

Bastrop County To John B Rector

The State of Texas }
Bastrop County } Know All men by these
Presents that whereas the Hon County Com
missioners Court in in and for Bastrop
County Texas at the regular term of said
Court in the month of February, A.D. 1884,
made & entered of Record in the minutes of
said Court a decree in substance as follows

D. D. February 12th A.D. 1884

this day came on to be heard and considered
the offer of John B. Rector, to purchase from
Bastrop County the two upper Leagues of the
Bastrop County School Lands in accordance with
the advertisement of this Court, and it appearing to the
Court that John B Rector offers the purchase Leagues
Nos 313 and 314 of the Bastrop County School Lands lying
in Fisher County Texas on the waters of the Clear Fork of
the Brazos River just north of and alongside the Thom
as H Cosby League on the following terms. At two Dollars
and twenty five cents per acre. One third of the purchase
money to be paid in Cash so soon as said lands
can be surveyed and the lines established, and the
quantity of land ascertained & the balance to
be paid in five equal annual installments
& the deferred payments to bear ten per centum
per annum interest from date of deed, Bastrop
County to have said lands surveyed and its boun
daries ascertained and the Corners fixed and
the quantity ascertained, and it appearing to
the Court that his is the highest and best bid for
said land, and that it is to the interest of Bastrop
County to accept said offer, the same is hereby
accepted and said two Leagues of land Nos 313 &
314, described as aforesaid are hereby sold to
said John B Rector for the sum of two dollars
and twenty five cents per acre, one third to be

in Cash so soon as a proper Conveyance can
 be made to said lands and the balance in
 five ~~equal~~ Annual installments of equal
 sums and the deferred payments are to bear
 ten per Centum per Annum from the date of said
 Conveyance till paid, and a special lien is to be
 retained on all of said lands till all of said purchase
 money shall have been fully paid off and discharged
 Notes to be taken for the deferred payments and Dyer
 Moore the present Co Judge of Bastrop County is
 hereby appointed the Agent of Bastrop County to
 execute a proper Conveyance to said lands and
 to receive said purchase money and Notes in accord
 ance with the terms of this decree the Conveyance to
 include Covenants of general Warranty of title and
 he is also to have said lands surveyed in accord
 ance with this decree, and it is hereby fur
 ther decreed that Martin Duval a surveyor of Jones
 County Texas (or some other Competent Surveyor
 to be selected by Judge Moore) is hereby appointed to
 survey said lands and fix the corners and boundaries
 of the same and return the field Notes of the same to
 this Court: so that the field notes of the same may be
 incorporated into the conveyance herein provided for"

And Whereas the said Martin Duval has made a survey
 of said lands in accordance with said decree
 and ~~has~~ returned the plat and field Notes of said
 lands to said Commissioners Court the field Notes
 being as follows

Variation shown by marks on	} The State of Texas	
old base line 9° 6' Elms run		} County of Fisher
with a Forley's Transit		} Field Notes of a survey of
4796 7/8 acres of Land made for Bastrop County		
being a reservation of League No 313 Originally made		
for Bastrop County for one league of land and		
situated in Fisher County on Big Elm Creek		

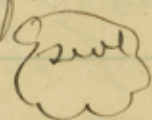
Now known as Clear Fork of Brazos river Beginning
at the original North West Corner of this Survey
this Corner was found by me April 18th 1884 a
mes an old witness fallen but plainly marked
N. 15° E, 12 Varas another fallen but plainly marked
N. 48 1/2 W. 35 Varas, a new Witness a mes 5" brs N 61
E. 31 2/3 Varas, new witness a mesq 4" brs S. 8° E. 42 2/3
Varas, Thence N. 75° E at 715 vs cross Clear Fork at
1070 vs same creek at 1320 vs same Creek at
3070 vs pass about 20 Varas North of Old S.C. Corner
of Chumley Survey, One Old Witness remain-
ing but fallen at 5300 vs Enter Shinnery on
Sand rough 10,000 Varas to a Stake a post oak
16" mkd X brs S 67 N. 50 2/3 vs a P.O. 8" mkd X brs S.
70. N 107 Varas. Thence S. 15° E at 1900 Varas Out of
Shinnery at 2710 Varas drive a large Stake for the S.E.
Corner of this Survey a mes 11" brs N 5 1/2° E. 56 Varas
a mesquite 4" brs N 53 1/2 E 22 vs Thence S. 75° W. at 3145
vs, Cross Clear Fork at 5635 vs Cross Alkali Creek
10,000 Varas to a Stake on old base line Original
Witness trees lost but this position divides excess
equally a mesquite 8" brs N. 65 1/2 W 9 1/3 Varas a
mesquite 5" brs N 65 1/2 W. 30 1/3 Varas (these are
both new witnesses) Thence N 15° W 2710 Varas
to the place of Beginning. New bearings marked
X - Variations 9° 6' E. lines run with The State of Texas
Gorley Surveyors & Engineer transit } County of Fisher
Field notes of a Survey of 4854 3/4 acres of land
made for Bastrop County being a resurvey of survey
No 314 Originally made for Bastrop County for
one League of land but contains an excess
between original land mark that can be
identified equal to 430 3/4 acres of land making
4854 3/4 acres in the track said survey is
situated on the waters of big Elm Creek now
known as Clear Fork in Fisher County

Beginning at the S.W. Corner of Survey No. 313
as established by me a stake a mesquite 8" brs
N. 46° N. 9' 1/3 vs. a mesquite 5" brs N. 63 1/2° W. 30' 1/3 vs
both new witnesses. Thence N. 75° E at 4364
Varas Cross Alkali Creek at 6835 Varas Cross
Clear Fork 10,000 Varas to a stake the N.E. Corner of
this Survey also S.E. Corner of No. 313 a mesquite
11" brs N 5 1/2° E 56 Varas a mesquite 4" brs N 53 1/2° E 32
Varas. Thence S. 23° 10' E. 2701 Varas to a point
identified as the N.E. Corner of Thos. H. Cosby League by
bind in Clear fork being the only point that could
be found to fit original notes running from
Old N.W. Cor of said league now standing but giving
an excess in length of line of 380 Varas all witness trees are
lost set a solid stone in ground mkd N.E.T. H.C. 315 (note to
reach this point also changes course of line 12 minutes to
North from old corner as composed with course of baseline
at west end of 313 & 314) Thence S. 75° 12' W. at 100 Varas
Clear Fork at 5273 Varas Cottonwood. Thence Creek
at 9640 vs Alkali Creek 10380 Varas the original South
west Corner of this survey one old witness a
mesquite S. 78° E. 25 Varas now standing makes a pile
of three stones here. Thence N. 15° N. at 1490 Varas a
Creek 2710 Varas to the place of beginning. New bear
ings marked X Resurveyed Apr 19th 1884 (Charles Pool
and H.C. Barr Chain Carrier) and whereas by this
resurvey of said two leagues of land it appears
that the two leagues contain an area of 9651 9/20
acres of land by actual measurement and whereas
the said John B. Rector has agreed to divide said
land equally with C.R. Breedlove dividing both
leagues from north to south parallel with
the west line the said John B. Rector reserving to
himself the east half of both of said Leagues
i.e. 482 5/2 acres and the said C.R. Breedlove
to take the west half of both of said leagues

i.e. 4825 1/2 acres the said C.R. Breedlove
paying Bastrop County directly for said 4825 1/2
acres of land Now therefore I Dyer Moore as
agent for Bastrop County and Acting for Bastrop
County in Consideration of the premises and recitals
aforesaid in Consideration of the sum of Ten
Thousand Eight Hundred Fifty Eight + 5/100 Dollars
paid + to be paid by the said John B Rector to Bastrop
County as follows: Three thousand six hundred
Nineteen + 5/100 Dollars (\$3619⁵⁰) paid to me this day
in cash receipt Whereof is hereby acknowledged;
And the further sum of Seven thousand two hundred
and thirty nine Dollars (\$7239⁰⁰) to be paid by said
John B Rector to Bastrop County in five equal annual
installments; the first of \$1447⁸⁰ to be paid on or
before June 1st A.D. 1885 and a like sum on or before
the 1st day of June of each year thereafter until the
whole of said sum of \$7239⁰⁰ shall be paid off
and discharged; all of said deferred payments are
to bear ten per Centum per Annum from June 1st
1884 until paid and the said John B Rector has this
day executed and delivered to me the said Dyer Moore
as such agent his five promissory Notes each for the sum
of \$1447⁸⁰ as evidence of said deferred payments all
of said Notes are payable to Bastrop County at the First
National Bank in the City of Austin All bearing in
trust at the rate of ten per Centum per annum from
June 1st 1884 and any one or all of said notes may
be paid off and discharged by said John B Rector, or
his legal representatives at any time before maturity
have sold and Conveyed and do hereby sell and Convey
and transfer to the said John B Rector the East half
of both of said leagues of land as hereinbefore described
i.e. the East half of said league 313 and the East half
of said League 314, the line dividing said leagues
between said Rector & Breedlove to be parallel to the

Western line of both of said leagues and said Rectors
one half of said two leagues to contain 4825 1/2 acres
of land and a special lien is hereby retained on said
4825 1/2 acres of land to secure the prompt payment of
each and all of said purchase money promissory
notes and as this land is sold by the acre at \$2 ⁵/₁₀₀
per acre said Bastrop County warrants as to title and
quantity by the above and foregoing field notes and
description i.e. that the said John B Rector and his
heirs and assigns & legal representatives shall have
and hold the east half of both of said leagues of land
containing 4825 1/2 acres of land. To have and to hold the
same forever.

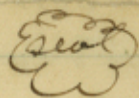
In Testimony of all of which I hereto sign this
deed for and on behalf of Bastrop County as
Agent as aforesaid and also affix the impress
of the seal of said Bastrop County.



Bastrop County
by Dyer Moore Agent

The State of Texas }
County of Bastrop } Before me W. H. Grimes Clerk of
the County Court of Bastrop County Texas on this
day personally appeared Dyer Moore known to
me to be the person whose name is subscribed to
the foregoing instrument and acknowledged to
me that he executed the same for the purposes and
consideration therein expressed.

Given under my hand and seal of Office
this the 2nd day of June A.D. 1884



W. H. Grimes C. C. B. Co

Filed for Record 7th day of July A.D. 1884 at 4 O'clock P.M.
Thos E. Douthett
Clk Co Ct. N.C. Texas

The State of Texas }
County of Fisher } I. D. I. Bullock Clerk
County Court Fisher County Texas hereby
Certify that the foregoing is a true and
Correct Copy of the Original deed from
Bastrop County to John B Rector of date
Feby 12 - 1884, as shown by the deed Records
of Fisher County, Book 1, pages 3 to 7, now
of Record in my office
Witness my hand and seal of office this 1st
day of June A.D. 1898.

I. D. I. Bullock Clerk
County Court Fisher County Tx

Sketch No. 8. ~~14~~
Fisher County 8
Sketch files.

Filed by Sam H. Lyons
County Surveyor of
Fisher County.

Received June 6/98
by Martin E. Groos
Chief Clerk &c.

S. von Rosenberg
Draftsman

See Sk. in P-6999
L.S. - 4702. Book R

⁸
Rastrop County
to } deed
John B. Rector

certified copy
& sketch -

Filed by Sam H. Lyons
County Surveyor to
June 6/98 -

Received by M. E. Groos
Chief Clerk -

4.50