

SKETCH FILES

NUECES COUNTY

File No.	Type	Description	Surveyor	Sur. Date Filed
46		Inst. on surveying Mustang Island & Bond of Blucher.		Oct. 16, 1907



General Land Office.

State of Texas.

Austin.

J. T. ROBISON, COMMISSIONER.  
J. H. WALKER, CHIEF CLERK.

August 14, 1909.

Mr. C. F. K. von Blucher,  
Corpus Christi, Texas. (Mailed to Tarpon)

Dear Sir:

Following the letter of appointment as "State Surveyor" your bond has been received and approved. I now give you instructions as to surveying the land on Mustang Island. That you may better understand what I have to say will enclose a small map of the land heretofore surveyed on the island, by you as State Surveyor.

You will observe lines running towards the top of the map and at right angles to it to the left and right, and the surveyed land stopping at the common corner of Block 69, Block 68, and Block 67. The lines between Blocks 67 and 66, and so on to the left side of the map, will be continued on towards the top of the map, which, on the ground, is next to the Bay, and the lines running from left to right thru Blocks 69, 70, and 71, will be continued on the same, across towards the left side of the map, thereby observing the continuity of the original plan, into ten-acre blocks and each divided into one-acre tracts, with this exception:

When you reach the Bay front, run your lines as nearly at right angles as possible, but when necessary you

*counter 32644*



General Land Office.

State of Texas.

Austin.

J. T. ROBISON, COMMISSIONER.  
J. H. WALKER, CHIEF CLERK.

Mr CFKvonB-2

need not confine the area of a particular tract to one acre, but it may be more than one acre or more than two. Run them so as to get the high land in, even if you include some of the sand flats over which water goes at highest tide.

Also place durable objects upon the same plan that you did the original survey; that is to say, one durable monument of some kind at one corner of each ten-acre block. In doing this you will kindly drop down to the block line, running to the right and left on the map enclosed, and place durable monuments on the line dividing Blocks 35 and 68, having a common corner with Blocks 35, 36, 67, and 68, then the next line on which you will place a monument will be the one extended from a common corner of 69 and 70, now joining the unsurveyed portion.

You will also make a topographic report; that is to say, on your sketch you will prepare the topography of the surface, indicating the shifting sand and sand flats and such other data as you deem important.

If this is not clear, kindly point out what you desire.

Yours truly,

Rob-dib

Commissioner.

counter 32645

Nueces County Sketch  
File 46(A)

Appointment  
+  
Official Bond  
+  
Letter of Instructions

Aug. 5-1909

You desire.

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32, 30, 67, and 66, then the next line on which you will

the blocks 22 and 68, leaving a common corner with blocks  
closed, and place durable monuments on the line divid-

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RECEIVED

Austin

State of Texas

Geological Survey



J. H. WALKER, CHIEF CLERK  
L. H. ROBERTS, COMMISSIONER

Top-dip  
64923  
counter 22646

Commissioner.

You're truly,



General Land Office.

State of Texas.

Austin.

J. T. ROBISON, COMMISSIONER.  
J. H. WALKER, CHIEF CLERK.

The State of Texas,  
County of Nueces.

I, C. F. K. von Blucher, do solemnly swear that I will faithfully and impartially, to the best of my knowledge and ability, make the survey called for in the instrument of designation wherein is pointed out the land to be surveyed by me as "Special State Surveyor" and located on Mustang Island, in Nueces county, Texas.

---

SWORN TO AND SUBSCRIBED before me, at Tarpon,  
Nueces county, Texas, on this the ..... day of  
August, 1909 .

Notary Public, Nueces County,  
Texas.

A5

counter 32647

By virtue of authority vested in me under Chapter 147, Act of 30th Legislature, approved April 19, 1907, providing for the appointment of Special State Surveyors, I hereby appoint C.F.K. von Blucher Special State Surveyor for the purpose of surveying a portion of the State land on Mustang Island, in Nueces county, Texas, and under the instructions herein given, towit:

1. Connect the Southeast corner of the State's land which is on the Gulf of Mexico and at a point from which there is an iron pipe in the ground S.34 W.44.6 varas, with the South line of the U.S. Government tract. Make this intersection at 952 varas South from S.W. corner of the U.S. Government tract, and from this point of intersection retrace this line by putting up marks of some durable material at every 238 varas, placing the first one on the U.S. Government line.

2. At mark number two (which will be the first one back 238 varas from the government tract) run a line at right angles to the first line (which will be the shore base line) 476 varas inland. From this point intersect the south line of the State's land with a line parallel to the shore base line. On this line put up same marks at intervals of 476 varas, beginning at the North end; also halve the distance between these two lines and put up the same durable mark at the North end.

3. Returning to the first 476 vara line which starts from mark number 2 on the shore base line, extend this line across the Island to the sand flat towards the Bay. At each interval of 238 varas put up on this line the same durable marks as referred to above, connecting with the U.S. Government tract at each interval until that is passed which should be the fifth mark from the east on this line.

4. From each of the 238 vara marks under the next preceding paragraph extend lines at right angles to this line towards the north, putting in the same durable marks at each full interval of 238 varas on each alternate line so run and at last such mark continue the line to a connection with such survey as may be in the way or on to the bay or cove. This will give permanent marks at one side of each block and one between them on base line.

5. From each of the marks as may be on lines next to the Bay, connect the interval marks with the Bay, and follow this plan far enough to take in the Island like high ground on the Turtle Cove side towards the N.W. corner of the State's land. Give the connection from this N.W. Island like high ground along Turtle Cove down to a point opposite the N.W. corner of the J.E. Cotter tract and connect with it.

Important Note (a) If the first connection under paragraph 1 can be made at right angles with the Government line so as to leave a fairly good margin on the shore side of the line, then run the lines parallel with the Government tract, and extend the Government tract line on towards the Bay instead of the first block line as above indicated under paragraph 3 and then continue on the other general plan.

Important Note (b) If the two blocks deep from the Gulf shore line will not include about all the high land down to the shifting sand, then put in three blocks on the same plan which should be done without any permanent marks on its west side except at the two extreme corners.

Important Note (c) On the Bay side, that is on the west side of the State's land do not go further than necessary to take in the high land.

Important Note (d) Make in brief but sufficient memorandum so that there can be platted in an outline of what shifting sand and low land next to the Gulf and Bay and sloughs from the Bay to Turtle Cove may be included on each block and the course through the blocks.

Return your base line notes and your connecting line notes and sand, slough and water line notes, all in full, to this office for plating and finishing. Then all field notes can be completed here and sent to you for signing.

IN TESTIMONY WHEREOF, I hereunto set my hand, and have caused to be affixed the seal of the General Land Office. Done at the City of Austin, this the 24<sup>th</sup> day of September A.D. 1907.

.....*John J. Terrell*.....  
Commissioner General Land Office.

Austin, Texas.  
September 24, 1907.

The State of Texas,  
Nueces County.

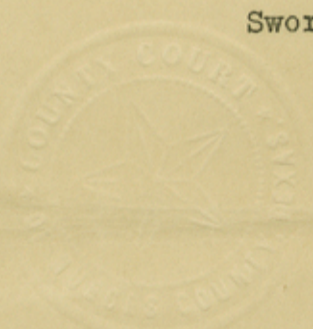
I, C.F.K. von Blucher, do solemnly swear that I will faithfully and impartially discharge and perform all the duties incumbent upon me as Special State Surveyor, according to the best of my skill and ability, agreeably to the Constitution and laws of the United States and of this State; and I do further solemnly swear that since the adoption of the Constitution of this State, I, being a citizen of this State, have not fought a duel with deadly weapons, within this State nor out of it, nor have I accepted a challenge to fight a duel with deadly weapons, nor have I acted as second in carrying a challenge, or aided, advised, or assisted any person thus offending: And I furthermore solemnly swear that I have not, directly nor indirectly, paid, offered or promised to pay, contributed or promised to contribute, any money or valuable thing, or promised any public office or employment, as a reward for the giving or withholding a vote to secure my appointment, and that I will faithfully, impartially and to the best of my knowledge and ability make the survey called for in the instrument of designation and appointment hereto attached. So help me God.

...C.F.K. von Blucher.....

Sworn to and subscribed before me this... 12<sup>th</sup>.....day

of October.....A.D.1907.

H.C. Futer Clerk County  
Court, Nueces Co. Texas





The State of Texas,  
County of Nueces.

KNOW ALL MEN BY THESE PRESENTS: THAT WE, C.F.K. von Blucher, as principal, and .....  
.....  
as Securities, are held and firmly bound unto THE GOVERNOR OF THE STATE OF TEXAS, and his successors in office, in the sum of TEN THOUSAND DOLLARS, for the payment of which at the State Treasury at Austin, Texas, we hereby bind ourselves, our heirs, executors and administrators, jointly and severally, by these presents.

Signed with our hands and dated this 12<sup>th</sup> day of October 1907.

C.F.K. von Blücher  
C.F.K. von Blücher  
R. Blucher  
Geo Art Blücher

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH: That whereas, the above bounden C.F.K.von Blucher, of Nueces County, Texas, was, on the 24th day of September, 1907, duly appointed to the office of Special State Surveyor as provided by Chapter 147, Act of April 19, 1907, for the Survey of a portion of Mustang Island in Nueces county, in the State of Texas.

NOW, THEREFORE, If the said C.F.K.von Blucher shall faithfully perform the duties required of him by law as Special State Surveyor aforesaid, then this obligation shall be void; otherwise to remain in full force and effect.

IN TESTIMONY WHEREOF, Witness our hands.

C.F.K. von Blücher Principal.  
C.F.K. von Blücher Surety.  
R. Blucher Surety.  
Geo Art Blücher Surety.

The State of Texas,  
County of Nueces.

BEFORE ME, H. E. Luter Clerk County  
Count Nueces County, Texas on this day personally appeared C. F. K. von  
Blucher, C. H. H. v. Blucher, R. P. Blucher and  
Geo. A. v. Blucher

known to me to be the persons whose names are subscribed to the foregoing  
instrument, and acknowledged to me that they executed the same for the  
purposes and consideration therein expressed.

GIVEN under my hand and seal of office, this 12<sup>th</sup> day of  
October, A.D. 1907.

H. E. Luter Clerk County  
Count, Nueces County, Texas  
Approved Oct 16<sup>th</sup>, 1907.

John J. Terrell  
Commissioner General Land Office.

Nueces County Sketch  
File 46(c)

counter 32653

October 10, A.D. 1903

WITNESSETH under my hand and seal of office, this 10th day of  
October, A.D. 1903.



*[Handwritten signature]*

#54

day of

known to me to be the persons whose names are subscribed to the foregoing

*[Faint handwritten text, possibly names]*

County of Nueces.

The State of Texas.

Nueces County Sketch  
File 46

46

Appointment  
Official Bond

Starrs Co

Oct. 16-1907

F. K. v. B. Baker  
H. E. LUTER  
COUNTY CLERK  
NUECES COUNTY  
CORPUS CHRISTI, TEXAS



Hon. J. J. Turner  
Com. Dist. Court. Office  
Nueces

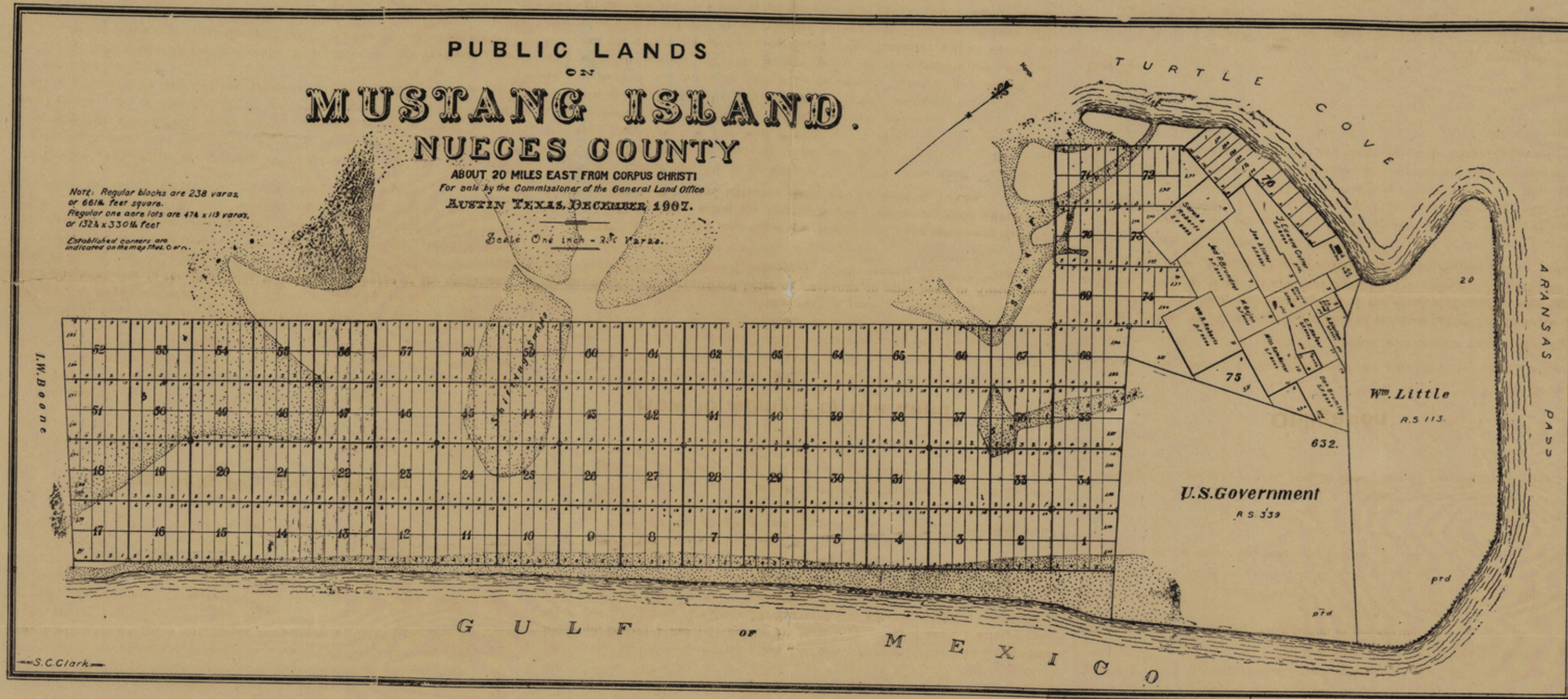
Com

OCT 16 1907

counter 32654



# Map of Public Land on Mustang Island



## Sale of Public Domain on Mustang Island

Date on the market, July 6, 1908.

Bids to be opened July 7, 1908, 10 o'clock a. m.

From THE GENERAL LAND OFFICE,  
Austin, Texas

JOHN J. TERRELL, Commissioner

J. T. ROBISON, Chief Clerk

Minimum Price \$10.00 per Acre

### Mustang Island

is a part of Nueces county, lies off the mainland between Corpus Christi, the county seat of Nueces county, and Rockport, the county seat of Aransas county. It lies south of, but adjacent to Aransas Pass, where the United States government is putting in jetties. Deep water seems to be assured. Then Galveston and other ports on the Gulf of Mexico will have a worthy rival.

The island is from one to two and a half miles wide, about fifteen miles long. The soil is white sand, the same as Galveston Island, not very fertile. For many miles on the Gulf side the beach is like a straight edge, wide, and affords an unexcelled driveway. This island has never suffered much from storms and floods. It is in the west or outer edge of the storm current. Here are the world-wide, famous fishing waters, where Tarpon, Spanish Mackerel, Red Snapper and other fish are found in abundance. Large quantities of ducks and geese winter there. On this island is the town and postoffice known as Tarpon. Mr. J. E. Cotter is the postmaster and keeper of a large hotel. From him one might get some information not given here, but he has nothing whatever to do with the sale of this land.

The inland country in the vicinity of Rockport and Corpus Christi and intervening, which includes Aransas Pass town, is very fertile, winters mild, summers breezy and healthful. It is the gardener's Eden.

The Aransas Pass Railroad goes to Rockport, and from there boats carry passengers to Tarpon, on Mustang Island, where this land is located.

### Prospects For Deep Water

and development at this place are indicated in the following recent press dispatches:

San Antonio, Feb. 27.—David M. Picton, government contractor in charge of building the jetties at Aransas Pass, is in the city on business. He is enthusiastic over the outlook, and says that within a year the channel at Aransas Pass will be deep enough for the largest vessels.

Rockport, Tex., March 17.—Engineer Heinkel, who was in charge of government work at the Pass several years ago, arrived in the city last night from Galveston and went over to the Pass today to again be in charge of the operations there.

Several new boats that have been chartered by the contractor, David M. Picton, reached the Pass from Galveston Saturday, and it is understood that work will be pushed steadily from now on. At present a large force of men is at work laying ties for the government railroad across St. Joe Island.

Rockport, Tex., April 18.—A good deal of speculation has been caused here by the recent purchase of two blocks of land from Mayor Henry Traylor, and D. R. Scrivener, the sum paid being \$7000. The land is on the bay front and almost in the heart of the city, and its acquisition gives the impression that it will be a nucleus for one of several railroads that deep water at Aransas Pass will insure for Rockport.

The project known as the Panhandle Railroad, whose contemplated line will include San Antonio and both Rockport and deep water in its plans, is spoken of with confidence and satisfaction here.

The deep water work at Aransas Pass, also the dredge work for the proposed interoceanic canal, are both progressing actively.

E. A. Hitchcock, formerly Secretary of the Interior, recently arrived here. He pronounces the certainty of deep water at Aransas Pass beyond doubt.

### A Map of the Land

to be sold is printed herewith. It does not show all of the island nor the bays between the island and the mainland, nor does it show St. Joseph's Island, which is on the opposite side of Aransas Pass. There is more State land extending on towards the bays or mainland from these blocks, but it is low sand flats, which at this time is supposed to be undesirable, on account of being covered with water at times. It is, therefore, not surveyed nor offered for sale.

The land offered for sale has been surveyed into blocks numbered from 1 to 76, inclusive. Each block is subdivided into tracts containing one or more acres. Where there is more than one acre the acreage is stated on the tract, but as the map may not be clear enough the irregular sizes will be given as follows:

In Block 1, Survey 1 has 1.06 acres, Survey 10 has 1.19 acres. In Block 17, Survey 4 has 1.61 acres, Survey 5 has 1.74 acres. In Block 18, Survey 4 has 1.88 acres. In Block 34, Survey 1 has 1.32 acres, Survey 10 has 1.43 acres. In Block 35, Survey 1 has 1.57 acres. In Block 51, Survey 5 has 1.1 acres, Survey 6 has 1.37 acres. In Block 53, Survey 5 has 1.4 acres, Survey 6 has 1.53 acres. In Block 72, Survey 1 has 1.95 acres, Survey 10 has 2.27 acres. In Block 75, Survey 3 has 2.4 acres. In Block 76, Survey 8 has 1.43 acres, Survey 9 has 1.33 acres, Survey 10 has 1.29 acres, Survey 11 has 1.25 acres, Survey 12 has 1.22 acres, Survey 13 has 1.14 acres.

All surveys on which appear names of persons are private land and the United States government tract has been patented to the United States and is supposed to be used as a base of operation while constructing the jetties and to be used later for fortifications. The hotel called Tarpon Inn is on the J. E. Cotter tract.

### How to Apply For the Land

A form of the application to be used is given herein. A separate application must be made for each tract. If the full cash payment is paid, then the applicant may tear off the "obligation." All applications must state the price offered per acre and the first cash payment must be in the State Treasury on or before 10 o'clock a. m., July 7th. Remittance may be made by postoffice money order, express money order, registered letter or exchange on some bank in Austin, and must be payable to the State Treasurer. All this land is classed as "grazing." No settlement or residence is required.

**NOTE.—Do not mix your first payment with your purchase applications. The money must go to the State Treasurer, your purchase applications to the Land Office. Both are at Austin, Texas.**

No conditional offer will be considered. All applications must be mailed to the Land Office, sealed up, and have indorsed on the wrapper or envelope as follows: "Application to buy land, Survey . . . Block . . . Nueces county. Date on Market July 6, 1908," filling in the survey and block numbers. Such envelopes as are substantially so indorsed will be held unopened until July 7th, at 10 o'clock a. m., when all such will be opened. Then each tract will be awarded to the one who offers the highest price, but in no event will an offer at less than ten dollars per acre be considered. The Treasurer will be advised to return the money deposited on all rejected applications. One who pays one half cash will have one year in which to pay balance with five per cent interest. When full cash payment is made, either at first or subsequently, the purchaser will have to pay a five dollar patent fee to the Land Office before the patent will be issued.

### Form of Application

.....Texas,.....190..

To the Commissioner of the General Land Office, Austin, Texas:

I hereby apply to purchase under the provisions of the Act approved April 24, 1907, Chapter 172, relating to the sale and lease of Public Domain on Mustang Island, the following survey, situated on Mustang Island, in Nueces county, Texas. I agree to pay for said land the price per acre specified below:

Survey No. . . . Block No. . . . Public Domain, . . . acres, price per acre \$ . . . .

I am over twenty-one years of age. (One under twenty-one years of age may purchase for cash.)

For the purpose of securing said land I have remitted to the State Treasurer, Austin, Texas, the sum of \$ . . . . . (insert whether "full" or "one-half") cash payment therefor, and subscribe to the following oath, to wit:

I, . . . . . do solemnly swear that I desire the land for my own benefit and not for any other person or corporation.

Applicant. . . . .

Postoffice. . . . .

Sworn to and subscribed before me this . . . day of . . . , 190..

County, Texas.

(Officer must not omit seal.)

NOTE.—If applicant pays all cash he should tear off the obligation below.

### Obligation

Public Domain.

For value received, I, the undersigned, do promise to pay to the State of Texas the sum of . . . . . Dollars, with interest thereon at five per cent per annum, the same being for balance of purchase money for the following described tract of land, purchased by me of the State of Texas, in accordance with the provisions of an Act approved April 24, 1907, Chapter 172, relating to the sale and lease of Public Domain on Mustang Island, Survey No. . . . Block No. . . . , situated in Nueces county, Texas.

The interest of five per cent upon all unpaid principal I am to pay, or cause to be paid, to the State Treasurer, at Austin, Texas, on or before one year after the date of my purchase. 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 penalties contained and prescribed in the above recited act.

Witness my hand, this . . . day of . . . , 190..

Applicant. . . . .

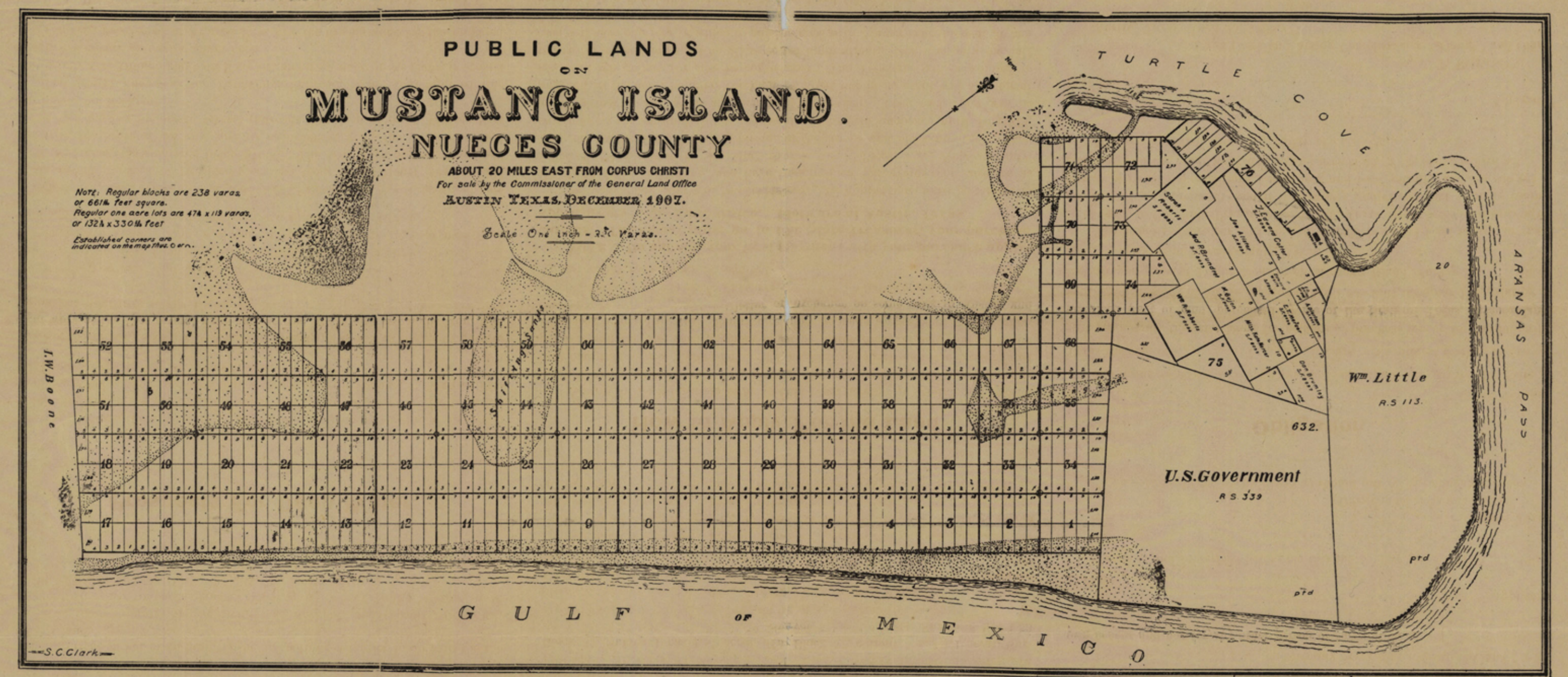
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J. T. ROBISON,

Chief Clerk and Acting Commissioner, General Land Office.

Austin, Texas, April 25, 1908.

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Applicant. . . . .

Postoffice. . . . .

Sworn to and subscribed before me this . . . day of . . . , 190..

County, Texas.

(Officer must not omit seal.)

NOTE.—If applicant pays all cash he should tear off the obligation below.

### Obligation

Public Domain.

For value received, I, the undersigned, do promise to pay to the State of Texas the sum of . . . . . Dollars, with interest thereon at five per cent per annum, the same being for balance of purchase money for the following described tract of land, purchased by me of the State of Texas, in accordance with the provisions of an Act approved April 24, 1907, Chapter 172, relating to the sale and lease of Public Domain on Mustang Island, Survey No. . . . Block No. . . . , situated in Nueces county, Texas.

The interest of five per cent upon all unpaid principal I am to pay, or cause to be paid, to the State Treasurer, at Austin, Texas, on or before one year after the date of my purchase. 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 penalties contained and prescribed in the above recited act.

Witness my hand, this . . . day of . . . , 190..

Applicant. . . . .

Postoffice. . . . .

J. T. ROBISON,

Chief Clerk and Acting Commissioner, General Land Office.

Austin, Texas, April 25, 1908.