



WE OWN OUR BANKING HOME  
CONTINENTAL BUILDING  
16TH & LAWRENCE STREETS.

*I have a talk with Mr. Chipman  
in person in regard to this matter and  
will be aural accordingly 4-24-1913* *Rombo* **773**

# THE CONTINENTAL TRUST COMPANY

ORGANIZED 1902

CAPITAL AND SURPLUS \$450,000.

UNITED STATES DEPOSITORY  
FOR POSTAL SAVINGS FUNDS

DENVER April 11, 1913.

CONTINENTAL LAND & CATTLE CO.

Hon. J. T. Robison,  
Commissioner General Land Office,  
Austin, Texas.

**RECEIVED**  
**APR 14 1913**  
**Referred to Map**

My dear Mr. Robison:

I am advised by my ranch foreman and my land agent at Estelline, Texas, that some parties that are located about Turkey Creek, in Hall County, are trying to get patents for their land, and that the Hall County Surveyor, who is a new man, as I am informed, is running their lines by the old Surveyor Clark's rock corner work, that has been found incorrect.

We have spent thousands of dollars and given up some ten thousand acres of land to try and get this Hall, Motley and Cottle County surveys correct. I believe this has been done by Mr. Chipman, and your office satisfied that it is correctly done.

I write you this, so that you may be advised as to what is going on. It is possible that this new County Surveyor (whom I do not know at all and who may be a very good man) may be imposed upon and think he is going by the Chipman corrected work, which I am informed is not the case. So I write you this to advise you of the status, and to ask you to please see to it that we are not again upset down there by incorrect work. Thanking you in advance,

I beg to remain,  
Please note my present address is  
care of The Denver Branch Office.

*W. E. H. H.*  
President.

counter 24884

WM. E. HUGHES, PRESIDENT.  
SECURITY BUILDING  
ST. LOUIS.

J. E. GRUNDY  
LAND AGENT.

R. D. GREEN, MANAGER  
ESTELLINE,  
TEXAS.

BRANCH OFFICES:  
ST. LOUIS  
DALLAS

**Continental Land and Cattle Company**  
**Ranch Headquarters and Principal Office**  
**Estelline, Hall County, Texas**

Childress, Texas, 4/29/13.

Mr. Ernest Von Rosenberg,  
Austin, Texas.

Dear Mr. Von Rosenberg, - Do you not think that it would be well for you to cause a letter to be written to Col. W. E. Hughes, Continental Trust Co., Cor. 16th. and Lawrence Sts., Denver, Colo., advising him to send in the patents, with proper petition, to Surs. Nos. 243, 245 and 256 so that they can be canceled and new patents issued, giving to these surveys their propre areas and locations?

You spoke of writing him concerning the other matters of which we talked, but I do not remember that this question of return of these patents was considered. You would also do me a favor if you would write to Mr. Jackson Collier, Estelline, Texas, advising him to have the patent to Sur. No. 262 in Block S5, Beaty, Seale and Forwood, canceled and a new one issued giving the said survey its true location.

I send this to you. Properly, I suppose that I should address it to the Hon. J. T. Robison.

Ever yours to command,

*Geo. H. Chipman,*  
*per A. L. R.*

Copy of Letter from  
Col. W. E. Hughes

May 1, 1913.

Messrs. D.A. Eady, J.A. Johnson, W.E. Gilbert, H.G. Hill, and R.H. Lyle,  
Turkey, Texas.

Dear Sirs:

Your joint letter of April 26th is received, saying that upon having your lands surveyed, you are considerably short on acres, and as you have bought from us a certain number of acres and paid for the same, you would like to get that number of acres.

Now in reply to this I will say we always want purchasers to get from us what they bought. May be you have had your lands incorrectly surveyed. I have been of the opinion you have obtained more than your number of acres.

Another one of your statements, allow me to correct, you say you have bought the land and paid for it. All the parties addressed here have not paid for their lands. Mr. J. A. Johnson still owes for five notes of \$300. each; W.E. Gilbert owes for six notes for \$325. each; H. G. Hill owes for 5 notes of \$342.85 each and Mr. R. H. Lyle owes for 4 notes of \$342.85 each. The first named, whose name I do not make out, though it seems to be "Eady," is not on our books at all and has never bought anything from us. He has probably taken the place of some other purchaser but I do not know about this. Now to all this, I wish to say you can bring into the field any surveyor or as many surveyors as you wish, and we will go over the work with them, and if they can show

us where we are in error, we will get right at once. I do not want any of your improvements nor any of the land enclosed.

Wherever you have trespassed upon our land, we will sell you the land so occupied and the Commission may fix the price. If we are short in the acreage sold you, you are amply protected, as your notes are all payable one annually and have several years to run.

I think the trouble with you people is that you are objecting to a correct location of these lands; for what reason I do not know, as we do not ask you to pay for any more land than you buy from us or have bought from us. I think you are probably going by the work that has been found incorrect and will always be found so.

Yours very respectfully,

Continental Land & Cattle Company,

President.



WE OWN OUR BANKING HOME  
CONTINENTAL BUILDING  
167<sup>th</sup> & LAWRENCE STREETS.

# THE CONTINENTAL TRUST COMPANY

ORGANIZED 1902

CAPITAL AND SURPLUS \$ 450,000.

UNITED STATES DEPOSITORY  
FOR POSTAL SAVINGS FUNDS

OFFICE OF THE PRESIDENT

DENVER

May 1, 1913.

Mr. George H. Chipman,  
Estelline, Texas.

My dear Mr. Chipman:

Your statement and letter of April 29th is received. Enclosed find Company's check for \$50.50, No. 4099, the amount of your statement.

Your letter interests me greatly. I suppose I will hear from Judge Smith very soon and I also hope I will hear from the Commissioner of the General Land Office, as you say you think he will write me.

I am quite willing, as soon as I hear from Judge Smith and know he concurs with your views, to do all you advise. I do want all this matter settled and want when it is done to send you down the last big map you sent me and have my lands appear correctly on it.

I am sending Judge Smith a copy of your letter to me and a copy of this letter to you. I am going to do just what you and Judge Smith advise in the premises. So if it meets Mr. Smith's views go into the field when you can and do the work you have mapped out, taking Grundy with you as Bob Green is too busy.

Yours truly,

*Wm E. Houghton*  
President.

Enc.

Counter 24888

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George H. Chipman      2d.

P.S.

I received a day or two ago a letter from J. A. Johnson, W.E. Gilbert, H.G. Hill, and R.H. Lyle, complaining they are short on acres sold by us, and I send you a copy of our reply. As you see I have quoted your language verbally, adding a sentence or two of mine, and I am glad you gave them the information you did at the General Land Office, and I am depending upon you to keep these things right. We are going to do the fair thing with every man that every bought any land from us.

*H* counter 24889 <sup>6</sup>

Childress, Texas, May 10. 1913.

Mr. Ernest Von Rosenberg,

Austin, Texas,

Dear Mr. Von Rosenberg, - I would say that I have written Col. W. E. Hughes asking him to forward you (the Commissioner) a photographic map of the large one filed in your office, as per your request.

I have just returned from the field and have made the conections between my work in Block S5, D. & P. R. R. Co., and E. L. & R. R. R. Co. <sup>with the "Stone Cor. Work" (E. R. Clark)</sup> Will send you map and report as soon as I can compile the papers.

I will also send you an attested statement of the offer of compromise made by the Continental Land & Cattle Co. to the settlers (farmers) on these lands.

I would say that they are yeilding and we have already made a settlement with three of the disputants. When they found that you would not patent any of their lands to the so-called "Stone Corners", E. R. Clark's corrected work, they became reasonable at once.

I am just in receipt of a letter from the Col. which I take the liberty to enclose herewith. It will tend to show that our offer of compromise to these people is extremely fair.

By the way, I have not received that blue print which you were making for me.

Of course, when I send these papers to the General Land Office I shall address them to the Commissioner, as you suggested.

Very truly yours,

*Geo. H. Chipman*

*Mr. Chipman was killed by his son-in-law  
Dr. Richardson Dec 31/1913 -  
Ernest Von Rosenberg  
1-8-1914*

Childress, Texas, 5/17/13.

Mr. Ernest Von Rosenberg,

Austin, Texas.

Dear Mr. Von Rosenberg:- I would hereby acknowledge the receipt of two letters from yourself. One was when you were in quarentine and one since your return to the office, the latter enclosing the blue print and other papers.

I trust that your little folks came out of their trouble in good condition,

I am pleased with the papers that you enclosed me and wish to thank you very greatly

I have sent to Col. Hughes for his signature a paper stating the conditions upon which he offered compromise to the farmers whom that awful Clark placed in conflict with our lands. The Colonel and the balance of us will sign it and I will forward it to the Commissioner with a statement showing the relation between our present work and the Clark work. If these papers are not of the proper form kindly specify what is proper and we will make them as you advise.

I wrote the Colonel to send to the Commissioner a copy of his photographic map. If he fails to send it, I will write Judge Burney to send you mine which he has in his office.

I shall write you again shortly.

Very truly,

*Geo. H. Chipman*



1601

Childress, Texas, June 16, 1913.

Hon. J. T. Robison, Commissioner,  
General Land Office,  
Austin, Tex.,

RECEIVED

JUL 3 1913

Referred to Map

Dear Sir:

I would hereby respectfully acknowledge the receipt of maps and papers complied by Mr. Walker, which I received a short time since, and for which I thank you very much.

I am pleased to enclose you a statement of a compromise offered to those parties whose enclosures are in conflict with the lands belonging to the Continental Land and Cattle Company; post office Estelline Texas.

I believe that you will see that this offer is absolutely fair.

I also enclose a sketch showing the relations between our locations and those made, many years ago, by Mr. E. R. Clark.

I would say that there are sufficient original corners which can be fully identified, to-day, too correctly and legally locate the lands involved in this controversy.

We have made these relocations, based upon said corners, and we checked the work, with extreme care, so as to eliminate all errors.

I would add that we have lately settled with several of these settlers and in a manner entirely satisfactory to them.

As it appears now we will have no farther serious, trouble in this matter.

If you should wish any farther data regarding this, we will be glad to furnish it to you

Yours very truly,

Geo. H. Chipman

P.S. When in your office, some time since, Mr. von Roseyberg asked me to secure certain data for him which I have endeavored to do, and am pleased to enclose herewith. Kindly refer this letter to him, counter 24892

Estelline, Hall County, 6/27/13

Statement of the Compromise offered by Col. W. E. Hughes, President of the Continental Land & Cattle Company, to the various settlers of Hall, Cottle and Motley Counties, who are trespassers upon lands belonging to said company; said settlers not being able to move their fences to the true boundary lines of their holdings because of valuable improvements belonging to them, upon said Company lands- such as plowed lands, orchards, buildings, fences, public roads, etc. Many of these said settlers had located under a survey made by E. R. Clark many years ago as County Surveyor of Hall County, and which has been found to be erroneous.

Said compromise is as follows:-

First, that said settlers may employ any surveyor or surveyors who would, with the Company's Surveyor, go over the work and, if found that such work is in error, we would correct the same at once.

Second, that in each and every case where a settler is found to be a trespasser upon said Company's lands, having improvements thereon, we would not require him to move his fences or any other of his improvements but would give him a quitclaim deed to all of the land upon which he is trespasser, belonging to said Company, and at the price of unimproved land, which value is to be fixed by a commission appointed from said trespassers.

Third, that said Company would require a quitclaim deed to itself of all that area of any survey not occupied by its owner, not claimed by him and lying outside of his improvements.

Signed	<i>R. W. Drum</i>	General Manager.
-----	<i>J. E. Gandy</i>	Land Agent for Co.
	<i>Geo. H. Chipman</i>	Surveyor for Co.
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File No. 42  
 where  
 1911  
 Containing  
 Col. W. E. Hughes  
 Surveyor for Co.  
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