JUL 31 1957

GENERAL LAND OFFICE

GEORGE H. BROOKS

ATTORNEY AT LAW

OFFICE SOUTH SIDE OF SQUARE

MERIDIAN, TEXAS

July 29, 1937

Hon. Earl Rudder, Commissioner,
General Land Office,
State of Texas,
Austin 14, Texas.

Attention: Mr. Jack Gibson, Attorney.

Please refer to the matter of Good Faith Claimant
Beatrice Jensen, in connection with a survey of 74.84 acres
in Bosque County, Texas, and more particularly to
your letter of July 10, to Mr. Arvin McDonald, L. S. L.
P. O. Box 331, Gatesville, Texas;

At the request of Mr. McDonald, I am enclosing
with original warranty deed from Thelma M. Cathey, et
al, to Beatrice Jensen, a widow, covering this
tract of land, which has been recorded in Vol. 178, p.
of the Deed Records of Bosque County, Texas.

I assume that all other instruments necessary to
perfect Mrs. Jensen's claim to this land have been properly
filed by Mr. McDonald; however, if any others are required,
please advise him direct, letting me have a copy of your
letter of requirement. (together with copies of any special
forms that may be necessary), to him, so that I can have
same executed, if necessary.

Very truly yours,

George H. Brooks

cc Mrs. Beatrice Jensen,
R. F. D. Route No. 2,
Clifton, Texas.

Mr. Arvin McDonald, L. S. L. S.,
P. O. Box 331,
Gatesville, Texas.

RECEIVED

JUL 31 1937

GENERAL LAND OFFICE

Dear Sir:

J. EARL RUDDER, Com'r.
File Clerk

Filed - July 31 1937

Brooks, Attorney

File No. S.E. 15936

111

July 31, 1957

Mr. George H. Brooks
Attorney at Law
P. O. Box 365
Meridian, Texas

RE: S. F. 15936, Mrs. Beatrice
Jensen, Bosque County, Texas

Dear Mr. Brooks:

This is to acknowledge receipt of your letter of July 29, 1957, relative to the captioned Good Faith Claimant application.

The deed which you submitted has been filed as supporting evidence. Should it be discovered, upon closer examination of the materials submitted in connection with S. F. 15936, that some requirement is lacking, you will be notified.

Sincerely yours,

EARL RUDDER, Commissioner

By
Jack B. Giberson
Attorney

JBG:jw

File: S. F. 15936

(12)

File No. S.F. 15936

County

San Diego Attorney

Filed July 31 1957

J. EARL RUDDER, Com'r.

San Diego
File Clerk

AUG 22 1957

APPRAISER'S REPORT

August 20, 1957
Date Appraisal Made

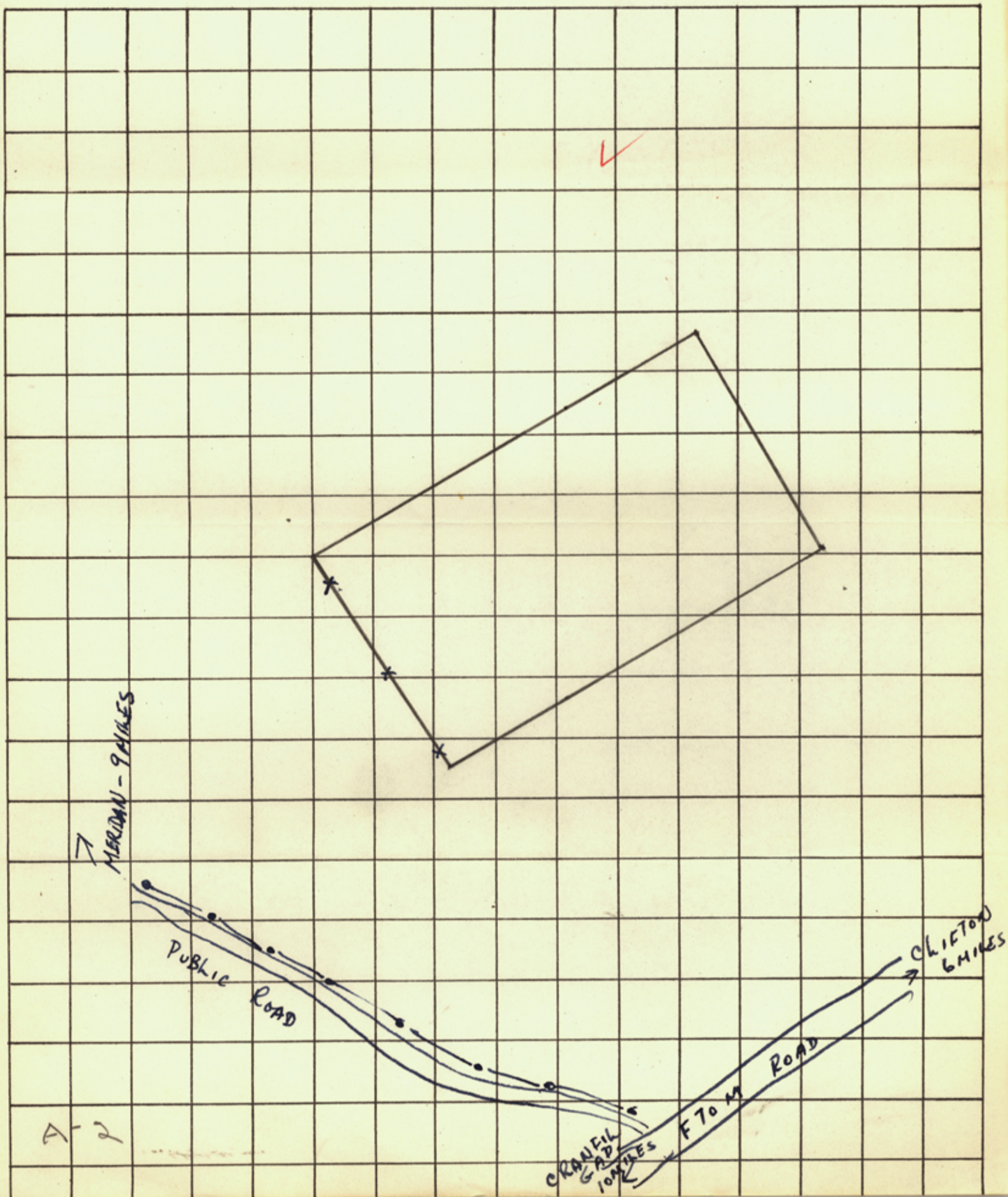
1. TO THE STATE OF TEXAS, SCHOOL LAND BOARD
EARL RUDDER, COMMISSIONER GENERAL LAND OFFICE, CHAIRMAN
AUSTIN, TEXAS

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

Bosque

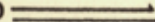
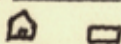
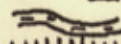
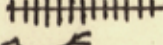

2. LEGAL DESCRIPTION (SF No. - Abstract No.) SF 15936 - being
carried on tax assessor's records as part of the
Jesse Everett survey, Abstract no. 255.
3. (a) The community is composed principally of (white), (~~colored~~); (~~farming~~), (ranching)
(stockfarming).
(b) This tract is being used as Pasture, comparing below average
with the average of community.
(c) Total acres 74.24 located 6 1/2 miles NW from Clifton,
(nearest town)
2000 and 9 miles from Meridian, 1200
(pop.) (County Seat) (pop.)
(d) This tract is 6 1/2 miles nearest railroad. (w) 6 1/2 miles Clifton (w)
(Grade School) (High School)
(e) This tract is on Private - Caliche type of road, R.F.D., School Bus, Power line,
Telephone. 1/2 mile to above
(f) Average rainfall 30.
4. The nearest production of oil, gas or minerals is approx. 40 MILES (distance),
WEST (direction).
The nearest drilling oil or gas well is 20 MILES (distance) SW. (direction).
The nearest dry hole is 1 1/2 MILES (distance) _____ (direction).
If the land is under oil and gas lease, fill in the following:
(a) To whom leased _____
(b) Date of lease _____
(c) Bonus received (per acre) _____
(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 _____


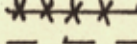


5.



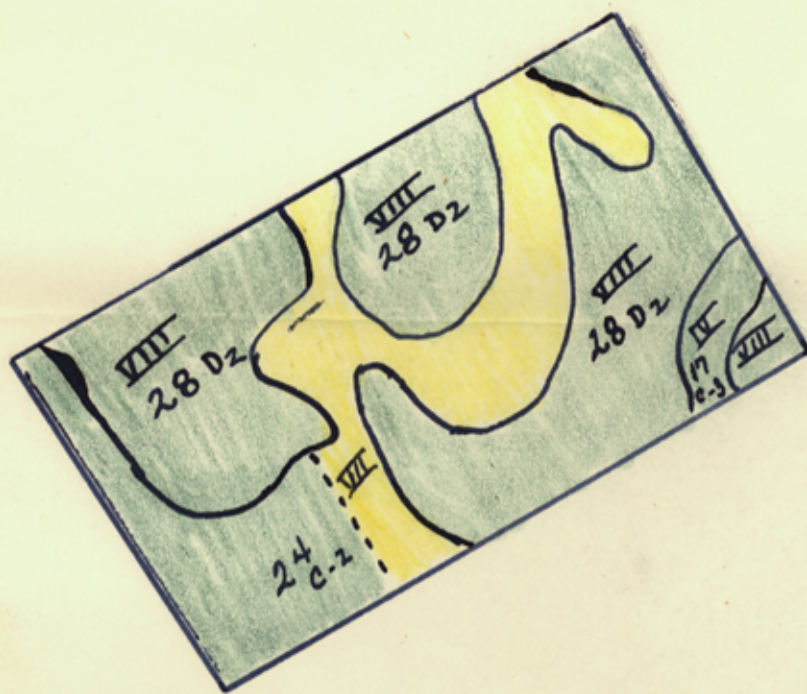
5. SOIL DATA:

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



6. LAND ANALYSIS

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

All soils are very shallow (from 0" to 5" to solid rock) except a narrow strip on either side of dry branch. Land suited for goat pasture only - covered with moderately heavy growth of cedar, shumate, and live oak brush.

(b) Drainage is OK 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 60 Value per acre \$ 2.00 ac.

(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 rolling to very steep. Grasses are in poor condition and include buffalo, needle grass, scattered little bluestem, and live oak brush.

Place is suited for goats only in its present condition. Land similar to this in this area will carry 1 animal unit to 25 acres for 8 months when cleared.

(f)

CLASS	USE	ACRES	DEPTH	TEXTURE	SUBSOIL PERMABILITY	SLOPE	EROSION	PRICE	TOTAL
IV	Pasture	3	S	F	SP	C	3	40 ⁰⁰	120
VII	Pasture	25	VS	F	SP	C	2	20 ⁰⁰	500
VIII	Pasture	46 ²⁴	VS	F	SP	D+E	2	8 ⁰⁰	369.92

TOTAL LAND VALUE

989.92

TOTAL VALUE

989.92

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
173 200	1-2-55	W. Ross Johnson	Jack Kirby	700	30 ⁰⁰	+5	0	0	-10	-2	-4	-6	-17
NOT RECORDED AT PRESENT	'57	H.A. Jensen et.	Jack Kirby	140	25 ⁰⁰	0	0	0	-3	-2	-5	0	-10

(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 \$ 14⁰⁰ x 74.24 ac = \$ 1,039 ³⁶/_{xx}

8. VALUE INDICATION BY CAPITALIZATION:

INCOME ESTIMATE:				VALUE PER		SHARE	LANDLORD'S SHARE
CROP	ACRES	YIELD	TOTAL	UNIT	SHARE		
							\$
							\$
							\$
							\$
							\$
							\$
							\$
Pasture	74.24			50¢ ac.	all		\$ 37.12
						TOTAL LANDLORD'S SHARE	\$ 37.12

LANDLORD'S EXPENSE:

1. TAXES

(a) County valuation 150

(b) Rates:

	Rate	Amount
1. State & County	1.22	\$ 1.83
2. School	1.25	\$ 1.88
3. Other		\$
4. Other		\$

TOTAL \$ 3.71

2. Harvest Expense or fertilizer furnished by landlord

\$ 0

TOTAL EXPENSE \$ 3.71

LANDLORD SHARE \$ 37.12 - EXPENSE \$ 3.71 - NET INCOME \$ 33.41

5% CAPITALIZATION RATE

\$ 33.41 ÷ .05 = \$ 668 ²⁰/_{xx}

9. SUMMARY OF VALUES

PRINCIPAL CROPS SUITED	AVERAGE COMMUNITY YIELDS	YIELDS USED THIS TRACT
Pasture	75¢ to \$1 ac.	50¢ acre

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

VALUE INDICATION BY Summation \$ 989.92
 VALUE INDICATION by Comparison \$ 1039.36
 VALUE INDICATION by Capitalization \$ 668.20

11. The present market price should be \$ 850⁰⁰

*11.45 per acre
JAW*

12. NARRATIVE SUMMARY:

✓ Land-outstanding features

Nothing outstanding except some very good Cedars for post - scattered.

✓ Limiting factors

Size - in this area small places are hard to sell. Location - does not touch a public road - 1/2 mile to County road. Production - all soils are chalky clay, shallow, and on mountain. no water.

✓ Community & amenities

Located in a ranching community - area of large place. Most of the adjacent land is owned by Jack Kirby, local wool buyer. Mr. Kirby is in the process of buying this place from the H.A. Jensen estate.

Appraiser *Jack W. Donaldson*

PRINCIPAL CROPS SUITED	AVERAGE COMMUNITY YIELDS	YIELDS USED THIS TRACT
Pasture	726 to 1 ac.	205 ac.

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

VALUE INDICATION BY SUBMISSION	\$ 989.92
VALUE INDICATION BY COMPARISON	\$ 1037.36
VALUE INDICATION BY CAPITALIZATION	\$ 668.20

11. The present market price should be \$ 850.00

12. NARRATIVE SUMMARY:
Land-outstanding features

Nothing outstanding except some scattered cedars for fuel - scattered.

Limiting factors

Soils - in this area small places are hard to sell. Location - down out toward a public road - 1/2 mile to county road. Production - All soils are cherty clay, shallow, and on mountain. No water.

Community & amenities

Located in a ranching community - area of large place. Most of the adjacent land is owned by Jack Kirby, local wool buyer. Mr. Kirby is in the process of buying this place from the H.A. Jensen estate.

Jack W. Jensen

13
52 15936
Approved
8-22-57

ACCEPTANCE OF TERMS OF SALE OF UNSURVEYED SCHOOL LAND

(Applicant or Good Faith Claimant)

_____, Texas, _____ 19____

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

I hereby accept the terms of sale of the tract of unsurveyed school land hereinafter described as stated in your letter dated September 18, 1957 and apply to complete my application to purchase under the terms of House Bill No. 9, passed at the Regular Session of the Forty-sixth Legislature and approved June 19, 1939, and other laws relating to the sale of unsurveyed school land without settlement.

The land is situated in Bosque County, Texas, about six miles (give course) S. 3 E from the county seat, and is briefly described as follows:

Survey No.	S. F. No.	Acres	Classification
	<u>15936</u>	<u>74.24</u>	

I agree to pay for said land the price of \$11.45 Dollars per acre, and I hereby enclose the sum of \$850.05 Dollars as the full cash payment therefor.
(Insert whether "full" or "one-fourtieth")

I further agree that the sale to me is made upon the express conditions, to-wit:

The reservation of minerals therein to the State will be a free royalty of one-sixteenth of the oil and gas and one-eighth of the sulphur and other minerals.

I do solemnly swear (affirm) that I am over twenty-one (21) years of age.

Mrs. Beatrice Jensen
Applicant or Good Faith Claimant

Post Office Eligton, Texas

Sworn to and subscribed before me, this the 25th day of September, 1957.

CHAS. K. WORD

Chas. K. Word
Notary Public, Bosque County, Texas

OBLIGATION

\$ _____ School Lands.

For value received, I, the undersigned, do promise to pay to the State of Texas the sum of

_____ Dollars, with interest thereon as hereinafter specified, the same being for the remainder of purchase money for the following described tract of land purchased by me, of the State of Texas, in accordance with the provisions of

laws relating to the sale of unsurveyed public free school lands; to-wit: All of Survey No. _____,

S. F. No. _____, Grantee _____, situated in _____ County, Texas.

The annual interest of five per cent, upon all unpaid principal, together with one-fortieth of the original principal, I am to pay or cause to be paid to the General Land Office, at Austin, Travis County, Texas, on or before the first day of each November thereafter until the whole purchase money is paid. And it is expressly understood that I am to comply strictly with all the conditions, limitations and requirements, and am subject to and accept all the benefits and penalties contained and prescribed in the laws above referred to.

Witness my hand this _____ day of _____, 19____.

RECEIVED

SEP 27 1957

GENERAL LAND OFFICE

Applicant or Good Faith Claimant

Post Office _____

GRANT LAND OFFICE

SEP 23 1923

Post Office

Applicant or Good Faith Claimant

Witness my hand this

day of

19

am subject to and accept all the benefits and penalties contained and prescribed in the laws above referred to expressly understood that I am to comply strictly with all the conditions, limitations and requirements and or before the first day of each November thereafter, until the whole purchase money is paid. And it is principal, I am to pay or cause to be paid to the General Land Office, at Austin, Travis County, Texas, on The annual interest of five per cent, upon all unpaid principal, together with one-fourth of the original

County, Texas

Granted

situated in

laws relating to the sale of unsurveyed public free school lands; to-wit: All of Survey No.

with interest thereon as hereinafter specified, the same being for the remainder of purchase money for the following described tract of land purchased by me, of the State of Texas, in accordance with the provisions of

Dollars.

For value received, I, the undersigned, do promise to pay to the State of Texas the sum of

School Lands.

OBLIGATION

CHAS K WOOD

Witness my hand, Bosque County, Texas

Sworn to and subscribed before me, this the

22nd day of September, 1923.

Post Office

Applicant or Good Faith Claimant

I do solemnly swear (affirm) that I am over twenty-one (21) years of age.

(14)

GENERAL LAND OFFICE
Austin, Texas

S. F. No. 15936

ACCEPTANCE OF TERMS OF SALE
OF UNSURVEYED SCHOOL LAND
(Applicant or Good Faith Claimant)

of

Mrs. Beatrice Jensen,

Post Office Rt. 2, Clifton, Texas.

WITHOUT SETTLEMENT

74.24 acres in

Bosque County, Texas.

Filed August 27, 19 57

Commissioner

Awarded August 27, 19 57

Rejected , 19

Commissioner

Class

Appr'm't

Obligation

On Market

Survey No.

S. F. No.

(Give course) S. 3 E from the county seat, and is hereby described as follows:

The land is situated in

Bosque

County, Texas, about

six

miles

approved June 19, 1922, and other laws relating to the sale of unsurveyed school land without settlement, under the terms of House Bill No. 3, passed at the Regular Session of the Forty-sixth Legislature and in your letter dated September 18, 1923 and apply to complete my application to purchase

I hereby accept the terms of sale of the tract of unsurveyed school land hereinafter described as stated

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

Texas,

19

(Applicant or Good Faith Claimant)

OR UNSURVEYED SCHOOL LAND
ACCEPTANCE OF TERMS OF SALE



J. EARL RUDDER, COMMISSIONER
DENNIS WALLACE, CHIEF CLERK

DUPLICATE RECEIPT

(To be Kept by Land Office)

LEDGER

PAGE

FILE No.

Post Office

To THE COMMISSIONER General Land Office, Austin, Texas.

I enclose

(Say whether Money Order or Draft on a Bank in Austin, or Cash.)

for \$

of which

\$ 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
Good Faith Claim 7474 Bosque						

(Name of Sender)

Received remittance as stated above.

(Address)

Commissioner General Land Office.

15 25 15936



J. EARL BENDER, Commissioner
DENNIS WALLACE, Chief Clerk

DUPLICATE RECEIPT

(To be kept by Land Office)

LAND

PAGE

Post Office

File No.

TO THE COMMISSIONER General Land Office, Austin, Texas.

I enclose

(Indicate whether Money, Order or Draft on a Bank in Austin, or Cash.)

of which

are for principal
are for interest
are for fees

payment on the following land purchased from the State,

to-wit:

Section	Block	Township	County	Acres

PAID IN FULL

Commissioner General Land Office

✓

Ledger 143

LAND AWARDS AND RECEIPT

File No. S. F. 15936Page 487Date of Award Sept. 27, 1957GENERAL LAND OFFICE,
AUSTIN, TEXASWHEREAS, Mrs. Beatrice Jensen

of Clifton, Texas, has, in the manner and form prescribed by
law, filed in this office an application and obligation to purchase the following land, to-wit:

SECTION	BLOCK	TOWNSHIP	CERTIFICATE	GRANTEE	ACRES	PRICE	COUNTY
			<u>S. F. 15936</u>	<u>Mrs. Beatrice Jensen</u>	<u>74.24</u>	<u>\$11.45</u>	<u>Bosque</u>

Date of Sale _____

Amount of Note \$ _____

Rate of Interest _____ Per Cent

Due November 1st Annually
SCHOOL LAND

The School land Board having fixed the price, and the State
having received \$ 850.05 as the full payment
thereon, I do hereby award to said applicant the survey of
land described above with a reservation of a free royalty
of one-sixteenth on oil and gas and one-eighth on
sulphur and all other minerals to the State.

Samuel Wallace
Acting Commissioner General Land Office

58 15936

Dup. Award
& Receipt
9-27-57

General Commission General Fund Office

SCHOOL FUND
Due November 1st annually

Date of Interest: _____ Per Cent: _____

Amount of Note \$ _____

Date of Sale: _____

and all other amounts to the State.
of one-thousand on 111 and ten and one-eighth on
and described above with a recitation of a true and
thereon. I do hereby award to and abrogate the award of
having received \$ 320.00 as the full payment
The School Fund Board having fixed the price and the State

NAME	ADDRESS	DATE	AMOUNT	REMARKS
MR. JAMES J. JAMES	NO. 36	411 42	Bonds	

now filed in this office in substitution and obligation to purchase the following land to-wit:

of _____

WHEREAS _____

WILLIAM JAMES
GENERAL FUND OFFICE

Date of Award: _____

GENERAL FUND AWARDS AND RECEIPT

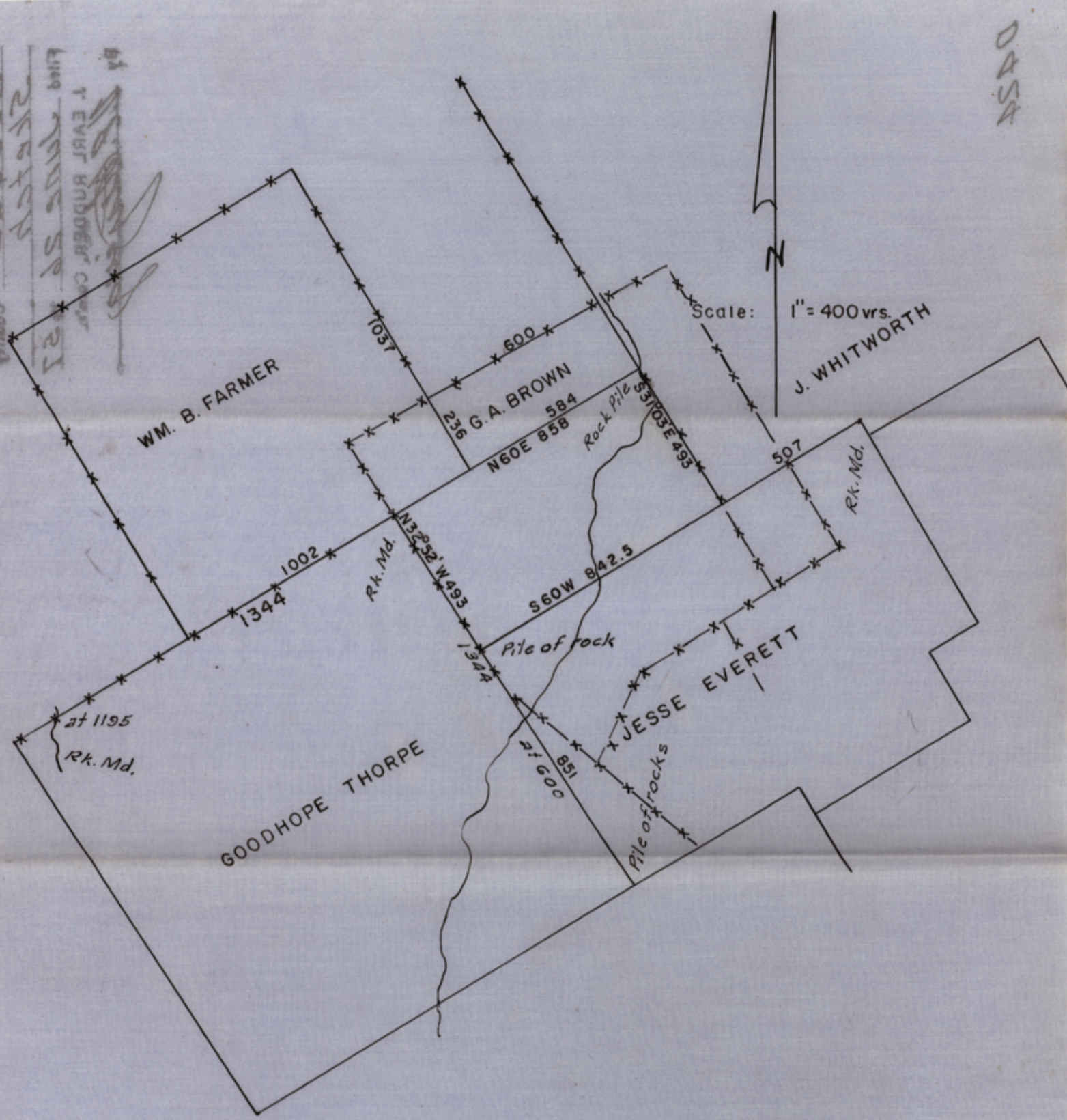
142

File No. 1. 1230

A

0454

File No. 2512036
BOSQUE
25/12/57
J. EVART RUDDER, County Clerk



Plat to a survey of 74.24 acres of land made for the H. A. Jenson Estate, situated in Bosque County, Texas, about 3 miles S3E from Meridian, the County Site.

Surveyed, June 1-21, 1957. —x—= fence lines.

Arvin McDonald
Arvin McDonald
Licensed State Land Surveyor

Filed for record in my office, the 25 day of June, 1957, at 2:30 o'clock P. M., and duly recorded the 25 day of June, 1957, in Book 172, Page 423, of the Deed Records of Bosque County, Texas.

John R. Cowen
County Clerk
Bosque County, Texas

RECEIVED
JUN 26 1957
GENERAL LAND OFFICE

File No. 5E-15936

BOSQUE County

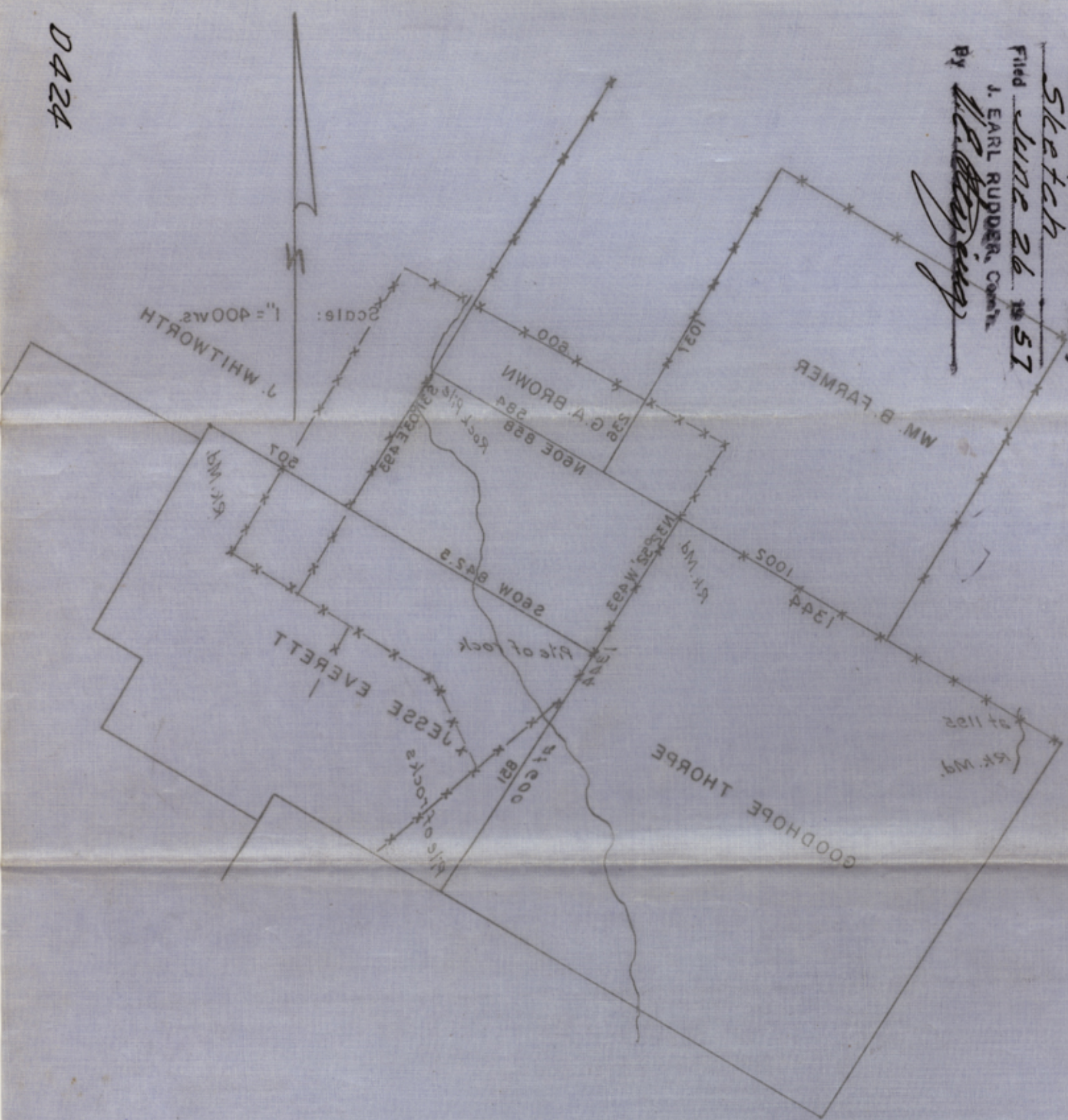
Sketch

Filed June 26 1957

J. EARL RUPPER, Com'r.

By W. E. McDonald

Scale: 1" = 400 ft.
J. WHITWORTH



Plat to a survey of 74.24 acres of land made for the H.A. Jensen Estate, situated in Bosque County, Texas, about 3 miles S 2 E from Meridian, the County Site.
Surveyed, June 1-21, 1957. —x— = fence lines.



Arvin McDonald
Licensed State Land Surveyor

Filed for record in my office, the day of June, 1957, at 2:30 o'clock P.M., and duly recorded the day of June, 1957, in Book 115, Page 115, of the Deed Records of Bosque County, Texas.

Bosque County, Texas
County Clerk

RECEIVED
JUN 26 1957
COUNTY CLERK

0424

August 12, 1957

Mrs. Beatrice Jensen
Route 2
Clifton, Texas

Dear Mrs. Jensen:

With further reference to our letter to you of June 28, 1957 in regard to your Good Faith Claimant Application to purchase unsurveyed land in Bosque County, I wish to inform you that House Bill 758, Acts of the 55th Legislature, 1957, authorizes and directs the School Land Board to charge a fee for appraising vacancies. The fee fixed by the Board is \$25.00 for the first tract, and \$15.00 for each additional tract appraised at the same time in the same area.

You are requested, therefore, to forward your remittance in the amount of \$25.00 as payment of this fee.

Sincerely yours,

EARL RUDDER, COMMISSIONER

By:

A. T. Mullins, Secretary
of the School Land Board

ATM:ej
SF 15936

August 11, 1937

(178515932

September 18, 1957

Mrs. Beatrice Jensen
Route 2
Clifton, Texas

Dear Mrs. Jensen:

The School Land Board of the State of Texas at a meeting held in my office September 17, 1957, fixed a price at which you may pay for the unsurveyed school land in S. F. 15936, 74.24 acres, Bosque County, which you applied for, at \$11.45 per acre.

Since this area is more than five miles from production, the reservation of minerals therein to the State will be a free royalty of one-sixteenth of the oil and gas and one-eighth of the sulphur and other minerals.

Since this area contains less than 80 acres, it will have to be paid for in cash. You should, therefore, forward a check in the amount of \$850.05, which, according to my calculation, is the amount necessary to pay for such unsurveyed school land. In addition to the above, the patent fee on this tract will amount to \$10.00. You may include these two sums in one check which should be made payable to the State Treasurer. It will also be necessary for you to forward to this office a separate check in the sum of \$1.04 to defray the expense of recording the patent in Bosque County. This latter check must be made payable to the Commissioner of the General Land Office.

I am enclosing a form of acceptance, which I request that you fill out and return to this office with the remittances.

Sincerely yours,

EARL RUDDER, COMMISSIONER

By:

Gordon R. McNutt, Secretary
of the School Land Board

GRM:ej
S. F. 15936
enclosure

(18)

5215936

Letter of
valuation

9-18-57

W

10/10/57
J. P. 10/10/57
10/10/57

October 1, 1957

Mr. John R. Cowan
County Clerk of Bosque County
Meridian, Texas

Dear Mr. Cowan:

This is to inform you that I have issued a Land Award and Receipt to Mrs. Beatrice Jensen, Clifton, Texas covering 74.24 acres, S. F. 15936, Bosque County. A copy of the Award is enclosed.

Please make a notation of the issuance of this Award on your records.

Sincerely yours,

EARL RUDDER, COMMISSIONER

By:

A. T. Mullins, Attorney

ATM:ej
SF 15936
enclosure

1951, 1952

Mr. J. E. Jones
County Clerk of Jackson County
Jackson, Tenn.

Dear Mr. Jones:

This is to inform you that I have received a letter
dated and bearing the name of Jackson County, Tenn.
covering the period from 1951 to 1952, Jackson County, a copy
of the same is enclosed.

I have also a statement of the amount of the
tax for the year 1951.

Very truly yours,

W. H. Jones, Jr.

By _____

A. E. Jones, Attorney

W. H. Jones, Jr.
1951, 1952

1951 SF 15736

October 1, 1957

Mrs. Beatrice Jensen
Route 2
Clifton, Texas

Dear Mrs. Jensen:

Enclosed is the original Land Award and Receipt issued you covering 74.24 acres, S. F. 15936, Bosque County, Texas, together with a copy of the notice to the County Clerk.

Patent will be issued within a few days and mailed to the County Clerk, who, in turn will mail the patent to you.

Sincerely yours,

EARL RUDDER, COMMISSIONER

By:

A. T. Mullins, Attorney

ATM:ej
enclosure
SF 15936

October 1, 1957

Mr. [illegible]
[illegible]
[illegible]
[illegible]

Enclosed is the original [illegible] and [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible] [illegible]
[illegible] [illegible] [illegible] [illegible] [illegible] [illegible]

[illegible]

[illegible]

[illegible]
[illegible]
[illegible]

20 SF 15936



General Land Office

EARL RUDDER, COMMISSIONER
DENNIS WALLACE, CHIEF CLERK

AUSTIN, TEXAS OCTOBER 8, 1957

County Clerk BOSQUE County
MERIDIAN, Texas

Dear Sir:

The enclosed check for \$ 1.00 is for recording the enclosed patent in
BOSQUE County, issued to the Patentee shown therein.

The other check or checks, enclosed, if any, is the fee for the other county clerk,
or clerks, as shown.

When recorded by you, kindly forward patent, and this letter, with balance of fees,
if any, to other proper county clerk, and when record is fully completed deliver to the
owner or his agents, in person or by registered mail, as required by Chapter 47, Acts
April 2, 1918.

Deliver to:

MR. CHARLES K. WORD, MERIDIAN, TEXAS paid the fees as agent or owner.

Sincerely,

EARL RUDDER, COMMISSIONER

BY:

(Miss) Marie Hedick, Patent Clerk

Patent No. 279

Vol. No. 27-B

File No. S.F. 15936

(21) SF 15936

File No. 21. 15936

(Miss) Marie Hedick, Patent Clerk

Vol. No. 81-5

By:

Patent No. 81-5

EARL RUDDER, COMMISSIONER

Sincerely,

Mr. Charles K. Wood, Meridian, Texas paid the fees as agent or owner.

Deliver to:

April 5, 1918.

owner or his agents, in person or by registered mail, as required by Chapter 43, Acts

if any, to other proper county clerk, and when record is fully completed deliver to the

When recorded by you, kindly forward patent, and this letter, with balance of fees,

or clerks, as shown.

The other check or checks, enclosed, if any, is the fee for the other county clerk.

The enclosed check for \$ 1.00 is for recording the enclosed patent in

Dear Sir:

Meridian, Texas

County Clerk George County

DEWIS WALLACE, CHIEF CLERK
EARL RUDDER, COMMISSIONER

AUSTIN, TEXAS October 9, 1917



Patent Exam Office

Date _____ 19 _____

Hon. Earl Rudder
Land Commissioner

Dear Sir:

Attached is \$ _____

Charge

Credit Acct. # _____

Cash Fees
Check To Cover Interest On The Following:
Draft Rental

RECEIVED

AUG 22 1957

GENERAL LAND OFFICE

Ch. 25.00 68869

4 appraisers

"Land filing fee"

A - 58

S515936

Receipt
Please Mail Copies to Mr. _____
Statement

Street

City

Attention

H. A.
Mrs. Beatrice Jensen

Rt. 2

Clifton, Texas

Date _____ 19____

Hon. Earl Rudder
Land Commissioner

Dear Sir:

Attached is \$ _____

Cash _____
Check _____
To Cover _____
Interest On The Following:
Debit _____
Credit _____

RECEIVED
AUG 22 1927
GENERAL LAND OFFICE

6888a

22 57157936

Please Mail Copies to Mr. _____
Receipt _____
Statement _____

A-28

271813.6

Street _____

City _____

Attention _____