

2/20/63 VAS

227

File S. F. 16150 Ab. 1529

FRIO County

SCHOOL LAND

Thomas A. Halff

(Good Faith Claimant)

5.85 Acres

Section No. 3

See Rolled Sk. 23
Report in SF. 16149

Block Tsp. Cert.

Act of June 19, 1939

Approved

Andff ml
Legal 2/11 VACANCY APPROVED,
Engineering YES 6-6-63.
Geology YES
Execution YES

Jerry Sadler
JERRY SADLER, Commissioner

Approved as M&G and valued by the School Land Board at \$25.50 per acre, July 2, 1963.

REG. MK'D. PTD.

Richard H. Keating
Sec'y of the School Land Board
Patented 7-30-63

Obligation No. 227 Vol. 33-B

Mailed Co. Clk. 8-7-63

Vol. 215 Page 000 Full

Map Mk'd. Ptd.

Patd. Sup. H

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Patent to Thomas A. Halff, Orig,
with R/R, 7-29-63.

Jack Wilson

7-22-63 \$15.00 Pat. Fee, Reg #95929, \$1.00 Rec. Fee, Reg #95930
Thomas A. Halff, P. O. Box 291, Pearsall, Texas

PAID IN FULL FOR 5.85 ACRES
DATE 7/22/63 *J.H.*

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General Land Office

APPLICATION TO PURCHASE

(Good Faith Claimant)

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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 Frio County, Texas, about 7.5 miles from S85W from Pearsall, the county seat, and is described

as follows, to-wit: BEGINNING at a concrete monument set for the SE corner of the Nathaniel Karr Survey 920 $\frac{1}{2}$ and the E corner of the J. A. McBee Survey 5, said monument being a point in the NW line of the Thomas Callahan Survey 920 S45-00W-842 vrs. from its original N corner; THENCE with the SE line of said McBee Survey 5, S48-37W-867.5 vrs. to a concrete monument set for its S corner and located in the SE line of the A. J. Everett Survey 338 $\frac{1}{2}$ S37-00W-238 vrs. from its E corner; THENCE with the SE line of said Everett Survey S37-00W-256.8 vrs. to a concrete monument set for the most eastern N corner of the James G. Wright Survey 922 $\frac{1}{2}$; THENCE with the most eastern NE line of said Survey 922 $\frac{1}{2}$, S53-00E-19.1 vrs. to a concrete monument set for the W corner of the said Callahan Survey 920; THENCE with the NW line of said Survey 920, N45-00E-1117.3 vrs. to the place of beginning.

16150

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

4. Remarks:*

This application accompanied by field notes and questionnaire

Thomas A. Hall
Good Faith Claimant
Post Office Pearsall, 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)

CERTIFICATE

I, _____, Secretary of the School Land Board, do hereby certify that at a regular meeting of said board held in the General Land Office, Austin, Texas, on the _____ day of _____, A. D. 19_____, the price at which the area of land described in the above application No. _____, shall be sold, was fixed by the School Land Board at _____ Dollars per acre, all of which is shown in Vol. _____, Page _____, of the Minutes of said Board.

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

Secretary of the School Land Board

GENERAL LAND OFFICE
Austin, Texas

S. F. No. 16150

APPLICATION TO PURCHASE
UNSURVEYED SCHOOL LAND
(Good Faith Claimant)

Thomas A. Half

Pearsall, Texas.

WITHOUT SETTLEMENT

acres

in Frio County, Texas.

Filed February 26, 19 63

JERRY SADLER

Commissioner

Approved _____
Rejected _____, 19____

Commissioner

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\$1.00

DATE 2-26-63

Reg. No. 53122

GENERAL LAND OFFICE

nt

APPLICATION TO PURCHASE

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Survey 3

The following information is required with all applications to purchase:

1. Type of land
 - (a) Kind of soil Sandy
 - (b) Topography of surface rolling
 - (c) Purpose for which adapted (cultivated or grazing) both
2. Type and value of timber, if any none
3. Assessed value. (If not rendered for taxation, give last assessed value of adjoining lands.) \$8.00
4. The assessed value in this county is no base used % of market value.
5. The actual value without improvements is \$10.00 per acre.
6. The nearest production of oil, gas or minerals is 3 miles (distance), S45E (direction).
7. The nearest drilling oil or gas well is none within 5 miles (distance) (direction).
8. The nearest dry hole is 2 mi. (distance) N20W (direction).
9. 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
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? No
(Yes or No)
If so, what is the sale price per acre?

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

WITNESS my hand this 19th day of Feb, 1963.

Thomas H. Hall

Sworn to and subscribed before me, this the 19 day of FEB, 1963.

Notary Public in and for
County

The following information is required with all applications to purchase:

- 1. Type of land _____
- (a) Kind of soil Sandy
- (b) Topography of surface rolling
- (c) Purpose for which adapted (cultivated or grazing) both
- 2. Type and value of timber, if any none
- 3. Assessed value. (If not rendered for taxation, give last assessed value of adjoining lands.) \$8.00

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4. The assessed value in this county land base used % of market value.

5. Value without improvements is \$10.00 per acre.

6. Production of oil, gas or minerals is 3 miles (distance) _____ (direction).

7. Drilling oil or gas well is none within 5 miles (distance) _____ (direction).

8. Dry hole is 1.2 mi. (distance) NSW (direction).

9. 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 _____

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 _____

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 19 day of Feb 1963.

Sworn to and subscribed before me, this the 19 day of Feb 1963.

[Signature]
Notary Public in and for WYO County



FEB 26 1963

General Land Office

AFFIDAVIT

THE STATE OF TEXAS
COUNTY OF FRIO

BEFORE ME, the undersigned authority, on this day personally appeared Thomas A. Halff, who, being by me first duly sworn, upon his oath deposes and says:

That he is acting herein for himself as the owner of an undivided 1/24th interest and on the behalf of Hilbert L. Blair, Mrs. Alma O. Halff, Independent Executrix of the A. H. Halff Est., Mrs. Evelyn H. Ruben and husband, Edmund R. Ruben, Robert H. Halff, Mrs. Rae O. Burnham, and husband, Alfred G. Burnham, Elizabeth O. Cohn and husband, Daniel J. Cohn, Herbert M. Oppenheimer and Jesse H. Oppenheimer, by whom he is authorized and empowered, and that he has acted for himself and as their agent in the management and control of the real estate hereinafter mentioned and referred to for a period of years, and that by reason thereof, he has become familiar with the facts herein set forth.

That the parties above mentioned are the owners all in fee simple of that certain real estate situated in Frio County, Texas, formerly known as the Crouch Ranch and now known as the Halff and Oppenheimer Ranch, consisting of and containing in excess of 60,000 acres of land and composed of approximately ninety five original surveys and parts of surveys and being more fully described in a deed from the British & American Mortgage Company, Ltd., to Charles Schreiner, Mayor Halff and Solomon Halff, dated Dec. 7, 1900, and recorded in Volume Z, page 318, Deed Records of said Frio County, a copy of which is attached hereto and made a part of this affidavit.

That the said ranch consists of one entire tract of land, is fenced and cross fenced, and that said parties above mentioned, and those under whom they claim, and whose estate and title they now have and own by written recorded instruments, have had and held actual, peaceable and notorious possession thereof well in excess of twenty five years, and that said parties above mentioned now have and hold such possession under regular and legal chain of title.

That said possession also includes that certain tract or parcel of land, not specifically mentioned in above referred to deed, dated December 7, 1900, but enclosed within the boundaries located about 7.5 miles S85W from Pearsall, the County seat of said Frio County, containing 5.85 acres of land and described as follows:

BEGINNING at a concrete monument set for the SE corner of the Nathaniel Karr Survey 920 $\frac{1}{2}$ and the E corner of the J. A. McBee Survey 5, said monument being a point in the NW line of the Thomas Callahan Survey 920, S45-00W-842 vrs. from its original N corner;

THENCE with the SE line of said McBee Survey 5, S48-37W-867.5 vrs. to a concrete monument set for its S corner and located in the SE line of the A. J. Everett Survey 338 $\frac{1}{2}$, S37-00W-238 vrs. from its E corner;

THENCE with the SE line of said Everett Survey S37-00W-256.8 vrs. to a concrete monument set for the most eastern N corner of the James G. Wright Survey 922 $\frac{1}{2}$;

THENCE with the most eastern NE line of said Survey 922 $\frac{1}{2}$, S53-00E-19.1 vrs. to a concrete monument set for the W corner of the said Callahan Survey 920;

THENCE with the NW line of said Survey 920, N45-00E-1117.3 vrs. to the place of Beginning;

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and this affiant and those that he represents and those under whom they claim title have had the possession, use and occupancy of above described 5.85 acres under the good faith belief that it was included within boundaries of said J. A. McBee Survey 5 that borders it on the NW.

That the above described 5.85 acres has been used for many years and is presently used for grazing purposes only and not for the exploration for nor removal of oil, gas or other minerals.

That this affiant and those that he represents have at all times since acquisition of said 5.85 acres occupied the same under the good faith belief that the property was patented acreage and was included within the boundaries of the said J. A. McBee Survey 5 that borders it on the NW.

That the said 5.85 acres is located about 3 miles N45W from the nearest well producing oil and/or gas.

Applicant knows of no other claimants than those listed above.

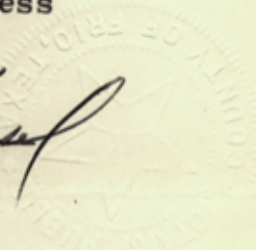
Thomas A. Half

Thomas A. Half

SWORN TO AND SUBSCRIBED BEFORE ME by the said Thomas A. Half on the 19 day of February 1963, to certify which witness my hand and seal of office.

[Signature]

Notary Public



GENERAL LAND OFFICE

23326

DATE 2-26-63

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23.05

CT

BY *John Sadler*

HERRY SADLER, Comr.

Filed Feb 26 1963

Affiant

Comr.

File No. 2-F-19120

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and this alliant and those that he represents and those under whom they claim title have had the possession, use and occupancy of above described 5.85 acres under the good faith belief that it was included within boundaries of said J. A. McBees Survey 5 that borders it on the NW.

That the above described 5.85 acres has been used for many years and is presently used for grazing purposes only and not for the exploration for nor removal of oil, gas or other minerals.

That this alliant and those that he represents have at all times since acquisition of said 5.85 acres occupied the same under the good faith belief that the property was patented acreage and was included within the boundaries of the said J. A. McBees Survey 5 that borders it on the NW.

That the said 5.85 acres is located about 3 miles WSW from the nearest well producing oil and/or gas.

Applicant knows of no other claimants than those listed above.

SWORN TO AND SUBSCRIBED BEFORE ME by the said Thomas A. Halli on the 19 day of February 1963, to certify which witness my hand and seal of office.

Notary Public

S. E. 16150 3

File No. 533356 Affidavit
County

Filed Feb. 26, 19 63

JERRY SADLER, Com'r
By Kate Jurely

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\$ 3.00

DATE 2-26-63

Reg. No.

533356

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STATE OF TEXAS

COUNTY OF BEXAR

In consideration of Eighty-five thousand, nine hundred and five and 89/100 dollars (\$85,905.89) paid and to be paid to the British & American Mortgage Company, Limited, by Charles Schreiner of Kerrville, Texas, and Mayer Halff and Solomon Halff, of Bexar County, Texas, as follows, to-wit:

\$42,952.95 to said Company in hand paid, receipt whereof is hereby acknowledged, and a like sum represented by five (5) notes of this date, executed by said Charles Schreiner, Mayer Halff and Solomon Halff, payable at the office of H. P. Drought & Company, in San Antonio, Texas, with interest thereon payable annually at the rate of five (5%) per centum per annum, The first two (2) of said Notes being for the sum of \$10,738.23½ each and payable on or before December 7, 1902; The third and fourth of said Notes being for the sum of \$8,408.23½ and payable on or before December 7, 1904; and the fifth of said notes being for the sum of \$4660.00 payable on the 7th day of December, 1904; the first four of said notes being negotiable in form and the fifth being non-negotiable, and containing special stipulations, said British & American Mortgage Company, Limited, has this day and does hereby grant, bargain, sell and convey unto said Charles Schreiner and said Mayer Halff and Solomon Halff, in fee simple title, the following real estate, the same being more particularly described as follows, to-wit:

The following described surveys and parts of surveys of land, situated in Frio County, Texas, on the waters of the Frio and Leona rivers, and known as the "Crouch Ranch".

1st. 640 acres known as B. S. & F. Survey No. 1, Scrip No. 1/475, patented to B. L. Crouch, assignee, Patent No. 350, Volume 28.

2nd. 640 acres known as B. S. & F. Survey No. 3, Scrip No. 1/474, patented to B. L. Crouch, assignee, Patent No. 354, Volume 28.

3rd. 640 acres known as B. S. & F. Survey No. 5, Scrip No. 1/473 patented to B. L. Crouch, assignee, Patent No. 355, Volume 28.

4th. 640 acres known as B. S. & F. Survey No. 7, Scrip No. 1/396 patented to B. L. Crouch, assignee, Patent No. 351, Volume 28.

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5th. 640 acres known as B. S. & F. Survey No. 9, Scrip No. 1/395, patented to B. L. Crouch, assignee, Patent No. 353, Volume 23.

6th. 640 acres known as B. S. & F. Survey No. 17, Scrip No. 1/223, patented to Beaty, Seale & Forwood, Patent No. 609, Volume 36.

7th. 631 acres known as Jno. H. Gibson Survey No. 13, Scrip No. 137, Patented to Jno. H. Gibson, Patent No. 626, Volume 36.

8th. 591 acres known as Jno. H. Gibson Survey No. 15, Scrip No. 138, patented to Jno. H. Gibson, Patent No. 51, Volume 37 or 97.

9th. 160 acres known as pre-emption Survey 338 $\frac{1}{4}$, Abstract No. 154, patented to Nelson A. Brice, Patent No. 555, Volume 2.

10th. 160 acres known as pre-emption Survey No. 17, patented to G. W. Adams, assignee, of M. W. Franks, Patent No. 317, Volume 13.

11th. 640 acres known as San Antonio Valley Ditch Survey No. 915-3/4, Scrip No. 6, patented to James Speed, Assignee, Patent No. 316, Volume 29.

12th. 640 acres known as San Antonio Valley Ditch Survey No. 916 $\frac{1}{2}$, Scrip No. 7, patented to James Speed, assignee, Patent No. 157, Volume 30.

13th. 466-7/10 acres known as San Geronimo Irrigation Company Survey No. 1103, Scrip No. 2, patented to James Speed, assignee, Patent No. 333, Volume 35.

14th. 160 acres known as pre-emption Survey No. 338 $\frac{1}{2}$, patented to A. J. Everett, Patent No. 280, Volume 5.

15th. 320 acres known as survey No. 296, Section 6, patented to the Heirs of Charles McKinley, decd., Patent No. 105, Volume 2.

16th. 80 acres known as Survey No. 2/40, U. B. Certificates No. 17/18, patented to Samuel A. Maverick, assignee of Polinario Flores, Patent No. 465, Volume 44.

17th. 160 acres known as pre-emption Survey No. 3, patented to E. S. Pond, Patent No. 556, Volume 2.

18th. 160 acres known as pre-emption Survey No. 337-3/4 patented to Andrew D. Everett, Patent No. 558, Volume 2.

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19th. 640 acres known as San Antonio Ditch Co. Survey No. 1105, Scrip No. 8, patented to Benjamin T. Hart, assignee, Patent No. 357, Volume 30.

20th. 640 acres known as San Antonio Ditch Co. Survey No. 1104 Scrip No. 7, patented to Benjamin T. Hart, assignee, Patent No. 356, Volume 30.

21st. 640 acres known as I. & G. N. R. R. Co. Survey No. 1106, Scrip No. 4079, patented to International & Great Northern Railroad Company, Patent No. 242, Volume 43.

22nd. 640 acres known as I. & G. N. R.R. Co. Survey No. 1107, Scrip No. 4080, patented to International & Great Northern Rail Road Company, Patent No. 67, Volume 85.

23rd. 640 acres known as I. & G. N. R.R. Co. Survey No. 1108, Scrip No. 4081, patented to International & Great Northern Rail Road Company, Patent No. 544, Volume 93.

24th. 621½ acres known as I. & G. N. R.R. Co. Survey No. 1109, Scrip No. 4085, patented to International & Great Northern Rail Road Company, Patent No. 62, Volume 103.

25th. 59½ acres known as I. & G. N. R.R. Co. Survey No. 1110, Scrip No. 4082, patented to International & Great Northern Rail Road Company, Patent No. 525, Volume 93.

26th. 534 acres known as I. & G. N. R. R. Co. Survey No. 1110½ Scrip No. 4082, patented to International & Great Northern Rail Road Company, Patent No. 526, Volume 93.

27th. 640 acres known as I. & G. N. R.R. Co. Survey No. 1111, Scrip No. 4083, patented to International & Great Northern Rail Road Company, Patent No. 516, Volume 61.

28th. 640 acres known as I. & G. N. R. R. Co. Survey No. 1112, Scrip No. 5233, patented to International & Great Northern Rail Road Company Patent No. 524, Volume 93.

29th. 192 acres, part of Survey No. 1398, Section 6, Castro's Colony Certificate No. 24, patented to Heirs of Samuel A. Maverick, assignee of John Achenbach, Patent No. 132, Volume 42. (The South Eastern part No. 29 is hereby conveyed.)

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30th. 332-4/5 acres known as Survey No. 1399, Section 6, Castro's Colony Certificate No. 24, patented to Heirs of Samuel A. Maverick, assignee of John Achenbach, Patent No. 133, Volume 42.

31st. 320 acres known as Survey No. 1404, Castro's Colony Certificate No. 83, patented to John Branch, Patent No. 294, Volume 36.

32nd. 2952-3/10 acres known as Survey No. 918, Section 6, Certificate No. 69, patented to Samuel A. Maverick, assignee of Ma Luisa Carranza Patent No. 411, Volume 9.

33rd. 640 acres known as Survey No. 921, District 6, Bounty Warrant No. 1351, patented to Samuel A. Maverick, assignee of Charles Hoffman, Patent No. 335, Volume 14.

34th. 640 acres known as Survey No. 919, Section 6, Bounty Warrant No. 1351, patented to Samuel A. Maverick, assignee of Charles Hoffman, Patent No. 336, Volume 14.

35th. 240 acres known as Survey No. 11½, Bounty Warrant No. 1041, patented to Francis Keenan, Patent No. 422, Volume 16.

36th. 177 acres known as Survey No. 12½, Certificate No. 255, patented to William Lewis, Patent No. 507, Volume 24.

37th. 738 acres known as Survey No. 920½, Certificate No. 17/19 patented to Heirs of Nathaniel Karr, Patent No. 269, Volume 24.

38th. 640 acres known as Survey No. 8, Bounty Warrant No. 3721, patented to Samuel Rowland, Patent No. 150, Volume 16.

39th. 640 acres known as Survey No. 9, Bounty Warrant No. 3721, patented to Samuel Rowland, Patent No. 148, Volume 16.

40th. 273¼ acres undivided out of a tract of 291¼ acres the Southern part of Survey No. 10, Bounty Warrant No. 3985, patented to Henry W. Karnes, Patent No. 640, Volume 15.

41st. 640 acres known as Survey No. 6, Bounty Warrant No. 2924, patented to B. McNelly, Patent No. 147, Volume 16.

42nd. 640 acres known as Survey No. 7, Bounty Warrant No. 2924 patented to B. McNelly, Patent No. 144, Volume 16.

43rd. 640 acres, known as Survey No. 8, Donation Warrant No. 88, patented to Jacob Eyler, Patent No. 212, Volume 4.

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44th. 640 acres known as Survey No. 9, Headright Certificate No. 74, patented to J. D. Barnes, Patent No. 157, Volume 45.

45th. 634-3/4 acres known as Survey No. 916-3/4, unlocated Balance Headright Certificate No. 21/3, patented to John McMullen, assignee of Victor Herrera, Patent No. 30, Volume 25.

46th. 640 acres known as Survey No. 915 1/2, Donation Warrant No. 418, patented to Joseph A. Spicer, Patent No. 446, Volume 6.

47th. 640 acres known as Survey No. 11, Scrip No. 136, patented to B. L. Crouch, assignee of John H. Gibson, Patent No. 352, Volume 28.

48th. 80 acres known as pre-emption Survey No. 2/41, patented to Robert W. Adams, Patent No. 221, Volume 5.

49th. 160 acres known as pre-emption Survey No. 2, patented to J. E. Roberts, Patent No. 604, Volume 3.

50th. 640 acres known as Survey No. 336, Certificate No. 3, patented to Samuel A. Maverick, assignee of John D. Clare, Patent No. 49, Volume 45.

51st. 1265.05 acres, part of Survey No. 298, Section 6, Certificate No. 661, patented to Samuel A. Maverick, assignee of Jose Arocha, Patent No. 554, Volume 9.

52nd. 1151 1/2 acres part of Survey No. 299, Section 6, Certificate No. 661, patented to Samuel A. Maverick, assignee of Jose Arocha Patent No. 553, Volume 9.

53rd. 141-32/100 acres, part of Survey No. 297, Section 6, patented to the Heirs of Samuel Blair, deceased, Patent No. 384, Volume 4. (For particular description of Nos. 51, 52 and 53, see Book "L" pages 602 and 603, Frio County, Texas Deed Records.)

54th. 625-3/10 acres known as Survey No. 1102, Duplicate Toby Scrip No. 34/80, patented to P. J. Lawless, assignee of Hyde & Goodrich, Patent No. 31, Volume 37.

55th. 844 acres part of Survey No. 915, Section 6, Certificate No. 228, patented to Samuel A. Maverick, assignee of Manuel Flores, Patent No. 201, Volume 10, that part hereby conveyed being all of said Survey lying on the West side of the Frio river.

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56th. 419 acres known as Survey No. 1400, Section 6, Castro's Colony Certificate No. 21, patented to the Heirs of Samuel A. Maverick, assignee, of Jacob Becker, Patent No. 131, Volume 42.

57th. 221 acres known as Survey No. 1401, Section 6, Castro's Colony Certificate No. 21, patented to Heirs of Samuel A. Maverick assignee of Jacob Becker, Patent No. 130, Volume 42.

58th. 520 acres, known as Survey No. 1405, Section 6, Castro's Colony Certificate No. 23, patented to Jacob Metzler, Patent No. 460, Volume 39.

59th. 103-6/10 acres known as Survey No. 1402, Certificate No. 46, patented to Heirs of Samuel A. Maverick, assignee of A. Hanson, Patent No. 90, Volume 44.

60th. 531-4/10 acres known as Survey No. 1403, Certificate No. 46, patented to Heirs of Samuel A. Maverick, assignee of A. Hanson Patent No. 89, Volume 44.

61st. 2354 acres, part of Survey No. 917, Section 6, Certificate No. 328, patented to Samuel A. Maverick, assignee of Josefa Martinez, Patent No. 726, Volume 8. For particular description of No. 61, see Book G, pages 226, 227 and 228, Frio County Texas Deed Records.

62nd. 640 acres known as Survey No. 920, Section 6, Bounty Warrant 1350, patented to Samuel A. Maverick, assignee of Thomas Callahan, Patent No. 346, Volume 14.

63rd. 420 acres known as Survey No. 922, Section 6, Certificate No. 1370, patented to Samuel A. Maverick, assignee of Nathan Hubbell Patent No. 352, Volume 14.

64th. 639½ acres known as Survey No. 337, Section 6, certificate No. 626, patented to Samuel A. Maverick, assignee of Pablo Farias, Patent No. 405, Volume 9.

65th. 640 acres known as Survey No. 335, Section 6, Bounty Warrant No. ____, patented to Samuel A. Maverick, assignee of Simon Glenn, Patent No. 75, Volume 4.

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66th. 1621½ acres, part of Survey No. 290, Section 6, Certificate No. __, patented to Ludovic Colquhoun, assignee of Casimiro Bustillo, Patent No. 195, Volume 3, for particular description of No. 66, See Book "G" pages 217, 218 and 219, Frio County, Texas, Deed Records.

67th. 1280 acres known as Survey No. 340, Section 6, Bounty Warrant No. __, patented to A. B. Burgess and Robert H. Wynn, assignee of Stillman S. Curtis, Patent No. 157, Volume 4.

68th. 1369-11/100 acres, part of Survey No. 916, Section 6, Certificate No. 388, patented to Samuel A. Maverick, assignee of Anavate Martinez, Patent No. 409, Volume 9. The acreage hereby conveyed is an undivided interest in that part of Survey No. 916 lying on the South West side of Frio River.

69th. 3800 acres known as Survey No. 1160, Certificate No. 15, patented to James H. Spillman, Patent No. 356, Volume 25.

70th. 1745 acres, part of Survey No. 162½, U. B.H. R. Certificate No. 17/13, patented to Samuel A. Maverick, assignee of Antonio Chavarro, Patent No. 305, Volume 24. For full description of No. 70, see Book G, pages 217, 218 and 219, Frio County, Texas, Deed Records.

71st. 308 acres known as Survey No. 1107, Certificate No. 35, patented to John Twohig, assignee of B.B.B. & C.R.R.Co. Patent No. 600, Volume 2.

72nd. 119 acres known as Survey No. 1108, Certificate No. 37, patented to John Twohig, assignee of B.B.B. & C. R.R. Co., Patent No. 601, Volume 2.

73rd. 640 acres known as Survey No. 291, Scrip No. 33-619, patented to Galveston, Houston & Henderson Railroad Company, Patent No. 356, Volume 25.

74th. 640 acres known as Survey No. 341½, Scrip No. 33/618 patented to Galveston, Houston & Henderson Railroad Company, Patent No. 355, Volume 25.

75th. 160 acres known as Survey No. 16, Scrip No. 10, patented to B. L. Crouch, assignee to Key West Irrigation Co., Patent No. 564, Volume 37.

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General Land Office

76th. 320 acres known as Survey No. 916 $\frac{1}{2}$, Scrip No. 10, patented to Key West Irrigation Company, Patent No. 599, Volume 36.

77th. 160 acres known as pre-emption Survey No. 1, patented to B. L. Crouch, assignee of Mary A. Franks, Patent No. 115, Volume 22.

78th. 160 acres known as pre-emption Survey No. 2/42, patented to Jesse Adams, Patent No. 329, Volume 7.

79th. 320 acres known as Survey No. 336, Section 6, Donation Warrant No. 978, patented to James M. Jett, Patent No. 251, Volume 2.

80th. 1594-7/10 acres known as Survey No. 922 $\frac{1}{2}$, Certificate No. 13/87, patented to Heirs of Elijah Allcorn, deceased, assignee of James G. Wright, Patent No. 21, Volume 25.

81st. 160 acres known as pre-emption Survey No. 399 $\frac{1}{2}$, patented to T. H. Hobbs, Patent No. 368, Volume 7.

82nd. 184-7/10 acres known as Survey No. 917 $\frac{1}{2}$, Bounty Warrant No. 10068, patented to Horace Beall, Patent No. 462, Volume 16.

83rd. 55 acres known as Survey No. 311 $\frac{1}{2}$ Bounty Warrant No. 10068 in the name of Horace Beall.

84th. 640 acres known as Survey No. 8, B. S. & F. Certificate No. 396, State School Land, patented to B. L. Crouch Pat No. 254, Vol. 10.

85th. 640 acres known as Survey No. 10, B. S. & F. Certificate No. 395, State School Land, patented to B. L. Crouch, Patent No. 255, Volume 10.

86th. 640 acres known as Survey No. 2, B. S. & F. Certificate No. 475, State School land, patented to B. L. Crouch, assignee of B. J. Gilman, Patent No. 268, Volume 10.

87th. 631 acres, known as Survey No. 14, Jno. H. Gibson, Certificate No. 137, State School Land, patented to B. L. Crouch, Patent No. 266, Volume 10.

88th. 640 acres known as Survey No. 18, B. S. & F. Scrip No. 223, State School Land, patented to B. L. Crouch, assignee of H. H. Peel, Patent No. 267, Volume 10.

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General Land Office

89th. 640 acres known as Survey No. 342, G. H. & H. R. R. Co. Certificate No. 33/618, State School Land, patented to B. L. Crouch assignee of H. H. Peel, Patent No. 252, Volume 10.

90th. 640 acres known as Survey No. 12, Jno. H. Gibson Certificate No. 136, State School Land, patented to B. L. Crouch assignee of B. J. Gilman, Patent No. 253, Volume 10.

91st. 640 acres known as Survey No. 6, B. S. & F. Certificate No. 473, State School Land, patented to B. L. Crouch, assignee of E. J. Burden, Patent No. 283, Volume 10.

92nd. 640 acres known as Survey No. 4, B. S. & F. Certificate No. 1/474, State School Land, patented to B. L. Crouch, assignee of E. J. Burden, Patent No. 290, Volume 10.

93rd. 591 acres known as Survey No. 16, Jno. H. Gibson Certificate No. 138, State School Land, patented to B. L. Crouch, assignee of B. J. Gillman, Patent No. 269, Volume 10.

94th. 329½ acres known as the West half of Section No. 292, G. H. & H. R. R. Co. Certificate No. 33/619, State School Land, patented to B. L. Crouch, assignee of H. H. Peel, Patent No. 125, Volume 19.

95th. 159-7/10 acres, being NE¼ of Section No. 292, G. H. & H. R.R. Co. Certificate No. 33/619, patented to Jesse Adams, Patent No. 124, Volume 19.

To have and to hold said property in fee simple legal title unto the said Charles Schreiner, Mayer Halff and Solomon Halff, their heirs, representatives and assigns, forever; the said Shreiner taking one undivided one-half thereof and the said Mayer Halff and Solomon Halff taking the other undivided one-half thereof, reserving, however, the Vendor's Lien upon said property to secure the payment of said five notes, according to their tenor and effect.

And the grantor hereby binds, itself, its successors and assigns to forever warrant and defend the title to said property unto the said grantees, their heirs and assigns, forever, against the claim of all persons claiming or to claim the same or any part thereof. It being understood, however, that the purchase price for the McNeely, Rowland, Barnes, Spicer; the 180 acres of the Keenan

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FEB 26 1963

General Land Office

ant the Eyler Surveys above described, amounting to forty-six Hundred and sixty (4660) acres, was one dollar (\$1.00) per acre, represented by the fifth note above described, and the liability upon our aforesaid warranty shall be based upon said one dollar (\$1.00) per acre, as for as said 4660 acres are concerned.

The lands above conveyed having been acquired by said Company through foreclosure of lien of trust deeds executed by B. L. Crouch to Albert R. Shattuck, trustee, to secure certain notes therein described in favor of John G. Rowland, which were subsequently assigned by said Rowland to said Company, it is agreed that said Shreiner and Mayer and Solomon Halff, their heirs and assigns shall be and are subrogated to all the rights of the holders of said notes against said lands and for that purpose said debt and lien against said lands are hereby transferred to them for as it affects said lands but said grantees herein are not to have or hold any personal claim against said Crouch. In pursuance of the resolution of the American Board of Directors, duly and legally passed at a regular meeting thereof in accordance with its articles of association, a copy of which resolution is hereto attached and made a part of this instrument said company through us the undersigned members of the American Board, there being no managing director, president, or presiding member, or trustee of such corporation, execute this instrument for and on behalf of said company and affix hereto its signature and seal this the 7th day of December, A.D. 1900.

Seal
Int. Rev. \$86.00

British & American Mortgage Company, Limited
By: Albert R. Shattuck
Charles S. Fairchild, as Directors

STATE, CITY AND
COUNTY OF NEW YORK

BEFORE ME, the undersigned Notary Public in and for said State, City and County, on this day personally appeared Albert R. Shattuck and Charles S. Fairchild, known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to

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FEB 26 1963

General Land Office

to me that he executed the same for and as the act and deed of said British & American Mortgage Company, Limited, and acknowledged the same to be the act of such corporation, for the purposes and considerations therein expressed.

Given under my hand and seal of office this the 21st day of December, A.D. 1900.

Seal

Charles P. Rowland
Notary Public in and for the State, City and
County of New York.

I, Charles P. Rowland, a Notary Public in and for the County of New York, State of New York, hereby certify that I have examined the Minute Book of the British & American Mortgage Company, Limited, and on page 224 appears the minutes of a meeting of the American Board of Directors of said company, held on December 20th, 1900, a quorum being present, at which the following resolution was proposed, seconded and carried:

"Resolved, that we confirm the sale of the ranch known as the Crouch Ranch in Frio County, Texas, to Messrs. Charles Shreiner, Mayer Halff and Solomon Halff, for the sum of Eighty-five thousand nine hundred and five and 89/100 dollars (\$85,905.89) payable half cash and the balance on time secured by Vendor's Lien and that we authorize Messrs. Albert R. Shattuck and Charles S. Fairchild to execute the necessary deed to Messrs. Charles Shreiner Mayer Halff and Solomon Halff, to convey said ranch to them."

In Witness Whereof I have hereunto set my hand and my official seal this 21st day of December, 1900.

Seal

Charles P. Rowland
Notary Public, County of New York, N.Y.

Filed for record in my office at 5 o'clock P.M. this 1st day of Jan. 1901, S.W. Thomas Clerk, County Court, Frio Co., Texas

RECEIVED
FEB 28 1903
General Land Office

to me that he executed the same for and as the act and deed of
said British & American Mortgage Company, Limited, and acknowl-
ged the same to be the act of such corporation, for the purposes
and considerations therein expressed.
Given under my hand and seal of office this 21st day of
December, A. D. 1900.

Charles F. Rowland
Notary Public in and for the State, City and
County of New York.

File No. S.F. 16150
Prio County
Reed
Filed Feb. 26, 1903
JERRY SADLER, Com'r
Rate July
By

RECEIVED AS STATED
\$3.00
DATE 2-26-63
Reg. No. 53356
GENERAL LAND OFFICE

Kf

4

"Resolved, that we confirm the sale of the ranch known as the
Crown Ranch in Palo Verde County, Texas, to Messrs. Charles Spaulster,
Meyer Hill and Solomon Hill, for the sum of Eighty-five thou-
sand nine hundred and five and 2/100 dollars (\$85,905.00) payable
half cash and the balance on time secured by Vendor's lien and
that we authorize Messrs. Albert R. Spatcock and Charles S. Fair-
child to execute the necessary deed to Messrs. Charles Spaulster,
Meyer Hill and Solomon Hill, to convey said ranch to them."
In Witness Whereof I have hereunto set my hand and my official
seal this 21st day of December, 1900.

Charles F. Rowland
Notary Public, County of New York, N.Y.
Filed for record in my office at 5 o'clock P.M. this 1st day of
Jan. 1901, S.W. Thomas Clerk, County Court, Palo Verde Co., Texas

February 27, 1963

Mr. Frank J. Schorp
Pearsall
Texas

Dear Mr. Schorp:

The three Good Faith Claimant applications in the name of Thomas A. Halff to purchase alleged unsurveyed land in Frio County have been received together with all of the necessary filing fees in the amount of \$30.00 and appraisal fees in the amount of \$55.00.

We have also received an Affidavit, a Deed, a questionnaire, Field Notes, and Surveyor's Report for each file. These applications have been filed of record on February 26, 1963 and assigned File Nos. S. F. 16148, S. F. 16149, and S. F. 16150.

If you have any questions pertaining to procedure, please do not hesitate to call upon us.

Sincerely yours,

JERRY SADLER, Commissioner

JS/JG

cc: Mr. Thomas A. Halff
Pearsall, Texas

File No. 5 E 16150

Ohio

County

to Applicant

Filed Feb. 27 1963

JERRY SADLER, Com'r

By Rae Jurely

SF.16150

RECEIVED

FEB 26 1963

General Land Office

THE STATE OF TEXAS }
COUNTY OF FRIO } SURVEY NO. 3

(GOOD FAITH CLAIMANT)

FIELD NOTES of a survey of 5.85
acres of land made for Half and

Oppenheimer

SEE ROLL SKETCH 23
see Surveyors Report
in SF.16149

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 Frio County, about 7.5 miles S85W from Pearsall, the County Seat, and is described by metes and bounds as follows, to-wit:

Beginning at a concrete monument set for the SE corner of the Nathaniel Karr Survey 920 $\frac{1}{2}$ and the E corner of the J. A. McBee Survey 5, said monument being a point in the NW line of the Thomas Callahan Survey 920 S45-00W-842 vrs. from its original N corner;
THENCE with the SE line of said McBee Survey 5, S48-37W-867.5 vrs. to a concrete monument set for its S corner and located in the SE line of the A. J. Everett Survey 338 $\frac{1}{2}$ S37-00W-238 vrs. from its E. corner;
THENCE with the SE line of said Everett Survey S37-00W-256.8 vrs. to a concrete monument set for the most eastern N corner of the James G. Wright Survey 922 $\frac{1}{2}$;
THENCE with the most eastern NE line of said Survey 922 $\frac{1}{2}$, S53-00E-19.1 vrs. to a concrete monument set for the W corner of the said Callahan Survey 920;
THENCE with the NW line of said Survey 920, N45-00E-1117.3 vrs.

IMPORTANT NOTICE

COMMISSIONER OF THE GENERAL LAND OFFICE

County, Texas

Book 11-3 Page 437 of the Field Note Records of the General Land Office, Austin, Texas, and also recorded in the Field Note Records of the General Land Office, Austin, Texas, on the _____ day of _____, 19____.



COMMISSIONER OF THE GENERAL LAND OFFICE

to the place of beginning.

(over)

Variation 9-30E

J. M. Phillips

Surveyed Completed Dec. 14, 1962

Cesilio Trevino
Chain Carriers

I, Frank J. Schorp, Licensed State Land ~~County~~-Surveyor of Frio 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.

Frank J. Schorp
Licensed State Land Surveyor--
~~County Surveyor~~

Filed for record in my office, the 26 day of January, 1963, at 9:55 o'clock A M, and duly recorded the 26 day of January 1963, in Book D-2, Page 439 of the Field Note Records of Frio County, Texas.

Frank J. Schorp
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, Frank J. Schorp, 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) sandy Timber none Value \$ 10⁰⁰ per acre (including timber)

Frank J. Schorp
Licensed State Land Surveyor--
~~County Surveyor~~

File No. SF-16150
Frio County

School Land Field Notes
Filed Feb. 26 1963

By Jerry Sadler, Com'r

Correct on Map for 5.85 acres
3/4/63 NES

*Plotted
-63-103-1*

RECEIVED AS STATED

300
Date 2/26/63
Reg. No. 53122

CENTRAL LAND OFFICE

RECEIVED

April 5, 1963

Mr. Frank J. Schorp
Pearsall
Texas

Re: SF 16148, SF 16149
& SF 16150, Frio
County, Texas,
Thomas A. Halff
Good Faith Claimant

Dear Mr. Schorp:

In examining the records submitted in the above identified Good Faith Claimant application I am unable to find a conveyance into the applicant of the George Davis Survey 339 relied upon in the affidavit and surveyor's report for SF 16148. I do find the S. S. Curtis survey No. 340 which appears as tract 67 in the copy of the Deed from British & American Mortgage Company, Limited to Charles Schreiner, Mayer Halff and Solomon Halff.

In like manner I am unable to find a conveyance of the J. A. McBee survey No. 5 mentioned in the affidavit and surveyor's report and relied upon in the application for SF 16149 and 16150.

If I am overlooking these tracts among the ninety-five (95) listed in the above identified instrument please point them out to me by tract number under the instrument. If these two surveys are not included in the instrument filed, then it appears that additional evidence in this regard will be necessary.

Mr. Frank J. Schorp
Page 2

I trust that we shall hear from you regarding this matter at
an early date.

Sincerely yours,

JERRY SADLER, COMMISSIONER

BY:

Thomas H. Stilwell
Legal Director

JS:ths

cc: Mr. Thomas A. Halff
Fearsall, Texas

#7

SE 16152

Stn. to Frank L.
Schump.

4-5-63 he

April 10, 1963

Mr. Frank J. Schorp
Licensed State Land Surveyor
Pearsall, Texas

Re: Good Faith Claimant
applications of Thomas A.
Halff, Nos. S. F. 16149,
S. F. 16148, & S. F. 16150
in Frio County, Texas

Dear Mr. Schorp:

This will acknowledge receipt of your letter of April 8,
1963, in which you enclosed three Warranty Deeds in support of
the above captioned files.

In order to file these instruments a \$3.00 filing fee
for each is required. Please forward a check in the amount
of \$9.00 and we will file the instruments.

Sincerely yours,

JERRY SADLER, Commissioner

JS/JG

2
02141 73
of 111

8

File No. SF 16150

County

Leto to J. J. Scherp

Filed 4-10 1963

JERRY SADLER, Com'r

By Kate Inouye

June 10, 1963

Mr. Frank J. Schorp
Pearsall
Texas

Dear Mr. Schorp:

Please be advised that the Good Faith Claimant applications in the name of Thomas A. Halff in Frio County, numbered S. F. 16148, S. F. 16149, and S. F. 16150 have been approved and the file wrappers containing the papers and documents pertaining to said applications have been endorsed by me as follows:
VACANCY APPROVED, 6-6-63.

Whenever we can be of additional service to you, please do not hesitate to call upon us.

Sincerely yours,

JERRY SADLER, Commissioner

JS/jg

Handwritten notes:
2
S. F. 16150
Approved
6-6-63

Handwritten marks:
2
[scribble]

File No. SF 16150

San County

4th of Approver

Filed 6-10 19 63

JERRY SADLER, Com'r

By Kate Smiley

9

APPRAISER'S REPORT

6/13/63
Date Appraisal Made

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

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

- 2. LEGAL DESCRIPTION (SF No. - Abstract No.) SF 16150

- 3. (a) The community is composed principally of (white), (colored); (farming), (ranching) (stockfarming).
- (b) This tract is being used as RANGELAND, comparing AVE with the average of community.
- (c) Total acres 5.85 located 7.5 miles W from Pearsall, (nearest town)
5000 and 7.5 miles from Pearsall, 5000
(pop.) (County Seat) (pop.)
- (d) This tract is 7.5 miles nearest railroad. (w) (w)
7.5 miles Pearsall (c) 7.5 miles Pearsall (c)
(Grade School) (High School)
- (e) This tract is on not on Rd type of road, R.F.D., School Bus, Power line, Telephone.
- (f) Average rainfall 23.

- 1/8 4. The nearest production of oil, gas or minerals is 3.5 mi (distance), SE (direction).
The nearest drilling oil or gas well is None within 5 mi (distance) (direction).
The nearest dry hole is 2 mi (distance) N.W (direction).

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

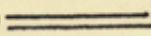
- (a) To whom leased _____
- (b) Date of lease _____
- (c) Bonus received (per acre) Not leased
- (d) Total amount of rental received _____

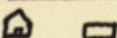
If there is production on this tract, fill in the following:


- (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 

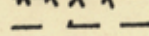
STREAMS 


RAILROADS 

TANKS 

WELLS 

FENCES 

PIPE LINES 

POWER LINES 

Color Chart

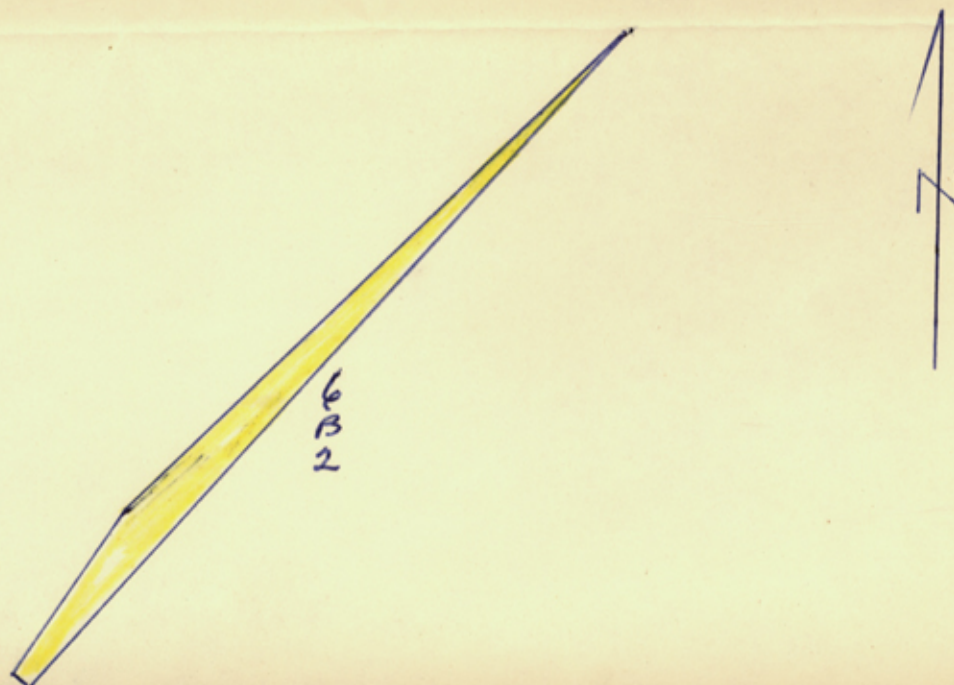
CULTIVATED *BLUE

PASTURE *YELLOW

CULTIVATABLE *BLUE LINES

TIMBER *GREEN

WASTE *RED



e-3

6. LAND ANALYSIS

(a) General condition of land. (Inhibitory factors, Erosion etc.)

all deep rangeland

(b) Drainage is *adequate* Type *nat*. 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 *—* Value per acre \$ *—*

(e) Pasture land is (Describe topography, condition and kinds of grasses and browse, including stocking rate and number of months animal units can be carried without feed).

Rolling rangeland with a medium heavy overstory of mesquite, Whitebush and blackbush - fairly good cover of Trichloris, Hooded woodmillgrass, Sand dropseed, Wrights Shrews and Bushygrasses

Too small for carrying capacity

(f) GLASS	unit USE	ACRES	DEPTH	TEXTURE	SUBSOIL PERMABILITY	SLOPE	EROSION	PRICE	TOTAL
<i>6</i>	<i>R</i>	<i>5.85</i>	<i>D</i>	<i>M</i>	<i>SP</i>	<i>0</i>	<i>2</i>	<i>\$27</i>	<i>157.95</i>

TOTAL LAND VALUE *\$157.95*

LOAN VALUE OF BUILDINGS *—*

TOTAL VALUE *\$157.95*

C-4

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
149/27	1961	Moss	Whitwell	1069	50	0	-10	-4		-3	-6	-23
147/26	1960	Dough	Calcut	1485	40	0	0	-8	-8	0	-2	-18
147/28	1961	Harlan	Whitwell	292	50	0	0	-10	-4	-3	-6	-23

(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 \$ 27 x 5.85 ac. = \$ 157.95

8. VALUE INDICATION BY CAPITALIZATION:

Tract too small for Capitalization

INCOME ESTIMATE:		VALUE PER		SHARE		LANDLORD'S SHARE
CROP	ACRES	YIELD	TOTAL	UNIT	SHARE	
						\$
						\$
						\$
						\$
						\$
Pasture						\$
TOTAL LANDLORD'S SHARE						\$

LANDLORD'S EXPENSE:

1. TAXES

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

	Rate	Amount
1. State & County	_____	\$ _____
2. School	_____	\$ _____
3. Other	_____	\$ _____
4. Other	_____	\$ _____

TOTAL \$ _____

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

TOTAL EXPENSE \$ _____

LANDLORD SHARE \$ _____ - EXPENSE \$ _____ - NET INCOME \$ _____

CAPITALIZATION RATE

\$ _____ ÷ _____ = \$ _____

C-5

9. SUMMARY OF VALUES

PRINCIPAL CROPS SUITED	AVERAGE COMMUNITY YIELDS	YIELDS USED THIS TRACT

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

VALUE INDICATION BY Summation \$ 150.00
 VALUE INDICATION by Comparison \$ 150.00
 VALUE INDICATION by Capitalization \$ —

11 The present market price should be \$ 150.00

\$25.50 per ac.

12 NARRATIVE SUMMARY:

Land-outstanding features

Mostly deep fairly level land - fair grass cover
 Located in a good hunting area

Limiting factors

no fence
 Ill shaped tract
 not on public rd

Mineral Discussion

Comp # 1 - 1/2 Royalty record - 9 mi South of tract
 Comp # 2 1/2 mineral record 5/8 Royalty record - Located 3 mi S. of tract
 Comp # 3 - 1/2 Royalty record - Located 9 mi S. of tract
 In a fairly heavily drilled area but poor production

Community & amenities

Located near Pearall which has limited amenities

Comparison Discussion

Comparison # 1 + 3 (similar tracts) about 1/2 shallow land but mostly roadplowed - on dirt public road - limited improvement in wells, fence + poor buildings. Comp # 2 - All roadplowed - very limited improvement - on pavement - 1/2 shallow land

PRINCIPAL CROPS SUITED	AVERAGE COMMUNITY YIELDS	YIELDS USED THIS TRACT

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

VALUE INDICATION BY SUMMATION	\$ 120.00
VALUE INDICATION BY COMPARISON	\$ 120.00
VALUE INDICATION BY CAPITALIZATION	—

\$ 22.50 per acre

11. The present market price should be \$ 120.00

Appearance Report
C-13-63
L

S. F. 16150

10.

ACCEPTANCE OF TERMS OF SALE
OF UNSURVEYED SCHOOL LAND

RECEIVED
JUL 22 1963
General Land Office

(Applicant or Good Faith Claimant)

Pearson, Texas, July 20, 1963

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 July 8, 1963 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 Frio County, Texas, about 7.5 miles (give course) S 85 W from the county seat, and is briefly described as follows:

<u>Survey No.</u>	<u>S. F. No.</u>	<u>Acres</u>	<u>Classification</u>
	SF-16150	5.85	

I agree to pay for said land the price of \$25.50 Dollars per acre, and I hereby enclose the sum of \$149.18 Dollars as the full cash payment therefor.
(Insert whether "full" or "one-fortieth")

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

The reservation of minerals will be 1/8th of all oil, gas, sulphur and all other minerals as a free royalty to the State.

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

Thomas Hall
Applicant or Good Faith Claimant

Post Office Pearson, Texas

Sworn to and subscribed before me, this the 20 day of July, 1963.

David R. Petty
Notary Public Frio 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_____.

Applicant or Good Faith Claimant
Post Office _____

GENERAL LAND OFFICE
Austin, Texas

S. F. No. 16150

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

of

Thomas A. Sheff
Post Office Pearrell, Texas

WITHOUT SETTLEMENT

5 85 acres in
Travis County, Texas.

Filed July 22, 1963
Jerry Spuler
Commissioner

Awarded _____, 19____

Rejected _____, 19____

Commissioner

Class _____

Appr'm't _____

Obligation _____

On Market _____

Witness my hand this _____ day of _____ 19____

and subject to and accept all the benefits and benefits contained and prescribed in the laws above referred to. extremely 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 if in default, 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. S. F. No. _____ Granted _____ situated in _____

laws relating to the sale of unsurveyed public free school lands, to-wit: All of Section 10. following described tract of land purchased by me of the State of Texas in accordance with the provisions of with interest thereon as hereinafter specified, the same being for the remainder of purchase money for the For value received, I the undersigned, do promise to pay to the State of Texas the sum of _____ Dollars School Lands.

OBLIGATION

Post Office Pearrell, Texas
Applicant or Good Faith Claimant
Thomas A. Sheff
July 22, 1963



The land is situated in _____ County, Texas, about _____ S. 2 _____ E. 2 _____ T. 10 S. R. 10 E. and approved June 19, 1889, and other laws relating to the sale of unsurveyed school land hereinafter described as stated in your letter dated July 8, 1963, and apply to complete my application to purchase TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:

Pearrell, Texas
(Applicant or Good Faith Claimant)
OF UNSURVEYED SCHOOL LAND
ACCEPTANCE OF TERMS OF SALE
JUL 23 1963
RECEIVED
General Land Office

GENERAL LAND OFFICE
AUSTIN 1, TEXAS
STATEMENT OF ACCOUNT



JERRY SADLER, COMMISSIONER

NAME OF SURVEY	BLOCK	SECTION	CERTIFICATE	TSP.	ACRES
GOOD FAITH CLAIMANT					
PART OF SECTION	COUNTY	FILE NO.	LEDG.	PAGE	
	Frio	S.F. 16150	215	000	5.85

ADDRESS & NAME CORRECTIONS:

NAME _____

ADDRESS _____

CITY _____

STATE _____

**Thomas A. Halff
H. & O. Ranch
Box 291
Pearsall, Texas**

RECEIPT

AMOUNT RECEIVED \$ 2,474.43 DATE RECEIVED 7-22-63
 APPLIED PRINCIPAL \$ 149.18 REGISTER NO. 95927 95928 95929
 APPLIED INTEREST \$ - 0 - CASH SALE
 FEES \$ 15.00 PRINCIPAL BAL. \$ - 0 -

COMMISSIONER OF GENERAL LAND OFFICE

STATEMENT

PRINCIPAL		INTEREST		
BALANCE		%	AMOUNT	DATE DUE

PLEASE RETURN BOTH COPIES WITH PAYMENT.
ORIGINAL WILL BE RETURNED AS A RECEIPT.

ORIGINAL WILL BE RETURNED AS A RECEIPT
 PLEASE RETURN BOTH COPIES WITH PAYMENT

(12) S.F. 16150

NAME: _____
 ADDRESS: _____
 CITY: _____ STATE: _____
 ZIP: _____

STATEMENT
 PAYMENT BY: _____
 DATE: _____
 AMOUNT: _____
 BALANCE: _____

COMMISSION ON JUDICIAL NOMINATIONS

RECEIVED
 DATE: _____
 AMOUNT: \$12.00
 BY: _____
 FOR: _____

TWENTY TWO DOLLARS

STATEMENT OF ACCOUNT

YEAR: _____

COMMISSION ON JUDICIAL NOMINATIONS

STATE JUDGES COMMISSIONERS

21

Ledger 215

LAND AWARDS AND RECEIPT

File No. SF-16150

Page

Date of Award July 26, 1963

GENERAL LAND OFFICE,
AUSTIN, TEXAS

WHEREAS, THOMAS A. HALFF

of Pearsall, 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
SF-16150				Thomas A. Halff	5.85	\$25.50	Frio

Date of Sale

Amount of Note \$

Rate of Interest 11111 Per Cent

Due November 1st Annually
SCHOOL LAND

The School land Board having fixed the price, and the State having received \$ 149.18 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 1/8th of all oil, gas, sulphur, and all other minerals to the State.


Jerry Sadler, Commissioner General Land Office

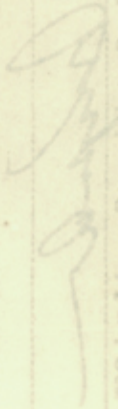
S. F. 16150

Land Award & Receipt

7-26-63
lc

SCHOOL LAND

Jerry Gagner, Commissioner General Land Office



State to the State.

of 1/8th of all of the Gov's surplus, and all other lands

and described above with a reservation of a five cent

thereon, I do hereby award to said applicant the survey of

having received \$125.00 as the full payment

The School Land Board having fixed the price, and the State

Thomas A. Hall 5.00 \$125.00 240

SECTION	TOWNSHIP	COUNTY	ACRES	PRICE	TOTAL
			5.00	\$125.00	240

law filed in the office an application and obligation to purchase the following land, to-wit:

of _____ Texas, in the manner and form prescribed by

WHEREAS, THOMAS A. HALL,

AUSTIN, TEXAS
GENERAL LAND OFFICE,

Date of Award July 26 1963

Jedger 518 LAND AWARDS AND RECEIPT File No. SL-16150