

**HOYA ABSTRACT COMPANY**LAND TITLES PERFECTED  
CLAIMS INVESTIGATED

NACOGDOCHES, TEXAS

May 10, 1926.

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

Dear Sir:

At the suggestion of Mr. Walker when the writer called on him last Saturday in regard to 205 acres of land in this county filed upon by Mr. Marshburn, we hand you herewith translated copy of deed from Josefa Cordova (who was a daughter of Miguel Cordova and surviving wife of Pedro Procella - see partition deed in abstract between the heirs of Miguel Cordova) to Rafael Bere (Radford Berry).

This deed in our opinion bears out Mr. Walker's thought that the South boundary line of the Pedro Procella Grant was a straight line and continued East from the South boundary line of the Pedro Procella Grant as shown on the Nacogdoches County Map of 1905.

We shall be glad to furnish any further information that we can find here that your department may desire.

Yours truly,

HOYA ABSTRACT COMPANY

BY 

RECEIVED

MAY 12 1926

Referred to Chief Clerk

Counter 32262

R. Berry

37  
250  
193  
88

3 Lea + 5 Labors

25,000.000

1,000,000

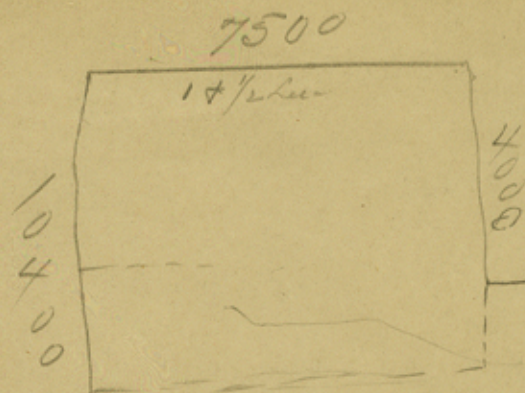
75,000,000

3  
3,000,000

3,000,000

7500) 78,000,000 (10400

75000  
30000  
30000



(R. Berry - 1/4 line)

78,000,000 (8831 3/4)

168) 1400  
1344

1763) 5600  
5289

17661) 31100  
17661  
1343900

8500 x 91757

85) 78000000 (8571  
765  
150  
85  
6507  
5950  
550

(E. line John Reed  
Calls for W. line Procula  
Grant (1-664)

Accompanied by the interested party, Dn. Pedro Proceta, two expert appraisers, Andres Ruiz and Juan Belanze, the two assisting witnesses, Joaquin Montes and Pedro Esparza, I proceeded to the Atascoso Ranch, three leagues distant from this town on the east course, being the place where this party makes application; I made an inspection of the land, summoned the adjoining owners, Dn. Jose Flores, Matias Peña and Melchora del Rio, and, they being agreeable, I measured the distances with the cord and found on the North 7,500 varas adjoining Matias Peña, this being one league and a half; on the East 4,000 varas adjoining lands of Dn. Jose Flores; on the South, adjoining Melchora del Rio, 3,744 varas; and on the West, adjoining other lands belonging to the aforesaid Dn. Jose Flores, 3,000 varas. \_\_\_\_\_

3 Leagues + 3 Labors = 88 3/4 rs. 54 -

7500 X 10400  
Alcega dehesa de St. Filis

# HOYA ABSTRACT COMPANY

J. R. GRAY, MANAGER

LAND TITLES PERFECTED  
CLAIMS INVESTIGATED

NACOGDOCHES, TEXAS

Dec. 24, 1930.

4445  
RECEIVED

DEC 26 1930

Hon. J. H. Walker,  
Commissioner General Land Office,  
Austin, Texas.

REFERRED TO MAP

Dear Sir:

We received your letter asking for information pertaining to the Pedro Procella Grant in this county some days ago, and after some delay have made a search of the records here with very little tangible results.

We find a partition deed between the heirs of Miguel Cordova, dated Sept. 10, 1848, in which it is stated that Miguel Cordova had two "descendants that lived and had issue", namely Ramon Cordova and Maria Josefa, wife of Pedro Procella. In this instrument all of said grant lying North of the old Main Road leading from Nacogdoches to Natchitoches as known and traveled up to and during the year 1830, was set aside to Damian and Vicente Cordova as the heirs of Ramon Cordova, and all the land of said grant lying South of said Road was set aside to the heirs of Pedro Procella, who are named in said instrument.

We find a deed from Vicente Cordova to Neal Martin under date of Feb. 18, 1837 which calls for the following boundaries - "BEGINNING at a white Oak stump within thirty feet of the Western side of the bridge across the Tuscoso Creek where the road running from Nacogdoches to St Augustine crosses said creek commonly known as Ingledores (Engledow's) Bridge, thence running up said creek with its meandry Hosea (Jose) Cordova's crossing of said creek, Thence Easterly along the road running to Vital Flores House to the line of said Flores land, thence Southwardly along the line of the original grant of which this tract is a part to Louis Procella's line, thence on a right line to the place of BEGINNING".

It will be seen that this deed calls for the West line of Vital Flores land. Vital Flores resided upon the Jose Flores grant. The records here definitely establish that to be a fact. That would then place the East boundary line of the old Miguel Cordova Grant at the West boundary line of the Jose Flores Grant.

It has always been our impression, and I think I have somewhere seen some evidence to bear it out, that the South boundary line of the James Walling Survey is located upon the South boundary line of the Metias Pena old claim, but we have not at this time been able to find that substantiated.

counter 32265

# HOYA ABSTRACT COMPANY

J. R. GRAY, MANAGER

LAND TITLES PERFECTED  
CLAIMS INVESTIGATED

NACOGDOCHES, TEXAS

The partition deed above referred to, and the claim set up by the Cordova heirs to the portion therein set out to them probably accounts for the old maps of this county as prepared by the General Land Office showing a part of this land in the name of Jose Cordova & Bros, which in our opinion is in error. We have never been able to find this land in any way identified with the Jose Cordova & Bros claim which lies North of the town of Nacogdoches.

There are a number of conveyance out of the heirs of Miguel Cordova recorded in the Spanish Language of which we have no authentic translation. They may or may not have any bearing upon the matter in hand.

Digressing a little, we would like to say that there may be an effort made by our representative and senator at the next meeting of the legislature to have the old Spanish Archives here properly translated, a part ~~if~~ not all of the expense to be borne by the State. This because of the fact that a great deal of this old matter pertains to titles to lands now located in this county. If this matter comes up, and meets with your approval, any assistance your department might lend will be highly appreciated.

If we can be of any further service to you in this, or any other matter, we will be glad to do what we can.

Yours truly,

HOYA ABSTRACT COMPANY

By 

P S

We remember very gratefully the kind assistance given and courtesy shown us by Commissioner Walker in the matter referred to in your letter, when the writer called at your office in the year 1926.

counter 32266