

APPENDIX C

LAND ACQUISITION AND CONVEYANCE TRANSACTIONS AMONG THE JONES, EVERLY, AND JOHNSON FAMILIES

by

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Introduction

This appendix presents data relating to the acquisition, ownership and transfer of land by the Jones, Everly, Johnson, and related families. The lands discussed in this appendix are located in Denton County unless otherwise stated. The reference indicators [numbers and/or letters] at the beginning of each land transaction refer to the volume and page location from which the data were abstracted. Unless otherwise stated, the referenced source is the Deed Records of Denton County located in the Office of the Denton County Clerk, Carroll Courts Building, Denton, Texas. Except for the Archives of the Texas General Land Office [GLO], which are located in the Stephen F. Austin State Office Building in Austin, all the other referenced records are located in the Office of the Denton or Cooke County Clerks.

Quoted passages are literal transcriptions, but punctuation and case may be altered for clarity. Parenthesized data are contained within the original document, but sequence and wording may be altered for clarity. Data in brackets are interpretative notes, or added information from sources referenced or appendices presented elsewhere in this report.

Jacob Sampson Everly

The J. S. Everly land survey in Denton County [A-414] was originally settled in 1860 by the Jackson Carroll Jones family who built a two-story log house at site 41DN250. J. C. Jones was a brother of John Jones who had settled in early 1854 on adjoining land to the south [John Jones Survey A-669] at site 41DN224. Syntha [also spelled Zintha and Cyntha] Elmena Jones, a daughter of John Jones, married Jacob Sampson Everly about 1869 and they moved into the house at 41DN250 on or about 7 Jan 1871. The house and land survey had been vacated by the J. C. Jones family who had moved on westward to Montague County. Syntha Jones was born 18 Dec 1849 in the Choctaw Nation [presently Oklahoma] on the road to Texas with

her immigrating family [see genealogies and population census records for John Jones and Everly families in Appendices D and E]. Because of this, her family nicknamed her "Squaw." She was called "Aunt Col" by the Roy Jones family (T. Roy Jones, personal communication).

Land Survey and Patent Records

Fannin S-1279, Texas GLO Archives File, J. C. Jones Survey
25 Feb 1860 Preemption Claim

jacket notes: "160 ac by Act of Feb 11, 1858 & Feb 1, 1860"; "correct on D[enton] C[ounty] map July 20, 1861"; "Forfeited for non-payment, for non-compliance with the Act of May 26, 1873; [noted on] Jan 9/1875 "on P-99, now patented"; "Forfeited for non-payment."

application for preemption certificate and proof of occupancy: J. C. Jones to S. A. Venters, Denton County Clerk, 25 Feb 1860: "personally appeared J. C. Jones, bona fide settled and making improvements on vacant public domain ...the sale of which is contemplated in the first Section of an Act entitled An Act to Authorize the Sale of the Public Domain ... and that he has not previously filed a pre-emption claim" attest: John Jones and John Marsh

certification: S. P. Beebe, Denton County Surveyor to Commissioner of the GLO, 16 Apr 1860: the foregoing affidavit was filed in the Pre-emption Book [of Denton County] on pages 148 & 149

field notes: S. P. Beebe, Denton Co. Surveyor, 2 Mar 1860: BG at the SEC of the John Johnson 320 ac pre-emption survey on the NBL of the John Jones Survey at a pile of rocks, a Black Jack marked X bears N56E 13 vr; N with Johnson's EBL 1143 vr a corner from which a Post Oak bears N37 1/2W 5 vr, another bears S58E 4 1/2 vr; E 791 vr to a stake on W. Burden's WBL; S 1143 vr passing Burden's SWC to a stake on John Jones' NBL from which a Post Oak bears N79W 8 1/2 vr, another Post Oak bears N5W 12 1/2 vr, both marked X; W 791 vr with John Jones' NBL to BG chainmen: John Johnson and David Hawkins

[note: these field notes have been abbreviated and some additional data inserted for clarity, however their integrity and data of historical interest are retained]

Fannin P-99, Texas GLO Archives File, J. S. Everly Survey

11 Jan 1875 Patent to J. S. Everly

jacket notes: covers J C Jones Survey S-1279, otherwise correct on map of Denton County, Nov 23/71, April 6/72, Jan 8/75, S-1279 no obstacle & marked ptd., Pat. Jan 11/75 to original

application for survey and affidavit: J. S. Everly, 6 May 1871: that he is "a bonafide settler upon vacant Public Domain ... has not a homestead"

attest: C L Sullivan and G W Hammons

field notes: George Gray, DSDC, 5 Jul 1871:

[same metes and bounds as earlier J. C. Jones S-1279, contains a plat showing the surveyed tract and surrounding labeled surveys, i.e., John Johnson, John Jones, R. Prather and W. Burden]

affidavit: George Gray (District Surveyor of Denton County) to the Commissioner of the General Land Office, 15 Jul 1871: "The J S Everly Preemption Survey is made upon an abandoned Preemption Survey made long ago for J. Jones and is marked upon the map J. Jones." [Gray's map had obviously been marked incorrectly, or one should probably say, incompletely, as all the GLO maps and sketches show the survey marked J. C. Jones; this was doubtlessly the reason for the ensuing affidavit]

affidavit: George Gray to Commissioner of the General Land Office, 22 Dec 1871: "I do hereby certify that the J C Jones Preemption Survey has been abandoned long ago and he does not live on said survey, and did not live on said survey at the time I made the Survey for J S Everly.

affidavit and proof of occupancy: J. S. Everly, 8 Dec 1874: "160 acres surveyed 5 th day of July 1871 by Geo. Gray Dep. Sur. DC ... has occupied and improved the same as a homestead for the period of three consecutive years beginning on the 7 th day of January 1871, that he is a married man and ... has not any other homestead ... has settled upon and cultivated as a homestead the

land surveyed for him on the 5 th day of July 1871 ... for the period of three years ..."

attest: James G. Plemmons and S. H. Rossel

B/84 Denton County Patent Records - State to J. S. Everly
11 Jan 1875 Patent 160 ac

Patented by virtue of an affidavit before the Clerk of the District Court of Denton County, 8 Dec 1874:

BG SEC John Johnson Survey on the NBL of the John Jones Survey; Th N. with Johnson [EBL] 1143 vr post oak marked X S58E 4 1/2 vr; Th E. 791 vr; Th S. 1143 vr on John Jones NBL post oak marked X N67 1/2W 5 vr another N11 1/2W 5 vr; Th W. with Jones NBL 791 vr to BG.

Land Transfers

N/151 J. S. Everly et ux Cynthia to Robert West
8 Mar 1880 WD \$90

22 1/2 ac out of the J. S. Everly 160 ac preemption survey: BG NEC said Everly Sy; Th S 40 rods; Th W 90 rods; Th N 40 rods (NBL); Th E 90 rods to BG.

X/390 Susan Jones (widow of John Jones), J[esse] N[ewton] Jones and wife A[lpina] S[usan] P[adita] Jones [nee Washburn], G[eorge] W[ashington] Jones [and wife Elvira H.], B[artlett] C[oulson] Sullivan and A[merica] A[ngeline] [nee Jones] Sullivan his wife, J[ohn] F[leming "Flim"] McReynolds and E[aster] A[nn] [nee Jones] McReynolds, his wife, J[ohn] F[ranklin] Jones, D[avid] L[ee] Jones, and T[homas] J[efferson] Jones, Heirs at Law of John Jones, Deceased, to J[acob] S[ampson] Everly.
16 Mar 1880 WD \$50

40 ac David Vance Survey A-169: BG NEC Vance; Th W. 497 vr to NWC Vance; Th S. a sufficient distance to include 40 ac; Th E. to EBL Vance; Th N. to BG.
Before J. H. Sullivan, Notary Public

X/622 J. N. Jones and J. S. Everly to B. C. Sullivan
13 Aug 1883 WD \$500

2/3 undivided interest in part of the C. Manchaca survey (i.e. Division No. 5 containing 182 1/2 ac, Division No. 6 containing 159 ac and 23 1/2 ac East of and between 182 1/2 ac sold to Brady & Bro. and the William A. Thompson tract) (see plat in A/218 for plat of Manchaca survey divisions).

X/394 J. S. Everly et ux S. E. to Suzan Jones
22 Jan 1884 WD \$1400

137 1/2 ac J. S. Everly Survey
40 ac David Vance Survey [see metes & bounds in X/398]

X/398 Suzan Jones to D. L. Jones
22 Jan 1884 WD \$380

137 1/2 ac of the J. S. Everly Survey: BG on EBL at SEC of a 22 1/2 ac tract sold by said Everly to Robert West; Thence S. to SEC on the NBL John Jones Survey; Thence W. with John Jones NBL 791 vr to SEC John Johnson Survey; Thence N. with John Johnson's EBL 1143 vr; Thence E. to NWC said 22 1/2 ac tract; Thence S. with WBL said 22 1/2 ac tract to SWC of said 22 1/2 ac tract; Thence E. to BG.

40 ac of the David Vance Survey: BG NEC Vance and NWC H. Estes Surveys; Thence W. 497 vr; Thence S. with WBL Vance by a sufficient distance to include 40 ac; Thence E. to EBL; Thence N. to BG.

28/174 J. S. Everly to S. E. Everly [his wife]
16 Sep 1885 WD - love and affection for wife

110 ac John Morton Survey: BG SEC E. Washburn 320 ac Survey; Th W. with Washburn SBL 864 vr to stone in prairie being NEC of the W. W. Judson [tract]; Th S 715 vr with Judson's [EBL] to stone for corner; Th E 864 vr stone in prairie same being on WBL of Daniel Strickland's 640 ac Survey; Th N 715 vr to BG.

also my undivided interest in a certain part of the John Morton Survey sold and deeded by W. W. Judson and Virginia Judson to J. N. Jones, B. D. Jones and J. S. Everly on 18 May 1884 [ref Y/362];

also my undivided interest in the Carmel Manchaca Survey, the West part of Division No. 2 containing 120 ac, the north half of Division No. 7 containing 76 ac, Division No. 8 containing 160 1/2 ac, and 30 ac of the eastern portion of the south half of Division No. 6 sold to J. N. Jones, J. S. Everly and B. C. Sullivan by G. W. Howe et ux . . . transfers from heirs of C. Manchaca are of record in DCDR.

Y/362 W. W. Judson et ux Virginia (Jackson County, MO) to B. D. Jones, J. N. Jones and J. S. Everly (jointly)
19 May 1884 WD

245 ac out of the 3780 ac John Morton Survey: The interest being conveyed was acquired by us by deed dated Oct 1878 from J. H.

Caudle and wife Fannie [ref L/286] an undivided 1/2 of 490 ac out of the 863 5/10 ac set apart by order of the Red River County District Court on 3 June 1874 to William A. Park and Fannie Caudle (wife of J. H. Caudle) and there being 490 ac set apart to abovesaid . . . conveying undivided 1/2 of 490 ac, being 245 ac..

32/369 J N Jones & J S Everly to T J Jones
10 Feb 1887 Deed \$2500

218 ac of the Daniel Strickland Survey [A-1159]: BG on SBL sd Strickland 325 vr from SWC; E 750; N to NBL sd Strickland sy; W 750; S to SBL sd Strickland at BG

also 35 ac of the Martin Langston Survey [A-737, patented to Daniel Strickland, assignee]: Being the E end of a 100 ac tr sold by A J Hodges et ux to John Jones on 1 May 1867 [see 35/367]

30/410 J N Jones, J S Everly and S E Everly (wife of J S Everly) to J R Sullivan
10 Mar 1887 Deed \$1800

393 1/2 ac, in four tracts out of the Carmel Manchaca Survey [A-790, see plat of subdivision in A/218]

- 1) 120 ac, the west part of subdivision No. 2
- 2) 76 ac, N 1/2 subdiv. No. 7, C. Manchaca
- 3) 30 ac, E part of S 1/2 of subdiv. No. 7, C. Manchaca
- 4) 167 1/2 ac, subdiv. No. 8, C. Manchaca

51/137 J N Jones to S E Everly [his sister]
22 Feb 1893 Deed \$1000

- 1) undivided 1/2 interest in 108 1/2 ac of the Daniel Strickland Survey [A-1159]
- 2) my 1/2 interest in 110 ac of the John Morton Survey

John Johnson

Land Survey and Patent Records

Fannin 3-2948, Texas GLO Archives File, John Johnson
22 Jul 1859 Patent to John Johnson

jacket notes: 320 ac pre-emption, correct on DC map July 19/1859;

patented 22 July 1859

affidavit: A. P. Loyd, Denton County Clerk, 16 Feb 1857:
John Johnson has resided upon and cultivated the tract surveyed for
him by John W. Matthews, Deputy Surveyor of Denton County, on 14
August 1854 ... for three years
attest: John Shipley and John Jones

C/409 Denton County Patent Records - State to John Johnson
23 Jul 1859 Patent 320 ac

Preemption certificate no. 58, Denton County, issued to John Johnson
on 16 Feb 1857: BG 154.44 vr E. of NWC John Jones 320 ac Survey,
a blackjack N56E 15 vr marked X; Th W. 1344 vr to stake, a post oak
N16E 4 vr another N29W 3 vr both marked X; Th N. 1344 vr a stake,
blackjack N20E 7 vr another N66E 5 vr both marked X; Th E. 1344
vr to stake; Th S. 1344 to BG.

Land Transfers

E/368 John Johnson to John Sullivan
26 Feb 1861 WD \$100

50 ac m/l John Johnson Survey: BG SWC Johnson Sy; Th E. 360 vr to
the center of a branch; Th up said branch with meanders N1 1/2E
286 vr, N70W 140 vr a chitum elm marked X N. 6 vr; Th W. to a
stake and pile of rock on the WBL of original survey; Th S. to
BG.

E/366 John R. Sullivan to J. D. Sullivan
25 May 1875 WD \$325

71 ac m/l Patrick O'Leary Survey [A-976], also,
10 ac off the N end of a 50 ac tract in the John Johnson Survey
[bought by J. R. Sullivan from John Johnson on 26 Feb 1861, see
E/368]

Q/259 Martha J. Johnson to Jesse Johnson
18 Jan 1881 WD \$50

29 1/5 ac [subdivision no. 5] of the John Johnson Survey: BG SEC
subdivision no. 4; Th S. 332 vr to SBL of the John Johnson Survey;
Th W. 450 vr to the E. bank of Johnson's Branch; Th N. with
meanderings of said branch to SWC subdivision no. 4; Th E. with
SBL subdivision no. 4 to BG.

O/365 John Johnson to Sarah Johnson [second wife]

22 Feb 1881 All property real & personal- love & affection

"This transfer to take place upon my death." signed: John
(his mark) Johnson

S/165 Jesse Johnson et ux [Laura] A. to J. R. Tyson
7 Nov 1881 WD \$300

58 2/5 ac m/1 [subdivisions no. 4 & 5] of the John Johnson Survey:

Q/260 J. R. Tyson to W. C. Puckett
7 Nov 1881 WD \$300

58 2/5 ac m/1 [subdivisions no. 4 & 5] of the John Johnson Survey
[same as S/165].

S/567 John Johnson et ux Sarah to W. C. Puckett
13 Dec 1882 WD \$75

5 ac m/1 out of the John Johnson Survey: BG at a rock on the WBL of
John Johnson's [tract] of 160 acres by a Tripple Post Oak marked
X; Th N80E 161 vr a rock; Th S25W 227 3/4 vr a rock; Th W. 67 vr
to WBL said Johnson's [tract]; Th N 220 vr to BG.

56/167 J. A. Brooks et ux Julia to J. E. Sullivan
4 Nov 1882 WD

29 1/5 ac m/1 out of the John Johnson Survey: BG NWC John Johnson
[tract]; Th S. 247 vr; Th W. 660 vr to the W. bank of Johnson
Branch; Th N. with meanderings of said branch to NBL John Johnson
Survey (247 vr); Th E. with NBL to BG.

56/168 John Johnson et ux Sarah to J. E. Sullivan
13 Dec 1882 WD \$100

2 ac m/1 tract out of the eastern division of the John Johnson
Survey: BG [at the intersection of the division line and the NBL
of the Johnson Survey]; Th S. with division line 140 yards; Th E.
70 yards; Th N. 140 yards to the NBL of the Johnson Survey; Th W.
70 yards with the NBL to BG. signed: John (his mark) Johnson
Sarah (her mark) Johnson

55/552 John Johnson [Sr.] to John Johnson [III] and Fannie Lybrands
[nee Johnson]
28 May 1895 Quitclaim

29 1/5 ac [subdivision no. 3] out of the John Johnson Survey: Grantees "are brother and sister and both the Grand children of my self and my said first wife Susan Johnson. They are the only children of our son John Johnson Jr. who died about twenty three years ago in Van Zandt county Texas." signed: John (his mark) Johnson, Sr.

55/549 John Johnson [III], Fannie Lybrands [nee Johnson] joined by her husband J. L. Lybrands, all of the county of Van Zandt, to J. E. Sullivan
28 May 1895 WD \$200

29 1/5 ac [subdivision or block no. 3] of the John Johnson Survey [same as 55/552]: "That the same was the community Real Estate between the said John Johnson Sr. who still survives in Denton County, Texas, and his first wife Susan Johnson, who died in Denton County, Texas, some time heretofore. That the said John Johnson Sr. and his deceased wife Susan Johnson are the grandfather and Grand Mother of the above named John Johnson and Fannie Lybrands aforesaid. That the above named 29 1/5 acres of Land is the share and interest inherited by said Grantors out of

their said Grand Mother's Susan Johnson half of said Community Estate. That said Grantors . . . are children of John Johnson Jr. who died about twenty three years ago in said Van Zandt County. That said John Johnson Jr. was the son of said Susan Johnson deceased and her husband John Johnson Sr. who still survives in Denton County, Texas."

140/182 [Heirs of John Johnson] Serena Sullivan et vir J. E. Sullivan, Kelly Johnson, John Strickland, Daniel Strickland, James Strickland, James Brooks, Thomas Franklin Brooks, Fannie Lybrand et vir J. L. Lybrand, Gorden Johnson, Inz Johnson and Jesse Johnson to Sarah [C.] Johnson [second wife of John Johnson and mother of Kelly Johnson].
7 Mar 1914 Quitclaim

BG NEC Johnson sy; W with NBL 450.4 vr m/l to NEC of a 2 ac tr sold by John Johnson to J. E. Sullivan on 13 Dec 1882 (ref: 56/186); S with EBL sd 2 ac tr 140 yds to SEC same; W with SBL same 70 yds to SWC same [on the division line established by John Johnson and the heirs of his deceased wife Susan Johnson]; S with said division line 1192.8 vr m/l to SBL of the John Johnson Survey being the SEC of Lot [subdivision] No. 5 of said division; E with said SBL 534 vr m/l to original SEC of John Johnson Survey; N with EBL same

1344 vr to BG: containing 104 ac m/l out of the John Johnson Survey A-670

Signed: Daniel Strickland	J. E. (hisXmark) Sullivan
Gorden Johnson	Mrs. Serena Sullivan
Inz Johnson	Thomas F. Brooks
Fannie Lybrand	James Brooks
Nellie Huckaby	John Strickland
J. L. Lybrand	James Strickland

Notes: James Strickland acknowledged in Grady County, Oklahoma, Daniel Strickland in Oklahoma County, Oklahoma, Kelly Johnson and John Strickland in Cooke County, Texas, J. L. Lybrand, Fannie Lybrand, Nellie Huckaby (a widow), Gorden and Inz Johnson (minors) in Van Zandt County, Texas. Jesse Johnson (of Stephens County, Oklahoma) was listed as a grantor, but did not sign the deed.

140/191 Sarah Johnson (widow of John Johnson) to D. L. Jones
24 Jun 1914 Quitclaim \$1500 cash in hand paid

same metes and bounds as 135/265 and 140/182

Signed: Sarah (her X mark) Johnson

Attest: G. Flake and N. H. Erwin

140/188 Mrs. Edna Rayburn (surviving wife of M. D. Rayburn, dec'd, of Liberty County, Texas) and Mrs. J. P Broadstreet (a sister of M. D. Rayburn of Grenada Co. MO), joined by her husband (being all and the only surviving heirs) to Susan Johnson.

29 Jul 1914 Quitclaim \$1

all and any interest in the John Johnson Survey

135/265 Kelly Johnson, a single unmarried man, to D. L. [David Lee] Jones.

16 Feb 1915 Quitclaim

same metes and bounds as 140/182 and 140/191

A. J. Jones

Land Transfers

14/603 (Cooke Co. Deed Records) Reason Jones to Heirs of First Wife [Ruth Almina Montgomery]

11 Oct 1876 Deed & Affidavit

Affiant states: Reason Jones (Cooke Co.) was married to Aliminia Montgomery of Dallas County, Missouri, in 1835; they immigrated to Cooke County, Texas in 1852; by this marriage there were 9 children living at the time of Aliminia's death in 1857 in Cooke County, to wit:

- 1) F E Davis, 2) M A Montgomery, 3) N E Sullivan, 4) M J Hundley,
- 5) W J Jones, 6) C A French, 7) C M Jones, 8) S A Breedlove, 9) T E Jones; all residing in Cooke & Denton Counties.

Community property at the time of the death of Alminia Jones:

- 1) 280 ac John Strickland Survey [Fannin 3-1516]
- 2) 160 ac Reason Jones Survey [Fannin 3-3269]
- 3) 160 ac David Vance Survey [Fannin 3-4065]
- 4) 100 ac H C McGee [Fannin 3-3672, Cooke Co. A-672]
- 5) 160 ac H C McGee [Fannin 3-3672, Denton Co. A-816]
- 6) 160 ac Wm Colwell [Fannin 2-590]

Property conveyed to Heirs listed above:

- 1) 40 ac off the E 1/2 of John Strickland Survey
- 2) 100 ac H C McGee Survey
- 3) 160 ac David Vance Survey
- 4) 160 ac H C McGee Survey
- 5) 58 ac of the Wm Colwell Survey

Total conveyed = 518 acres

41/237 (Cooke Co. Deed Records) [Heirs of Reason & Ruth Almina Jones] F E Davis et vir A C, M A Montgomery et vir J C, N E Sullivan et vir J R, M J Hundley et vir J S, C A French et vir H C, C M Jones, S A Breedlove et vir William, and S E Jones to W J Jones
11 Oct 1876 Deed \$300

- 1) part of the John Strickland [Fannin 3-1516] and H C McGee [A-672] Surveys: BG SWC of J C Montgomery's tract; S 475 vr; E 475 vr to EBL Strickland Survey; S 20 vr; E 57 vr; N 495 vr; W 532 vr to BG
- 2) 6 1/2 ac of the David Vance Survey [Fannin 3-4065]: BG SEC 100 ac tract owned by J C Montgomery; E 408 vr to EBL Vance Sy; N 93 vr; W 408 vr to EBL sd Montgomery's 100 ac tract; S to BG [note: see 41/239; this tract sold to Frank Fuqua, W J Jones' brother-in-law, 12 Feb 1887]

41/241 (Cooke Co. Deed Records) F E Davis et vir A C to Elv[ira T] Fuqua

30 Sep 1878 Deed \$300

50 ac out of David Vance Survey [Fannin 3-4065]: BG 500 vr S of Vance NWC on EBL Robert Jones Survey; S 244 1/2 vr to SEC Robert Jones Sy; E 155 vr to NEC H C McGee Survey; S 355 vr; E 408 vr to EBL Vance Sy; N 599 1/2 vr; W 563 vr to BG

41/243 (Cooke Co. Deed Records) Frank Fuqua et ux Elvira T to A J Jones

8 Feb 1887 Deed \$600

- 1) 50 ac out of David Vance Survey [Fannin 3-4065]: same as 41/241
- 2) 6 1/2 ac out of David Vance Survey [Fannin 3-4065]: same as in 41/239

41/239 (Cooke Co. Deed Records) W J Jones to Frank Fuqua

12 Feb 1887 Deed \$20

6 1/2 ac David Vance Survey: same description as in 41/237 and 41/243

46/404 (Cooke Co. Deed Records) Reason Jones to James M & A J Jones
17 Aug 1888 Bill of Sale \$1790.50

- 1) an undivided 1/2 interest in one 8-hp threshing machine "commonly called Augater" made by T T Chase & Co
- 2) 100 head of stock cattle branded [rectangle] "T" on right side and on the right side running down towards the hock bone; valued at \$8 per head, 75 head of said cattle being in Archer County and being branded as described above, and 25 head being in Cooke County and branded "RJ" on left side and left hip
- 3) 6 head of mules; includes: one bay horse mule 15 hands high, branded "RJ" on left shoulder, seven years old; one black horse mule 14 1/2 hands high, 6 years old, branded "RJ" on left shoulder; one blue horse mule 14 hands high, 6 years old, branded "RJ" on left shoulder; one brown mare mule 15 hands high, 8 years old, no brand; one Bay mare mule 14 hands high, 12 years old, no brand; valued at \$75 each
- 4) 40 head of stock sheep; \$1.50 per head
- 5) 20 head of stock hogs; \$3.00 per head
- 6) 7 head of stock horses; \$20 per head
- 7) 4 head of work horses: one Bay horse 5 years old, 14 1/2 hands high, branded "SG" on left thigh; one iron gray horse, 4 years old, 14 hands high, branded "VP" on right shoulder; one sorrel mare 14 1/2 hands high, 4 years old, branded "RJ" on left shoulder; one Bay mare 3 years old, 15 hands high, no brand; valued at \$50

each

46/402 (Cooke Co. Deed Records) A J Jones et ux Alice F to Frank Fuqua et ux Elvira T

18 Aug 1888 Deed \$10 + all notes now paid

1) 50 ac out of David Vance Sy [Fannin 3-4065]: same as in 41/241 and 41/243

2) 6 1/2 ac out of David Vance Sy [Fannin 3-4065]: same as in 41/237, 41/239 and 41/243

72/168 (Cooke Co. Deed Records) A J Jones et ux Alice (Grayson Co.) to S B Franklin (Grayson Co.)

19 Mar 1898 Deed \$500

1) all property in Grayson County

2) all interest of A J Jones in the Estate of Reason Jones, Deceased, consisting of about 500 acres in Cooke Co. and 50 acres in Denton Co.

B. D. Jones

Land Transfers

27/162 B D Jones to J H Goode

24 Nov 1884 Deed \$20

5.22 ac part of the Carmel Manchaca Survey [A-790]: BG NWC P R Splain Survey; W 110 vr the NWC of sd 5.22 ac tr; S 268 vr SWC of same on the NBL of Block No. 2 in sd Manchaca sy; E 110 vr to WBL sd Splain sy; N 268 with sd WBL to BG

Y/636 B D Jones to Green Flake

25 Nov 1884 Deed \$100

30 ac m/1 Hiram W Dailey Survey [A-340]: BG NEC sd Dailey sy; S with EBL sd Dailey to NEC of a 50 ac tr sold by Daniel Strickland to Mrs. Bourland; W with sd Mrs. Bourland's NBL to the SEC of a 40 ac tr owned by L. McReynolds; N with sd McReynolds' EBL to his NEC in the NBL of the sd Dailey sy; E with sd NBL to BG

L/1 B. D. Jones et ux P. J. and J. A. Farris et ux Charity to J. W., H.L., W.M., S.B., R.L. and F.A. Peter

16 Sep 1878 WD \$640

- 1) 60 ac m/l BBB & C RR Co. Survey of 354 2/3 ac [A-]: BG on SBL at SWC 215 ac tr belonging to J W Peter; N 631 vr to NWC sd Peter tr on NBL of orig BBB & C RR Co. sy; W with sd NBL 536.8 vr ; S 631 vr; E 536.8 vr to BG
- 2) 4 ac m/l Peyton Ashland Survey [A-]: BG NWC B F Cosmer Survey; W 183.6 vr; S 126; E 183.6; N 126 to BG

E/101 B D Jones to W E Boswell
23 Oct 1876 WD

100 ac Heirs of John Morton Survey; part of a 836.5 ac tr out of a 3785 ac tr set off to Rufus Morton, one of the sd heirs of John Morton, by the commissioners appointed by the District Court of Red River County, June 1871 Term, wherein title was decreed to the several interested parties: BG at a stake in the road being the same as the NEC of the Wm Mounts Survey and one of the ell corners of the sd John Morton sy; S 1062.5 vr corner in a prairie; E 533 corner in a prairie the same being the SWC of a 213.5 ac tr sold by Rufus Morton to J. F. & B. W. McReynolds; N 1062.5 corner in a prairie which is also J. F. & B. W. McReynolds' NWC on the SBL of the Carmel Manchaca Survey [A-790]; W at 205.5 vr passes SWC of C. Manchaca at 533 vr the BG

S/267 Daniel Strickland to B D Jones
26 Apr 1878 Deed \$60

30 ac H W Daily Survey: BG NEC Daily Sy; S to NEC of a 50 ac tract sold by me to Mrs. Bourland; W with Mrs. Bourland's NBL to SEC of a 40 ac tract owned by S McReynolds; N with McReynold's EBL to his NEC in the NBL Daily Sy; E with NBL Daily to BG

S/266 Richard H and Magness Bryan to B D Jones
27 Sep 1879 WD & Quitclaim \$666

182 acres Carmel Manchaca Survey: BG NEC Manchaca Survey; W 1084 vr to NEC Division No. 8; S 950 8/10 to SWC Div. No. 1 being also the SEC Div. No. 8; E 1084 to SEC Div. No. 1 being also the NEC Div. No. 2; N 950 4/5 to BG: containing 182 ac more or less; the title to 151 ac warranted, the balance 31 ac "we simply quitclaim" [see V/421]

V/421 G W Howe et ux R E to J N Jones, B C Sullivan and J S Everly
19 Oct 1882 Deed

31 ac Carmel Manchaca Survey: BG on the Manchaca SBL 714 vr from the SWC of the tract sold to us; E 370 vr to SEC said 91 ac tract sold to us; N 475; W with NBL sd 91 ac tr 375 vr; S 475 to BG

O/404 W T Strickland to B D Jones
22 Feb 1881 Release \$1500

- 1) 110 acres John Morton Survey: BG SEC E Washburn Survey; W864 vrs to NEC W W Judson survey; S 715; E 864 to WBL Daniel Strickland Survey; N 715 to BG
- 2) undivided 1/4 interest 435 acres Daniel Strickland Survey; being the tract deeded by Daniel Strickland to William T, Laura, Lucinda and Daniel L. Strickland: BG on orig. NBL Daniel Strickland Survey at the NWC of a 200 ac tract sold to S J & John Strickland; W with NBL orig. sy to NWC same; S with WBL orig. sy to NWC of "the 5 acre reserve"; E 50 rods to NEC said 5 ac reserve; S 16 rods to SEC said 5 ac reserve in the SBL orig. sy; E with SBL orig. sy to SWC of the 200 ac tract sold to Stonewall and John Strickland; N with WBL said 200 ac to BG

signed: W. T. Strickland Nancy (her X mark) Strickland

Y/362 W. W. Judson et ux Virginia (Jackson County, MO) to B. D. Jones, J. N. Jones and J. S. Everly (jointly)
19 May 1884 WD

245 ac out of the 3780 ac John Morton Survey: The interest being conveyed was acquired by us by deed dated Oct 1878 from J. H. Caudle and wife Fannie [ref L/286] an undivided 1/2 of 490 ac out of the 863 5/10 ac set apart by order of the Red River County District Court on 3 June 1874 to William A. Park and Fannie Caudle (wife of J. H. Caudle) and there being 490 ac set apart to abovesaid . . . conveying undivided 1/2 of 490 ac, being 245 ac..

35/17 B D Jones by Sheriff's Sale to H M Spaulding
Jan 1888 Sheriff's Deed \$90

by virtue of a certain Alias Execution out of the Denton County Court [judgement in the case styled] H M Spaulding **vs** B D Jones, W T Strickland and J M Braziel

245 ac out of John Morton Sy of 3780 ac; an undivided 1/2 interest of a 490 ac tract out of a 863 1/2 ac tract: same as Y/362

27/297 B. D. Jones et ux P. J. to J. N. Jones
19 Dec 1884 WD \$1800

91 ac Carmel Manchaca, W1/2 Division No. 1 [see plat in A/218]; from
R. H. Bryant et ux 27 Sep 1879 (S/266).

S/559 B. D. Jones et ux P. J. to J. R. Sullivan
2 Jan 1882 WD \$800

182ac C. Manchaca survey (Division No. 1)

54/563 B W McReynolds, J L McReynolds, J S Everly and B D Jones to
W V Jones
15 Jul 1895 Deed \$10

127 1/2 ac out of Division No. 3 of the John Morton Survey: BG on
the WBL of the Carmel Manchaca Survey at the NEC of that portion
of said Div. No. 3 set apart by order of the District Court of
Denton County to J M Butcher, N 903 vr to a point opposite the
center of the county road leading from Pilot Point to Sanger; W
with center of road to EBL Ruben Beebe Survey 802 vr; S with Beebe
EBL 903 vr; E 802 vr to BG

90/298 B D Jones et ux P J to J N & Alpina Jones
4 Nov 1904 Deed \$425 (\$125 cash + \$100 notes @ year)

Lots 1 & 2 in Block 28, Town of Sanger [plat recorded in 48/630]

Benjamin F. Jones

Land Transfer

12/68 Cooke Co. Deed Records B F Jones to J M Graham
13 May 1875 Deed \$350

244 3/4 acres [the B F Jones Survey A-778]

David Lee Jones

X/390 Susan Jones (widow of John Jones), J. N. Jones [and wife
Alpina Susan Padita Washburn-Jones], G. W. Jones [and wife Elvira
H.], B. C. Sullivan and A. A. [nee Jones] Sullivan his wife, J. F.
McReynolds and E. A. [nee Jones] McReynolds his wife, J. F. Jones,

D. L. Jones, and T. J. Jones, Heirs at Law of John Jones, Deceased,
to J. S. Everly.

16 Mar 1880 WD \$50

40 ac David Vance Survey A-169: BG NEC Vance; Th W. 497 vr to NWC
Vance; Th S. a sufficient distance to include 40 ac; Th E. to EBL
Vance; Th N. to BG. Before J. H. Sullivan, Notary Public

X/398 Suzan Jones to D. L. Jones

22 Jan 1884 WD \$380

137 1/2 ac of the J. S. Everly Survey: BG on EBL at SEC of a 22 1/2
ac tract sold by said Everly to Robert West; Thence S. to SEC on
the NBL John Jones Survey; Thence W. with John Jones NBL 791 vr
to SEC John Johnson Survey; Thence N. with John Johnson's EBL 1143
vr; Thence E. to NWC said 22 1/2 ac tract; Thence S. with WBL said
22 1/2 ac tract to SWC of said 22 1/2 ac tract; Thence E. to BG.

40 ac of the David Vance Survey: BG NEC Vance and NWC H. Estes
Surveys; Thence W. 497 vr; Thence S. with WBL Vance Sy a sufficient
distance to include 40 ac; Thence E. to EBL; Thence N. to BG.

X/400 D. L. Jones and T. J. Jones to J. F. Jones

22 Jan 1884 WD \$360

our undivided interest in the 320 ac John Jones Survey and the S
1/2 of the David Vance 160 ac survey . . . "our said interest to
be taken out of the south portion of said surveys the same being
set apart to the heirs of John Jones deceased as our interest as
heirs at law in said Estate and makes 55 acres or 2 shares of 27
1/2 ac to the share".

78/34 Mrs. L. A. Curnutt (feme sole) to D. L. Jones

9 Apr 1900 Deed \$240

23 ac of the Robert West Survey part of a 28 ac tract conveyed to
grantor (along with other lands) by J. R Sullivan on 15 Aug 1896:
BG SWC sd 28 ac tr; E 242 yds; N 467 yds; W 242 yds; S 467 yds to
BG

Signed: (her X mark) Attest: John Collier and A. D. Carnutt

140/182 [Heirs of John Johnson] Serena Sullivan et vir J. E. Sullivan, Kelly Johnson, John Strickland, Daniel Strickland, James Strickland, James Brooks, Thomas Franklin Brooks, Fannie Lybrand et vir J. L. Lybrand, Gorden Johnson, Inz Johnson and Jesse Johnson to Sarah [C.] Johnson [second wife of John Johnson and mother of Kelly Johnson].

7 Mar 1914 Quitclaim

BG NEC Johnson sy; W with NBL 450.4 vr m/l to NEC of a 2 ac tr sold by John Johnson to J. E. Sullivan on 13 Dec 1882 (ref: 56/186); S with EBL sd 2 ac tr 140 yds to SEC same; W with SBL same 70 yds to SWC same [on the division line established by John Johnson and the heirs of his deceased wife Susan Johnson]; S with said division line 1192.8 vr m/l to SBL of the John Johnson Survey being the SEC of Lot [subdivision] No. 5 of said division; E with said SBL 534 vr m/l to original SEC of John Johnson Survey; N with EBL same 1344 vr to BG: containing 104 ac m/l out of the John Johnson Survey A-670

Signed: Daniel Strickland J. E. (hisXmark) Sullivan
Gorden Johnson Mrs. Serena Sullivan
Inz Johnson Thomas F. Brooks
Fannie Lybrand James Brooks
Nellie Huckaby John Strickland
J. L. Lybrand James Strickland

Notes: James Strickland acknowledged in Grady County, Oklahoma, Daniel Strickland in Oklahoma County, Oklahoma, Kelly Johnson and John Strickland in Cooke County, Texas, J. L. Lybrand, Fannie Lybrand, Nellie Huckaby (a widow), Gorden and Inz Johnson (minors) in Van Zandt County, Texas. Jesse Johnson (of Stephens County, Oklahoma) was listed as a grantor, but did not sign the deed.

140/191 Sarah Johnson (widow of John Johnson) to D. L. Jones
24 Jun 1914 Quitclaim \$1500 cash in hand paid

same metes and bounds as 135/265 and 140/182

Signed: Sarah (her X mark) Johnson Attest: G. Flake and N. H. Erwin

140/188 Mrs. Edna Rayburn (surviving wife of M. D. Rayburn, dec'd,

of Liberty County, Texas) and Mrs. J. P Broadstreet (a sister of M. D. Rayburn of Grenada Co. MO), joined by her husband (being all and the only surviving heirs) to Susan Johnson.

29 Jul 1914 Quitclaim \$1

all and any interest in the John Johnson Survey

135/265 Kelly Johnson, a single unmarried man, to D. L. [David Lee] Jones.

16 Feb 1915 Quitclaim

same metes and bounds as 140/182 and 140/191

George Washington Jones, Jr.

O/463 W C West (Cooke Co.) to James Jones (Denton Co.)

2 Feb 1878 Quitclaim \$50

45 acres of the Wm Cox Survey: BG 80 rods N of SEC of Cox Survey; N 45 rods; W 160 rods to the Martha Langston [EBL]; S 45 rods; E 160 rods to BG

O/464 Jacob Plunk (Bosque Co.) to G W Jones

13 Aug 1877 Quitclaim \$190

45 ac Wm Cox Survey: same as O/463 EXCEPT 5 ac out of the NEC, said 5 ac a square form

S/319 L(aomid) Phippin (Collin Co.) to G W Jones

31 Jan 1882 Deed \$400

62 1/2 ac BBB & C RR Co. Survey [A-139]: BG SWC Martha Langston Survey; S81W 381 vr to EBL Wm A Thompson Survey; N9 1/2E 961 1/2 vr to Thompson NEC; N80 1/2E 353 to WBL Langston Sy; S10W 961 to BG

X/402 J. N. Jones, G. W. Jones, J. S. Everly and wife S. E. Everly formerly S. E. Jones, B. C. Sullivan and wife A. A. Sullivan formerly A. A. Jones, J. F. McReynolds and wife E. A. McReynolds formerly E. A. Jones, Heirs At Law of the Estate of John Jones, to J. F. Jones
22 May 1883 Warranty Deed \$1000

Undivided interest in S1/2 John Jones 320ac survey + undiv. int. in 137 1/2ac of the David Vance survey (5 shares of 27 1/2ac @) (i.e. the south portion of the surveys set apart to the heirs)

James Jones

Land Survey and Patent Records

James Jones A-546, Cooke County (Fannin-P-90): 155 acres surveyed 1 Jul 1871; P. Osbourn [Corsburn ?] and [G] Burns served as chainmen.

Land Transfers

6/338 (Cooke Co. Deed Records) James Jones et ux Sarah A (Kaufman Co.) to John Jones (Denton Co.)

17 Jan 1866 Power of Attorney

authority to make all contracts, to do all business, to sell and convey "without reservation or dower the homestead on which we now reside" [the James Jones family did not then actually "reside" upon the homestead in Cooke County, but had recently moved to Kaufman County] and all other lands in Cooke County, to execute a warranty deed to the purchaser

6/339 (Cooke Co. Deed Records) James Jones [by his attorney & brother, John] to H H Harrison & E C Peery

13 Apr 1868 Deed \$600

320 acres, the John W Elkins pre-emption survey [Fannin 3-2953]

12/485 (Cooke Co. Deed Records)

24 August 1872 District Court Decree

R C Montgomery vs. Adeline Jones, et al District Court of Cooke County No. 484 August Term 1872

Defendants: Adeline Jones [widow of James Jones, his second wife, nee Sarah Adeline Montgomery]

Elizabeth E. Jordan [daughter of James and Adeline Jones]

Louis [Lewis] Jordan [husband of above]

Nancy A Taylor [nee Nancy Ann Jones, daughter of James & Adeline]

John A C Taylor [husband of above]

Sarah L Montgomery [nee Sarah Levina Jones, daughter of James & Adeline]

Newton Montgomery [husband of above]

Frankie J Wisdom [nee Frankie Jane Jones, daughter of James & Adeline]

Polk Wisdom [William Know Polk Wisdom, husband of above]
Louisa M Jones [M = Missouri, daughter]
Mary M Jones [M = Margaret, daughter]
J P Jones [James Pollard, son]
Martha A Jones [daughter]
Malinda E Jones [E = Ellen, daughter]
Robert Lee Jones [son]
Wm C Jones [C = Carroll, son]

By jury verdict, Plaintiff to recover from Defendants the disputed land, to wit: 50 acres out of the NWC of the 320 acre John Elkins Survey [Fannin 3-2953]

71/314 (Cooke Co. Deed Records) James Jones et ux Emily to W W Long
2 Sep 1876 Deed \$150

50 ac out of the James Jones Survey [Fannin P-90]: BG NWC James Jones SY; E to stake; S to rock on James Burn's corner; W to D R Yearwood's EBL; N to BG [note: this is the N 1/3 of the survey]

O/464 Jacob Plunk (Bosque Co.) to G W Jones
13 Aug 1877 Quitclaim \$190

45 ac Wm Cox Survey: same as O/463 EXCEPT 5 ac out of the NEC, said 5 ac a square form

81/92 (Cooke Co. Deed Records) J[ames] F Jones et ux E J to W C West
4 Dec 1877 Deed \$1400

102 1/3 ac of the James F Jones Survey [Fannin P-90]: BG SEC of the James F Jones Survey; N, pass NWC of the 320 ac F R Clements Survey, 1100 vr; W 520 to S R Yearwood's EBL; S 1010 vr to a stake 90 vr N of the SWC of the James Jones Sy; E 188 vr (a sufficient distance to contain 3 ac of 90 vr width); S 90 vr; E to BG

O/463 W C West (Cooke Co.) to James Jones (Denton Co.)
2 Feb 1878 Quitclaim \$50

45 acres of the Wm Cox Survey: BG 80 rods N of SEC of Cox Survey; N 45 rods; W 160 rods to the Martha Langston [EBL]; S 45 rods; E 160 rods to BG

James M. Jones

Land Transfers

46/404 (Cooke Co. Deed Records) Reason Jones to James M & A J Jones
17 Aug 1888 Bill of Sale \$1790.50

[see Reason Jones for a complete description of property]

70/575 (Cooke Co. Deed Records) [Heirs and Administrators of the
Estate of Reason Jones, Deceased] Malinda E. Jones [widow], A J
Jones, H Clay Jones, C A Jones, Frank H Jones, Sallie J Jones, and
J R Jones (all of Cooke Co.), and, D E Jones (of Indian Territory),
and, Paul Shipley and J R Sullivan (Administrators) to James M Jones
(Denton Co.)

13 Jan 1897 Deed \$1200

102 ac of John Strickland Survey [Fannin 3-1516]: BG 322 vr S of
NWC of a 40 ac tract of Strickland Sy now owned by J M Sitzes; S
150 Sitzes SWC; E with Sitzes SBL 460 vr to corner of a tract
owned by H C French et ux; S 419 SEC Strickland Sy; W with sd SBL
Strickland 1041 to channel of Spring Creek; N with meanders to Elm
tree; N12E 39 2/5 vr to rock; E 762 to BG

[note: this tract contains the Jones Cemetery]

83/33 (Cooke Co. Deed Records) Frank Fuqua et ux Attie, W L Jones
et ux Myrtle and J R Jones (all of the Southern District of the
Indian Territory) to J M Jones (of Pilot Point, Denton County)

13 Mar 1901 Deed \$1000

- 1) 30 ac out of Reason Jones Survey [Fannin 3-3269]: BG on S side
of Walnut Branch [on EBL of Jones Sy]; S 400 vr; S45W 400 vr; N
340; S45E 500 vr with Walnut Branch to BG
- 2) 70 ac out of Reason Jones Survey [Fannin 3-3269]: BG on S side
of Walnut Branch; S 602 vr; E 418; N 560 to S bank of Walnut
Branch; W 418 vr with branch to BG

100/503 (Cooke Co. Deed Records) M E Jones (widow of Reason Jones),
S J Jacobs et vir C D, C A Alexander et vir A D, F H Jones et ux L
E (all of Cooke Co.), H C Jones et ux Floy, J R Jones et ux Willie
and D E Jones et ux M A (all of Denton Co.) (Heirs of Reason Jones)
to J M Jones (Denton Co.)

30 Nov 1908 Deed \$9780

326 acres of the Wm Colwell, John Strickland and Reason Jones Surveys: BG NWC Colwell Sy; S 2139 vr SEC Colwell; E 367 SEC Colwell & WBL Strickland Sy; S 160 SWC Strickland Sy; E 330 to a branch & SWC of a 100 ac tract owned by J M Jones; thence NW with branch to NWC said 100 ac tr; E 733 to WBL 40 ac tract owned by J M Seitz [actually this should read, "a 45 ac tract owned by J M Sitzes," see 60/457]]; S 809 with sd WBL and WBL of a 40 ac tr owned by Will Saunders to SBL Reason Jones Sy; E 26 vr to SEC Reason Jones Sy & SWC Robert Jones Sy; N 193 to SEC 30 ac tr of Reason Jones Sy owned by J M Jones; N45W 400 along SBL sd 30 ac tr to its SWC; N 340 its NWC on Walnut Branch; NW following Walnut Branch to NEC of a 40 ac tract owned by J M Jones; S 560 with EBL sd 40 ac tr to its SEC; W 418 to its SWC & EBL Colwell Sy; N 602 to NWC of sd 40 ac tr & Walnut Branch; cross Walnut Branch 95 vr with EBL Colwell to NEC Colwell Sy; W 320 vr to BG.

100/580 J M Jones (43 yr old son of Reason Jones) to Public
9 Jan 1909 Heirship Affidavit [see Reason Jones for description]

Jesse Newton Jones

Land Transfers

G/73 Angus D. E. and Sullivan L. P. Washburn [brothers] to J. N. Jones [their brother-in-law]
13 Aug 1866 Quitclaim \$400

all interest to our mother Sophia Washburn's estate

G/76 Perry W. D. Washburn et ux Elizabeth (Newton County, IN) to Jesse N. Jones
16 Mar 1868 Quitclaim \$50

all interest in the estate of Sophia Washburn

G/74 Columbus S. R. Washburn et ux Mary Ann (Boone County, IN) to Jesse N. Jones
1 Apr 1868 Quitclaim \$100

all interest in the estate of Sophia Washburn

G/75 Sullivan L. P. Washburn (Barton County, MO) to Angus D. E. Washburn (Lum County, Oregon)

31 May 1869 Quitclaim \$500

188 1/3 ac off the N. end of the Hiram Hobaugh headright being bounded as follows: on the N. by land owned by John Jones; on E. by John Strickland; on W. by John Strickland and S.L.P. Washburn; on S. by land of J. N. Jones

G/77 John Jones et ux Susan to Jesse N. Jones
19 Feb 1877 WD \$280

35 acres: Martin Langston Survey [A-737] (Daniel Strickland, Assignee); part of a 160 ac tract sold by Daniel Strickland to Albert J. Hodges on 8 Jan 1859; part of a 100 ac tract sold by Hodges to John Jones on 1 May 1867; 35 ac off the E. end of said 100 ac tract.

O/481 J. F. Jones et ux Lucinda to J. N. Jones
8 Mar 1881 WD \$700

undivided 1/4 interest in 435 ac (of the Daniel Strickland Headright Survey) deeded to Lucinda Strickland on 26 Apr 1878 by Daniel Strickland [her father]: BG NBL Daniel Strickland Headright Survey also being the NWC of 200ac tract deeded to S. J. and John Strickland; Thence W with NBL orig. sy. to NWC same; Thence S with WBL orig. sy. to NWC of the 5 ac reserved; Thence E 50 rods to NEC of said 5 ac reserve; Thence S 16 rods to SEC of said 5 ac reserve in the SBL of orig. sy.; Thence with SBL to the SWC of the 200 ac tract sold to Stonewall and John Strickland; Thence N with WBL said 200 ac to BG.

U/47 D W Heard & James C Trueheart (Bexar Co.) to J N Jones, J S Everly and B C Sullivan
9 May 1882 WD \$2000 (\$668 cash + notes)

728 ac or 8,242,700 square varas, more or less; the unsold balance of the Carmel Manchaca Survey [A-790]

- 1) 120 ac, W part of Division No 2
- 2) 182 1/2 ac, Div. No. 5
- 3) 159 ac, Div. No. 6
- 4) 76 ac, N 1/2 Div. No. 7
- 5) 167 1/2 ac, Div. No. 8
- 6) 23 1/2 ac "a part of and between 182 1/2 ac sold Ready & Bro. and the Wm A Thompson tract

V/421 G W Howe et ux R E to J N Jones, B C Sullivan and J S Everly
19 Oct 1882 Deed

31 ac Carmel Manchaca Survey: BG on the Manchaca SBL 714 vr from the SWC of the tract sold to us; E 370 vr to SEC said 91 ac tract sold to us; N 475; W with NBL sd 91 ac tr 375 vr; S 475 to BG

U/458 W T Strickland to J N Jones and J S Everly
13 Feb 1883 Deed \$601.25 (\$180 cash + notes)

110 ac John Morton Survey: same metes & bounds as in O/404

U/457 W T Strickland et ux Nancy to J N Jones and J S Everly
11 Apr 1883 Deed \$160 (note due 30 Jul 1886)

20 ac out of NEC of our undivided interest in the Daniel Strickland Survey: said 20 ac being under contract to Samuel Rosen at the time we sold and deeded 200 ac of our undivided interest to J N Jones and J S Everly

X/402 J. N. Jones, G. W. Jones, J. S. Everly and wife S. E. Everly formerly S. E. Jones, B. C. Sullivan and wife A. A. Sullivan formerly A. A. Jones, J. F. McReynolds and wife E. A. McReynolds formerly E. A. Jones, Heirs At Law of the Estate of John Jones, to J. F. Jones
22 May 1883 Warranty Deed \$1000

Undivided interest in S1/2 John Jones 320ac survey + undiv. int. in 137 1/2ac of the David Vance survey (5 shares of 27 1/2ac @) (i.e. the south portion of the surveys set apart to the heirs)

U/556 W T Strickland to J N Jones and J S Everly
11 Sep 1883 Release

release of Vendor's lien on land in the Daniel Strickland Survey

Z/320 D W Heard to J N Jones, J S Everly and B C Sullivan
26 Nov 1883 Release

release of liens on part of C. Manchaca Survey [see U/47]

30/410 J N Jones, J S Everly and S E Everly (wife of J S Everly) to J R Sullivan
10 Mar 1887 Deed \$1800

393 1/2 ac, in four tracts out of the Carmel Manchaca Survey [A-790, see plat of subdivision in A/218]

- 1) 120 ac, the west part of subdivision No. 2
- 2) 76 ac, N 1/2 subdiv. No. 7, C. Manchaca
- 3) 30 ac, E part of S 1/2 of subdiv. No. 7, C. Manchaca
- 4) 167 1/2 ac, subdiv. No. 8, C. Manchaca

Y/362 W. W. Judson et ux Virginia (Jackson County, MO) to B. D. Jones, J. N. Jones and J. S. Everly (jointly)
19 May 1884 WD

245 ac out of the 3780 ac John Morton Survey: The interest being conveyed was acquired by us by deed dated Oct 1878 from J. H. Caudle and wife Fannie [ref L/286] an undivided 1/2 of 490 ac out of the 863 5/10 ac set apart by order of the Red River County District Court on 3 June 1874 to William A. Park and Fannie Caudle (wife of J. H. Caudle) and there being 490 ac set apart to abovesaid . . . conveying undivided 1/2 of 490 ac, being 245 ac..

33/519 T J Jones et ux P A to J N Jones
15 Sep 1888 Deed \$3780 (\$2280 cash + \$750 notes over five years)

same as 32/369, i.e.:

- 1) 218 ac D. Strickland
- 2) 35 ac M. Langston

38/507 S J Strickland to J N Jones
16 Oct 1889 Deed \$1000

100 ac of the Daniel Strickland Survey [A-1159]: being the second 100 ac from the EBL; bounded on the E by 100 ac set apart to John Strickland, the youngest heir; bounded on the W by 100 ac set apart to D L Strickland, the third youngest heir

40/623 J N Jones to W R Lemons
1 Aug 1892 Deed \$3200

100 ac Daniel Strickland Survey [A-1159]: part of the Daniel Strickland estate set apart for John Strickland, the youngest heir, bounded on the west by 100 ac set apart to D L Strickland and the third youngest heir

the purpose of this conveyance is securing W R Lemons in the payment of a certain note for \$3200 dated 1 Aug 1892 with interest of 10%

due 1 Jun 1893; upon payment of said note this deed of conveyance becomes null and void, otherwise it remains in full force and effect

52/232 W R Jones to J N Jones
19 Aug 1892 Deed \$750

50 ac Hiram Hobaugh Survey [A-540]: BG SEC Hobaugh Survey; W 475
vr; N 594 to SWC of a 110 ac tract sold by Hobaugh to Jonathan
Petty; E 475 to EBL Hobaugh Sy; S 594 to BG

50/40 J N Jones to W M Beckham
21 Feb 1893 Deed \$850

100 ac of the Daniel Strickland Survey [A-1159]: Being the second
100 ac from the EBL, being the same land set apart to Stonewall
Jackson; being bounded on the East by 100 ac set apart to John
Strickland, the youngest heir, same being divided north and south;
being bounded on the West by 100 ac set apart to D L

Strickland; "the land hereinbefore described is the land on which
my farm is situated and is the same land purchased by me from S
J Strickland by deed dated" 16 Oct 1889 and recorded at 38/507

51/137 J N Jones to S E Everly [his sister]
22 Feb 1893 Deed \$1000

- 1) undivided 1/2 interest in 108 1/2 ac of the Daniel Strickland
Survey [A-1159]
- 2) my 1/2 interest in 110 ac of the John Morton Survey

53/161 J N Jones to S J Jones & W D Everly
10 Jan 1894 Deed \$1000 (\$500 + \$500 note)

50 ac Hiram Hobaugh [A-540]: same as 52/232

57/286 J N Jones et ux A S P Jones to B F Walker
5 Jan 1895 Deed

part of the E Washburn Survey [A-138]: BG at a rock in the Denton
and Gainesville Road, the same being the SWC of the Washburn
Survey; thence E; [etc.] EXCEPT 5 ac heretofore sold by us to B C
Sullivan ALSO an easement to Walker to and from his farm and
residence

90/298 B D Jones et ux P J to J N & Alpina Jones
4 Nov 1904 Deed \$425 (\$125 cash + \$100 notes @ year)

Lots 1 & 2 in Block 28, Town of Sanger [plat recorded in 48/630]

91/494 J. N. Jones to A. S. P. Jones [wife]
25 Feb 1905 Deed love & affection for wife

Tract 1) 161 ac E. Washburn Survey [A-138] conveyed by S.L.P.
Washburn, et al

Tract 2) 20 ac, the whole S.L.P. Washburn Survey, conveyed by B. F.
Walker

Tract 3) 13 ac Hiram Hobaugh Survey [A-540], conveyed by B. F.
Walker

Tract 4) 7 ac, being the B. C. Sullivan 7 ac survey conveyed to me
by said B. F. Walker

Suits and Judgments

4/476 Denton County Civil Court Minutes
1080 L E McCook **vs** J N Jones, B D Jones, D L Jones, T J Jones and
B F Walker
17 Jan 1894

judgment to plaintiff on defendants failure to appear; \$482.95
"damages" assessed against defendants + 12% interest and costs; a
writ of attachment was levied 2 Jan 1894 upon property of
defendants T J Jones & B F Walker:

Property of T J Jones:

Tract 1) 160 ac, the S 1/2 John Jones Survey [A-669]

Tract 2) 60 ac, the S end of the David Vance Sy [A-1317]

Property of B F Walker:

Tract 3) 115 ac of the Wm Bryan Survey: BG SEC sd Bryan sy; N 880
vr; W 740; S 880; E to BG

Tract 4) [the whole S.L.P. Washburn Survey, GLO file Fannin S-1560]:
BG on the WBL of the Hiram Hobaugh Survey [A-540] 200 vr N of the
SWC of sd Hobaugh and at the SEC of the F E Cartwright Survey [A-
292]; W 546 to sd Cartwright SWC on the EBL of the E Rogers Survey
[A-1100]; S 2200; E 546; N 200 to BG

Tract 5) 81 1/3 ac of the Hiram Hobaugh Survey [A-540]: BG SWC sd
Hobaugh; E to the corner of a 50 ac lot conveyed to John

Strickland; N to sd Strickland NWC; E to EBL sd Hobaugh Survey; N to SEC of a 188 2/3 ac tr conveyed by S T P Washburn to A D E Washburn; W to WBL of sd Hobaugh sy; S to BG

Tracts 6-8) [property of B. F. Walker, located outside the area of interest for this study and descriptions were not copied]

4/560 Denton County Civil Court Minutes
1089 J R Sullivan **vs** J N Jones & J S Everly

plaintiff quits suit, court costs to @ respective party and defendants' costs to plaintiff

John Jones

Land Survey and Patent Records

Fannin 3-2947, Texas GLO Archives file, John Jones
22 Jul 1859 Patent to John Jones (320 acres)

affidavit of settlement and application for survey, 14 Aug 1854,
John Jones to John W. Matthews, District Surveyor of Denton County:
the land was vacant on which John Jones settled before 13 Feb 1854

field notes of survey, 14 Aug 1854: Isle du Bois is called "Hobuoy";
John Self and Joseph Burden serve as chainmen.

affidavit of settlement and application for survey, 27 Dec 1855,
John Jones to James H. Lively, Deputy Surveyor of Denton County:
John Jones settled on the land "before 27 December 1853" and the
land was vacant

field notes of survey, 27 Dec 1855: Isle du Bois is called "Is la
bough" and is struck out and corrected by GLO; chainmen are
Jefferson Montgomery and John Johnson

Denton County Certificate of Occupancy No. 57, issued 16 Feb 1857
by A. P. Lloyd, Denton County Clerk, to John Jones: John Jones
resided and cultivated three years on the land surveyed for him
on 14 Aug 1854 and re-surveyed [corrected] 27 Dec 1855; he fully
complied with "An Act Granting to Settlers Upon Public Domain Pre-
emption Priveleges Approved January 22nd, 1845."

Attest: John Shipley and John Johnson

C/517 Denton County Patent Records - State to John Jones
23 Jul 1859 Patent 320 ac

Preemption certificate no. 57, Denton County, issued to John Jones on 16 Feb 1857: BG 303 vr N. and 1615 vr W. of the NWC of the 1280 ac H. Estes Survey, a blackjack marked X N56E 15 vr; Th E. 1140 vr elm S10W 10 vr another _____; Th S. 1235.52 vr spotted oak marked X N45E 7

Land Transfers

35/367 Albert J. Hodges et ux Mary M. to John Jones
1 May 1867 WD \$500

100 ac m/1 Martin Langston Survey [A-737] patented to Daniel Strickland, assignee, being part of the 160 ac tr [the E 1/2 of the sy] conveyed to Hodges by Strickland et ux on 8 Jan 1859: BG 463.2 vr S of the NWC of sd 160 ac tr; S 880.66 vr to SWC sd 160 ac tr; E 504 vr stake on SBL sd 160 ac tr; N 672 vr; E to bed of Elm creek [i.e. Elm Fork Trinity River]; thence up Elm with meanders to a point due E of the beginning; W to BG

6/338 (Cooke Co. Deed Records) James Jones et ux Sarah A (Kaufman Co.) to John Jones (Denton Co.)
17 Jan 1866 Power of Attorney

authority to make all contracts, to do all business, to sell and convey "without reservation or dower the homestead on which we now reside" [the James Jones family did not then actually "reside" upon the homestead in Cooke County, but had recently moved to Kaufman County] and all other lands in Cooke County, to execute a warranty deed to the purchaser

6/339 Deed Records of Cooke County, Texas. James Jones [by his attorney & brother, John] to H H Harrison & E C Peery
13 Apr 1868 Deed \$600

320 acres, the John W Elkins pre-emption survey [Fannin 3-2953]

G/76 John Jones et ux Susan to Jesse N. Jones
19 Feb 1877 WD \$280

35 acres: Martin Langston Survey (Daniel Strickland, Assignee); part of a 160 ac tract sold by Daniel Strickland to Albert J. Hodges on 8 Jan 1859; part of a 100 ac tract sold by Hodges to John Jones

on 1 May 1867; 35 ac off the E. end of said 100 ac tract.

G/106 John Jones et ux Susan to B. C. Sullivan
19 Feb 1877 WD \$292

48 1/2 ac of the Martin Langston Survey [Daniel Strickland, Assignee] off the W. end of a 100 ac tract sold to John Jones on 1 May 1867 by Albert J. Hodges; part of a 160 ac tract sold to Hodges by Strickland on 8 Jan 1859.

X/390 Susan Jones (widow of John Jones), J. N. Jones [and wife Alpina Susan Padita Washburn-Jones], G. W. Jones [and wife Elvira H.], B. C. Sullivan and A. A. [nee Jones] Sullivan his wife, J. F. McReynolds and E. A. [nee Jones] McReynolds his wife, J. F. Jones, D. L. Jones, and T. J. Jones, Heirs at Law of John Jones, Deceased, to J. S. Everly.
16 Mar 1880 WD \$50

40 ac David Vance Survey A-169: BG NEC Vance; Th W. 497 vr to NWC Vance; Th S. a sufficient distance to include 40 ac; Th E. to EBL Vance; Th N. to BG. Before J. H. Sullivan, Notary Public

X/402 J. N. Jones, G. W. Jones, J. S. Everly and wife S. E. Everly formerly S. E. Jones, B. C. Sullivan and wife A. A. Sullivan formerly A. A. Jones, J. F. McReynolds and wife E. A. McReynolds formerly E. A. Jones, Heirs At Law of the Estate of John Jones, to J. F. Jones
22 May 1883 Warranty Deed \$1000

Undivided interest in S1/2 John Jones 320ac survey + undiv. int. in 137 1/2ac of the David Vance survey (5 shares of 27 1/2ac @) (i.e. the south portion of the surveys set apart to the heirs)

X/394 J. S. Everly et ux S. E. to Suzan Jones
22 Jan 1884 WD \$1400

137 1/2 ac J. S. Everly Survey and 40 ac David Vance Survey [see metes & bounds in X/398]

X/397 Suzan Jones to T. J. Jones
22 Jan 1884 WD \$1 + natural love and affection

at my death all my interest in the Estate of John Jones, Deceased, to wit: one-half interest in N. portion of the 320 ac John Jones Survey; my undivided interest in the 160 ac David Vance Survey

(i.e. 40 ac sold to J. S. Everly and that portion deeded me by heirs of said Estate of J. F. Jones.

X/398 Suzan Jones to D. L. Jones
22 Jan 1884 WD \$380

137 1/2 ac of the J. S. Everly Survey: BG on EBL at SEC of a 22 1/2 ac tract sold by said Everly to Robert West; Thence S. to SEC on the NBL John Jones Survey; Thence W. with John Jones NBL 791 vr to SEC John Johnson Survey; Thence N. with John Johnson's EBL 1143 vr; Thence E. to NWC said 22 1/2 ac tract; Thence S. with WBL said 22 1/2 ac tract to SWC of said 22 1/2 ac tract; Thence E. to BG.

40 ac of the David Vance Survey: BG NEC Vance and NWC H. Estes Surveys; Thence W. 497 vr; Thence S. with WBL Vance Sy a sufficient distance to include 40 ac; Thence E. to EBL; Thence N. to BG.

X/400 D. L. Jones and T. J. Jones to J. F. Jones
22 Jan 1884 WD \$360

our undivided interest in the 320 ac John Jones Survey and the S 1/2 of the David Vance 160 ac survey . . . "our said interest to be taken out of the south portion of said surveys the same being set apart to the heirs of John Jones deceased as our interest as heirs at law in said Estate and makes 55 acres or 2 shares of 27 1/2 ac to the share."

72/539 J. R. Sullivan to W. T. Strickland & T. J. Jones
2 Apr 1900 WD \$10

1 ac Daniel Strickland Survey [A-1159] "on the East side of Big Elm creek [i.e. Elm Fork Trinity River] for a private graveyard"

"said one acre is the same as is now used and fenced for a private burying ground and is situated near the north line of said Daniel Strickland survey"

78/34 Mrs. L. A. Curnutt (feme sole) to D. L. Jones
9 Apr 1900 Deed \$240

23 ac of the Robert West Survey part of a 28 ac tract conveyed to grantor (along with other lands) by J. R Sullivan on 15 Aug 1896: BG SWC sd 28 ac tr; E 242 yds; N 467 yds; W 242 yds; S 467 yds to

BG

Signed: (her X mark) Attest: John Collier and A. D. Carnutt

72/540 T. J. Jones et ux P. A. to S. I. Newton
11 May 1900 WD \$666 cash & notes

66 2/3 ac of the David Vance Survey: BG SEC Vance sy at a stake in the WBL of the Hannah Estes sy from which a post oak stump marked "X" bears N30'E 1 1/2 vr (this is one of the original bearing trees); N1E with Estes WBL & Vance EBL at 435 vr cross slough at 954 1/2 vr the center of Isle du Bois Creek; down the center of creek with meanders [called] to SWC Vance sy & SEC John Jones sy; S89E with Vance SBL 603 vr to BG

81/56 Mrs. L. A. Carnutt (feme sole), W. C. Jones et ux Mollie nee Carnutt, J. D. Strickland et ux Dora nee Carnutt, J. W. Carnutt, R. D. Carnutt and E. E. Carnutt to T. J. Jones.
27 Jul 1901 WD \$854.98 cash + \$236.16 notes payable to J. R. Sullivan at Pilot Point.

65.9 ac Wm Burden Survey + 13.7 ac Robert West Survey [the Robert West survey is the same as the C.E.P.I. & M. Co. Survey A-1495] + 22.5 ac J C Jones (J S Everly, Assignee, A-414) Survey: BG SWC Burden sy; E with Burden SBL 541.36 vr to a stake 77.44 vr W of the SWC of a 90 ac tr owned by J. D. Strickland; N30'E parallel with the WBL sd tr 729 vr to a stake in the SBL of the John Strickland Survey 77.44 vr W of an iron stake at the NWC of the sd 90 ac tr; N89W with NBL sd Burden and SBL sd Strickland and the T. J. Harris sys 1147.46 vr to SWC sd Harris sy a rock on the EBL of the John Johnson sy; S1W 71 vr to a rock on the NBL of sd Jones-Everly sy; E89S 534.6 vr to a rock the NWC of the sd Jones-Everly sy; E89S 271 vr to a rock on the NBL of the Everly tract; S1W 237.6 vr to a rock for corner; E89S 534.6 vr to a rock on the EBL of Jones-Everly tr; S1W with sd EBL 422 vr to a corner due W of sd Burden SWC; E 30 vr to BG

Notes: R D & J W Carnutt, J D & Dora Carnutt (Denton Co.), W C & Mollie J Jones, L A, D W and E E Carnutt (Greer County, Oklahoma Territory)

53/161 J N Jones to S J Jones & W D Everly
10 Jan 1894 Deed \$1000 (\$500 + \$500 note)

50 ac Hiram Hobaugh [A-540]: same as 52/232

John Franklin Jones

Land Transfers

O/465 W C West et ux Martha F to J F Jones
4 Dec 1877 WD \$1400

97 ac Payton R Splain Survey: BG SWC Splain; E 743 2/5 vrs; N 738 3/4; W 734 2/5; S 738 3/4 to BG

O/462 J F Jones to J H Goode
25 Oct 1880 Quitclaim \$100

35 ac m/l of the Cox 640 ac Survey: BG 80 rods N of the SEC of the sd Cox sy; N 50; W 160 to the EBL of the [Martha] Langston Survey [A-739]; S 50; E 160 to BG Except 10 ac off the E end sold to G W Howe, leaving 35 ac m/l

O/179 J F Jones et ux Emily J to John H Goode
16 Dec 1880 WD \$1377

?? ac part of the Peyton R Splain Survey: BG SWC sd Splain sy; E 637.4 vr to a corner the same being the SWC of a tr sold by J F Jones to J W Peter; N 738.75; W 637.4 to the EBL of the Carmel Manchaca Survey [A-790]; S 738.75 to BG

O/481 J. F. Jones et ux Lucinda to J. N. Jones
8 Mar 1881 WD \$700

undivided 1/4 interest in 435 ac (of the Daniel Strickland Headright Survey) deeded to Lucinda Strickland on 26 Apr 1878 by Daniel Strickland [her father]: BG NBL Daniel Strickland Headright Survey also being the NWC of 200ac tract deeded to S. J. and John Strickland; Thence W with NBL orig. sy. to NWC same; Thence S with WBL orig. sy. to NWC of the 5 ac reserved; Thence E 50 rods to NEC of said 5 ac reserve; Thence S 16 rods to SEC of said 5 ac reserve in the SBL of orig. sy.; Thence with SBL to the SWC of the 200 ac tract sold to Stonewall and John Strickland; Thence N with WBL said 200 ac to BG.

36/205 J F Jones et ux M E to Jerry Knox
6 Feb 1882 Deed \$375

4 ac of the John P B January Survey on Clear Creek: Being part of the G W Hughes "location interest at Bolivar, Texas" in sd January sy

X/400 D. L. Jones and T. J. Jones to J. F. Jones
22 Jan 1884 WD \$360

our undivided interest in the 320 ac John Jones Survey and the S 1/2 of the David Vance 160 ac survey . . . "our said interest to be taken out of the south portion of said surveys the same being set apart to the heirs of John Jones deceased as our interest as heirs at law in said Estate and makes 55 acres or 2 shares of 27 1/2 ac to the share".

34/554 J F Jones & D Y Moffitt to John Collier
12 Jul 1887 Deed \$100

Being 25' x 50' off the S end of Lot No. 4 in Block No. 17 of the City of Pilot Point, Denton County, Texas, in the Charles Smith Survey [A-]

33/320 J F Jones to Mrs. Eunice Jones (her separate estate)
20 Mar 1888 Deed \$100

two tracts in the town of Pilot Point

38/463 J F Jones et ux Lucinda to T J Jones
28 Oct 1889 Deed \$2500 (\$2000 cash + \$500 notes due \$100 @ yr for 5 years at 10%)

- 1) 160 ac, S 1/2 John Jones Survey [A-669]
- 2) 60 ac, S end of the David Vance Survey [A-1317]

40/234 J F Jones et ux Lucinda to International Loan & Trust Co.
14 Nov 1889 Transfer of note & lien face value [\$500]

transfer of the note and lien on the property in 38/463

45/285 T J Jones et ux P A to J F Jones
19 Jan 1890 Deed

100 ac of the H W Dailey Survey [A-340]

50/582 J F Jones et ux Lucinda to W V Jones
29 Mar 1894 Deed \$1400 (\$1040 cash + \$360 note due 1 Nov 1894)

- 1) 90 ac, more or less, of the H W Daily Sy [A-340]: BG at a stake on EBL Minor Marsh Sy [A-881] 10 chains 64 links S of the NEC of the Marsh Sy; E 490 vrs; S 1344 vr to SBL Daily Sy; W to the center of Big Elm [Elm Fork Trinity River]; upstream with meanders to EBL Marsh Sy; N with EBL Marsh to BG
- 2) 50 ac, more or less, out of the H W Daily Sy [A-340]: BG at the NEC of a 100 ac tract first made to B F Cosner; S 1038 1/2 vr to a corner on the north bank of Big Elm [Elm Fork Trinity River] which is the NWC of a 50 ac tract out of the Daily Sy sold to Mrs. Bourland; E 271 1/2 vr crossing Elm and corners on the north side; N 1038 1/2 vr; W 271 2/10 vr to the NEC of the 100 ac [Cosner tract and the BG]

Matthew Jones

126/450 J. M. Stoner et ux, in re: Heirs of Matthew Jones
2 Jan 1913 Affidavit of Heirs and Ownership

J. M Stoner et ux S. C. nee Jones, Joel S. Clark et ux Emily J. nee Jones, and Mrs Martha A. King nee Jones, were sole heirs of Matthew Jones, deceased; on or about 25 Jan 1856 a certain parcel of land was patented to the heirs of Matthew Jones; the land was divided among the heirs as follows: 179.3 ac to Emily Clark on E Side, the remaining portion on the West divided into two equal tracts of 179.3 ac each, the S 1/2 to Martha A. King and the N 1/2 to Mrs. S. C. Stoner; deed to heirs lost or destroyed, however after division and apportionment of estate, each heir entered upon his respective tract, having peaceful adverse and continuous possession, cultivating, using and enjoying the same for more than forty years;

2 1/4 ac m/l conveyed by G. W. Saunders, Charlie Saunders and Miss Ella Saunders to J. B. Johnson by deed 113/484 is a part of the 179.3 ac of the Matthew Jones estate allotted to Mrs. S. C. Stoner.

Reason Jones

Land Survey and Patent Records

100/578 (Cooke Co. Deed Records) J[ames] W Throckmorton (Collin Co.)
to Reason Jones
25 Mar 1859 Transfer \$120

160 ac of the Wm Colwell Second Class Certificate 3056/3151; issued
16 Feb 1858 for 320 acres; being 1/2 my locative interest for
locating, surveying and obtaining patent on 960 ac of the original
certificate

[note: James W Throckmorton was later Governor of Texas]

100/579 (Cooke Co. Deed Records) Reason Jones to County Surveyor
2 Apr 1859 Application for Survey

George Y Bird, Cooke Co. Surveyor, will survey for me the following
described land by virtue of the unlocated balance of unconditional
certificate 3056/3151 issued to William Colwell 16 February 1858
for 320 acres: BG SWC S Sanders Survey [Fannin 3-2800]; S to Burden
Sy; E; N; W to Bg; to include all this vacant land

1/418 (Cooke Co. Survey Records) **William Colwell A-541, Cooke County**
[Fannin-2-590]

corrected field notes for 138 acres surveyed for Reason Jones,
Assignee of Wm Colwell; originally surveyed on certificate issued
16 Feb 1858; resurveyed 8 Jan 1873; Sam Riley and William Breedlove
were chainmen

1/454 (Cooke Co. Survey Records) **Reason Jones** Survey [Fannin-3-3269]

pre-emption affidavit of Reason Jones dated 25 Nov 1856 states that
he settled on the land about June 1855; 160 acres "in the lower
Cross timbers" was surveyed for Reason Jones on 25 Nov 1856; James
Jones and A.C. Davis [his son-in-law] served as chainmen

5/322 (Cooke Co. Deed Records) State to Reason Jones
17 Dec 1860 Patent

160 ac Reason Jones Survey, Cooke Co. [GLO file Fannin 3-3269]

5/902 (Cooke Co. Deed Records) State to Reason Jones (Assignee of F
L Green)
4 May 1863 Patent

320 ac F L Green Survey, Cooke Co. [GLO file Fannin B-479]: F L Green bounty warrant No. 9870 transferred to John Montgomery on 25 Feb 1850 & from Montgomery to Jones on 25 April 1853

1/281 (Cooke Co. Survey Records) **David Vance** Survey [Fannin-3-4065]

160 acres surveyed for Reason Jones 1 Nov 1867 on "Zilaboy" Creek; by virtue of "Land Scrip No. 86 County Court Cooke County to David Vance for 320 acres"; C.F. Jones and W.R. Anderson served as chainmen

Land Transfers

41/236 (Cooke Co. Deed Records) David Vance to Reason Jones
9 Aug 1856 Transfer of Land Certificate \$100

320 ac headright certificate No. 86 issued by the Grayson County Court to David Vance on 9 August 1856

4/591 (Cooke Co. Deed Records) John Strickland et ux Sarah to Reason Jones
22 Jul 1859 Deed \$800

320 ac John Strickland Survey, Denton & Cooke Cos. [GLO file Fannin 3-1516]: "on the waters of the Zilleboy [Isle du Bois] a tributary of the Elm Fork of Trinity about 20 miles N18E from Alton and embracing part of Sections No. 32 and 33 of Township 2 North, Second Base Line in Range 2 West of the First Meridian by virtue of Certificate No. 108 issued by the Commissioner of Peters Colony on the fourth day of April 1850"

5/569 Cooke Co. Deed Records
Reason Jones et ux Malinda to J C Montgomery
11 Aug 1862 Deed

40 acres John Strickland Survey [Fannin 3-1516]: BG NEC Strickland;
S 1/4 mile; W 1/4 mile; N 1/4 mile; E 1/4 mile to BG

5/570 Cooke Co. Deed Records
Reason Jones et ux Malinda to J C Montgomery
11 Aug 1862 Deed

60 acres, N part of H C McGee Survey [A-672]

5/905 Cooke Co. Deed Records

Reason Jones to Andrew Smith

??1863

Deed \$480

320 acres, the P L Green Survey [Fannin B-479], patented to Reason Jones on 4 May 1863, upon Bounty Warrant No. 9870 issued by the Secretary of War on 10 Nov 1841 and transferred to John Montgomery on 25 Apr 1853

14/603 (Cooke Co. Deed Records) Reason Jones to Heirs of First Wife [Ruth Almina Montgomery]

11 Oct 1876 Deed & Affidavit

Affiant states: Reason Jones (Cooke Co.) was married to Aliminia Montgomery of Dallas County, Missouri, in 1835; they immigrated to Cooke County, Texas in 1852; by this marriage there were 9 children living at the time of Aliminia's death in 1857 in Cooke County, to wit:

1) F E Davis, 2) M A Montgomery, 3) N E Sullivan, 4) M J Hundley, 5) W J Jones, 6) C A French, 7) C M Jones, 8) S A Breedlove, 9) T E Jones; all residing in Cooke & Denton Counties

Community property at the time of the death of Alminia Jones:

1) 280 ac John Strickland Survey [Fannin 3-1516]
2) 160 ac Reason Jones Survey [Fannin 3-3269]
3) 160 ac David Vance Survey [Fannin 3-4065]
4) 100 ac H C McGee [Fannin 3-3672, Cooke Co. A-672]
5) 160 ac H C McGee [Fannin 3-3672, Denton Co. A-816]
6) 160 ac Wm Colwell [Fannin 2-590]

Property conveyed to Heirs listed above:

1) 40 ac off the E 1/2 of John Strickland Survey
2) 100 ac H C McGee Survey
3) 160 ac David Vance Survey
4) 160 ac H C McGee Survey
5) 58 ac of the Wm Colwell Survey

Total conveyed = 518 acres

41/237 (Cooke Co. Deed Records) [Heirs of Reason & Ruth Almina Jones] F E Davis et vir A C, M A Montgomery et vir J C, N E Sullivan et vir J R, M J Hundley et vir J S, C A French et vir H C, C M Jones, S A Breedlove et vir William, and S E Jones to W J Jones

11 Oct 1876 Deed \$300

- 1) part of the John Strickland [Fannin 3-1516] and H C McGee [A-672] Surveys: BG SWC of J C Montgomery's tract; S 475 vr; E 475 vr to EBL Strickland Survey; S 20 vr; E 57 vr; N 495 vr; W 532 vr to BG
- 2) 6 1/2 ac of the David Vance Survey [Fannin 3-4065]: BG SEC 100 ac tract owned by J C Montgomery; E 408 vr to EBL Vance Sy; N 93 vr; W 408 vr to EBL sd Montgomery's 100 ac tract; S to BG [note: see 41/239; this tract sold to Frank Fuqua, W J Jones' brother-in-law, 12 Feb 1887]

O/446 Reason Jones to J F Elmore
29 Jan 1881

22 ac out of the Wm Colwell Survey of 320 ac 16.5 miles S32E of
Gainesville, Cooke Co. TX, on Isle du Bois Creek

42/12 (Cooke Co. Deed Records) Reason Jones to C M Jones
10 Oct 1883 Deed \$500

40 ac out of Reason Jones Survey: BG S side of Walnut Branch; S on
WBL Robert Jones Sy [description incomplete]; S45W 400 vr; N 340
to Walnut Branch; S45E 500 vr with "river" [i.e. Walnut Branch]
to BG

46/404 (Cooke Co. Deed Records) Reason Jones to James M & A J Jones
17 Aug 1888 Bill of Sale \$1790.50

- 1) an undivided 1/2 interest in one 8-hp threshing machine "commonly called Augater" made by T T Chase & Co
- 2) 100 head of stock cattle branded [rectangle] "T" on right side and on the right side running down towards the hock bone; valued at \$8 per head, 75 head of said cattle being in Archer County and being branded as described above, and 25 head being in Cooke County and branded "RJ" on left side and left hip
- 3) 6 head of mules; includes: one bay horse mule 15 hands high, branded "RJ" on left shoulder, seven years old; one black horse mule 14 1/2 hands high, 6 years old, branded "RJ" on left shoulder; one blue horse mule 14 hands high, 6 years old, branded "RJ" on left shoulder; one brown mare mule 15 hands high, 8 years old, no brand; one Bay mare mule 14 hands high, 12 years old, no brand; valued at \$75 each

- 4) 40 head of stock sheep; \$1.50 per head
- 5) 20 head of stock hogs; \$3.00 per head
- 6) 7 head of stock horses; \$20 per head
- 7) 4 head of work horses: one Bay horse 5 years old, 14 1/2 hands high, branded "SG" on left thigh; one iron gray horse, 4 years old, 14 hands high, branded "VP" on right shoulder; one sorrel mare 14 1/2 hands high, 4 years old, branded "RJ" on left shoulder; one Bay mare 3 years old, 15 hands high, no brand; valued at \$50 each

46/386 (Cooke Co. Deed Records)

36/531 (Denton Co. Deed Records)

Reason Jones et ux Malinda to J. R. Sullivan

21 Aug 1888 WD \$3080 (\$80 cash + 3 notes \$1000 @ yr, 10% per annum)

altogether 308 ac in four tracts:

- 1) part of the 320 ac John Strickland Survey, part in @ Cooke and Denton Counties [GLO file, Fannin 3-1516]: BG 436 vr S of J C Montgomery's NWC in the said Strickland Survey; S 514 vr to SWC W J Jones tract; E 475 to EBL Strickland Sy; S 394 to SEC Strickland Sy; W with SBL Strickland 1344 to SWC Strickland Sy; N with WBL Strickland Sy 908; E to BG

[note: this tract contains the Jones Cemetery]

- 2) part of the William Colwell Survey [A-208], Cooke County: BG NWC John Strickland Sy; S with WBL Strickland 1198 vr to SEC Colwell Sy; W with SBL Colwell Sy 400 vr to EBL Harris Sy at the SWC Colwell Sy; N with EBLs of Harris, M Hunt and E Lindsey Sys 1198 vr; E to BG

- 3) 25 ac of the W. R. Johnson Survey [A-684, Denton Co.]: BG NWC Johnson Sy on the SBL Burden Sy; S 630 vr to center Isle du Bois Creek; E with meanderings of creek 220 vr; N 630 vr to SBL Burden Sy; W 220 vr to BG

- 4) 20 ac m/l of the S. F. West Survey [A-1429, Denton Co.]: BG NEC West Sy & NWC Johnson Sy; S ___ vr to Isle du Bois Creek; W with center of creek to a point due S of the mouth of Walnut Branch; thence up the middle of Walnut Branch with its meanders to SBL Burden Sy; E to BG

50/374 (Cooke Co. Deed Records) J R Sullivan to Reason Jones et ux
Malinda
26 Oct 1889 Deed \$520

- 1) NW part of W K Johnston Survey [Denton Co. A-684, third tract described in CCDR 46/386 = 25 ac]
- 2) NE part of S F West Survey [Denton Co. A-1429, fourth tract described in CCDR 46/386 = 20 ac, more or less]

50/375 (Cooke Co. Deed records) J R Sullivan to Reason Jones
26 Oct 1889 Deed \$2560

- 1) part of the John Strickland Survey [Fannin 3-1516]: BG 436 vr S of NWC of Montgomery's tract in the Strickland Survey; S 514 to SWC of W J Jones tract; E 475 EBL Strickland Sy; S 394 SEC Strickland Sy; N 908 vr; E to BG
- 2) part of the Wm Colwell Survey [Fannin 2-590, Denton Co. A-208]: BG at NWC John Strickland Survey [Fannin 3-1516]; S 1198 vr to SEC Colwell Survey; W 400 to EBL Thomas J Harris Survey & the SWC of Colwell Sy; N 1198 on EBLs of Harris, W. Hunt and E Lindsey Surveys to rock; E to BG

54/637 J F Elmore to Reason Jones
17 Jan 1881 Deed \$200

25 ac W K Johnson Survey [A-684]: [same as tract 3 in 36/531]

54/638 T S & J B Story to Reason Jones
11 Feb 1881 Deed \$100

20 ac S F West Survey [A-1429]: [same as tract 4 in 36/531]

52/175 (Cooke Co. Deed Records) Reason & Malinda Jones to Public
15 Feb 1890 Designation of Homestead

- 1) 80 ac of the Reason Jones Survey [Fannin 3-3269]: [description of this tract is unclear]
- 2) 120 ac of the John Strickland Survey [Fannin 3-1516] and the [Wm Colwell, Fannin 2-590]: BG SWC Reason Jones Survey; S 120 rods; E 160 rods; N 120 rods; W 160 rods to BG

63/113 (Cooke Co. Deed Records) Reason Jones to Cooke County Judge
28 Jun 1893 Cemetery Deed [Jones Cemetery]

1 64/100 ac out of John Strickland Survey [Fannin 3-1516] for use

as a "burial ground for the neighborhood" BG at a stake on the SBL of said Strickland Survey from which a post oak 8 in. dia. bears S75E 8 1/2 vr and another 10 in. dia. bears N77W 6 1/4 vr; N8W 135 1/2 vr to a rock from which a post oak 18 in. dia. bears S45E 14 vr; S87E 60 vr to a rock from which a post oak 36 in dia. bears S60E 26 1/2 vr; S8E 135 1/2 vr to a rock from which a post oak 24 in. dia. bears N75W 22 1/2 vr; N87W 60 vr to BG

70/575 (Cooke Co. Deed Records) [Heirs and Administrators of the Estate of Reason Jones, Deceased] Malinda E. Jones [widow], A J Jones, H Clay Jones, C A Jones, Frank H Jones, Sallie J Jones, and J R Jones (all of Cooke Co.), and, D E Jones (of Indian Territory), and, Paul Shipley and J R Sullivan (Administrators) to James M Jones (Denton Co.)

13 Jan 1897 Deed \$1200

102 ac of John Strickland Survey [Fannin 3-1516]: BG 322 vr S of NWC of a 40 ac tract of Strickland Sy now owned by J M Sitzes; S 150 Sitzes SWC; E with Sitzes SBL 460 vr to corner of a tract owned by H C French et ux; S 419 SEC Strickland Sy; W with sd SBL Strickland 1041 to channel of Spring Creek; N with meanders to Elm tree; N12E 39 2/5 vr to rock; E 762 to BG

[note: this tract contains the Jones Cemetery]

87/243 (Cooke Co. Deed Records) [Heirs and Administrators of Reason Jones Estate] Malinda E Jones [widow], I A Jones et ux F A, J M Jones et ux S H, D E Jones et ux M A, J R Jones et ux, W C Jones, H C Jones, C A Jones, F H Jones, S J Jones, J R Sullivan and Paul Shipley to W P Sanders

19 Nov 1898 Deed \$450

part of the Reason Jones Survey [Fannin 3-3269]: BG at NWC of the C M Jones tract at a stake in Walnut Branch; N 92 3/5 vr to NBL R Jones Sy; E 831 vr to channel of E Walnut Branch; S with E Walnut Branch being the WBL of the W A Jones 5 ac tract; W with meanderings of Walnut Branch to BG

100/503 (Cooke Co. Deed Records) M E Jones (widow of Reason Jones), S J Jacobs et vir C D, C A Alexander et vir A D, F H Jones et ux L E (all of Cooke Co.), H C Jones et ux Floy, J R Jones et ux Willie and D E Jones et ux M A (all of Denton Co.) (Heirs of Reason Jones) to J M Jones (Denton Co.)

30 Nov 1908 Deed \$9780

326 acres of the Wm Colwell, John Strickland and Reason Jones Surveys: BG NWC Colwell Sy; S 2139 vr SEC Colwell; E 367 SEC Colwell & WBL Strickland Sy; S 160 SWC Strickland Sy; E 330 to a branch & SWC of a 100 ac tract owned by J M Jones; thence NW with branch to NWC said 100 ac tr; E 733 to WBL 40 ac tract owned by J M Seitz [Sitzes]; S 809 with sd WBL and WBL of a 40 ac tr owned by Will Saunders to SBL Reason Jones Sy; E 26 vr to SEC Reason Jones Sy & SWC Robert Jones Sy; N 193 to SEC 30 ac tr of Reason Jones Sy owned by J M Jones; N45W 400 along SBL sd 30 ac tr to its SWC; N 340 its NWC on Walnut Branch; NW following Walnut Branch to NEC of a 40 ac tract owned by J M Jones; S 560 with EBL sd 40 ac tr to its SEC; W 418 to its SWC & EBL Colwell Sy; N 602 to NWC of sd 40 ac tr & Walnut Branch; cross Walnut Branch 95 vr with EBL Colwell to NEC Colwell Sy; W 320 vr to BG

100/580 J M Jones (43 yr old son of Reason Jones) to Public
9 Jan 1909 Heirship Affidavit

Affiant states: Reason Jones was twice married; first wife was Ruth Aliminie Jones who died 7 October 1859 in Cooke County; the children of the first marriage include:

Francis E Jones married A C Davis
Mary E Jones married John Hundley
William J Jones
George W Jones died about 1 month old
Sumantha L Jones died age 7
Carroll M Jones
Charity A Jones married Henry French
Susan A Jones married W H Breedlove
Theodosia A Jones married Frank Fuqua

After the death of first wife, Reason Jones married Malinda E. Jones [nee Sowder]; their children:

Sidney J Jones died about 18 months of age
Joseph A Jones
James M Jones
D Evert Jones
Lucy Ugene Jones died age 2
John R [Riley] Jones
Charles L Jones died age 11

H Clay Jones

C A Jones

F H Jones

S J Jones

All children now living are over 21 years of age.

Robert Jones

Land Survey and Patent Records

4/535 (Cooke Co. Deed Records) State to Robert Jones
20 June 1859 Patent

320 ac Robert Jones Survey, Cooke County [GLO file Fannin 3-2940]:
by virtue of pre-emption certificate No. 78 issued by the Cooke
County Clerk on 23 February 1857

Land Transfers

19/546 (Cooke Co. Deed Records) J W Potts to Robert Jones
26 Apr 1862 Bond for Title \$640

160 ac Daniel Oxford Pre-emption Survey [Fannin 3-3354]: Bond given
until title can be obtained from GLO

19/547 (Cooke Co. Deed Records) J W Potts et ux Elizabeth to Robert
E Jones
26 Apr 1862 Deed \$464

232 ac, the W A J Finch Survey No. 4/37: BG 200 vr S37E from NEC B
Crabtree 640 ac Survey; N53E 550 vr the Belknap Road, 950 vr to
corner; N37W 540 enter timber, 950 vr to corner; S53W 950 to corner
on NE line of A Kitchens 640 ac Survey; S3E 950 to BG

16/110 (Cooke Co. Deed Records) Robert Jones to A C Robison
6 Nov 1875 Deed \$150

50 ac the North end of Robert Jones Survey [Fannin 3-2940]: BG NEC
Robert Jones Sy; S 291 vr; W 970 vr WBL Jones Sy; N 291 NWC Jones
Sy; E 970 to BG

16/111 (Cooke Co. Deed Records) Robert Jones to W D Robison
6 Nov 1875 Deed \$275

50 ac out of the Robert Jones Survey [Fannin 3-2940]: BG SEC A C Robison 50 ac tract; S 297 1/2 vr; W 950 WBL Jones Sy; N 297 1/2 SWC A C Robison 50 ac tr; E 950 to BG

19/548 (Cooke Co. Deed Records) Robert Jones et ux Elizabeth to Martha N Walcott (widow of J N Walcott)
?? ?? 1880 Deed \$150

the land conveyed in this instrument was sold by Robert Jones to J N Walcott in 1865; a deed was never executed by Jones; this deed is given to Walcott's surviving widow after his death on 3 February 1880

- 1) 160 ac, the Daniel Oxford Survey [Fannin 3-3354]: sold to J W Potts by Daniel Oxford on 19 February 1858 and sold to Jones by Potts on 26 April 1862 [see 19/546]
- 2) 232 ac, the W A J Finch Survey [see 19/547]

23/423 (Cooke Co. Deed Records) Robert Jones to County Judge
28 Jun 1882 Deed \$30

3 ac out of Robert Jones Survey [Fannin 3-2940]: BG on WBL Robert Jones Sy at SWC of a 50 ac tract deeded by Robert Jones to W D Robison; S 101 vr; E 168 vr; N 101 vr SBL sd W D Robison 50 ac tr; W 168 vr BG

[this tract contained the Bloomfield Cemetery and School]

44/556 (Cooke Co. Deed Records) Elizabeth Jones (wife of Robert Jones) to Robert J Jones [their son]
13 Nov 1883 Deed \$100

220 ac of the Robert Jones Survey [Fannin 3-2940]: all her rights & interest in the Robert Jones Survey

44/557 (Cooke Co. Deed Records) Reason Jones to Heirs of Robert Jones, Deceased
18 Jan 1884 Deed \$50

5 ac of the Reason Jones Survey [Fannin 3-3269]: same description as 44/464

44/561 (Cooke Co. Deed Records) S J & D W Washburn (Vernon County, MO) to W C Skelton (Cooke County, TX)

13 Feb 1887 Quitclaim \$100

all interest in real estate of Robert Jones, Deceased

44/558 (Cooke Co. Deed Records) F A King et ux C A (Heirs of Robert Jones, Deceased) to W C Skelton

23 Dec 1887 Deed \$275

all their undivided interest in the Robert Jones Survey [Fannin 3-2940] as heirs of Robert Jones

44/464 (Cooke Co. Deed Records) Robert [J] Jones (by his Attorney, C C Blackburn); S E & T C Duncan (Heirs at Law of Robert Jones, Deceased) to W C Skelton

12 Jan 1888 Deed \$50

5 ac of Reason Jones Survey; all our interest: BG NEC Reason Jones Sy [Fannin 3-3269]; W to E bank of Walnut Branch; S with "river" [i.e. Walnut Branch] to EBL Jones Sy; N to BG

44/562 (Cooke Co. Deed Records) Robert J Jones (by Attorney C C Blackburn) to Heirs of Robert Jones, Deceased

12 Jan 1888 Deed \$5

220 ac Robert Jones Survey [Fannin 3-2940]: all my interest as deeded to me by Elizabeth Jones, wife of Robert Jones, Deceased; her interest in the Robert Jones Survey

73/38 (Cooke Co. Deed Records) W A Jones et ux N E to W A Robison

12 Jan 1894 Deed \$137.50

13 3/4 ac out of the Robert Jones Survey [Fannin 3-2940]: BG in Walnut Branch; S 158 vr; W 444 to WBL Jones Sy; N 312 with said WBL to center of Walnut Branch; E with meanderings of same to BG instrument acknowledged at Bloomfield

Robert J. Jones

Land Transfers

44/556 (Cooke Co. Deed Records) Elizabeth Jones (wife of Robert Jones) to Robert J Jones [their son]

13 Nov 1883 Deed \$100

220 ac of the Robert Jones Survey [Fannin 3-2940]: all her rights & interest in the Robert Jones Survey

57/104 (Cooke Co. Deed Records) A C Robison et ux M F (Heirs of Robert Jones, Deceased) to Robert J Jones
12 Jan 1888 Deed \$200

220 ac of the Robert Jones Survey [Fannin 3-2940]: our undivided interest as heirs of Robert Jones

57/105 (Cooke Co. Deed Records) S E Duncan et ux T C (Heirs of Robert Jones, Deceased) to Robert J Jones
12 Jan 1888 Deed

55 1/2 ac of Robert Jones Survey [Fannin 3-2940]; our interest as heirs of Robert Jones: BG SEC Jones Sy; N 298 vr; W 1050 WBL Jones Sy; S 298 to SBL Jones Sy; E to BG

80/9 (Cooke Co. Deed Records) Robert [J] Jones (by his Attorney, C C Blackburn) to S E Duncan
12 Jan 1888 Deed \$400

83 1/4 ac of Robert Jones Survey [Fannin 3-2940]; all interest as heir of Robert Jones, Deceased: BG SEC of a 100 ac tract sold to Robison off the N end of the Robert Jones Sy; W 526 vr; S 895 to NBL of 52 1/2 ac tract owned by Robert J Jones Jr.; E 526 to NEC of Robert J Jones Jr tract; N 895 to BG

44/464 (Cooke Co. Deed Records) Robert [J] Jones (by his Attorney, C C Blackburn); S E & T C Duncan (Heirs at Law of Robert Jones, Deceased) to W C Skelton
12 Jan 1888 Deed \$50

5 ac of Reason Jones Survey; all our interest: BG NEC Reason Jones Sy [Fannin 3-3269]; W to E bank of Walnut Branch; S with "river" [i.e. Walnut Branch] to EBL Jones Sy; N to BG

44/562 (Cooke Co. Deed Records) Robert J Jones (by Attorney C C Blackburn) to Heirs of Robert Jones, Deceased
12 Jan 1888 Deed \$5

220 ac Robert Jones Survey [Fannin 3-2940]: all my interest as deeded to me by Elizabeth Jones, wife of Robert Jones, Deceased; her interest in the Robert Jones Survey

61/135 (Cooke Co. Deed Records) R[obert] J Jones et ux N B to W A Robison
26 Sep 1892 Deed \$405

55 1/2 ac of the Robert Jones Survey [Fannin 3-2940]: BG SEC Robert Jones Sy; N 298 vr; W 1050 to WBL Jones Sy; S 298 vr to SBL Jones Sy; E to BG

Thomas Jefferson Jones

Land Transfers

X/397 Suzan Jones to T. J. Jones
22 Jan 1884 WD \$1 + natural love and affection

at my death all my interest in the Estate of John Jones, Deceased, to wit:
one-half interest in N. portion of the 320 ac John Jones Survey;
my undivided interest in the 160 ac David Vance Survey (i.e. 40 ac sold to J. S. Everly and that portion deeded me by heirs of said Estate of J. F. Jones.

X/400 D. L. Jones and T. J. Jones to J. F. Jones
22 Jan 1884 WD \$360

our undivided interest in the 320 ac John Jones Survey and the S 1/2 of the David Vance 160 ac survey . . . "our said interest to be taken out of the south portion of said surveys the same being set apart to the heirs of John Jones deceased as our interest as heirs at law in said Estate and makes 55 acres or 2 shares of 27 1/2 ac to the share".

36/30 T J Jones et ux Pollie A to B W McReynolds
10 Sep 1886 Deed \$312 (\$125 cash + \$75 note due 1 Nov 1886 + \$12 note due 1 Nov 1887, at 10%)

39 ac out of the B F Cosner Survey [A-254]: BG SWC of a 2 ac lot sold by B F Cosner to John Spencer; S 70 yds; E 70 yds; S to a point that will make 39 ac; E to EBL Cosner Sy; N to original NEC of Cosner Sy; W with NBL Cosner to NEC said 2 ac lot; S to SEC sd

2 ac lot; W to BG

42/464 and
46/160 T J Jones et ux Pollie to J A Cosner
11 Sep 1886 Deed

the undivided 1/2 interest we hold as heirs at law: [E 1/2 of the
Frederick Cosner Survey A-269]

32/369 J N Jones & J S Everly to T J Jones
10 Feb 1887 Deed \$2500

- 1) 218 ac of the Daniel Strickland Survey [A-1159]: BG on SBL sd Strickland 325 vr from SWC; E 750; N to NBL sd Strickland sy; W 750; S to SBL sd Strickland at BG
- 2) 35 ac of the Martin Langston Survey [A-737, patented to Daniel Strickland, assignee]: Being the E end of a 100 ac tr sold by A J Hodges et ux to John Jones on 1 May 1867

33/519 T J Jones et ux P A to J N Jones
15 Sep 1888 Deed \$3780 (\$2280 cash + \$750 notes over five years)

same as 32/369, i.e.: 218 ac D. Strickland and 35 ac M. Langston

38/463 J F Jones et ux Lucinda to T J Jones
28 Oct 1889 Deed \$2500 (\$2000 cash + \$500 notes due \$100 @ yr for 5 years at 10%)

- 1) 160 ac, S 1/2 John Jones Survey [A-669]
- 2) 60 ac, S end of the David Vance Survey [A-1317]

40/234 J F Jones et ux Lucinda to International Loan & Trust Co.
14 Nov 1889 Transfer of note & lien face value [\$500]

transfer of the note and lien on the property in 38/463

45/285 T J Jones et ux P A to J F Jones
19 Jan 1890 Deed

100 ac of the H W Dailey Survey [A-340]

45/509 T J Jones to Polly A Jones [his wife]
24 Oct 1891 Deed \$2500 (\$2000 cash + assumption of note given by T J Jones payable to J F Jones dated 28 Oct 1889 and due 5 Years from date)

- 1) 160 ac, S 1/2 of John Jones Survey [A-669]
- 2) 60 ac, the S end of the David Vance Survey [A-1317]

72/539 J. R. Sullivan to W. T. Strickland & T. J. Jones
2 Apr 1900 WD \$10

1 ac Daniel Strickland Survey [A-1159] "on the East side of Big Elm creek [i.e. Elm Fork Trinity River] for a private graveyard"

"said one acre is the same as is now used and fenced for a private burying ground and is situated near the north line of said Daniel Strickland survey"

72/540 T. J. Jones et ux P. A. to S. I. Newton
11 May 1900 WD \$666 cash & notes

66 2/3 ac of the David Vance Survey: BG SEC Vance sy at a stake in the WBL of the Hannah Estes sy from which a post oak stump marked "X" bears N30'E 1 1/2 vr (this is one of the original bearing trees); N1E with Estes WBL & Vance EBL at 435 vr cross slough at 954 1/2 vr the center of Isle du Bois Creek; down the center of creek with meanders [called] to SWC Vance sy & SEC John Jones sy; S89E with Vance SBL 603 vr to BG

81/56 Mrs. L. A. Carnutt (feme sole), W. C. Jones et ux Mollie nee Carnutt, J. D. Strickland et ux Dora nee Carnutt, J. W. Carnutt, R. D. Carnutt and E. E. Carnutt to T. J. Jones.
27 Jul 1901 WD \$854.98 cash + \$236.16 notes payable to J. R. Sullivan at Pilot Point.

65.9 ac Wm Burden Survey + 13.7 ac Robert West Survey [the Robert West survey is the same as the C.E.P.I. & M. Co. Survey A-1495] + 22.5 ac J C Jones (J S Everly, Assignee, A-414) Survey: BG SWC Burden sy; E with Burden SBL 541.36 vr to a stake 77.44 vr W of the SWC of a 90 ac tr owned by J. D. Strickland; N30'E parallel with the WBL sd tr 729 vr to a stake in the SBL of the John Strickland Survey 77.44 vr W of an iron stake at the NWC of the sd 90 ac tr; N89W with NBL sd Burden and SBL sd Strickland and the T. J. Harris sys 1147.46 vr to SWC sd Harris sy a rock on the EBL of the John Johnson sy; S1W 71 vr to a rock on the NBL of sd Jones-Everly sy; E89S 534.6 vr to a rock the NWC of the sd Jones-Everly sy; E89S 271 vr to a rock on the NBL of the Everly tract; S1W 237.6 vr to a rock for corner; E89S 534.6 vr to a rock on the EBL of Jones-Everly tr; S1W with sd EBL 422 vr to a corner due W of sd Burden SWC; E 30 vr to BG

Notes: R D & J W Carnutt, J D & Dora Carnutt (Denton Co.), W C & Mollie J Jones, L A, D W and E E Carnutt (Greer County, Oklahoma Territory)

William Carroll Jones

81/56 Mrs. L. A. Carnutt (feme sole), W. C. Jones et ux Mollie nee Carnutt, J. D. Strickland et ux Dora nee Carnutt, J. W. Carnutt, R. D. Carnutt and E. E. Carnutt to T. J. Jones.
27 Jul 1901 WD \$854.98 cash + \$236.16 notes payable to J. R. Sullivan at Pilot Point.

65.9 ac Wm Burden Survey + 13.7 ac Robert West Survey [the Robert West survey is the same as the C.E.P.I. & M. Co. Survey A-1495] + 22.5 ac J C Jones (J S Everly, Assignee, A-414) Survey: BG SWC Burden sy; E with Burden SBL 541.36 vr to a stake 77.44 vr W of the SWC of a 90 ac tr owned by J. D. Strickland; N30'E parallel with the WBL sd tr 729 vr to a stake in the SBL of the John Strickland Survey 77.44 vr W of an iron stake at the NWC of the sd 90 ac tr; N89W with NBL sd Burden and SBL sd Strickland and the T. J. Harris sys 1147.46 vr to SWC sd Harris sy a rock on the EBL of the John Johnson sy; S1W 71 vr to a rock on the NBL of sd Jones-Everly sy; E89S 534.6 vr to a rock the NWC of the sd Jones-Everly sy; E89S 271 vr to a rock on the NBL of the Everly tract; S1W 237.6 vr to a rock for corner; E89S 534.6 vr to a rock on the EBL of Jones-Everly tr; S1W with sd EBL 422 vr to a corner due W of sd Burden SWC; E 30 vr to BG

Notes: R D & J W Carnutt, J D & Dora Carnutt (Denton Co.), W C & Mollie J Jones, L A, D W and E E Carnutt (Greer County, Oklahoma Territory)

William J. Jones

Land Transfers

14/603 (Cooke Co. Deed Records) Reason Jones to Heirs of First Wife [Ruth Almina Montgomery]
11 Oct 1876 Deed & Affidavit

Affiant states: Reason Jones (Cooke Co.) was married to Aliminia Montgomery of Dallas County, Missouri, in 1835; they immigrated

to Cooke County, Texas in 1852; by this marriage there were 9 children living at the time of Aliminia's death in 1857 in Cooke County, to wit:

- 1) F E Davis, 2) M A Montgomery, 3) N E Sullivan, 4) M J Hundley,
- 5) W J Jones, 6) C A French, 7) C M Jones, 8) S A Breedlove, 9) T E Jones; all residing in Cooke & Denton Counties

Community property at the time of the death of Alminia Jones:

- 1) 280 ac John Strickland Survey [Fannin 3-1516]
- 2) 160 ac Reason Jones Survey [Fannin 3-3269]
- 3) 160 ac David Vance Survey [Fannin 3-4065]
- 4) 100 ac H C McGee [Fannin 3-3672, Cooke Co. A-672]
- 5) 160 ac H C McGee [Fannin 3-3672, Denton Co. A-816]
- 6) 160 ac Wm Colwell [Fannin 2-590]

Property conveyed to Heirs listed above:

- 1) 40 ac off the E 1/2 of John Strickland Survey
- 2) 100 ac H C McGee Survey
- 3) 160 ac David Vance Survey
- 4) 160 ac H C McGee Survey
- 5) 58 ac of the Wm Colwell Survey

Total conveyed = 518 acres

41/237 (Cooke Co. Deed Records) [Heirs of Reason & Ruth Almina Jones] F E Davis et vir A C, M A Montgomery et vir J C, N E Sullivan et vir J R, M J Hundley et vir J S, C A French et vir H C, C M Jones, S A Breedlove et vir William, and S E Jones to W J Jones
11 Oct 1876 Deed \$300

- 1) part of the John Strickland [Fannin 3-1516] and H C McGee [A-672] Surveys: BG SWC of J C Montgomery's tract; S 475 vr; E 475 vr to EBL Strickland Survey; S 20 vr; E 57 vr; N 495 vr; W 532 vr to BG
- 2) 6 1/2 ac of the David Vance Survey [Fannin 3-4065]: BG SEC 100 ac tract owned by J C Montgomery; E 408 vr to EBL Vance Sy; N 93 vr; W 408 vr to EBL sd Montgomery's 100 ac tract; S to BG [note: see 41/239; this tract sold to Frank Fuqua, W J Jones' brother-in-law, 12 Feb 1887]

41/241 (Cooke Co. Deed Records) F E Davis et vir A C to Elv[ira T]

Fuqua
30 Sep 1878 Deed \$300

50 ac out of David Vance Survey [Fannin 3-4065]: BG 500 vr S of Vance NWC on EBL Robert Jones Survey; S 244 1/2 vr to SEC Robert Jones Sy; E 155 vr to NEC H C McGee Survey; S 355 vr; E 408 vr to EBL Vance Sy; N 599 1/2 vr; W 563 vr to BG

41/243 (Cooke Co. Deed Records) Frank Fuqua et ux Elvira T to A J Jones
8 Feb 1887 Deed \$600

1) 50 ac out of David Vance Survey [Fannin 3-4065]: same as 41/241
2) 6 1/2 ac out of David Vance Survey [Fannin 3-4065]: same as in 41/239

41/239 (Cooke Co. Deed Records) W J Jones to Frank Fuqua
12 Feb 1887 Deed \$20

6 1/2 ac David Vance Survey: same description as in 41/237 and 41/243

46/402 (Cooke Co. Deed Records) A J Jones et ux Alice F to Frank Fuqua et ux Elvira T
18 Aug 1888 Deed \$10 + all notes now paid

1) 50 ac out of David Vance Sy [Fannin 3-4065]: same as in 41/241 and 41/243
2) 6 1/2 ac out of David Vance Sy [Fannin 3-4065]: same as in 41/237, 41/239 and 41/243

60/457 (Cooke Co. Deed Records) W J Jones et ux L J (Cooke Co.) to J M Sitzes (Denton Co.)
8 Oct 1892 Deed \$600

45 ac of the John Strickland Survey [Fannin 3-1516]: BG SWC Jeff Montgomery's tract; S 475 vr; E 475 to EBL Strickland Sy; S 20; E 57; N 495 to Montgomery's SBL; W 532 to BG.

W. V. Jones

50/636 W V Jones to B W McReynolds
27 Aug 1894 Deed \$634

42 1/4 ac part of Division No. 3, John Morton Survey

54/563 B W McReynolds, J L McReynolds, J S Everly and B D Jones to
W V Jones
15 Jul 1895 Deed \$10

127 1/2 ac out of Division No. 3 of the John Morton Survey: BG on
the WBL of the Carmel Manchaca Survey at the NEC of that portion
of said Div. No. 3 set apart by order of the District Court of
Denton County to J M Butcher, N 903 vr to a point opposite the
center of the county road leading from Pilot Point to Sanger; W
with center of road to EBL Ruben Beebe Survey 802 vr; S with Beebe
EBL 903 vr; E 802 vr to BG

Daniel Strickland

Z/265 Field Notes of the survey of the boundary line between the
Counties of Denton and Cooke, certified 8 Jan 1852

BG SWC Grayson County ... Thence West ... 24 miles 40.00 chains "a
living spring" at the NWC of county; Thence S ... 29 miles 32
chains to a point due west from NWC of Dallas County

Daniel Strickland (cut the marks)

sworn chainmen:	surveyor:
Wm Martin	George White
Samuel Young	
Ezekial Young	
Meller Boswell	
William Loving	
Hiram Hobaugh	

John Strickland

Land Survey and Patent Records

John Strickland A-1157, Denton County (Fannin-3-1516): at McKinney on 4 April 1850, upon the testimony of J. M. McReynolds and Joseph (his X mark) Dixon, the Commissioner of Peters Colony issued a certificate to John Strickland entitling him to 640 acres as a settler in Peters Colony, emigrating prior to July 1848 with his wife and children; two surveys of 320 acres each were surveyed on 10 and 13 Mar 1850 with James Langston and Daniel Strickland [John's brother] serving as chainmen; one of the surveys [Denton Co. A-1157] was correct as surveyed and patented on 26 May 1854 to John Strickland; the other survey [see Fannin-3-1516, mostly in Cooke Co.] was patented to John Strickland on 5 Jun 1857.

John Strickland A-1172, Denton County (Fannin-3-3545): a 320 acre pre-emption claim; affidavit states John Strickland settled on the land about 1 Dec 1853; the land was surveyed on 12 Aug 1857 with Hiram Hobaugh and John Havens serving as chainmen; the survey was patented to John Strickland on 27 Nov 1870.

4/590 (Cooke Co. Deed Records) State to John Strickland
5 Jun 1857 Patent

320 acre John Strickland Survey [Fannin 3-1516]

J. D. Strickland

81/56 Mrs. L. A. Carnutt (feme sole), W. C. Jones et ux Mollie nee Carnutt, J. D. Strickland et ux Dora nee Carnutt, J. W. Carnutt, R. D. Carnutt and E. E. Carnutt to T. J. Jones.
27 Jul 1901 WD \$854.98 cash + \$236.16 notes payable to J. R. Sullivan at Pilot Point.

65.9 ac Wm Burden Survey + 13.7 ac Robert West Survey [the Robert West survey is the same as the C.E.P.I. & M. Co. Survey A-1495] + 22.5 ac J C Jones (J S Everly, Assignee, A-414) Survey: BG SWC Burden sy; E with Burden SBL 541.36 vr to a stake 77.44 vr W of the SWC of a 90 ac tr owned by J. D. Strickland; N30'E parallel with the WBL sd tr 729 vr to a stake in the SBL of the John Strickland Survey 77.44 vr W of an iron stake at the NWC of the sd 90 ac tr; N89W with NBL sd Burden and SBL sd Strickland and the T. J. Harris sys 1147.46 vr to SWC sd Harris sy a rock on the EBL of the John Johnson sy; S1W 71 vr to a rock on the NBL of sd Jones-Everly sy; E89S 534.6 vr to a rock the NWC of the sd Jones-

Everly sy; E89S 271 vr to a rock on the NBL of the Everly tract;
S1W 237.6 vr to a rock for corner; E89S 534.6 vr to a rock on the
EBL of Jones-Everly tr; S1W with sd EBL 422 vr to a corner due W
of sd Burden SWC; E 30 vr to BG

Notes: R D & J W Carnutt, J D & Dora Carnutt (Denton Co.), W C &
Mollie J Jones, L A, D W and E E Carnutt (Greer County, Oklahoma
Territory)

John T. Strickland

54/49 John T Strickland to D L Strickland
5 Apr 1894 Deed \$900 (all notes)

1/2 undivided interest in 200 acres of the Daniel Strickland Survey,
deeded to me and Stonewall Jackson Strickland by Daniel Strickland
on 26 Apr 1878: BG NEC Strickland Sy [200 acres off the E end]

54/267 D L and John Strickland to Herbert E Lobdell
18 Aug 1894 Deed \$75 + further consideration of other
additional charges and fees we may owe

undivided 1/2 interest in 200 ac of Daniel Strickland Survey: this
deed conveys our 100 ac which the Court may set apart as our land
by the partition suit now pending wherein D L Strickland is
Plaintiff and W M Beckham is defendant

106/213 H E Lobdell to J T Strickland
10 Nov 1897 Deed \$500

undivided 1/2 interest in 200 ac of Daniel Strickland Survey: [same
as 54/267]

68/201 D L Strickland and H E Lobdell (Defendants) to John T
Strickland (Plaintiff, by next friend, J E Sullivan)
Feb Term 1898 Judgement Deed

In District Court of Denton County (this 6th Monday after the 2nd
Monday in January); D E Barrett, Judge of the 16th Judicial
District; J W Sullivan, County Attorney

Defendant D L Strickland, though cited, made default [i.e. failed

to appear]; came Plaintiff and Defendant, H E Lobdell and agreed that Plaintiff take judgement against Defendant for title and possession of land herein sued for; deed recorded at 54/49-50, purporting to convey to the Defendant D L Strickland while J T Strickland was a minor and without consideration, is cancelled and annulled; Plaintiff recovers 1/2 interest in the said tract in the Daniel Strickland Survey: BG on NBL Strickland Sy far enough [west] from NEC to include 200 acres; S to SBL Strickland Sy; E to SEC Strickland Sy; N to NEC Strickland Sy; W to BG

68/203 J T Strickland (by next friend, J E Sullivan) **vs** H and W T Parmley
26 Nov 1898 Agreement to Partition / Release

agreement to partition the disputed 200 acres of the Daniel Strickland Survey [see 68/201]

115 ac to J T Strickland: BG NEC Strickland Sy; S 1900 8/10 vrs to SEC; W 297; N 1615 7/10; W 297 to the WBL of the 200 acres [see 68/201]; N 285 1/10 to NWC said 200 ac tr; E 594 to BG

85 ac to W T Parmley: BG SWC of 115 ac described above; N 1615 1/10 to inner corner thereof; W 297 to most northern NWC thereof; S 1615 1/10 to SBL of Strickland Sy; E 297 to BG

Owsley & Ragsdale, Attorneys for Plaintiff (Intervenors) win judgement for \$200 that J T Strickland is indebted to them; a lien is established and foreclosed on his 115 acres and the land to be sold as under execution; the Sheriff or Constable selling said land is directed to put the purchaser in possession

Owsley & Ragsdale received of J R Sullivan \$150 in full payment of this judgement, in our favor, the balance being remitted by us, and we hereby release to him the land herein described this 26 November 1898.

68/422 J T Strickland (an unmarried man) to J R Sullivan
2 Sep 1898 Deed \$650 cash + \$500 notes

115 ac Daniel Strickland Survey: BG NEC Strickland Sy; S 1900 vr to SEC Strickland Sy; W 297; N 1615 7/10; W 297 to WBL 200 ac deeded to S J and J T Strickland; N 285 1/10 to NWC sd 200 ac tr on NBL orig sy; E 594 to BG

William T. Strickland

O/404 W T Strickland to B D Jones
22 Feb 1881 Release \$1500

435 ac in two tracts:

1) 110 acres John Morton Survey: BG SEC E Washburn Survey; W864 vrs to NEC W W Judson survey; S 715; E 864 to WBL Daniel Strickland Survey; N 715 to BG

2) undivided 1/4 interest 435 acres Daniel Strickland Survey; being the tract deeded by Daniel Strickland to William T, Laura, Lucinda and Daniel L. Strickland: BG on orig. NBL Daniel Strickland Survey at the NWC of a 200 ac tract sold to S J & John Strickland; W with NBL orig. sy to NWC same; S with WBL orig. sy to NWC of "the 5 acre reserve"; E 50 rods to NEC said 5 ac reserve; S 16 rods to SEC said 5 ac reserve in the SBL orig. sy; E with SBL orig. sy to SWC of the 200 ac tract sold to Stonewall and John Strickland; N with WBL said 200 ac to BG

signed: W. T. Strickland Nancy (her X mark) Strickland

U/457 W T Strickland et ux Nancy to J N Jones and J S Everly
11 Apr 1883 Deed \$160 (note due 30 Jul 1886)

20 ac out of NEC of our undivided interest in the Daniel Strickland Survey: said 20 ac being under contract to Samuel Rosen at the time we sold and deeded 200 ac of our undivided interest to J N Jones and J S Everly

U/458 W T Strickland to J N Jones and J S Everly
13 Feb 1883 Deed \$601.25 (\$180 cash + notes)

110 ac John Morton Survey: same metes & bounds as in O/404

U/556 W T Strickland to J N Jones and J S Everly
11 Sep 1883 Release

release of Vendor's lien on land in the Daniel Strickland Survey

72/539 J. R. Sullivan to W. T. Strickland & T. J. Jones
2 Apr 1900 WD \$10

1 ac Daniel Strickland Survey [A-1159] "on the East side of Big Elm creek [i.e. Elm Fork Trinity River] for a private graveyard;" "said one acre is the same as is now used and fenced for a private burying ground and is situated near the north line of said Daniel

Strickland survey"

Bartlett Coulson Sullivan

G/106 John Jones et ux Susan to B. C. Sullivan
19 Feb 1877 WD \$292

48 1/2 ac of the Martin Langston Survey [Daniel Strickland, Assignee] off the W. end of a 100 ac tract sold to John Jones on 1 May 1867 by Albert J. Hodges; part of a 160 ac tract sold to Hodges by Strickland on 8 Jan 1859.

X/390 Susan Jones (widow of John Jones), J. N. Jones [and wife Alpina Susan Padita Washburn-Jones], G. W. Jones [and wife Elvira H.], B. C. Sullivan and A. A. [nee Jones] Sullivan his wife, J. F. McReynolds and E. A. [nee Jones] McReynolds his wife, J. F. Jones, D. L. Jones, and T. J. Jones, Heirs at Law of John Jones, Deceased, to J. S. Everly.
16 Mar 1880 WD \$50

40 ac David Vance Survey A-169: BG NEC Vance; Th W. 497 vr to NWC Vance; Th S. a sufficient distance to include 40 ac; Th E. to EBL Vance; Th N. to BG.
Before J. H. Sullivan, Notary Public

U/47 D W Heard & James C Trueheart (Bexar Co.) to J N Jones, J S Everly and B C Sullivan
9 May 1882 WD \$2000 (\$668 cash + notes)

728 ac or 8,242,700 square varas, more or less; the unsold balance of the Carmel Manchaca Survey [A-790]

- 1) 120 ac, W part of Division No 2
- 2) 182 1/2 ac, Div. No. 5
- 3) 159 ac, Div. No. 6
- 4) 76 ac, N 1/2 Div. No. 7
- 5) 167 1/2 ac, Div. No. 8
- 6) 23 1/2 ac "a part of and between 182 1/2 ac sold Ready & Bro. and the Wm A Thompson tract

V/421 G W Howe et ux R E to J N Jones, B C Sullivan and J S Everly
19 Oct 1882 Deed

31 ac Carmel Manchaca Survey: BG on the Manchaca SBL 714 vr from

the SWC of the tract sold to us; E 370 vr to SEC said 91 ac tract
sold to us; N 475; W with NBL sd 91 ac tr 375 vr; S 475 to BG

X/402 J. N. Jones, G. W. Jones, J. S. Everly and wife S. E. Everly
formerly S. E. Jones, B. C. Sullivan and wife A. A. Sullivan formerly
A. A. Jones, J. F. McReynolds and wife E. A. McReynolds formerly E.
A. Jones, Heirs At Law of the Estate of John Jones, to J. F. Jones
22 May 1883 Warrant Deed \$1000

Undivided interest in S1/2 John Jones 320ac survey + undiv. int. in
137 1/2ac of the David Vance survey (5 shares of 27 1/2ac @) (i.e.
the south portion of the surveys set apart to the heirs)

Z/320 D W Heard to J N Jones, J S Everly and B C Sullivan
26 Nov 1883 Release

release of liens on part of C. Manchaca Survey [see U/47]

John Ramsey Sullivan

Land Survey and Patent Records

GLO Archives File, Fannin S-19805
J. R. Sullivan Survey [A-1629], Denton Co. TX, patented,
14 Aug 1887

19.72 ac patented to J. R. Sullivan: surveyed 27 Jan 1883, chainmen:
Charles Sullivan and J. T. Williams

Heirship Affidavit

27/198 J[esse] N[ewton] Jones to Elizabeth Sullivan
1 Dec 1884 Heirship Affidavit

Heirs of C. L. [Charles Lee] Sullivan [11 Aug 1810-16 Mar 1868] (all
of legal age prior to 24 Feb 1882)[this date may represent the 21st
birthday of the youngest heir, Bartlett Coulson Sullivan]:

Elizabeth Sullivan (wife) [nee Hammonds or Hammons, 6 Sep 1811-1
Mar 1888]
William Sullivan [no further data]

Mary E. [Mary Elizabeth, 26 Apr 1833] married G. W. [George Washington] Hammon
Nancy A. Sullivan [9 Oct 1834-18 Sep 1882, unmarried]
J. R. Sullivan [John Ramsey "Jack", 21 Oct 1836-16 Jun 1912, married Nancy Emiline Jones, daughter of Reason Jones, on 23 Oct 1859]
J. H. Sullivan [James H. 13 May 1838-24 May 1916, married Mary E. Strickland, daughter of John Strickland, ca. 1858]
C. L. Sullivan [Charles Lee, II, b. in Missouri ca. 1843, married Sarah E. _____ ca. 1866]
[Bertha Sullivan, b. ca. 1846 in Missouri, 14 years of age in 1860 Census, Denton County Family No. 758, no further data]
C. M. Sullivan [Clement Mabry, 28 May 1848-2 Oct 1932, married Mary Christine Harris, daughter of Rev. Thomas Jefferson Harris, ca. 1872]
J. E. Sullivan [Jeuriah E. "Woods", 29 Apr 1850-1 Jul 1933, married Mrs. Mary Serena Johnson-DeMar on 7 Apr 1881, she was the daughter of John and Susan Self-Johnson]
J. D. Sullivan [Joseph Delivin, 2 Apr 1853-28 Jul 1934, married first to Angeline Tyson [9 Feb 1860-1 Oct 1881], second to Matilda J. Campbell [5 Apr 1858-6 Dec 1934]
G. W. Sullivan [George Washington, b. ca. 1858]
B. C. Sullivan [Bartlett Coulson, b. ca. 1861, married America Angeline Jones, daughter of John and Susan Ballew-Jones, buried at Sanger Cemetery]

[data in brackets added, see Sullivan genealogy]

Affiant is not interested in any manner in the business of B. C. Sullivan the present owner of the [R.] McInturf Survey of 320 ac in Denton County, Texas.

Land Transfers

E/368 John Johnson to John Sullivan
26 Feb 1861 WD \$100

50 ac m/1 John Johnson Survey: BG SWC Johnson Sy; Th E. 360 vr to the center of a branch; Th up said branch with meanders N1 1/2E 286 vr, N70W 140 vr a chitum elm marked X N. 6 vr; Th W. to a stake and pile of rock on the WBL of original survey; Th S. to BG.

E/369 C. L. Sullivan to John [R] Sullivan

15 Sep 1862 WD \$400

101 ac of the James Matthews Survey [A-856]: BG NWC Matthews sy; E 1200.5 vr; S 475; W 1200.5; N 475 to BG

E/366 J R Sullivan to J D Sullivan
25 May 1875 Deed \$325

71 ac Patrick O'Leary Survey [A-976]: BG SEC John Havens Survey [A-574]; E 640 vr to WBL John Strickland Survey [A-1172]; N 627 1/8; W to EBL John Havens Sy; S to BG

10 ac John Johnson Survey [A-670]: off the N end of a 50 ac tract bought by John R Sullivan [from John Johnson, see E/368]

S/559 B. D. Jones et ux P. J. to J. R. Sullivan
2 Jan 1882 WD \$800

182ac C. Manchaca survey (Division No. 1)

30/410 J N Jones, J S Everly and S E Everly (wife of J S Everly) to J R Sullivan
10 Mar 1887 Deed \$1800

393 1/2 ac, in four tracts out of the Carmel Manchaca Survey [A-790, see plat of subdivision in A/218]

- 1) 120 ac, the west part of subdivision No. 2
- 2) 76 ac, N 1/2 subdiv. No. 7, C. Manchaca
- 3) 30 ac, E part of S 1/2 of subdiv. No. 7, C. Manchaca
- 4) 167 1/2 ac, subdiv. No. 8, C. Manchaca

30/411 J R Sullivan to C S Wilkins
_____1887 Deed

\$2361 (\$561 cash plus assumption of note given by J N Jones & J S Everly to J B Watkins Land Mortgage Company dated 1 Oct 1883 for \$1800 and secured by a Deed of Trust on the herein described property): same as 30/410

36/531 Reason Jones et ux Malinda to J. R. Sullivan
21 Aug 1888 WD \$3080 (\$80 cash + 3 notes \$1000 @ yr, 10% per annum)

altogether 308 ac in four tracts:

1) part of the 320 ac John Strickland Survey, part in @ Cooke and Denton Counties [GLO file, Fannin 3-1516]: BG 436 vr S of J C Montgomery's NWC in the said Strickland Survey; S 514 vr to SWC W J Jones tract; E 475 to EBL Strickland Sy; S 394 to SEC Strickland Sy; W with SBL Strickland 1344 to SWC Strickland Sy; N with WBL Strickland Sy 908; E to BG

[note: this tract contains the Jones Cemetery]

2) part of the William Colwell Survey [A-208], Cooke County: BG NWC John Strickland Sy; S with WBL Strickland 1198 vr to SEC Colwell Sy; W with SBL Colwell Sy 400 vr to EBL Harris Sy at the SWC Colwell Sy; N with EBLs of Harris, M Hunt and E Lindsey Sys 1198 vr; E to BG

3) 25 ac of the W. R. Johnson Survey [A-684, Denton Co.]: BG NWC Johnson Sy on the SBL Burden Sy; S 630 vr to center Isle du Bois Creek; E with meanderings of creek 220 vr; N 630 vr to SBL Burden Sy; W 220 vr to BG

4) 20 ac m/l of the S. F. West Survey [A-1429, Denton Co.]: BG NEC West Sy & NWC Johnson Sy; S ___ vr to Isle du Bois Creek; W with center of creek to a point due S of the mouth of Walnut Branch; thence up the middle of Walnut Branch with its meanders to SBL Burden Sy; E to BG

50/374 (Cooke Co. Deed Records) J R Sullivan to Reason Jones et ux Malinda

26 Oct 1889 Deed \$520

1) NW part of W K Johnston Survey [Denton Co. A-684, third tract described in CCDR 46/386 = 25 ac]

2) NE part of S F West Survey [Denton Co. A-1429, fourth tract described in CCDR 46/386 = 20 ac, more or less]

50/375 (Cooke Co. Deed records) J R Sullivan to Reason Jones

26 Oct 1889 Deed \$2560

1) part of the John Strickland Survey [Fannin 3-1516]: BG 436 vr S of NWC of Montgomery's tract in the Strickland Survey; S 514 to SWC of W J Jones tract; E 475 EBL Strickland Sy; S 394 SEC Strickland Sy; N 908 vr; E to BG

2) part of the Wm Colwell Survey [Fannin 2-590, Denton Co. A-208]: BG at NWC John Strickland Survey [Fannin 3-1516]; S 1198 vr to SEC Colwell Survey; W 400 to EBL Thomas J Harris Survey & the SWC of Colwell Sy; N 1198 on EBLs of Harris, W. Hunt and E Lindsey Surveys to rock; E to BG

72/539 J. R. Sullivan to W. T. Strickland & T. J. Jones
2 Apr 1900 WD \$10

1 ac Daniel Strickland Survey [A-1159] "on the East side of Big Elm creek [i.e. Elm Fork Trinity River] for a private graveyard": "said one acre is the same as is now used and fenced for a private burying ground and is situated near the north line of said Daniel Strickland survey"

Elisha [or Elezari] and Sophia Washburn

[notes: Sullivan L. P. "Sullie" Washburn was the son of Elisha [or Eleazar] and Sophia Washburn; he married Mary Elizabeth Jones, first child of Robert and Mary Alma McAlroy Jones; Robert Jones was the older brother of John Jones; see the Eleazar Washburn Survey A-138, Denton County, the Robert Jones Survey, Cooke County, GLO file Fannin 3-2940 and the S.L.P. Washburn Survey, Denton County, GLO file S-1560; Elisha Washburn first appears on the 1855 Denton County Tax Rolls with 160 ac land in the E. Washburn Pre-emption

Survey and 270 ac in the Hiram Hobaugh Survey; Alpina Susan Padita Washburn, sister of Sullivan L. P. Washburn, married Jesse Newton Jones, eldest son of John Jones and older brother of David Lee Jones]

G/73 Angus D. E. and Sullivan L. P. Washburn [brothers] to J. N. Jones [their brother-in-law]
13 Aug 1866 Quitclaim \$400

all interest to our mother Sophia Washburn's estate

G/74 Columbus S. R. Washburn et ux Mary Ann (Boone County, IN) to Jesse N. Jones
1 Apr 1868 Quitclaim \$100

all interest in the estate of Sophia Washburn

G/75 Sullivan L. P. Washburn (Barton County, MO) to Angus D. E. Washburn (Lum County, Oregon)
31 May 1869 Quitclaim \$500

188 1/3 ac off the N. end of the Hiram Hobaugh headright: being bounded as follows: on the N. by land owned by John Jones; on E.

by John Strickland; on W. by John Strickland and S.L.P. Washburn;
on S. by land of J. N. Jones

G/76 Perry W. D. Washburn et ux Elizabeth (Newton County, IN) to
Jesse N. Jones

16 Mar 1868 Quitclaim \$50

all interest in the estate of Sophia Washburn