

The State of Texas, }  
County of Travis. } ss

Whereas on the 29th day of July, A. D. 1834, the State of Coahuila and Texas, then one of the States of the Republic of Mexico, granted eight (8) leagues of land to Thomas J. Chambers, and on the 20th day of June, A. D. 1835, said grant was located on the East bank of the Colorado River in what was then Bastrop County, but is now Travis County, Texas, and upon a portion of which land the City of Austin now stands, as fully appears in the Spanish Archives in the General Land Office of the State of Texas, to which reference is hereby made, and reference is also made to the map of Travis County, Texas, on file in the General Land Office showing the location of the Thomas J. Chambers Grant; and

Whereas afterwards the Republic of Texas, having chosen the present site of the City of Austin as the location for the seat of government, proceeded by condemnation proceedings in the town of Bastrop to acquire title to what is known as the Government Tract, and in said proceedings at a special term of court held at the court house in the town of Bastrop on the 3rd day of April, A. D. 1839, a final judgment in condemnation was rendered against the defendants in said condemnation proceedings, by and under which the said Republic of Texas acquired its title to 5,004 acres of land which lay within the Thomas J. Chambers Grant aforesaid as part of the Government Tract, said land being described in said judgment of condemnation, reference now being made to the record of said condemnation proceedings; and

Whereas the major portion of said 5,004 acres of land was platted and sold by the government of the Republic of Texas, and now belongs to its grantees, and that portion of which land was not sold has remained the property of the government, and now belongs to the State of Texas, as the successor of the Republic of Texas, so that the State of Texas, now asserts and has asserted title to all of said 5,004 acres of land out of the said Thomas J. Chambers Grant as aforesaid; and

Whereas the said Thomas J. Chambers asserted title to the

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same land under his said grant as aforesaid, and the Supreme Court of Texas in the case of Chambers vs. Fisk, 22 Texas, p. 504, rendered an opinion and judgment holding the said grant to the said Thomas J. Chambers to be a valid grant, and the said Thomas J. Chambers claimed under said decision that he had superior title to the State of Texas in and to said tract of land, and the said Thomas J. Chambers and his heirs after him have ever since been asserting and claiming the superiority of their title to that of the State of Texas; and

Whereas Mrs. Kate Chambers Sturgis and Mrs. Stella J. MacGregor (nee Stella J. Chambers), the only children and heirs at law of the late Thomas J. Chambers, continuing to assert the superiority of their title as the heirs of the said Thomas J. Chambers to the said land, have made demand upon the State of Texas for the said land, and an agreement has been reached between them and the State of Texas, by which in consideration of the sum of \$20,000.00 they have agreed to convey to the State of Texas all their right, title, and interest in and to said land out of the Chambers Grant in Travis County, Texas, to which the State of Texas now asserts title, or to which the State of Texas has heretofore asserted title; and

~~Whereas the 39th Legislature of the State of Texas by an~~ Act approved on the 24th day of March, A. D. 1925, the same being Senate Bill No. 438, as enrolled, appropriated \$20,000.00 to be paid to the said Mrs. Kate Chambers Sturgis and Mrs. Stella J. MacGregor, the only children and heirs at law of the late General Thomas Jefferson Chambers, share and share alike in full settlement of their right, title, interest, and claim whatsoever against the State of Texas in and to the land out of the Chambers Grant in Travis County, Texas, to which the State of Texas now asserts title, or to which the State of Texas has hitherto asserted title; and

Whereas due proof of heirship has been made as required by said Act, which proof accompanies this deed: now therefore

KNOW ALL MEN BY THESE PRESENTS that we, Mrs. Kate Chambers Sturgis, a widow, and Mrs. Stella J. MacGregor (nee Stella J. Chambers), joined by her husband, D. J. MacGregor, all of Galveston County, Texas, (the only children and heirs at law of Thomas J. Chambers, of which due proof of such heirship has been made as aforesaid), for and in con-

sideration of the sum of Twenty Thousand and no/100 Dollars (\$20,000.00) cash to us in hand paid by The State of Texas, receipt whereof is hereby acknowledged, have granted, sold, and conveyed, and by these presents do hereby grant, sell, and convey, unto the said The State of Texas all of our right, title, and interest, in and to the said Thomas J. Chambers Grant to land in Travis County, Texas.

TO HAVE AND TO HOLD the said land together with all and singular all the rights, members, and appurtenances thereunto in any wise belonging or in any manner appertaining, unto the said The State of Texas and its assigns forever in fee simple. And we hereby bind ourselves, our heirs, and personal representatives, to WARRANT AND FOREVER DEFEND all and singular unto the said The State of Texas and its assigns forever the said land against the claims of all persons whomsoever lawfully claiming or to claim the same or any part thereof.

Witness our hands on this the 25th day of March, A.D. 1925, and of the Independence of Texas the 89th Year, and of the Independence of the United States the 149th Year.

Witness:

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John Chambers

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J. M. Beget

OK.

San Moody  
Attorney General

R. Randolph

Assistant Attorney General

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The State of Texas, }  
County of Galveston. } ss

Before me the undersigned authority on this day personally appeared Mrs. Kate Chambers Sturgis, a feme sole, and D. J. MacGregor and Stella J. MacGregor, wife of the said D. J. MacGregor, all well and personally known to me to be the persons whose names are subscribed to the foregoing instrument of writing, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Stella J. MacGregor, wife of the said D. J. MacGregor, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Stella J. MacGregor, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office this 28<sup>th</sup> day of March, A. D. 1925.

*Walter D. ...*

Notary Public in and for Galveston County, Texas.

(No Revenue Required.  
See Art. 73, Regulation  
55, Revenue Act 1921.)

OK Dan Moody  
attorney General  
R. A. ...  
Assistant Attorney General.  
3/31/25.

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THE STATE OF TEXAS. }

Clerk of Courts

I, FRED C. MALONE, Clerk of the County Court

do hereby certify that the within and foregoing Instrument of Writing, with its Certificate of Authentication, was filed for Record in my office on the 12 day of May A. D. 1925 at 11:30 o'clock P. M., and duly recorded on the 12 day of May A. D. 1925 at 4:20 o'clock P. M. in Book No. 374 Page 204 to 205. Inclusive. WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, this date last above written.

Emilie Lumberg Deputy  
Fred C. Malone  
Clerk County Court, Travis County, Texas

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Miscellaneous Deed No. 443

+ Q<sup>d</sup> end

Heirs of Thos. J. Chambers  
to  
State of Texas

FILED FOR RECORD

At 11:30 o'clock AM  
12<sup>th</sup> Day of May 1905

Fred C Malow  
Clerk County Court, Travis Co., Texas

By \_\_\_\_\_ Deputy

Return  
Completed for  
COFER & COFER  
907-9 LITTLEFIELD BLDG  
AUSTIN, TEXAS

H

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TRAVIS CO. 514. FL. 63

DEED. HEIRS OF  
THO<sup>S</sup> J. CHAMBERS  
GRANT TO STATE OF  
TEXAS

COPY OF MISCELLANEOUS  
DEED NO 443

MAR. 1 - 1949  
N<sup>o</sup> Skinniff's.

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