

120 Days expire 9-19-79

S-22 78JGM

#453

File SF-16389
abit #261

BRAZOS County

SCHOOL LAND

Malcolm R. Sandlin and
Jane A. Sandlin

(Good Faith Claimants)

(F.R.)
J.R.B. 9.83 Acres

Section No.

See R/d SK 6

Block Tsp. Cert.

Act of June 19, 1939

Amtd VACANCY APPROVED, 4-3-79

Legal Bob Armstrong
Engineering
Geology Bob Armstrong, Commissioner
Inspection

Patent to Malcolm R. Sandlin and Jane A. Sandlin, Original with R/R 6-24-79.

PATENTED 6/29/79

NO. 453 VOL. 43-B

MAILED CO. CLK. 7/3/79
Wiber

Obligation

Vol.

Page

REG. MK'D. PTD.

paid sup 'H'

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Rec'd 6-13-79 \$25.00 Patent Fee Reg#114646
Rec'd 6-13-79 \$2.00 Recording Fee Reg#114645
Mr. M. R. Sandlin -Route 3, Box 173
Bryan, Texas 77801

14. ltr to Gov. 6/29/79
15. ltr to C.C. 7/3/79
16. ltr to Tol. Assessor 7/12/79

PAID IN FULL FOR 9.83 ACRES
DATE 6-6-21-79 R

APPLICATION TO PURCHASE

(Good Faith Claimant)

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.....BRAZOS.....County, Texas, about.....9.....miles
.....Northeast..... from.....Bryan....., the county seat, and is described
as follows, to-wit:

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

4. Remarks:*

SF-16389

Jane A Sandlin

Malcolm R Sandlin
MALCOLM SANDLIN
Good Faith Claimant

Post Office Rt. 3, Bryan, 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)

APPLICATION TO PURCHASE

(Good Faith Claimant)

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.....County, Texas, about.....miles
..... from.....,the county seat, and is described
as follows, to-wit:

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

4. Remarks:*

Good Faith Claimant

Post Office

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.

GENERAL LAND OFFICE
Austin, Texas

S. F. No. 16399

APPLICATION TO PURCHASE
UNSURVEYED SCHOOL LAND
(Good Faith Claimant)

of *Maheshwari R. Sondlin*
& *Gene A. Sondlin*
Bryan, Texas.

WITHOUT SETTLEMENT

in *Bryan* County, Texas.

Filed *September 19*, 19*78*
Bob Campbell
Commissioner

Approved
Rejected....., 19.....

Commissioner

RECEIVED AS STATED

\$1.00

DATE 9-21-78

Reg. No.

5417

lc

GENERAL LAND OFFICE

CERTIFICATE

I, Linda Fisher, 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 15th day of May, A. D. 1979, 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 \$1,500.00 Dollars per acre, all of which is shown in Vol. 35, Page, of the Minutes of said Board.

Given under my hand this the 15th day of May, A. D. 1979, at Austin, Texas.

Linda Fisher

Secretary of the School Land Board

QUESTIONNAIRE

The following information is required with all applications to purchase:

1. Type of land
 - (a) Kind of soil Lufkin Sandy Loam
 - (b) Topography of surface Flat -- no creeks
 - (c) Purpose for which adapted (cultivated or grazing) Grazing
2. Type and value of timber, if any Native oak (firewood?)
3. Assessed value. (If not rendered for taxation, give last assessed value of adjoining lands.) \$45.00/acre
4. The assessed value in this county is 20 % of market value.
5. The actual value without improvements is \$800 - \$1000 per acre.
6. The nearest production of oil, gas or minerals is 2063' (distance), Southwest (direction).
7. The nearest drilling oil or gas well is 1688' (distance) N.W. (direction).
8. The nearest dry hole is 6 miles (distance) S.W. (direction).
9. If the land is under oil and gas lease, fill in the following:
 - (a) To whom leased "Gus" Edwards
 - (b) Date of lease August 3, 1977
 - (c) Bonus received (per acre) \$50.00 per acre
 - (d) Total amount of rental received N/A (Tract included in producing unit)
10. If there is production on this tract, fill in the following:
 - (a) Number of producing wells One (B.G.R.S. #1)
 - (b) Name of the field in which the tract is located Kurten
 - (c) Royalty payments received Division orders in progress
 - (d) Name of production unit in which tract is included B.G.R.S. UNIT (Gus Edwards, Op) / 338 Pet. Bldg.
11. Do you contemplate a sale of this land in the near future? No / Abilene, TX
(Yes or No)
If so, what is the sale price per acre? _____

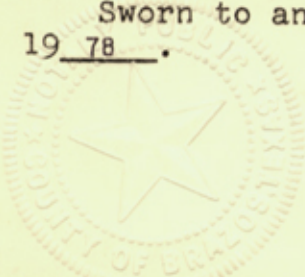
The above information is true and correct according to the best of my knowledge and belief.

WITNESS my hand this 20 day of September, 19 78.

Malcolm Sandlin
MALCOLM SANDLIN

Sworn to and subscribed before me, this the 20 day of September, 19 78.

Silly Payne
Notary Public in and for
Brazos County



QUESTIONNAIRE

The following information is required with all applications for purchase:

1. Type of land

(a) Kind of soil Luikin Sandy Loam

(b) Topography of surface Flat -- no creeks

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

2. Type and value of timber, if any Native oak (firwood?)

3. Assessed value. (If not reported for taxation, give last assessed value)

4. The assessed value in this county is 50 % of market value.

5. The actual value without improvements is 1000-1500 per acre.

6. The greatest production of oil, gas or minerals is 2000 (distance)

7. The nearest drilling oil or gas well is 1688' (distance) NW (direction)

8. The nearest dry hole is 6 miles (distance) S.W. (direction)

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

(a) To whom leased "Gus" Edwards

(b) Date of lease August 3, 1977

(c) Bonus received (per acre) \$20.00 per acre

(d) Total amount of rental received N/A (Tract included in producing unit)

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

(a) Number of producing wells One (B.G.R.2. #1)

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

(c) Royalty payments received Division orders in progress

(d) Name of production unit in which tract is included B.G.R.2. UNIT (Gus Edwards, Op)

11. Do you contemplate a sale of this land in the near future? No / Adilene, TX

If so, what is the sale price per acre? (Yes or No)

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

WITNESS my hand this 20 day of September 1978

Malcolm Sardinin
MALCOLM SARDININ

and subscribed before me, this the 20 day of September

W. J. Payne
Notary Public in and for
Brazos County



5F-16389
9-21-78
Questionnaire
JL

STATE OF TEXAS

)

COUNTY OF BRAZOS

)

AFFIDAVIT

BEFORE ME, the undersigned authority, on this day personally appeared MALCOLM R. SANDLIN, known to me to be a credible citizen of Brazos County, Texas, and after being by me duly sworn states that he is the owner of the following described property:

BEING a part of the Wm. G. Wilson Survey, Abstract 243, Brazos County, Texas, described by metes and bounds as follows:

BEGINNING in the northeast line of J. S. Riley's Survey and the West corner of the W. G. Wilson Survey at a 18" Post Oak;

THENCE N 45 degrees E along the west line of the said Wilson Survey a distance of 961 feet and corner at an 18" Post Oak; this point also being the north corner of said Wilson Survey and the southwest right-of-way line of a County Road;

THENCE S 37 degrees 33' minutes E along the right-of-way line of the County Road a distance of 69 feet and corner at an 18" Post Oak;

THENCE S 44 degrees 40 minutes E along the southwest right-of-way line of the County Road a distance of 416.8 feet to an iron rod for a corner; this line also being the northeast line of the Wilson Survey;

THENCE S 45 degrees 50 minutes W a distance of 839 feet to an iron rod for a corner in a fence which is the northeast line of the Riley's Survey;

THENCE N 59 degrees 04 minutes W along the northeast line of Riley's Survey a distance of 487.5 feet to an 18" Post Oak for a corner for the point of BEGINNING, containing 10 acres, more or less;

AFFIANT further states the following:

"I have my home on a part of the above described land and I use the remainder of the land for grazing livestock and training horses. The land is currently leased for oil and gas and is included in a 972 acre unit as shown in the attached Exhibit "A".

"As a Good Faith Claimant, it was my belief that my above described property was included in the bounds of the W. G. Wilson Survey, previously titled, awarded or sold under circumstances that would have vested title thereto had said property actually been located within said survey.

"My property was included within the originally fenced boundaries of the W. G. Wilson Survey. When I bought the above described property in 1972, it

was fenced entirely and within definitely recognized boundaries.

"I have been in possession of the land for six years with the good faith belief that I was the owner thereof. I bought the land in 1972 from Troy Dean who had owned the land since 1967.

"I own no adjoining property to the herein described property.

"There is a producing oil well 2063 feet from my property line and which is in the 972 acre unit as shown in the attached Exhibit "A".


MALCOLM R. SANDLIN

STATE OF TEXAS)

COUNTY OF BRAZOS)

BEFORE ME, the undersigned authority, on this day personally appeared MALCOLM R. SANDLIN, 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 his free act and deed for the purposes and consideration therein expressed.

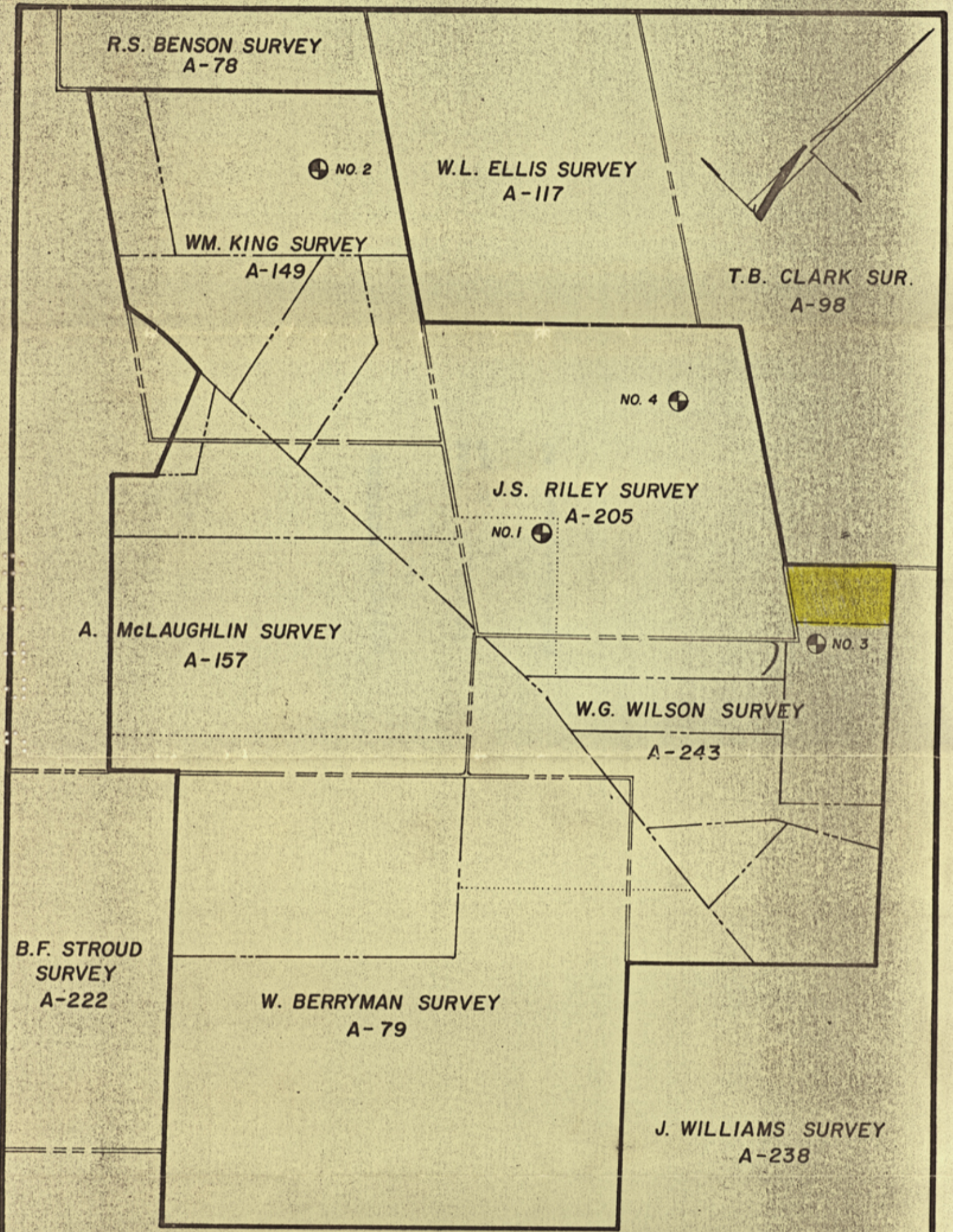
DATED SEPT 20, 1978

Billy Payne

NOTARY PUBLIC IN AND FOR
BRAZOS COUNTY, TEXAS
My Commission Expires _____

(SEAL)

EXHIBIT "A"



MASTER PLAT
B.G.R.S. 972 ACRE LEASE
 BRAZOS COUNTY, TEXAS


SURVEYED BY:



WAYNE M. HOLLIGAN R.P.S. NO. 1905

DATE:	SCALE: 1" = 1000'	SH. 2 OF 2
JOB NO.	DRAWN BY: W.M.H.	

HOLLIGAN ENGINEERING - BRYAN, TEXAS

 - indicates herein described property

3

5F-16389

Applicant

9-21-78

le

RECEIVED AS STATED

\$3.00

DATE 9-21-78

Reg. No. 5417

le

GENERAL LAND OFFICE

THE STATE OF TEXAS §
COUNTY OF BRAZOS §

KNOW ALL MEN BY THESE PRESENTS:

That TROY W. DEAN and wife, FAITH ANN DEAN, of Brazos County, Texas, hereinafter called Grantors, for and in consideration of the following good and valuable considerations paid and secured to be paid by MALCOM R. SANDLIN and wife, JANE A. SANDLIN, hereinafter called Grantees, as follows:

FIRST: The sum of TEN DOLLARS (\$10.00) and other consideration in hand paid, receipt of which is hereby acknowledged.

SECOND: The sum of THIRTY-SEVEN THOUSAND EIGHT HUNDRED AND NO/100 (\$37,800.00) DOLLARS as is evidenced by the execution and delivery by Grantees of their one certain promissory note in the said sum of \$37,800.00 of even date herewith, bearing interest from date at the rate specified therein, payable to the order of FARM & HOME SAVINGS ASSOCIATION, at Austin, Texas, in monthly installments of TWO HUNDRED EIGHTY-FIVE AND 52/100 (\$285.52) DOLLARS each, including both principal and interest, the first installment becoming due and payable on or before the 1st day of June, 1972, and a like installment becoming due and payable on or before the 1st day of each succeeding month thereafter until the entire principal sum, together with all interest thereon, is paid in full; said note providing for interest at the rate of ten percent (10%) per annum on default of payment of principal and interest as therein stated, for late charges, for acceleration of maturity, and containing the usual reasonable attorney's fee clause.

Said note is secured by a deed of trust of even date herewith to JAMES E. BUSIER and C. E. NANCE, Trustees, for the benefit of FARM & HOME SAVINGS ASSOCIATION, on the herein conveyed property.

5-23-72

60120

SIXED

304/175 O.R.

and Grantors herein hereby transfer and assign to FARM & HOME SAVINGS ASSOCIATION the vendor's lien retained herein and all the equities, rights, claims or privileges that they have or may have, by reason of said vendor's lien, the said FARM & HOME SAVINGS ASSOCIATION having paid Grantors herein said sum of THIRTY-SEVEN THOUSAND EIGHT HUNDRED AND NO/100 (\$37,800.00) DOLLARS.

HAVE GRANTED, SOLD AND CONVEYED and by these presents DOES GRANT, SELL AND CONVEY unto the said Grantees, of the State of Texas, County of Brazos, all that certain tract or parcel of land described as follows, to-wit:

BEING a part of the Wm. G. Wilson and the Wesley Berryman Headrights, Brazos County, Texas, described by metes and bounds as follows:

BEGINNING in the northeast line of J. S. Riley's Survey and the West corner of the W. G. Wilson Survey at a 18" Post Oak;

THENCE N 45° E along the west line of the said Wilson Survey a distance of 961 feet and corner at an 18" Post Oak; this point also being the north corner of said Wilson Survey and the southwest right-of-way line of a County Road;

THENCE S 37° 33' E along the right-of-way line of the County Rd. a distance of 69 feet and corner at an 18" Post Oak;

THENCE S 44° 40' E along the southwest right-of-way line of the County Road a distance of 416.8 feet to an iron rod for a corner; this line also being the northeast line of the Wilson Survey;

THENCE S 45° 50' W a distance of 939 feet to an iron rod for a corner in a fence which is the northeast line of the Riley's Survey;

THENCE N 59° 04' W along the northeast line of Riley's Survey a distance of 487.5 feet to an 18" Post Oak for a corner for the point of BEGINNING, containing 10 acres more or less;

This conveyance is subject, however, to all recorded easements and restrictions affecting the use and occupancy of the property herein conveyed.

TO HAVE AND TO HOLD the above described premises, together

with all and ed
wice belonging
and fixtures he
tere, to warrant
the said Grante
whomever land
thereof.

But it is
lien is retained
and improvements
thereon is full;
reading, when it

RECORDED

THE STATE OF TEXAS
COUNTY OF BRAZOS

BEFORE ME, the undersigned
TWO

known to me to be the person
me that I by executed th

GIVEN UNDER MY HAND





SF-16389

Beed

9-21-78

Be

RECEIVED AS STATED

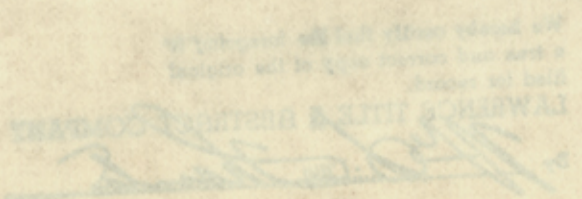
\$ 3.00

DATE 9-21-78

Reg. No. 5417

Be

GENERAL LAND OFFICE



THE STATE OF TEXAS)
COUNTY OF BRAZOS) SURVEY NO. 16389

(GOOD FAITH CLAIMANT)

FIELD NOTES of a survey of 9.83
acres of land made for Malcom R. Sandlin

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 _____ Brazos County, about 9-1/2 miles N 67° E _____ from _____ Bryan _____, the County Seat, and is described by metes and bounds as follows, to-wit:

Beginning at a west corner of the John Williams Survey, Abstract No. 238 on the most southeasterly line of the T. B. Clark Survey, Abstract No. 95, from which a post oak 12 inches in diameter bears N 32° 45' E 64.5 varas and a post oak 18 inches in diameter bears S 78° 20' E 6.8 varas;

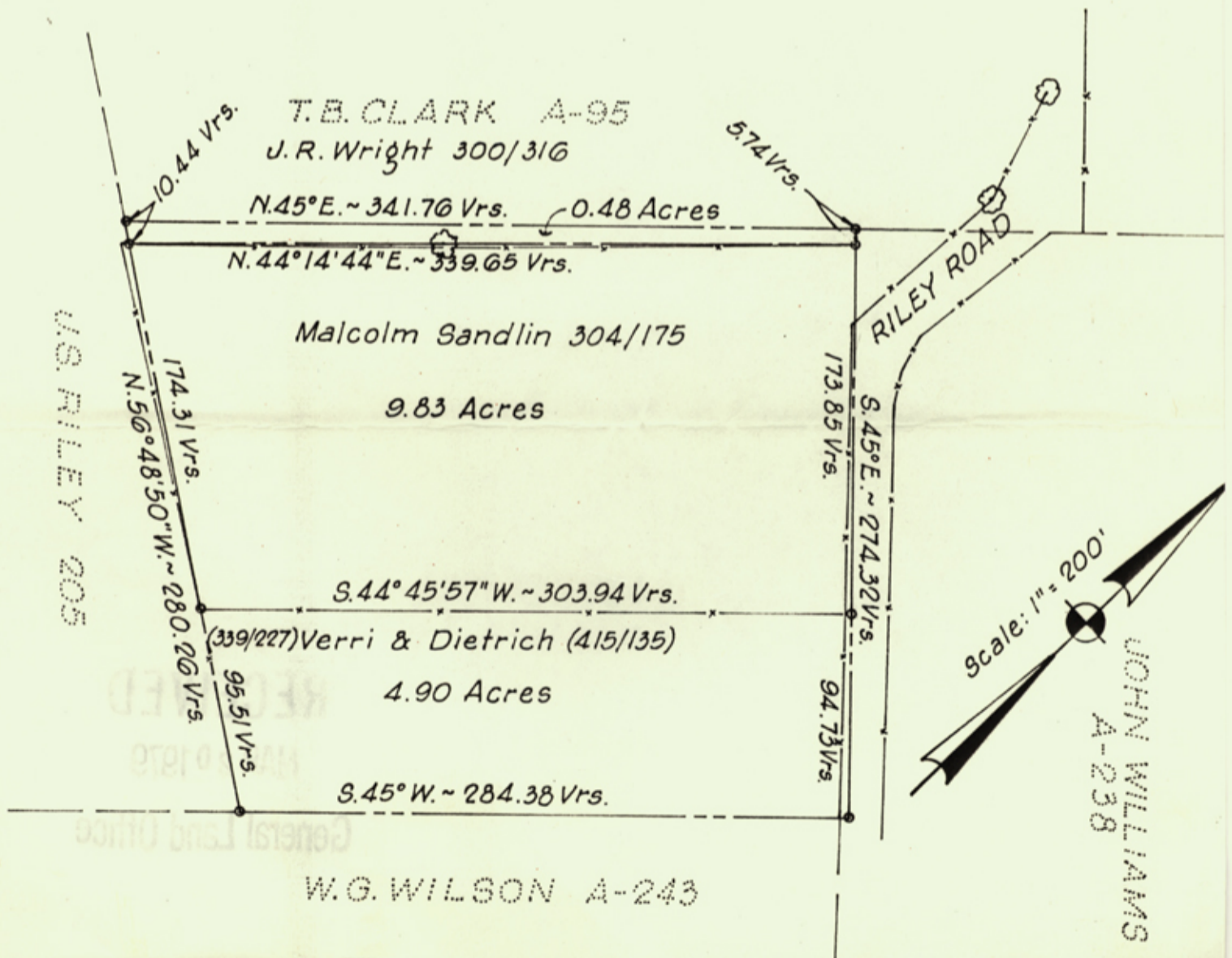
Thence S 45° E along a common line with said John Williams Survey 5.74 varas to the PLACE OF BEGINNING of this survey, same being the north corner thereof;

Thence S 45° E continue along said line with the John Williams Survey 173.85 varas to a 3/4" iron pipe set for corner, same being the most northerly corner of the Verri and Dietrich tract;

Thence S 44° 45' 57" W along the common line with Verri and Dietrich 303.94 varas to a 3/4" iron pipe set for corner in the northeast line of the J. S. Riley Survey, Abstract No. 205;

Thence N 56° 48' 50" W along said line of the J. S. Riley Survey 174.31 varas to a 3/4" iron pipe set for corner which is S 56° 48' 50" E 10.44 varas from the south corner of the beforementioned T. B. Clark Survey;

Thence N 44° 14' 44" E along the common line with the Wright tract 339.65 varas to the PLACE OF BEGINNING containing 9.83 acres of land more or less.



THE STATE OF TEXAS
 COUNTY OF ...
 SURVEY NO. 1518

(GOOD FAITH CLAIMANT)

FIELD NOTES of a survey of 9.83
 acres of land made for Malcolm K. ...

Reference is made to 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 providing for the sale and lease of unappropriated school land. Said land is situated in ... County, about ... miles N 67° ... from ... the County Seat, and is described by metes and bounds as follows:

Beginning at a point corner of the John Williams Survey, Section No. 238 on the east ... from which a post oak is ...

Thence N 25° E along a common line with John Williams Survey 5.75 acres to the ... of Section 238 of said survey, same being the north corner thereof;

Thence S 25° E continuing along said line with the John Williams Survey 173.85 acres to a ... from which a post oak is ... the most northerly corner of the Verril and District Survey;

Thence S 25° E 57° W along the common line with Verril and District 303.94 acres to a ... for corner in the northeast line of the J. S. Rife Survey, Abstract ...

Thence S 25° E 57° W along said line of the J. S. Rife Survey 175.31 acres to a ... from which a post oak is ... from the south corner of the ... Survey;

Thence N 25° E along the common line with the Wright tract 109.85 acres to ... of Section 238 containing 9.83 acres of land more or less.



RECEIVED
 MAR 20 1979
 General Land Office

Variation 7°30' E.

David Kling

Surveyed February 23, 1979

Jeff Clark

Chain Carriers

I, B. J. Kling, Licensed State Land ~~County~~ Surveyor of ~~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.

B. J. Kling
Licensed State Land Surveyor--
~~County Surveyor~~

Filed for record in my office, the 19 day of March, 1979, at 4 o'clock P M, and duly recorded the 19 day of March 1979, in Book Braves, Page 1 of the Field Note Records of Braves County, Texas.

Frank Bouish
~~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, _____, do hereby certify that the character and reasonable market value of the land included within the limits of the within field notes are as follows:

Soil (state character) _____ Timber _____ Value \$ _____ per acre (including timber)

Licensed State Land Surveyor--
~~County Surveyor~~

CEMENT FUND OFFICE

Ref No 00555
Date 3-20-79

* 2.00

RECEIVED VS DIVIDED

RECEIVED CO' CLK

NO 428 ACT

SWEMED

Contact on pub job

3/27/79

3-50

Braves County

Ref No 00555

RECEIVED
MAR 20 1979
General Land Office

⑤

File No. SF-16389
Brazos County

School Land
Field Notes
Filed 3-20 1979

By BOB ARMSTRONG, Com'r
H. Ferber

Correct on Map for 983 acres
3-30-79 JH

PATENTED 6/29/79
NO. 453 VOL. 43-B
MAILED CO. CLK. 7/3/79
mu

RECEIVED AS STATED

\$5.00
Date 3-20-79
Reg. No. 80222

GENERAL LAND OFFICE

RECEIVED
MAR 20 1979
General Land Office

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.



[Signature]
County Surveyor



[Signature]
County Surveyor

I, Licensed State Land Surveyor of _____, do hereby certify that the foregoing survey was made by me _____, according to law, on the date and with the Chain Carriers aforesaid, and that the units, corners, and boundaries with the marks, natural and artificial, are truly and correctly described and set forth in the plat and field notes, just as I found them on the ground.

David King
Jeff Clark

February 23, 1979
7:30 E

January 16, 1979

Jordan Engineering Co., Inc.
P. O. Box 332
Bryan, Texas 77801

Attention: John W. Jordan

Re: S. F. 16389, Brazos County, Texas

Gentlemen:

Pursuant to your request received in this office on January 12, 1979, this is to advise that you are hereby granted a 60-day extension in which to complete survey work on the captioned vacancy filing.

According to our calculations, the 60-day extension period will expire March 20, 1979.

Sincerely,

Jack Giberson
Chief Clerk

lr

SF-14389

Extension of Service
1-16-79
LW

6.

April 4, 1979

Mr. W. T. McDonald
P. O. Box 445
Bryan, Texas 77801

Re: S. F. 16394, Brazos County

Dear Mr. McDonald:

This is to advise you that the Good Faith Claimant application of Malcolm R. Sandlin and Jane A. Sandlin has been approved and the file wrapper pertaining to said application has been endorsed as follows: "Vacancy Approved, 4-3-79, Bob Armstrong, Commissioner."

Upon receipt of an appraisal fee in the amount of \$35.00 we will have the land appraised by a Land Office appraiser. The School Land Board will then determine a price at which the acreage may be purchased.

Sincerely,

Jack Giberson
Chief Clerk

lr

APPRAISER'S REPORT

85

April 24, 1979
Date Appraisal Made

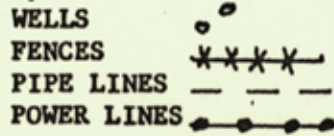
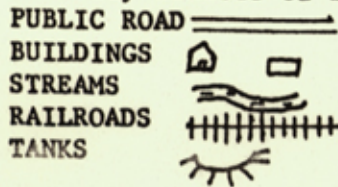
1. TO THE STATE OF TEXAS, SCHOOL LAND BOARD
BOB ARMSTRONG, COMMISSIONER GENERAL LAND OFFICE, CHAIRMAN
AUSTIN, TEXAS

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

2. LEGAL DESCRIPTION (SF No. - Abstract No.) SF 16389, bordered on North
by John Williams Survey Ab. 238 on East by W. G. Wilson Survey Ab. 243
on South by J. S. Riley Survey Ab. 205 on West by J. R. Wright tract
3. (a) The community is composed principally of (farming), (ranching),
(stockfarming).
(b) This tract is being used as pasture, comparing average
with the average community.
(c) Total acres 9.83 located 9½ miles Northeast from
Bryan, 37,500 and 9½ miles
(nearest town) (pop.)
from Bryan, 37,500, 9½ miles
(County Seat) (pop.)
nearest railroad.
(d) This tract is on co. black top type of road, RFD, School Bus, Power
line, Telephone.
(e) This tract is 9½ miles Bryan, 9½ miles
(Grade School)
Bryan
(High School)
(f) Average rainfall 40".
4. The nearest production of oil, gas or mineral is 2,063 feet,
(distance)
Southwest.
(direction)
The nearest drilling oil or gas well is 1,688 feet, Southwest.
(distance) (direction)
The nearest dry hole is 6 miles, Southwest.
(distance) (direction)
If the land is under oil and gas lease, fill in the following:
(a) To whom leased Gus Edwards
(b) Date of lease August 3, 1977
(c) Bonus received (per year) \$50.00 per acre
(d) Total amount of rental received tract in producing unit
If there is production on this tract, fill in the following:
(a) Number of producing wells One - B.G.R.S. # 1
(b) Name of field in which the tract is located Kurten
(c) Royalty payments received Division orders in progress

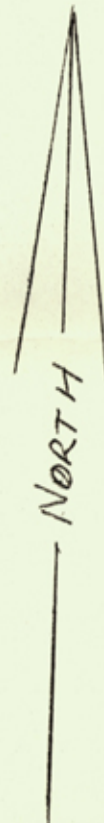
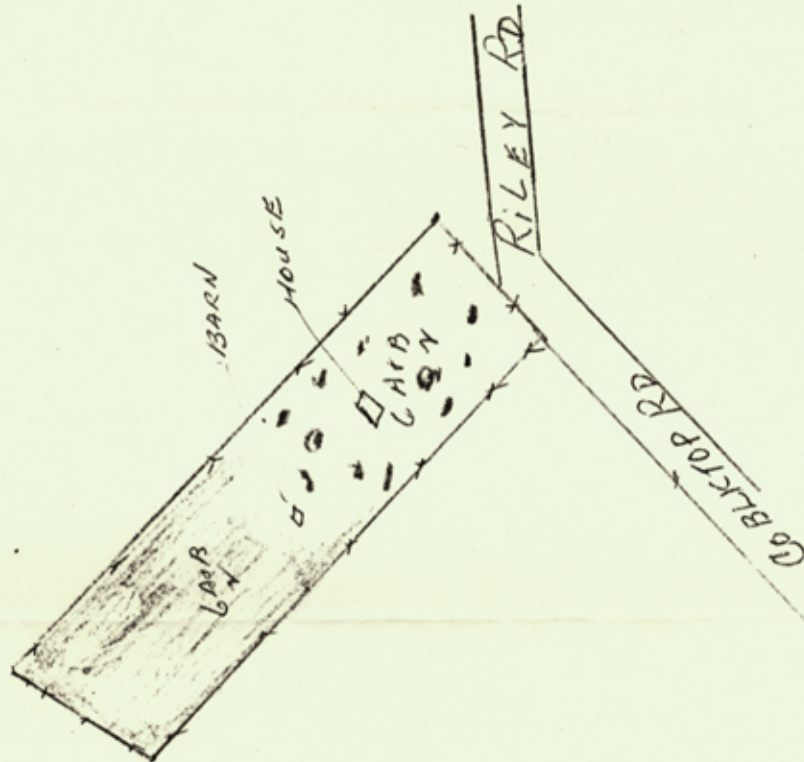
5. SOIL DATA:

Identify classes of soils by symbols.



Color Chart

- CULTIVATED *BLUE
- PASTURE *YELLOW
- CULTIVATABLE *BLUE LINES
- TIMBER *GREEN
- WASTE *RED



1" = 200 Yds.

6. LAND ANALYSIS

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

Land is level - some underbrush on tract.

(b) Drainage is fair 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 _____ 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).

Land is level. Post Oak trees, some bermuda grass.

One animal unit to 7 acres for 9 months.

(f)		SUBSOIL							TOTAL
CLASS	USE	ACRES	DEPTH	TEXTURE	PERMABILITY	SLOPE	EROSION	PRICE	TOTAL
II 6	P	9.83	deep	medium	slowly	A&B	2	1,500	14,745.00

TOTAL LAND VALUE \$14,745.00

LOAN VALUE OF BUILDINGS -0-

TOTAL VALUE \$14,745.00

7. VALUE INDICATION BY COMPARISON:

Book & Farms sold in this community or county.

Page	DATE	SELLER	BUYER	ACRES	PRICE	SIZE	TIME	MINERALS	LOCATION	% CROP	PRODUCTION	WATER-FENCES-IMPROVEMENTS	T
405 785	8-78	Charles	Ross	11.8	1300	0	0	0	+	200	0	0	+
345 253	4-78	Garth	Price	12.74	2000	0	400	100	0	0	0	0	500

(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 \$1,500 x 9.83 = \$ 14,745.00

8. VALUE INDICATION BY CAPITALIZATION:

INCOME ESTIMATE:			VALUE PER		SHARE	LANDLORD'S SHARE
CROP	ACRES	YIELD	TOTAL	UNIT		
						\$
						\$
						\$
						\$
						\$
Pasture	9.83			\$10.00	All	\$ 98.30
TOTAL LANDLORD'S SHARE						\$ 98.30

LANDLORD'S EXPENSE:

1. TAXES

(a) County valuation \$442.35

(b) Rates:

	Rate	Amount
1. State & County	1.17	\$ 5.18
2. School	1.99	\$ 12.71
3. Other		\$
4. Other		\$
TOTAL		\$ 17.89

2. Harvest Expense or fertilizer furnished by landlord fence \$ 10.00

TOTAL EXPENSE \$ 27.89

LANDLORD SHARE \$ 98.30 - EXPENSE \$ 27.89 - NET INCOME \$ 70.41

6% CAPITALIZATION RATE
 \$ 70.41 ÷ .06 = \$ 1,173.50

9. SUMMARY OF VALUES

PRINCIPAL CROPS SUITED	AVERAGE COMMUNITY YIELDS	YIELDS USED THIS TRACT
pasture	average	

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

VALUE INDICATION BY Summation	\$ 14,745.00
VALUE INDICATION by Comparison	\$ 1,173.50
VALUE INDICATION by Capitalization	\$ 14,745.00

11. The present market price should be \$ 14,745.00

12. NARRATIVE SUMMARY:

Land-outstanding features

Located on county black top road, 9½ miles Northeast of Bryan. Not far off F.M. 1179.

Limiting factors

Land level - does not drain quickly.

Mineral Discussion Appraised without minerals. There is production nearby

Minerals in area probably would sell for \$100 to \$200 per acre.

Community & amenities

Bryan and College Station. Area is very active and growing.

Comparison Discussion The two sales presented are the most comparable of many in the area. No. 1 similar land but located on easement. No. 2 sold with liberal terms, had minerals. Had other sales in area. Both comparables about same distance from Bryan as subject.

PRINCIPAL CROPS SUITED	AVERAGE COMMUNITY YIELDS	YIELDS USED THIS TRACT
BARLEY	AVERAGE	

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

VALUE INDICATION BY SUGGESTION	\$ 14,745.00
VALUE INDICATION BY COMPARISON	\$ 1,173.50
VALUE INDICATION BY CAPITALIZATION	\$ 1,173.50

11. The present market price should be \$ 14,745.00

12. NARRATIVE SUMMARY:
 Land level - does not drain quickly.
 Located on county black top road, 9 1/2 miles Northeast of Bryan. Not far
 from R.M. 1175.

13. Mineral Discussion: Appraised without minerals. There is production nearby
 minerals in area probably would sell for \$100 to \$200 per acre.
 Land level - does not drain quickly.
 Limiting factors

14. Comparison Discussion: The two sales presented are the most comparable of many in
 the area. No. 1 similar land but located on easement. No. 2 sold with liberal
 terms, had minerals. Had other sales in area. Both comparables about same
 distance from Bryan as subject.

57,163.89
 8. Appraisal report
 4-24-79

May 15, 1979

Mr. M. R. "Mike" Sandlin
Rt. 3, Box 173
Bryan, Texas 77801

Re: Good Faith Claimant Application
9. 9.83 Acres, S.F. 16389
Brazos County, Texas

Dear Mr. Sandlin:

This is to advise that your Good Faith Claimant application in Brazos County for 9.83 acres has been approved by the School Land Board at its regular meeting, May 15, 1979, at the price of \$1,500.00 per acre.

Please forward your payments in the amount of \$14,745.00, which we have calculated to be the amount necessary to pay for the acreage listed above, a \$25.00 patent fee and a \$3.00 registration and postage fee. Please send a separate check in the amount of \$2.00 to defray the expense of recording the patent in Brazos County. Please make your checks payable to the Commissioner of the General Land Office.

A form of acceptance is enclosed, which you are requested to complete and return with the required remittance.

Sincerely,

Bob Armstrong

By

Linda Fisher, Secretary
School Land Board
Phone 512 47502071

Lf/lm
Enclosures

May 12, 1979

Mr. M. B. "Mike" Sandlin
P.O. Box 173
Bryan, Texas 77801

Re: Good Faith Claimant Application
9.92 Acres, S.F. 16389
Brazos County, Texas

Dear Mr. Sandlin:

This is to advise that your Good Faith Claimant application in
Brazos County for 9.92 acres has been approved by the School
Land Board at its regular meeting, May 12, 1979, at the price
of \$1,200.00 per acre.

Please forward your payments in the amount of \$14,745.00, which
we have calculated to be the amount necessary to pay for the
acres listed above, a \$15.00 patent fee and a \$2.00 registra-
tion and postage fee. Please send a separate check in the amount
of \$2.00 to defray the expense of recording the patent in Brazos
County. Please make your checks payable to the Commissioner of
the General Land Office.

A form of acceptance is enclosed, which you are requested to complete
and return with the required remittance.

Sincerely,

Bob Armstrong

BY

Linda Fisher, Secretary
School Land Board
Phone 512 4752371

LJ/m
Enclosures

S.F. 16389
9. Mr. of boards
approval

5-15-79

ACCEPTANCE OF TERMS OF SALE OF UNSURVEYED SCHOOL LAND

(Applicant or Good Faith Claimant)

Austin, Texas, May 15, 1979

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 May 15, 1979 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 Brazos County, Texas, about 9 miles (give course) Northeast from the county seat, and is briefly described as follows:

Table with 4 columns: Survey No., S. F. No., Acres, Classification. Row 1: S. F. Number 16389, 9.83

I agree to pay for said land the price of \$1,500.00 Dollars per acre, and I hereby enclose the sum of \$14,745.00 Dollars as the full cash payment therefor.

I further agree that the sale to me is made upon the express conditions, to-wit: the reservation of minerals will be a free royalty of 1/8th of all oil, gas and sulphur and all other minerals to the State.

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

Jane A Sandlin, MALCOLM R SANDLIN Applicant or Good Faith Claimant, 77801 M. R. Sandlin Post Office Rt. 3, Box 173 Bryan, Texas 77801

Sworn to and subscribed before me, this the 11 day of June, 1979.

Judy A. Stearns, Brazos 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

10

GENERAL LAND OFFICE
Austin, Texas

S. F. No. 16389

ACCEPTANCE OF TERMS OF SALE
OF UNSURVEYED SCHOOL LAND

(Applicant or Good Faith Claimant)

Malcolm R. Sandlin of
Jane A. Sandlin

Post Office Bryan, Texas

WITHOUT SETTLEMENT

9.83 acres in
Brazos County, Texas.

Filed June 13, 1979

Awarded May 15, 1979
Commissioner

Rejected _____, 19____
Commissioner

Class _____
Commissioner

Appr'm't _____

Obligation _____

On Market _____



Witness my hand this _____ day of _____ 19____
I am subject to and accept all the penalties 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 if in
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.
Guarantee
I have relating to the sale of unsurveyed public free school lands; to-wit: All of Survey No.
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
Dollars.
For value received I, the undersigned, do promise to pay to the State of Texas the sum of
School Lands.
OBLIGATION
I hereby certify that the above is a true and correct copy of the original as the same appears in the files of the
County, Texas.
Post Office _____
Applicant or Good Faith Claimant

Sworn to and subscribed before me, this the _____ day of _____ 19____
St. 2 Box 112 Bryan, Texas
Malcolm R. Sandlin
Post Office Bryan, Texas
Rt. 2 Box 112
Brazos County, Texas

I hereby accept the terms of sale of the tract of unsurveyed school land hereinafter described as stated
in your letter dated _____ 19____ 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 18, 1939, and other laws relating to the sale of unsurveyed school land without settlement.
The land is situated in _____ County, Texas, about _____ miles
from the county seat and is partly described as follows:
Survey No. _____
S. F. No. _____
Dollars per acre _____

TO THE COMMISSIONER OF THE GENERAL LAND OFFICE, AUSTIN, TEXAS:
I hereby certify that the above is a true and correct copy of the original as the same appears in the files of the
County, Texas.
Post Office _____
Applicant or Good Faith Claimant
19____

ACCEPTANCE OF TERMS OF SALE
OF UNSURVEYED SCHOOL LAND

①
to Texas land
PF-00-0

June 20, 1979

Mr. M. R. Sandlin
Route 3, Box 173
Bryan, Texas 77801

Re: Good Faith Claim
9.83 Acres, S.F. 16389
Brazos County, Texas

Dear Mr. Sandlin:

Enclosed is the original receipt for the \$14,717.00, \$35.00, \$25.00, \$3.00, and \$2.00 payments made in connection with the Good Faith Claimant application in Brazos County.

Your application has been passed to our Deed of Acquittance and Patent Section for further processing and should be mailed to the county clerk for recordation and then forwarded to you within the next few weeks. Please address any future inquiry to that section or contact Mr. Jack Giberson, Chief Clerk, Phone 512 475-2496.

If we may be of further service, please advise.

Sincerely yours,

Bob Armstrong

By

Linda Fisher, Secretary
School Land Board
(512) 475-2071
Enclosure

⑪

Final receipt ltr.
6-20-79

June 20, 1979

Mr. M. R. Sandlin
Route 3, Box 173
Bryan, Texas 77801

Re: Good Faith Claim
9.83 Acres, S.F. 16389
Brazos County, Texas

Dear Mr. Sandlin:

Enclosed is the original receipt for the \$14,717.00, \$35.00, \$25.00, \$3.00, and \$2.00 payments made in connection with the Good Faith Claimant application in Brazos County.

Your application has been passed to our Dept of Acquitance and Patent Section for further processing and should be mailed to the county clerk for recordation and then forwarded to you within the next few weeks. Please address any future inquiry to that section or contact Mr. Jack Giberson, Chief Clerk, Phone 512 475-2496.

If we may be of further service, please advise.

Sincerely yours,

Bob Armstrong

By

Linda Fisher, Secretary
School Land Board
(512) 475-2071
Enclosure



**General
Land Office**

AUSTIN, TEXAS 78701
BOB ARMSTRONG, COMMISSIONER

RECEIPT

9.83
Acres

Brazos
County

Ledger / Page

School Land

S.F. 16389

Section

Block

Township

Certificate

Survey

File No.

Appraisal Fee

\$35.00 #-10-79

#84745

Patent Fee

25.00 6-13-79

#114646

Malcolm R. Sandlin

\$14,717.00 6-13-79

#114646

Received of:

Date Received

Register Nos.

\$14,717.00

Amount Paid

\$14,717.00

Principal

-0-

Interest

\$25.00

Patent fee

\$2.00 R#114645

Recording fee

Mr. M. R. Sandlin
Route 3, Box 173
Bryan, Texas 77801

\$3.00, 6-13-79, R.#114646,
Postage & Registration Fee

Bob Armstrong

Commissioner

General Land Office

Ledger.....

LAND AWARDS AND RECEIPT

File No. S.F. 16386

Page.....

Date of Award..... 5-15, 19 79

GENERAL LAND OFFICE,
AUSTIN, TEXAS

WHEREAS, Malcolm R. Sandlin and Jane A. Sandlin

of Bryan, 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
				School Land	9.83	\$1500.00	Brazos

Date of Sale.....

Amount of Sale \$.....

Rate of Interest..... *Per Cent*

Due November 1st/Annually
SCHOOL LAND

The School land Board having fixed the price, and the State having received \$ 14,717.00 as the full payment thereon, I do hereby award to said applicant the survey of land described above with a reservation of minerals will be a free royalty of 1/8th of all oil, gas, sulphur and all other minerals to the State.

Commissioner General Land Office

6-20-79

(12) S.F. 16389
Final Receipt

SCHOOL LAND
XXXXXXXXXXXXXXXXXXXX

NAME OF APPLICANT
XXXXXXXXXXXXXXXXXXXX

ADDRESS OF APPLICANT
XXXXXXXXXXXXXXXXXXXX

NAME OF LAND
XXXXXXXXXXXXXXXXXXXX

Commissioner General Land Office

and all other interests to the State.

As a first condition of North of all oil, gas, sulphur and described above with a reservation of minerals and thereon, I do hereby award to said applicant the survey of having received \$ 14,717.00 as the full payment

The School Land Board having fixed the price and the State

School Land 4.83 \$1200.00 Taxes

has filed in this office an application and colligation to purchase the following land, to-wit:

of PLATS Texas, has in the manner and form prescribed by

WHEREAS Melchor E. Saegelin and Jane A. Saegelin

UNITED STATES

GENERAL LAND OFFICE

Date of Award 2-12-79

LAND AWARDS AND RECEIPT

Form No. 2-7-1088

PC 00-1
M.R. Sandlin
Brazos County
(2)

June 20, 1979

County Clerk
Brazos County
Bryan, Texas 77801

Re: School File 16389
9.83 Acres
Brazos County

Dear Sir:

This is to inform you that I have issued the enclosed Land Awards and Receipt to M. R. Sandlin, Bryan, Texas, covering 9.83 acres in School File 16389, Brazos County, Texas.

Please make a notation of the issuance of this award on your records. Patent will be issued within the next few weeks and forwarded to you for recordation.

Sincerely,

Bob Armstrong

By

Linda Fisher, Secretary
School Land Board
(512) 475-2071

LF/dc
Enclosure

cc: M. R. Sandlin

13

County Clerk Hte

6-20-79

June 20, 1979

County Clerk
Brazos County
Bryan, Texas 77801

Re: School File 16389
9.83 Acres
Brazos County

Dear Sir:

This is to inform you that I have issued the enclosed Land Awards and Receipts to M. R. Sandlin, Bryan, Texas, covering 9.83 acres in School File 16389, Brazos County, Texas.

Please make a notation of the issuance of this award on your records. Patent will be issued within the next few weeks and forwarded to you for recordation.

Sincerely,

Bob Armstrong

By

Linda Fisher, Secretary
School Land Board
(512) 475-2071

Lf/bc
Enclosure

cc: M. R. Sandlin

June 29, 1979

Honorable W. P. Clements, Jr.
Governor of Texas
Austin, Texas 78711

Dear Governor Clements:

I am tendering Patent No.453, which is in proper order and complies with the Constitution and the laws of the State and have been approved for your signature.

Sincerely yours,

Bob Armstrong

BA/mw

Enclosure

983172
2/23
K
1/23/79

June 29, 1979

Honorable W. P. Clements, Jr.
Governor of Texas
Austin, Texas 78711

Dear Governor Clements:

I am tendering Patent No. 423, which is in proper order and
complies with the Constitution and the laws of the State and
have been approved for your signature.

Sincerely yours,

Bob Armstrong

BA/mw

Enclosure

14. 8to 70 Hov. 6/29/79

S.F. 16389

July 3, 1979

County Clerk
Brazos County
Bryan, Texas 77801

Dear Sir:

The enclosed check for \$2.00 is for recording the enclosed patent in Brazos County, issued to the Patentee shown therein.

When recorded by you, kindly deliver this patent in person or send by registered mail as required by Chapter 47, Acts of April 2, 1918, to Mr. M. R. Sandlin, Route 3, Box 173, Bryan, Texas 77801.

Sincerely yours,

Bob Armstrong

By:

Jack Giberson, Chief Clerk

BA/JG/mw

Patent No. 453
Volume No. 43-B
File No. S.F. 16389
Reg. No. 114645

Enclosure

9821-112
S.F. 16389
GC 4/2/79

July 2, 1939

County Clerk
Brazos County
Bryan, Texas 77801

Dear Sir:

The enclosed check for \$2.00 is for recording the enclosed patent in Brazos County, Texas to the Patentee shown therein. When recorded by you, kindly deliver this patent in person or send by registered mail as required by Chapter 57, Acts of April 2, 1918, to Mr. M. A. Sandlin, Route 1, Box 173, Bryan, Texas 77801.

Sincerely yours,

Bob Armstrong

By: Jack Giberson, Chief Clerk

SR/jaw

Patent No. 453
Volume No. 43-B
File No. S.P. 10389
Reg. No. 116842

Enclosure

S.F. - 16389
15. Hto to cc. 7/3/39

July 12, 1979

Tax Assessor Collector
Brazos County
Bryan, Texas 77801

Dear Sir:

The following information should be noted on your records.
A tract of land containing 9.83 acres, located in Brazos County,
has been awarded to Malcolm R. Sandlin and Jane A. Sandlin, and
is located about 9-1/2 miles N. 67° E. from Bryan, Texas.
This information will be carried in Abstract Supplement "I" under
Abstract No. 281.

Sincerely yours,

Bob Armstrong

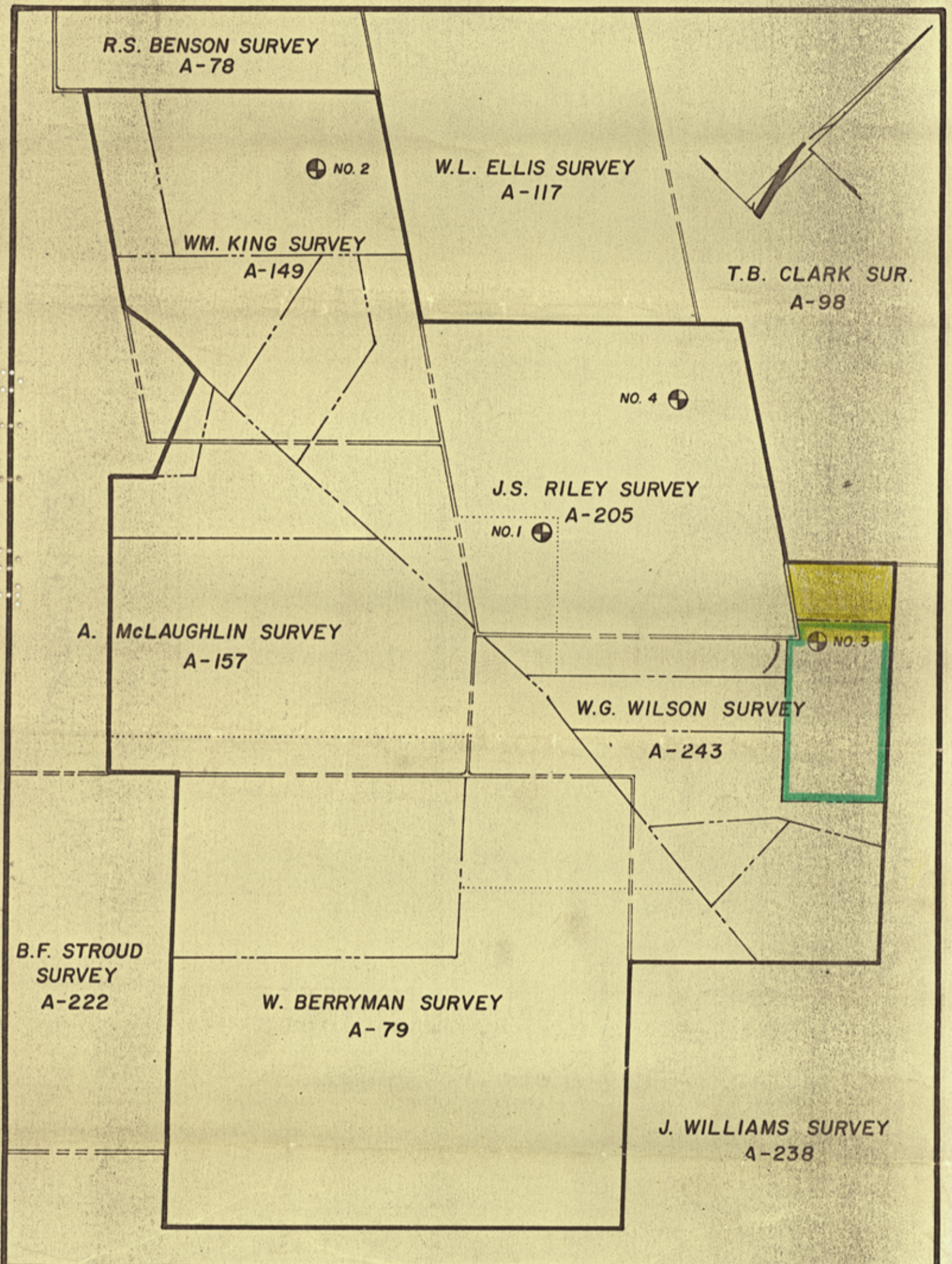
By:
Jack Giberson
Chief Clerk

BA\JG/mw

(16)

S.F. - 16289

EXHIBIT "A"



MASTER PLAT
B.G.R.S. 972 ACRE LEASE
BRAZOS COUNTY, TEXAS

DATE:	SCALE: 1" = 1000'	SH. 2 OF 2
JOB NO.	DRAWN BY: W.M.H.	

HOLLIGAN ENGINEERING - BRYAN, TEXAS

SURVEYED BY:

STATE OF TEXAS
 WAYNE M. HOLLIGAN
 1905
 REGISTERED
 PUBLIC SURVEYOR

WAYNE M. HOLLIGAN R.P.S. NO. 1905

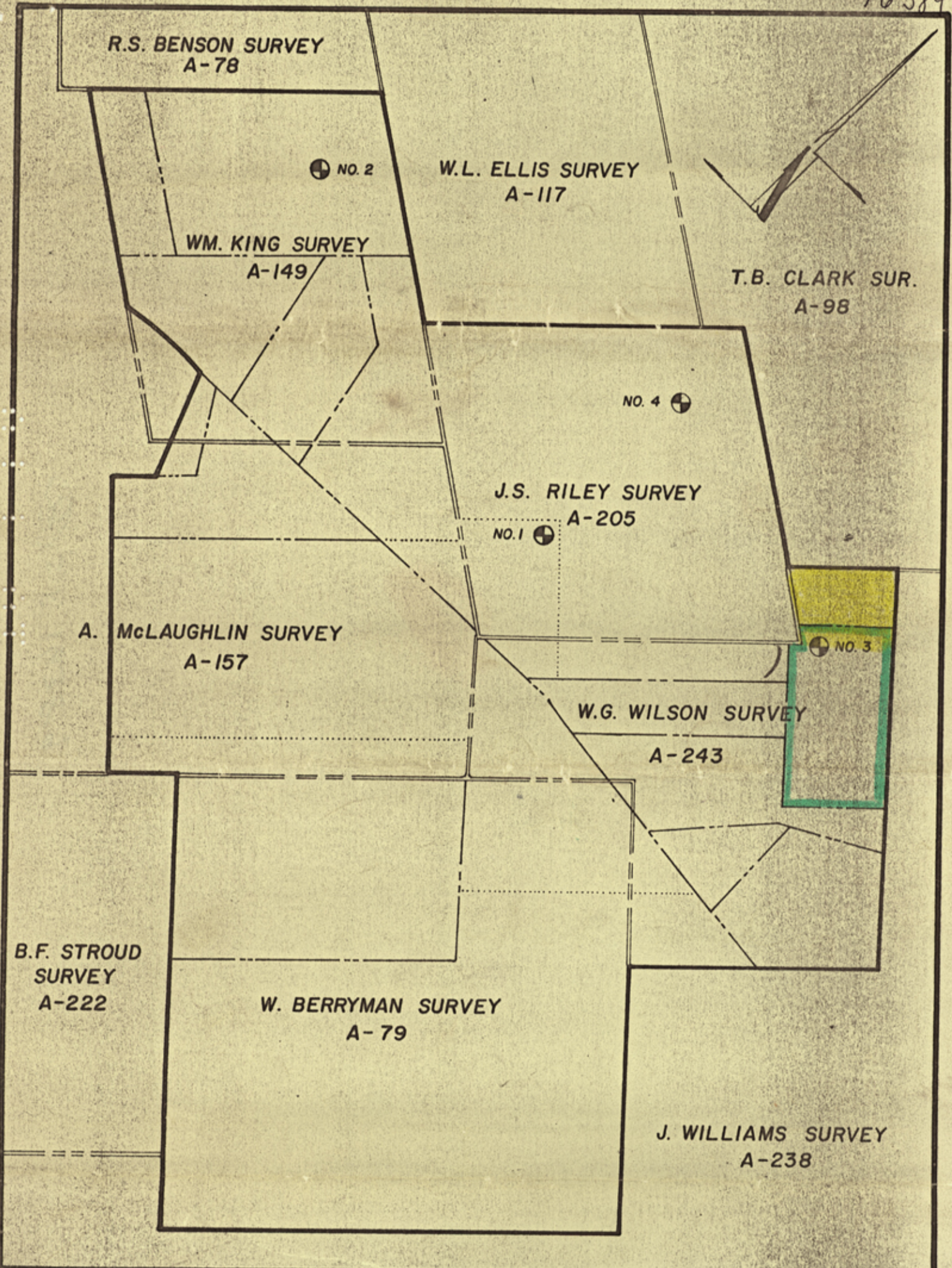
- INDICATES VACANCY - INDICATES LAND OWNED BY ROBERT VERRI, JR. and JERRY KOLLMAN



① S.F. 16389



SE
16389



MASTER PLAT
B.G.R.S. 972 ACRE LEASE
BRAZOS COUNTY, TEXAS

SURVEYED BY:



WAYNE M. HOLLIGAN R.P.S. NO. 1905

DATE:	SCALE: 1" = 1000'	SH. 2 OF 2
JOB NO.	DRAWN BY: W.M.H.	

HOLLIGAN ENGINEERING - BRYAN, TEXAS

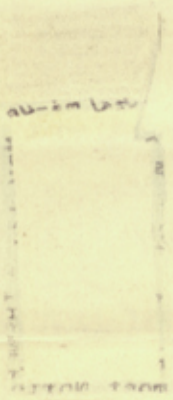
- INDICATES VACANCY

- INDICATES 30 ACRES OWNED BY ROBERT VERRI, JR. and JERRY KOLLMAN

COUNTY OF

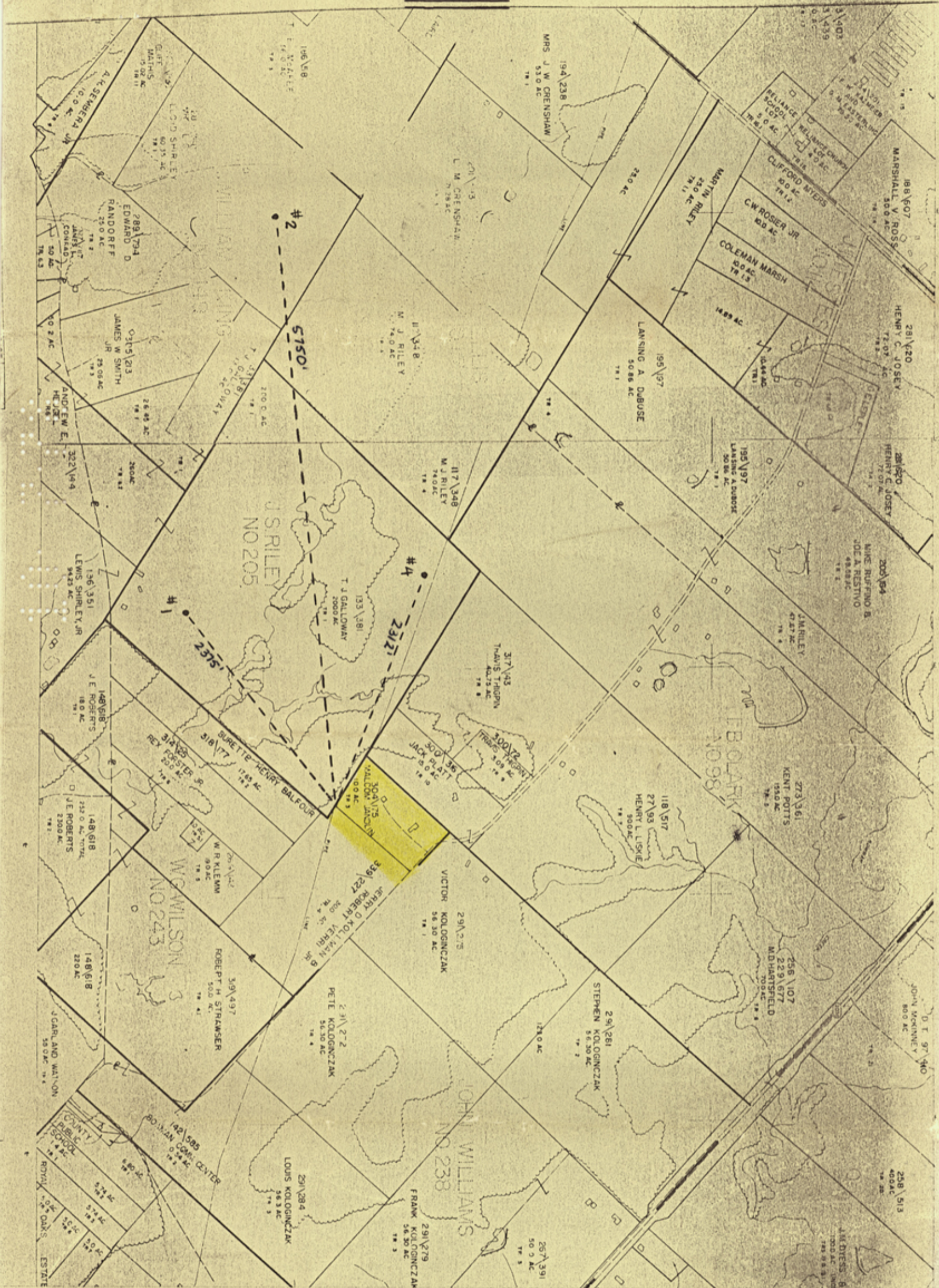


18 S. F. 16389



located

EXHIBIT "B"



Nearest producing well: B.G.R.S. #1, 2375' N.W.

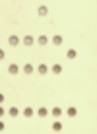
Nearest oil well capable of producing: B.G.R.S. #2, 5750' N.W.

Nearest drilling oil or gas well: B.G.R.S. #4, 2312' N.W.

2120'

2125'

2130'



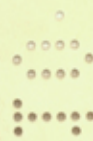
1955, F. 16389

Nearest producing well: B.G.R.S. #1, 2372, N.W.

Nearest oil well capable of producing: B.G.R.S. #2, 2720, N.W.

Nearest drilling oil or gas well: B.G.R.S. #4, 2312, N.W.

AVCAHICY PLYT



20

5.F 16389

