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In the name of the State of Texas

filed for land March 6th 1849 at 2 o'clock P.M.

No. 139 To all to whom these presents shall come Know Ye I, Geo. T. Wood Governor of the State aforesaid,

J.H. Raymond by virtue of the power vested in Me by law and in accordance with the laws of said state in

case made and provided do by these presents grant to James H. Raymond his heirs or assigns

forever Sixty acres of land situated and described as follows, Being part of Government Reservation

of the Government tract adjoining the City of Austin Beginning where the lower line of Pecan Street

in said city crosses West Avenue and opposite the South East corner of Lot No. 2 in Division 2

a stake Thence with the line of said street and parallel to Lot No. 2 in Division 2 until it intersects

the N.E. corner of Lot No. 1 in said Division -- Thence S.E. with the line of said lot No. 1 to its

corner on or near the bluff of the River Commons; thence with the meanderings of said bluff

including sixty yards below to West Avenue near the Penitentiary Square--Thence N.E. with

said Avenue line to the beginning corner--Said sixty acres are hereby granted to the said

James H. Raymond in accordance with an act of Congress of the late Republic of Texas "for the

permanent location of the seat of Government" with a Joint Resolution "authorizing the survey

and sale of the Austin city tract and in accordance with an Act of the Legislature of

the State of Texas "to continue in force and act for the relief of those who have purchased

lots in the City of Austin and tract adjoining" approved March 15, 1848 Hereby relinquish

ing to him the said James H. Raymond and his heirs or assigns forever all the

right and title in and to said land heretofore held and possessed by the said State and

I do hereby issue this letter patent for the same--In Testimony whereof I have caused

the seal of the state to be affixed as well as the seal of the General Land office--Done

at the City of Austin on the sixteenth day of October in the year of our Lord one thousand

and ~~two~~ eight hundred and forty eight.

Geo W. Smyth

Geo. T. Wood

Commissioner of the General Land Office

Governor

Recorded March 20th at 3 o'clock P.M. 1849

PATENT
TO
RAYMOND
OUTLOT 11

in deed
rec'd

Vol. D, pg 29 of Deed Records

No 139
J. H. Raymond

Sec. 7

In the name of the State of Texas

It all to whom these presents shall come know that I, Geo. T. Hood Governor of the State aforesaid by virtue of the power vested in me by law and in accordance with the laws of said State and a case made and provided as by these presents grant to James H. Raymond his heirs or assigns forever sixty acres of land situated and described as follows, Being part of Government Tract of the Government tract adjoining the City of Austin Beginning where the corner line of Pres. St. in said city crosses West Avenue and opposite the South East corner of Lot No. 2. in Division 2 a stake Thence with the line of said tract and parallel to Lot No. 2. in Division 2 until it intersects the N.E. corner of Lot No. 1 in said Division - Thence S. E. with the line of said Lot No. 1 to the corner on or near the bluff of the River Commons; Thence with the measurements of said lot including sixty yards below to West Avenue near the Penitentiary square - Thence N. E. over said Avenue line to the beginning corner - said sixty acres are hereby granted to the said James H. Raymond in accordance with an act of Congress of the late Republic of Texas "for the permanent location of the seat of Government" with a Joint Resolution "authorizing the survey and sale of the Austin City tract" and in accordance with an Act of the Legislature of the State of Texas "to continue in force an act for the relief of those who have purchased lots in the City of Austin and tract adjoining" approved March 15th 1838. And by virtue vesting to him the said James H. Raymond and his heirs or assigns forever all the right and title in and to said land heretofore held and possessed by the said State and

I do hereby give this letter patent for the same. In testimony whereof I have caused the seal of the State to be affixed as well as the seal of the General Land Office - done at the City of Austin on the sixteenth day of October in the year of our Lord one thousand eight hundred and forty eight.

Geo. W. Smyth
Commissioner of the Land Office

Geo. T. Hood
Governor

LOCATION KEY: A = Austin History Center
B = Barker Texas History Center
D = Deed or plat records, Travis Co.
E = City of Austin Engineering Dept.
G = General Land Office
T = Texas State Archives

- 1839 W.H. Sandusky. City of Austin and Vicinity. 1"=666 varas [1"=1850' approx.]. ABG

COMMENT: Apparently the first map of the Austin area after its selection for the seat of government. Sandusky shows Shoal Creek to be much smaller than Waller Creek, and much smaller than it really is (or was). A somewhat crude map.

- 1839 Pilie. Plan of the City of Austin. Surveyed by L.J. Pilie and Chas. Schoolfield. [1"=335' approx.] AbG

COMMENT: First and the official map of the original city. Shows Shoal Creek going west of West Ave. at about Cedar (Fourth) Street and does not show it swinging back east across West Avenue into block 49 between Pine and Pecan Streets (5th and 6th).

- 1840 H.H. Farley. Plan of the City of Austin. 1"=140'. Copied in 1931 by Boggs, GLO draftsman. Bg

COMMENT: Shows lots and blocks in the original city. Names of patentees of city lots were apparently written onto the original, which we do not have. Shows Shoal Creek more or less within the right of way of West Avenue between Cedar and Pine Streets (4th & 5th). Appears to have been more of a title-index map than anything else.

- 1840 W.H. Sandusky. A Topographical Map of the Government Tract Adjoining the City of Austin. 1"=600'. Copied in 1863 and 1931. Traced in 1947. No one knows what has happened to the originals. Shows the outlots. Name of patentee of each outlot is written on it. G

COMMENT: See separate comments.

- 1840 Thomas Gordon? Part of the Town Tract on West of Austin Division Z. [1"=600']. Designates as "Gordon's Garden" the land that became outlot 11. It is included in Thomas Gordon's petition to Congress to sell him the land he had been squatting on. T

COMMENT: This map appears to have been traced from the 1840 Sandusky Map. The tracing is somewhat crude, compared to later copies off the Sandusky Map. It shows two wavy lines labelled "bluff." The bluff goes from near the south-east corner of outlot 1 to West Avenue opposite the south-west corner of Penitentiary Square.

- 1853 Robert Creuzbaur. Plan of the City of Austin. 1"=500'. Original city, plus two areas divided into lots and blocks since then (Penitentiary Square, and the land east of Congress and south of Water (1st) Street). BT

COMMENT: Shows Shoal Creek going north-west from Cedar and West Avenue, going off the map, and curving back toward the west side of the corner West and Pecan. Colorado River, mouth of Waller Creek, and islands near it differ somewhat from 1839 Pilie map.

- 1858? J.T. Allan. Map of Part of the Government Tract. COMMENT: Outlot 11 appears to have been traced from the Sandusky Map.

- 186_ Crazy Billy. Plan of the City of Austin. 1"=300'. Original city only. COMMENT: Has names of lot purchasers written onto lots. Map appears to have been traced from 1853 Creuzbaur map.

- 1868 U.S. Army Engineer Dept. Post of Austin Map No. 3. COMMENT: Very crude map. It does indicate a bluff on the north side of the river. B

- 1871 DeCordova & Rector, General Land Agency. Subdivision of the Raymond Plateau. No scale indicated. Pasted into Travis County Deed Records in September, 1871. D

COMMENT: This map appears to have been intended more for real-estate promotion than for precise delineation of lot boundaries. See CHRONOLOGY 09- -1871 for more comments.

- 1872 Reuben W. Ford. A Topographical Map of the City of Austin Including the City Outlots. 1"=600'. "Compiled from The Original Maps in the General Land Office." b

COMMENT: "Revised Corrected & Enlarged from Actual Surveys, during a course of Practical City Surveying, for a term of Five Years by Reuben W. Ford." Appears to have been, for the most part, traced from the Sandusky map. The river and the main bluff have been moved north from the Sandusky location. The bluff is shown by a single row of hachures which follows the south line of outlot 1 and then arcs across the inside of outlot 11 onto West Avenue. South of that hatchure line are four more contiguous rows of hatchures. A street is shown dividing outlot 1 from outlot 11. Outlot 11 is shown as having a straight-line southern boundary. It runs from a point a little south and east of the south-east corner of outlot 1 to the north-west corner of the intersection of Water (First) Street and West Avenue. Shoal Creek is shown circling from Cedar and West to a point about 200 feet west of the original west line of West Avenue, then back toward the north-west corner of the intersection of West and Pecan.

- 1872 Reuben W. Ford. A Topographical Map of the City of Austin. 1"=500'. From the General City Directory, Austin, 1872-1873. b

COMMENT: Shoal Creek appears on this map much as it does on Ford's earlier 1872 map. However, it has been moved a little west and straightened out a little near the intersection of Pecan and West Avenue. The map also indicates "Sand Beach" along the north bank of the Colorado just west of West Avenue.

- 1873 Augustus Koch. Bird's Eye View of the City of Austin. ab

COMMENT: This perspective drawing depicts a bluff in a location in good agreement with the 1885 plat of the Raymond Plateau. There is a structure along the bluff near where Bowie Street would meet it. If we could identify that structure and find out something about its history (i.e., its location in relation to the pre-1869 bluff), then we would learn how much, if any, the flood moved the bluff. The view also shows the road leading down to the Colorado River ford just east of the mouth of Shoal Creek. The city bought the lots for this road in 1861 (see CHRONOLOGY); so the road was probably put in before the 1869 flood. The view also shows houses scattered around the east half of outlot 11.

- 1876 Louis Klappenbach. Map of the City of Austin. 1"=450'. Drawn "under the direction of C¹/₂D¹/₂ Anderson City Engr." b

COMMENT: July, 1876. Shows the lots of the Raymond Plateau. Lots on south side of Cypress (3rd) Street are shown to be deeper than 1871 map in deed records or 1885 plat. Jog in Cypress Street omitted. Thus, bluff shown closer to river. Bluff in the vicinity of the mouth of Shoal Creek appears south of the locations on 1873 and 1887 Bird's Eye Views and 1889 maps by Pope and Sandborn. West Avenue shown as 200' wide. I'd guess that an earlier version of this map had outlot 11 on it, and that the lots of the Raymond Plateau were drawn in within the former boundaries of the outlot. Labels area south of outlots 1 and 11 as "RESERVE" and "Sand Beach." Pre-railroad. Copyright notice says 1872--perhaps the date of an earlier edition.

- 1885 Plat record. Subdivision of the Raymond Plateau. 1"=100'. M.J. Doyle, surveyor. D

COMMENT: This map seems to me to be the best evidence of the location of the bluff in the 1871 to 1885 time frame. We do not have the map from which the copy in the plat records was made. My guess is that the original was made in 1871 by (or perhaps for) Doyle following his survey. For more comments see CHRONOLOGY 01-24-1885 and LOCATION OF BLUFF: 1840 Sandusky Map v. 1885 Subdivision Plat memo.

- 1885 Sanborn Map Publishing Co. Austin. 1"=50'. Several pages. b

COMMENT: First page has a small map of downtown Austin, with a key to the more detailed maps. One map shows the cotton compress at the north-west corner of Cypress and West Avenue. No detail on the bluff west of Shoal Creek.

- 1885 Reuben W. Ford. Revised Map of Austin. [1"=1600' approx.] "Published for Morrison & Fourmy's Austin City Directory 1885-86." a

COMMENT: A small map. Shows railroad (including misplaced bridge supports) and a hatchured line labelled "RIVER BLUFF" north of the reserve. The bluff line intersects the west side of West Avenue opposite the lower part of block 186. Also shows Blanco Street going south from Pecan, between outlots 1 and 11, all the way to the river. A half-block of

Burnet Street is shown running a half block east from Bowie to Shoal Creek. Burnet and Cypress are shown running from Crockett a block west to (perhaps non-existent) Blanco.

1887 Augustus Koch. Austin [Bird's Eye View].a

COMMENT: Shows a number of buildings in the Raymond Plateau subdivision. Shows river bluff westward almost to Bowie Street. In the vicinity of West Avenue and Shoal Creek, the bluff agrees well with 1885 plat and 1889 maps by Sanborn and Pope, and disagrees with 1887 Ford map. Railroad approach to bridge and the first span of the bridge seem to have been moved eastward--apparently to fit them onto the map.

1887 Reuben W. Ford. A Topographical Map of the City of Austin. 1"=500'. "RE-COMPILED AND DRAWN BY Reuben W. Ford (Originally 1872) INCLUDING ALL THE "OUTLOTS" WITH SUBDIVISIONS." Copyright notice dates 1872, 1883, and 1887. b

COMMENT: This map differs in several respects from the 1885 plat of the Raymond Plateau. It shows a river bluff, with hatchures sloping horizontally about 200 to 300 feet downward to the reserve. For the southern boundary of the lots south of Cypress street, there is a straight-line boundary. The straight line runs through the middle of the slope at its west end and middle and meets the top of the slope over by West Avenue. The slope disappears on the east side of West Avenue. The eastern end of the straight-line boundary intersects the west side of West Avenue (mistakenly shown as 200' wide) opposite the middle of block 186. The map overlooks the jog in Cypress Street. Cypress has a width of 100 feet, not the 60 feet as platted. Blanco is shown continuing straight across Pecan to divide outlot 1 from the lots of the Raymond Plateau west of Crockett [sic] Street. Blocks 1, 2, 3, and 4 are oversized. The railroad is shown as running in a straight line through outlots 1 and 11. Other maps show a gradual curve near the boundary between the two lots. In this map it appears that the lots of the Raymond Plateau were (mis-)drawn into the area occupied by outlot 11 on an earlier version of the map.

1889 J.F. Pope. A Topographical Map of the City of Austin.
1"=400'. a

COMMENT: This is one of the most detailed and (based on my comparisons) accurate maps of its scale in the 1800's. It shows topography in 10-foot intervals starting at the level of the 1869 flood. It shows the high banks along the river. The locations of the high banks (bluffs) in the vicinity of outlot 11 and Shoal Creek are close to those shown on the 1885 plat, the bird's eye views of 1873 and 1887, and the 1889 Sanborn maps. The street and lot layouts agree well with the plats of not only the Raymond Plateau but also two re-subdivisions within the Raymond Plateau and the plats of the east half of outlot 1 and the lots fronting West Avenue going west to Shoal Creek, just north of Pecan Street. It shows the six 200' spans of the old railroad bridge. It shows distances along some of the lot lines in the RP. The bluff is shown generally a little north of the location on the 1885 plat (i.e., the lots south of Cypress are generally a little shorter).

1889 Sanborn Map & Publishing Co. Austin. 1"=50'. Several pages. b

COMMENT: This is the second set of Sanborn's maps. Again it has a small map of the city on the first page, with a key to the more detailed maps on the other pages. Sanborn made these maps for property insurance purposes. Much detail of building construction is shown. One of the individual area maps (on p. 15) shows the Austin Water, Light, & Power Co. buildings in the south half block 187, which lies on the east side of West Avenue between Live Oak and Cypress (2nd and 3rd) Streets. This map has lines labelled "TOP OF BANK" and "FOOT OF BANK." The top-of-bank line is close to Pope's. The buildings and the bluff line also agree well with Koch's 1887 bird's eye view. The Sanborn's map also shows some wells and water lines between the foot of the high bank and the river. The only glaring mistake on these maps is the direction indicator. My guess is that it happened like this: The first-page key map was taken from a larger map of the government tract. The side lines of the government tract (running back from the river) lie 30 degrees east of north. The draftsman at Sanborn's, I would guess, mistook the top of the map as being north. This mistake was repeated on the small map showing the Austin Water, Light, & Power Co.

SAND BEACH RESERVE
CHRONOLOGY OF TITLE-RELATED EVENTS

7-13-85

- 01-14-1839 M. B. Lamar, President of the Republic of Texas, approves an act "for the permanent location of the Seat of Government" (2 Gammel 161). Commissioners are to select between one and four leagues of land for the site, to be known as Austin. President is to appoint an agent to hire a surveyor to lay out "town lots" on 640 acres of the site. Before selling lots to the highest bidder, agent is to set aside lots for a capitol, arsenal, magazine, university, academy, churches, common schools, hospital, penitentiary, and other necessary public buildings and purposes.
- 03-07-1839 Government tract of about 7400 acres is purchased from Logan Vandever, James Rogers, G.D. Hancock, J. W. Harrell, and Aaron Burleson. Lands had been part of the T.J. Chambers grant.
- 08-01-1839 First sale of city lots.
- 01-05-1840 M. B. Lamar approves a joint resolution "For the Survey and Sale of the Austin Town Tract." (2 Gammel 377) The Secretary of the Treasury is to have the remainder of the government tract adjoining the city of Austin surveyed into lots "varying from five to forty acres each, and cause to be laid out such roads and alleys as may be deemed necessary upon a plan to be approved by the President." Three "platts" of the survey are to be made, one each for the capital, the general land office, and the Secretary of the Treasury. The lots, which later became known as the "outlots" of the City of Austin, are to be auctioned. The Secretary is to "reserve in the plan fixed on, four hundred acres for such public purposes as Congress may hereafter direct."
- 01-21-1840 James H. Starr, Secretary of the Treasury, gives Thomas G. Gordon permission to occupy temporarily the Penitentiary Reserve and some land west of it adjoining the city. See 11-__-1840 entry below. ASIDE: Gordon is squatting on part of what will become outlot 11, division 2. Perhaps he hoped to get the "inside track" on this land before the area was surveyed into outlots and sold.
- 02-06-1840 Heinrich Mollhausen writes to President Lamar, complaining about the selection of Sandusky to draw the maps of the vicinity of Austin. Mollhausen had offered to do the three maps for about \$500 each. His letter states: "It is indispensably necessary to go often along with the surveyors and to take carefully all the necessary data: I knew that there was more required than the work of a mere

draftsman."

- 02-24-1840 First sale of outlots. In division Z (the land west of Shoal Creek) only lot 1 was sold. Apparently only a portion of the government tract had been surveyed in time for the sale.
- 02-28-1840 Wm. H. Sandusky signs a receipt for \$120 for making a "Topographical Map of the Tract adjoining the City of Austin." The receipt contains this note: "The above described map was made for the purpose of exhibiting the surveyed portion of the tract in time for the sale Feby 24--1840."
- 07-06-1840 Second sale of outlots. Lots 2 through 10 of division Z are sold to various individuals.
- 07-09-1840 Wm. H. Sandusky signs a receipt for \$500 "on account of making maps of the tract adjoining the City of Austin." This is presumably for the three maps called for in the 01-05-1840 joint resolution.

SANDUSKY MAP OF OUTLOTS

- 1840 Original Sandusky Map. "A Topographical Map Of The Government Tract Adjoining The City Of Austin." There are different "editions" of the Sandusky Map. Besides the original (which I haven't yet located) there are copies made in 1863, 1904, 1931, and 1947. These later copies show the outlots, including outlot 11 of division Z. South of outlots 1 and 11 of division Z is an area designated "Reserve" extending to the north bank of the river. The southern boundary of outlot 1 is a straight line. There is no straight-line southern boundary to outlot 11. The map does show a row of short lines which presumably represent the bluff of the river. This row of lines extends from far west of outlot 11 eastward to West Avenue. The field notes by the surveyor of the outlots were reportedly destroyed.

NOTE: On the original 1840 Sandusky map, Outlot 11 of division Z was apparently not delineated. It seems to have been part of the land reserved for "public purposes." See 11-__-1840 entry below.

GORDON'S GARDEN

- 11-__-1840 Thomas G. Gordon petitions Congress to sell him a tract of land which later became outlot 11 of division Z. According to the petition, Gordon began living on the land in January, 1840. He "built houses and fences" and began cultivating a garden. He had been assured earlier by a government agent that the land would be surveyed and offered for

sale. "But for some cause, or mistake, in the surveyor, said ground has not been surveyed, nor exposed to sale; and your petitioner will suffer great loss, if compelled to remove his houses, enclosures, and fixtures from said ground" Appended to his petition was a letter dated Jan. 21, 1840, from James H. Starr, Secretary of the Treasury. Gordon had requested permission to continue occupying "the Penitentiary Reserve in this City, and a portion of the public tract adjoining, until the same shall be sold or required for other purposes by the Government." Starr writes that "so far as I am authorized to grant this privilege it is extended to you." Also appended to the petition is a letter dated November 9, 1840, from M. B. Lamar, praising a garden Gordon had kept in Columbus, Georgia. Lamar states that he thinks Gordon would make a garden beneficial to the city and the country "if suitable encouragement be given him." The petition includes a map, apparently traced from the Sandusky map, designating the land sought as "Gordon's Garden."

late 1840,
early 1841

Thomas G. Gordon dies.

01-09-1841

D. G. Burnet approves an act authorizing the secretary of the treasury to sell most of the publicly owned lots in the original City south of Pecan Street. (2 Gammel 488). It's unclear to me whether this includes Penitentiary Square and the river front.

01-25-1841

David G. Burnet approves an act "For the Relief of Francis C. Gordon." The act sells to her the land Thomas petitioned for, "provided the quantity shall not exceed Sixty Acres." The price is \$3000, to be paid in installments as for other lots sold in and around Austin. The act states "That it shall be the duty of said Francis C. Gordon, to have said lot surveyed within twenty days after the passage of this law, by the County Surveyor, and the expenses thereof shall be deducted out of the first payemnt on said Lot, and said Francis C. Gordon, shall within ten days after said survey, pay into the Treasury the balance of the first installment, and obtain a certificate for said Lot or parcel of land."

04-22-1841

Someone (whose name I haven't deciphered) signs a statement on a piece of paper entitled "Lots sold by acts of Congress." The person's title seems to be chief clerk, Treasury Department. Three outlots are listed:

Division	Lot	Names of Purchasers	1st Instal
Z	11	Francis C. Gordon	750.00
E	2	George Oatmeal	36.50
E	1	David Thomas	217.50

Under the columns for the other installments on Gordon's lot appear the words "note for 2, 3, & 4th instls." Just above the person's signature appears this note: "Surveyors receipts deducted from each of the above as per acts of Congress for their relief."

NOTE: I have searched the records of the GLO and the County Surveyor but I have not been able to find a copy of the survey of "Gordon's Garden." (I did find a survey for an "A. M. Gordon" listed in an index book to the county surveys. However, the corresponding page was missing from the book of surveys.) It appears that a D. K. Webb was the county surveyor then. If we could find this survey, it would tell us, among other things, where the southern boundary (i.e., 60 yards below the bluff) was in 1841. I doubt that the bluff moved much from 1841 to 1848, when outlot 11 was repossessed for nonpayment of the remaining installments and James H. Raymond bought it. See below.

08-25-1841 J.A. Caldwell, as agent for Francis C. Gordon, signs a promissory note, due in 12 months, for \$750 as the second installment on outlot 11.

01-17-1842 "James A. Coldwell by attorny W.W. Massie as Admistrater of the Estate of Francis C. Gordon" signs a promissory note, due in 12 months, for \$2250 for the second, third, and fourth installments on outlot 11.

NOTE: I have found no record of these notes' having been paid. Over the years (until 1848), Congress and then the Legislature kept extending the time for purchasers to make their payments on Austin lots and outlots.

1845 Constitution of the new State of Texas provides in Article Thirteen, Section 3, that "All laws and parts of laws now in force in the Republic of Texas, which are not repugnant to the Constitution of the United States, the Joint resolutions for annexing Texas to the United States, or to the provisions of this Constitution, shall continue and remain in force as the laws of this State, until they expire by their own limitation, or shall be altered or repealed by the Legislature thereof." (2 Gammel 1299)

03-15-1848 ^{insert 1848} An act of the Texas Legislature provides that those lots and outlots of the City being purchased on time

which are not paid for in full on or before July 1, 1848, will be forfeited to the State. Comptroller is authorized to sell the forfeited lots at a public auction. (3 Gammel 96)

09-04-1848

A document signed by the Comptroller certifies that James H. Raymond bought outlot 11 in September. This document refers to the southern boundary as "the surroundings of said bluff, including sixty yards below." The other boundaries are the same as those described in the patent. See next entry.

PATENT TO RAYMOND

10-16-1848

Outlot 11 of division Z is patented to James H. Raymond. It is described as "Sixty acres of land ... Being part of the Government Reserve of the Government tract adjoining the City of Austin." The boundaries are virtually identical to those in the land granted to Francis C. Gordon by the act of Congress in 1841. In particular, the southern boundary is "the meanderings of said bluff [of the River Commons], including sixty yards below to West Avenue."

COMMENT: Although a survey was apparently made in 1841, the description of the property in the patent does not reflect it. Instead, the boundaries of the tract is described as follows:

??? 1850

Penitentiary Square, a tract of land at the southwest corner of the Austin city tract (between West Ave and Nueces, and 1st and 3rd Streets now), is surveyed into four blocks of eight lots each. Several maps made later show a bluff cutting through some of these lots. This bluff is presumably a continuation of the bluff represented on the 1840 Sandusky map.

??? 1850

The Legislature authorizes the sale of part of the 400 acres of land "reserved" for public purposes on the 1840 map by Sandusky.

12-05-1862

City of Austin passes an ordinance to sell James Raymond a strip of land 120' wide off the west side of West Ave (formerly 200' wide) from its crossing of Shoal Creek south along the east boundary of outlot 11.

ASIDE: Frank Brown, in his Annals of Travis County, stated that the legality of this disposition has been questioned. (Vol. __, p. 9)

01-22-1863

Mayor Sam G. Haynie signs a deed to Raymond for the 120' off the west side of West Ave. Deed filed: 01-23-1863, vol. P, p. 568.

the same as for the original Gordon, (including this error in description of the bluff of the bluff).

boundaries given only to the section that provides the front line not from lot to lot

Note: This 1841 grant refers to the parcel as 60 acres. 1 parcel. The first description given for the tract is from

boundary in 1841, it was described as

D
The Sandusky Map bluff given
correct, the grant was over 11
acres about 74 acres.

Does this indicate that the 1841 survey showed it to be 60 acres? I doubt it as section 4 appears to have been more like 65 (then to 75 acres).

DEEDS FROM RAYMONDS

05-13-1871

Raymond and his wife, "desiring to sell Lot No. 11 in Division 'Z' on the plat of the Outlots of the City of Austin," execute a power of attorney to P. DeCordova (misspelled as Cordora in the record) and J.E. Rector to sell the property. The instrument refers to outlot 11 as "heretofore apart of our homestead but we have had Surveyed into Blocks and Lots for the purpose of Selling the Same...." Filed 05-18-1871, vol. V, p. 82.

early 1870's Various lots in the Raymond Plateau subdivision are sold. See separate list of "FIRST SALES OF LOTS IN THE RAYMOND PLATEAU."

LAND AGENCY MAP OF THE RAYMOND PLATEAU

09- -1871

A hard copy of a map entitled "SUBDIVISION OF THE RAYMOND PLATEAU" is pasted into the Travis County deed records just before a deed conveying lot 7 of block 5 of the subdivision. The conveyance is from Raymond and his wife Margaret, through their attorneys, to Alice Smith. The layout of the lots on the map is the same as the lot layout in a plat the Raymonds file 14 years later (1885). The south boundary of the lots south of Cypress (now Third) Street is indicated by a row of short lines. This is presumably the bluff of the river. Just south of the subdivision is an area designated as "Sand Beach." The map bears the printed seal of DeCordova & Rector, General Land Agents. In one corner appears "M. J. Doyle, Civ. Eng." Deed records: vol. V, p. 401.

Below that appear the words "The Land Agent. Eng." In the border is another corner appears "Subdiv. S.C."

COMMENT: This map seems to be intended more for real-estate promotion than for precise delineation of lot boundaries. It is small and somewhat crude. In 1871 the county did not keep plat records separately. Instead, maps of various subdivisions and partitions were entered into the deed records. It seems likely to me that a good, larger map was made (by May, 1871) by or for M.J. Doyle when he surveyed the land. The land agency map was, I think, made later and presumably was one of a number of copies printed.

09-20-1871

The Raymonds, through "their attorneys, convey to John C. Raymond and Horace C. Withers "the streets as specified on the plat of the said Subdivision of the Raymond Plateau, hereunto attached." (Note: no plat appears here in the deed records.) The conveyance is "in Trust for the free use of the people of the State

in fact, P. DeCordova and James E. Rector

as streets, and open highways." The deed lists "Bowie Street, Fannin Street, Crockett Street and Burnett Street, each of which are eighty feet in width and Rose Street which is Sixty feet in width, and Cypress Street which is also Sixty feet in width, and runs through lot Eleven, but also through one hundred and twenty feet which the said James H. Raymond purchased of the City of Austin from off West Avenue." Filed 09-23-1871, vol. V, p. 455.

DEEDS INVOLVING BLOCK 7 LOTS LATER BOUGHT BY RAILROAD

? Raymonds sell lot 1, block 7 of the subdivision to somebody, perhaps the Robertsons. I have been unable to find in the county records a deed for this sale.

02-04-1875 Raymonds sell lots 2 and 3, block 7 "in what is known as the James H. Raymond subdivision of out-lot number 11 in division 2, City of Austin, as will appear by reference to a plat of the same made by authority of said Raymond." Sold to Cunningham. Deed filed 12-21-1875, vol. 31, pg. 173.

12-20-1875 Cunningham sells lot 2, block 7 and the west 24 feet of lot 3 (making a total of 128' fronting Cypress Street) to Nichols. Deed filed 12-20-1875, vol 31, page 165.

DEEDS TO RAILROAD OF BLOCK 7 AND THE 60-YARD STRIP

- 10-06-1876 Cunningham sells to I&GNRR "so much of lot 3, block 7 ... conveyed from Raymond as I haven't sold" to the Nichols.
Deed filed 10-07-1876, vol 36, pg 120.
- 12-01-1876 Robertsons sell lot 1, block 7 to I&GNRR. Deed refers to "a plat made by M. J. Doyle, civil engineer, and of record in the records of Travis County, and known as Raymond's Plateau."
Deed filed 12-02-1876, vol 36, pg 313.
- 12-30-1876 Sam & Cornelia Nichols sell lot 2, block 7 and the west 24 feet from lot 3 to I&GNRR.
Deed filed 12-30-1876, vol 36, pg 424.
- 07-31-1880 Raymond sells to I&GNRRCo. "a strip of land one hundred feet in width for each Railroad track built over the tracts of [other] land particularly described as follows, to wit: a tract in Travis County, known as part of the tract of land patented to Jas. H. Raymond, and known as lot 11 in Division Z in the City of Austin, and being a strip of land sixty yards wide, lying under the main bluff on the South side of said lot Number Eleven, and extending the same width all the way on the South side of said lot and being that part of said lot not heretofore sold by me, only requiring that a good roadway be left under the tracks for the use of the public, over and upon which the said Company has built or may hereafter build its Railroad."
NOTE: It appears to me that the strip conveyed to the railroad by this deed has as its north boundary the south (rear) boundaries of the lots delineated along the southern edge of the Raymond's Plateau subdivision.
Deed filed: 07-31-1880, vol 47, pg 419.

01-23-1885

RAYMOND PLATEAU SUBDIVISION RECORDED IN PLAT BOOK

Raymonds ^{conveys to a city of Austin one} ~~formally~~ dedicate streets in "Subdivision of Raymond Plateau." ^{shown in a map of the} Subdivision is bounded on the east by West Ave, ^{Shaded Green} on the north by Pecan Street, on the west by a line which corresponded to the west edge of outlot 11, and on the south by a meandering set of short lines which probably [in my opinion] corresponded to the main bluff of the Colorado River. Street and lot layout is the same as in the 1871 map. Street width ^{the same as in the 1871} conveyance of streets in trust. (ASIDE: Rose Street is omitted from this dedication, presumably because it had been re-aligned and renamed Block Street--subsequently changed back to Rose--when part of the Raymond Plateau was resubdivided by Sayers--see plat book 1, page 29. Fannin Street was re-aligned to become Lamar Blvd. in the early 1940's.) M.J. Doyle was the surveyor. Plat filed 01-26-1885, book 1, p. 30.

NOTE: This plat is, in my opinion, the most reliable indicator of the location of the bluff. We don't know just when this map was drawn. It probably wasn't much before 1871. The latest possible is 1885, when it was recorded. The two events which might have significantly changed the bluff from its 1848 location were the flood of 1869 and the construction of the railroad (the east-west tracks in about 1876, the bridge over the river in about 1880).

I lean toward 1871, before the railroad. If so, the only big question is the possible effect of the flood of 1869. The difference in the bluff's location between the various versions of the 1840 Sandusky map (as copied and re-copied) and this plat is very little at the west end of the outlot 11 boundary, about 200 feet at the middle, and about 400 feet at the east end. I think it's reasonable to assume that such a change would have been mentioned in contemporary accounts. Old newspaper's mention alterations to the bed of the river, some eroding of the north bank (not the high bluff) of 10 to 12 feet, and washing away of soil and trees from some islands and the south side of the river. Frank Brown, an old Austin resident, later wrote in his Annals of Travis County, "The east side being a high bluff, but little alteration took place."

If the plat were drawn as late as 1885, there is a possibility that the railroad construction altered the bluff before the map was drawn. The railroad might have surveyed the area before construction. I

haven't asked. The railroad is a possible party to any lawsuit over the boundary location. I have found old photographs which show that the railroad, as it curved from the east-west line to the bridge, did not sit on earth embankments but instead was on a trestle of wood poles. I believe that the earth embankment leading to the present bridge was put in after the present bridge was built in 1906.

It seems likely to me that a good map of the subdivision was made in 1871 when the land was surveyed. If it weren't, or if it were but was lost or destroyed by 1885, it is possible that M.J. Doyle surveyed anew the subdivision. Under this scenario, he might have located the bluff according to its 1885 position, not its 1871 position. But since Doyle was involved with the subdivision in 1871, it seems very likely that he would have made every attempt to stay true to boundaries originally laid out. According to the city directories, M.J. Doyle was listed as an assistant draftsman at the General Land Office beginning in 1881-82. In two earlier directories, he was listed as a "land and claim agent," a "draftsman and surveyor," and a "land agent."

I think that the plat copied into the county records in 1885 either was drawn in 1871 or was itself copied from a map prepared in 1871. I suspect it may have even been the plat attached to the 1871 conveyance (in trust) of the streets.

One question is: Why was anything filed in 1885? The ^{purpose} of the instrument was to ~~dedicate the streets to the public~~. I would hazard a guess that it became desirable for the streets no longer to be held in trust (under the 09-20-1871 deed) by John C. Raymond and Horace C. Withers. Perhaps the city had a policy or ordinance or whatever under which it would maintain streets ~~dedicated to the public~~. I don't know of any contemporary land boundary question to make me think that the plat was filed to settle some controversy.

*Sell the streets to
the City of Austin*

if owned

1916 METCALF SURVEY

12- -1916

Orin E. Metcalf, civil engineer, at the request of the City of Austin, does a survey of the Sand Beach Reserve tract south of outlots 1 and 11. His "Technical Report" accompanying the survey begins, "Knowing that I have made a location of a tract of land which has faulty and incomplete records for a basis of location, I am detailing in this report a list of the data which I considered useful, which I found available and also detailing my use of it, both as regards actual field practice and theory."

This survey has become the basis for the boundaries along the southern edge of outlot 11 as now claimed by private property owners.

In attempting to locate the southern boundary of outlot 11, Metcalf used the "picture location" of the bluff on some version of the 1840 Sandusky map of the outlots. He states that "according to local history this bluff was moved back by the flood of 1869, and at the present time there is no bluff existing which I would consider to be anywhere near the original location of the river bluff. Aside from the reported change of location of the river bluff, the topography has been changed by the construction of a railroad and of railroad spurs."

NOTE: My research into other sources indicates that the flood of 1869 did not significantly alter the location of this bluff. By 1916 the railroad construction certainly had altered part of the bluff--there was a spur leading down to the Reserve. But I don't think that the railroad construction had altered things when the plat of the Raymond Plateau was originally drawn. Metcalf's report makes no references to the land agency map filed in 1871, the deed to the railroad of the 60-yard strip in 1880, or the plat of the Raymond Plateau subdivision filed in 1885. I believe that Metcalf's reliance on the "picture location" of the bluff on some version of the 1840 Sandusky Map was misplaced. Metcalf was apparently not aware that outlot 11 was not carved out until several months after the original Sandusky map had been drawn. I also have some serious questions about Metcalf's approach in determining some of the survey lines. See my separate COMMENTS ON THE 1916 METCALF SURVEY.

DEEDS TO THE CITY OF AUSTIN

LAMAR BOULEVARD RIGHT-OF-WAY

05-21-1941 HCR 91 of the 47th Legislature, Regular Session, is filed with the Secretary of State. It authorizes the State Board of Control to grant the City of Austin an easement across Sand Beach Reserve for the construction and perpetual maintenance of a street. The easement is 200 feet wide and covers a total of 2.771 acres, some 2.728 acres being from Sand Beach Reserve as surveyed by Metcalf in 1916 and some .043 acres between Metcalf's south line and the north bank of the Colorado River.

SAND BEACH RESERVE SOLD TO CITY OF AUSTIN

03-23-1945 Governor signs H.B. 21, selling three tracts of land to the City of Austin for \$10,000. One tract is the 77 acres (more or less) commonly known as "Reserve" marked on the 1840 Sandusky map.

07-03-1945 Governor Coke Stevenson signs patent to City for 3,000 acres. The Sand Beach Reserve tract is described as "bounded on the North by Outlots 1 and 11, Division "Z", City of Austin, as established by a survey made by William H. Sandusky...." The patent includes some restrictions made by the Legislature, including: "The Grant hereby made to the City of Austin is made for public purposes and in the event of sale by the City of Austin, of the property herein granted, all parts thereof so sold shall revert to the State."

ASIDE: Contrary to the reference in the Act, Sandusky did not do the surveying. He drafted the map.

DEEDS FROM RAILROAD

- 1968 Land in vicinity surveyed.
- 01-08-1969 Mopac RR sells to Maufrais Brothers a 1.340 acre tract south of the railroad tracks, east of Lamar, and north of West First Street. The tract is described by metes and bounds. It includes parts of lots 1 and 2, block 7 and extends about 90 to 105 yards south of the rear lot lines of lots 1 and 2. Price: \$25,000.
Deed filed: 02-26-1969, vol 3630, pg 371.
- 09-05-1969 Mopac RR quitclaims to Maufrais Brothers Inc. a .57 acre tract south of the railroad tracks and north and east of the 1.340 acre tract. These two tracts later become the JETCO PARTNERS INTERNATIONAL RESUBDIVISION ONE, the land now claimed by Townlake Joint Venture. (Maufrais Brothers also obtains from a Frank Riffe a warranty deed for this land, which had apparently been obtained through adverse possession beginning around the turn of the century.) All of this tract lies within 60 yards of the bluff shown on the 1885 plat of the Raymond Plateau.
Deed filed: 09-26-1969, vol 3754, p. 1707.

map

TO MAUFRAIS
DEEDS FROM RAILROAD

1968 Land in vicinity surveyed.

01-08-1969 Mopac RR sells to Maufrais Brothers a 1.340 acre tract south of the railroad tracks, east of Lamar, and north of West First Street. The tract is described by metes and bounds. It includes parts of lots 1 and 2, block 7 and extends about 90 to 105 yards south of the rear lot lines of lots 1 and 2. Price: \$25,000.
Deed filed: 02-26-1969, vol 3630, pg 371.

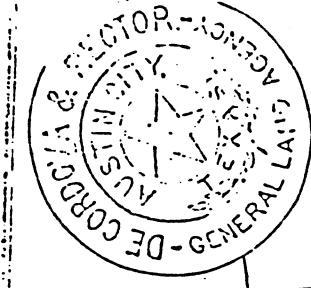
Mopac RR quitclaims to Maufrais ^{the same} ~~as~~ ^{the same} acre tract. ~~as~~ as Riffe sells to under a warranty deed.

FRANK AWARD
DEED FROM RIFFE TO MAUFRAIS

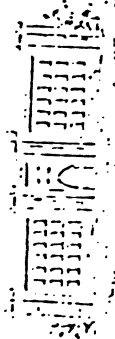
Aug 1969

D. 19 -
Riffe
had a house
(then a -)
across a little by
across from the
city had well
the house.
The city, my dog
was about
the suit was dismissed with no liability why.

Riffe sells by ^{to Maufrais} deed a .576 acre tract adjacent to the 1.340 acre tract just sold by the railroad to Maufrais. This land is ~~also~~
NOTE: The Riffe family has address in the same side a block 7 3rd street. ~~South side of R~~ This is the side with the railroad tracks. Apparently there were some houses toward the river from the tracks. ⁸
The Riffe family is still - But I have a letter with name.



SUBDIVISION
OF THE
RAYMOND PLATTEN,
AUSTIN,
TEXAS.

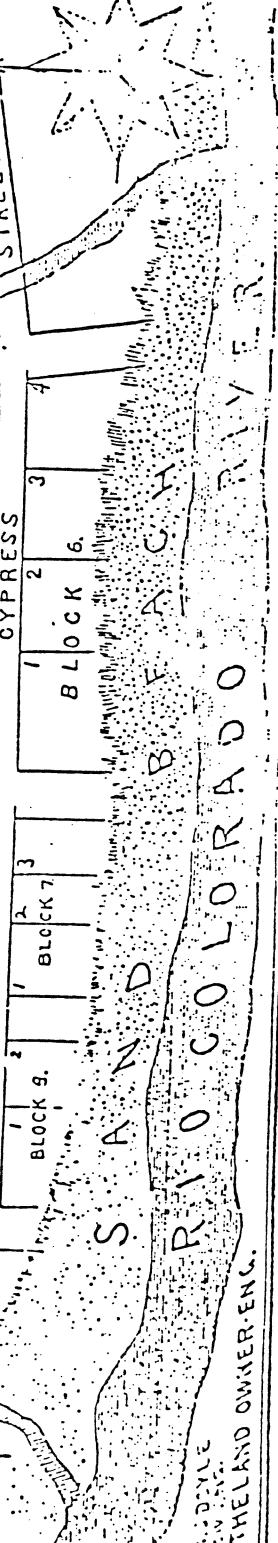
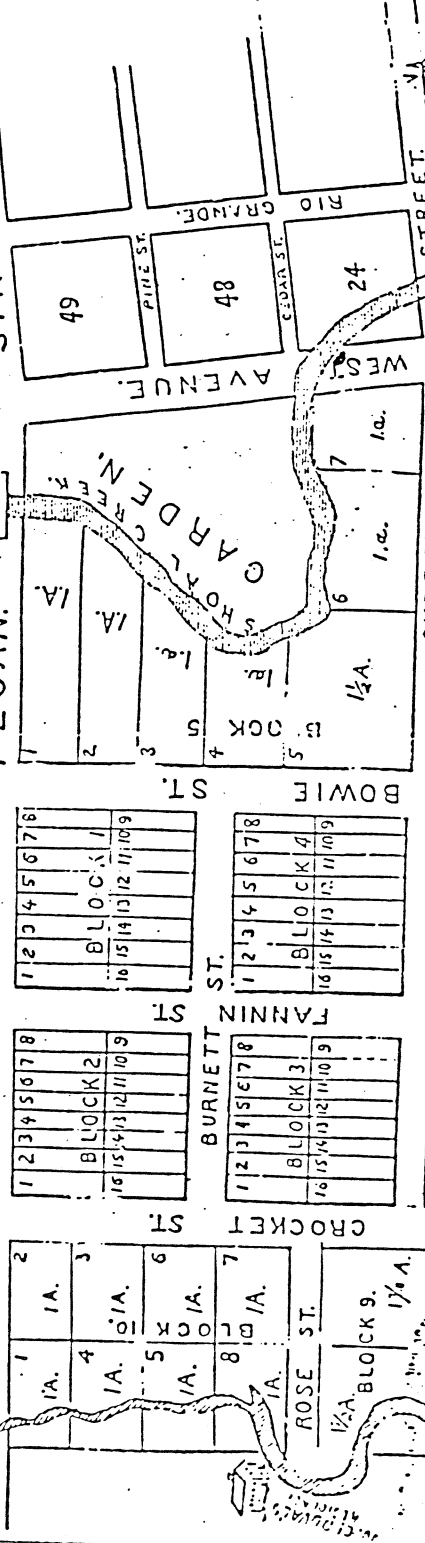


TEXAS MILITARY INSTITUTE.



RESIDENCE OF J. H. RAYMOND. ESO.

PECAN. STREET.



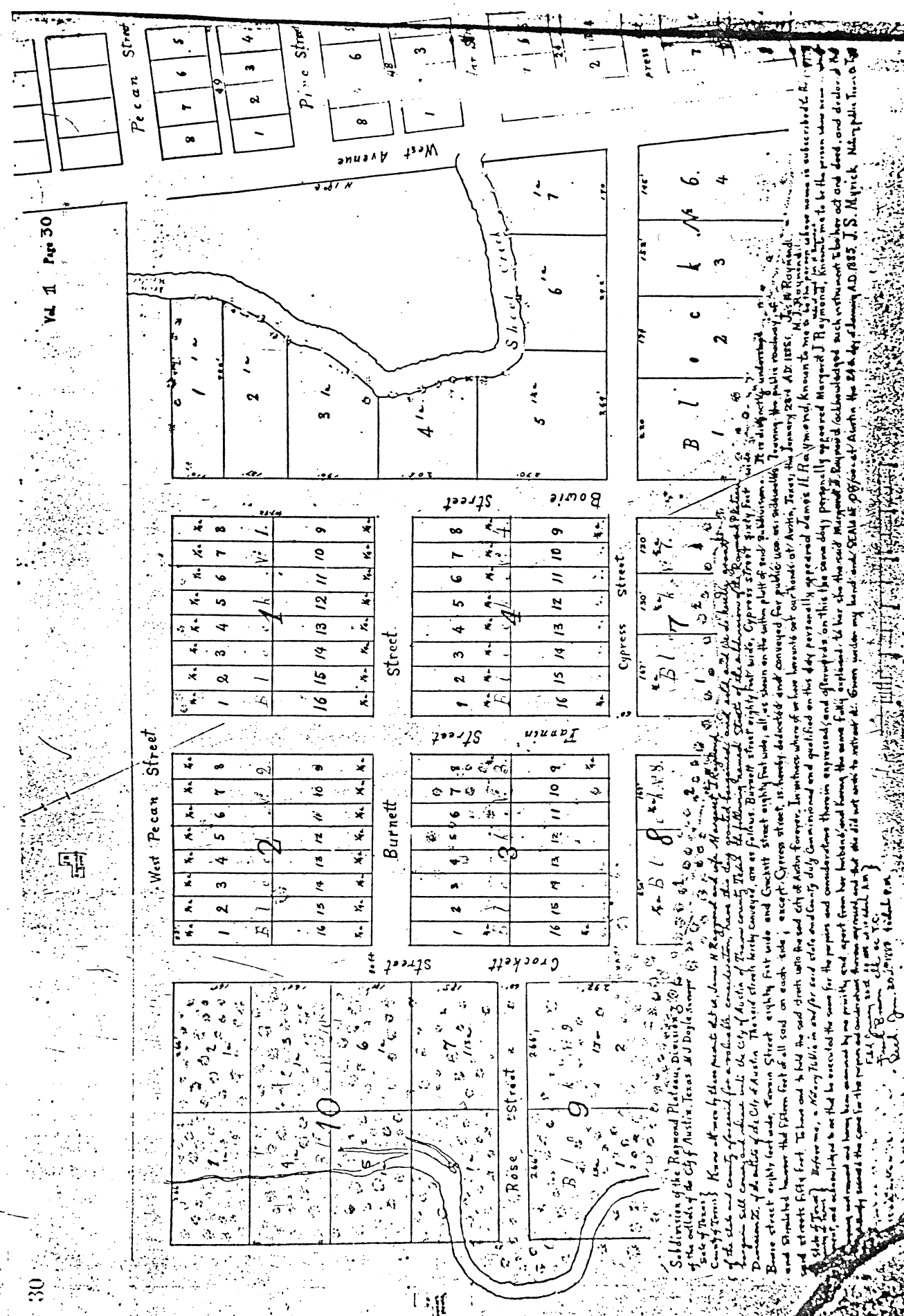
Jas. H. Raymond deed To I. and G.N.RR Co.

The State of Texas, Know all men by these presents That for and in consideration of the enhanced value to be given and is contemplated to arise to my lands and other property by the location and construction of the International and Great Northern Railroad, and for the further consideration of one dollar to me in hand paid, the receipt whereof is hereby acknowledged, I, James H. Raymond, of the County of Travis and State of Texas, have granted, bargained, sold, released, and by these presents do grant, bargain, sell, and release to the International and Great Northern Railroad Company, a strip of land one hundred feet in width for each Railroad track built over the tracts of land particularly described as follows, towit: a tract in Travis County, known as a part of the tract of land patented to Jas. H. Raymond, and Known as lot No. 11 in Division 2 in the City of Austin, and being a strip of land sixty yards wide, lying under the main bluff on the South side of said lot Number Eleven, and extending the same width all the way

and being that part of said lot on the South side of said lot not heretofore sold by me, only requiring that a good roadway be left under the tracks for the use of the public, over and upon which the said Company has built or may hereafter build its Railroad, together with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in anywise incident or appertaining. To Have and To Hold all and singular, the said premises unto the said premises unto the said International and Great Northern Railroad Company, or its assigns, forever, And for the considerations aforesaid, as herein set forth, I do further grant to said Company, such earth, material, timber & rock as may be found on the strips of lands herein mentioned, which may be required for the construction of said Railroad; And I do hereby grant to said company a full release from all claims against said Company for damages that may be sustained by their work in the construction and for the right of way of said railroad over any of the said lands. In testimony whereof, I have hereunto set my hand and seal, using scroll [?] for seal, this 31st day of July, AD 1880. Jas. H. Raymond (Seal)

State of Texas. } Before me the undersigned authority, this
County of Travis, } day personally came and appeared,
Jas. H. Raymond, of the County of Travis and State aforesaid, well known to me, whose name appears to the above and foregoing deed and instrument of writing, and acknowledged in my presence that he signed and executed the Same for the purposes and considerations therein set forth To certify which, I have hereunto set my hand and official seal, this 31st day of July. AD 1880. (Seal) Jas. R. Johnson, Filed for Record 31st July. 1880. at 12M.

Recorded August 4 1880. at 9AM.

[illegible]

Jas. H. Raymond deed To I. and G.N.RR Co.

The State of Texas, Know all men by these presents That for and in consideration of the enhanced value to be given and is contemplated to arise to my lands and other property by the location and construction of the International and Great Northern Railroad, and for the further consideration of one dollar to me in hand paid, the receipt whereof is hereby acknowledged, I, James H. Raymond, of the County of Travis and State of Texas, have granted, bargained, sold, released, and by these presents do grant, bargain, sell, and release to the International and Great Northern Railroad Company, a strip of land one hundred feet in width for each Railroad track built over the tracts of land particularly described as follows, to wit: a tract in Travis County, known as a part of the tract of land patented to Jas. H. Raymond, and Known as lot No. 11 in Division 2 in the City of Austin, and being a strip of land sixty yards wide, lying under the main bluff on the South side of said lot Number Eleven, and extending the same width all the way and being that part of said lot on the South side of said lot not heretofore sold by me, only requiring that a good roadway be left under the tracks for the use of the public, over and upon which the said Company has built or may hereafter build its Railroad, together with all and singular the rights, members, hereditaments and appurtenances to the same belonging or in anywise incident or appertaining. To Have and To Hold all and singular, the said premises unto the said premises unto the said International and Great Northern Railroad Company, or its assigns, forever, And for the considerations aforesaid, as herein set forth, I do further grant to said Company, such earth, material, timber & rock as may be found on the strips of lands herein mentioned, which may be required for the construction of said Railroad; And I do hereby grant to said company a full release from all claims against said Company for damages that may be sustained by their work in the construction and for the right of way of said railroad over any of the said lands. In testimony whereof, I have hereunto set my hand and seal, using scroll [?] for seal, this 31st day of July, AD 1880. Jas. H. Raymond (Seal) State of Texas. } Before me the undersigned authority, this County of Travis, } day personally came and appeared, Jas. H. Raymond, of the County of Travis and State aforesaid, well known to me, whose name appears to the above and foregoing deed and instrument of writing, and acknowledged in my presence that he signed and executed the Same for the purposes and considerations therein set forth To certify which, I have hereunto set my hand and official seal, this 31st day of July. AD 1880. (Seal) Jas. R. Johnson, Filed for Record 31st July. 1880. at 12M.

Recorded August 4 1880. at 9AM.

LOCATION OF BLUFF :

1840 SANDUSKY MAP v. 1885 SUBDIVISION PLAT

Reasons not to rely on 1840 Sandusky Map for bluff location:

GENERAL

1. Nature of map: scale (1"=600'), purpose (to show locations of hundreds of outlots for sale), area (7000+ acres)
2. Lack of field notes--reportedly destroyed by surveyor(s) after dispute over payment. No evidence that land in vicinity of bluff was ever surveyed *on the ground*.
3. Inconsistencies--for example:
 - ..with other maps of the time: meanderings of Shoal Creek in vicinity of West Ave.
 - ..with more recent surveys wrt features that are not likely to have moved: 250' shortage along northern boundary of outlots 1 and 11.
 - .. *with acreage ~~discrepancy~~ set out in patent (60 acres)*
4. Don't have original--just copies which have some variations and some additional markings.

SPECIFIC

1. The Sandusky Map originally did not have outlot 11 on it. The area apparently originally was part of the 400 acres to be set aside for "public purposes." It became an outlot several months later. Thus, there was no reason, at the time the outlots were being surveyed and the map was being drafted, for a careful survey or depiction of the location of the bluff. Note also that when Francis Gordon was granted the land which became known as outlot 11, the Congress required that a survey be done.

SUMMARY OF REASONS TO RELY ON THE 1885 PLAT

Note: This is a summary only. See chronology for fuller statement of facts and reasoning.

HISTORY: Land was surveyed in early 1871 by M.J. Doyle, civil engineer, for purpose of splitting into lots and streets for sale. Then the Raymonds gave two land agents the power of attorney to sell the lots. The original of the map copied into the deed records in 1885 was probably done by or for M.J. Doyle at the time of the survey. The land agency, DeCordova & Rector, had a small, crude map printed showing the subdivision. A hard copy of this small map was pasted into the deed records in September, 1871.

1. Nature of map: scale (1"=100'), purpose (to show streets and blocks and lots), area (about 70 acres)
2. Field notes--have not been located, if they ever existed. However, some distances are recorded on the map. We do not know who drew the original of the map, but Doyle was later a draftsman for the GLO. Good guess is that Doyle both surveyed and drew it.
3. Consistency: *relation*
 - ..within map itself--careful scaling of lots, blocks, especially in comparison to original city blocks along West Ave.
 - ..with some other maps of the time (esp. those maps which appear to be based on some actual field work instead of being copied from Sandusky Map) *eg. 1873 North Bird's Eye View by Rich, with what has been built on by the summer.*
4. Plat was recorded in 1885 for stated purpose of conveying the streets to the city of Austin. Three of those streets run south to the bluff line. One (Crockett) has a distance call along ~~the~~ *its* line, leading to the bluff.
5. James Raymond had studied and practiced a little surveying as a young man. He was a journal clerk and later the chief clerk of the House during different sessions of the Congress of the Republic. He was Treasurer of the Republic and later state treasurer till 1858. He entered the banking business in 1860, which he carried on until his death in 1897. He held a number of other responsible positions with such institutions as the church, the "Lunatic Asylum" (now state hospital) and Texas A&M. I believe that it would have been quite out-of-character for him to have settled for an incomplete survey of his property or to have recorded an inaccurate map of it.
6. Raymond's 1880 deed to the railroad of the 60-yard strip under the bluff refers to it as "that part of said lot not heretofore sold by me." Thus, Raymond in 1880 thought that the south boundary of outlot 11 was 60 yards beyond the backs (south boundaries) of the lots on the south side of Cypress Street. The 1885 plat shows a bluff line for the rear of those lots.

7. If the flood of 1869 changed the bluff, the changes were small.

a. Pre-1869 descriptions, though sketchy, suggest that the bluff was north of the Sandusky Map's location.

b. Compared to its location on the 1885 plat, the location of the Sandusky Map bluff is about the same on the west end of outlot 11, about 200 toward the river in the middle of outlot 11, and about 400 feet toward the river on the east end of outlot 11. If the flood had washed away this much land, I think it would have been mentioned.

c. Contemporary accounts of the flood mention alterations to the south side of river and some changes in the north bank (not the high bluff) but only minor disturbance of the high bluff.

c. Frank Brown, who lived in Austin during the flood, later wrote, "The east [also called north] side being a high bluff, but little alteration took place."

d. The 1885 plat, probably first drawn in 1871, shows trees along and either side of the bluff line. If the flood had eroded the bluff, one would not expect trees in the portion eroded.

e. Raymond would have noted any significant change in the bluff and would not have lightly foregone all claims to the land.

f. 1873 birds eye view -
 but only side in 1880 to railroad was for later construction
 Once lands were below bluff, they lost some
 of river value (but for sand?). Cf: did
 people pay for sand back then?

8.

In 1862 sale of 120' ^{strip} west side of west line, City Council
Stephen agreed to sell James Raymond

City set price of \$200 for Stephen Corley to buy from
James Street north to Street Center. City set price of \$33

\$100 for James Raymond to buy from Street Center north

to "for the full length of his line (known as the
Goreham property)." According to the RP plat, distance from

Street Center to bluff is about 650 feet, so JHR paid
about 15¢ per lineal foot just acquiring high land; or $\frac{100}{650+110} = 12\frac{1}{2}\%$

per lineal foot. If 3 using Sandusky map bluff line, JHR
paid $\frac{100}{1050} = 9\frac{1}{2}\%$ for high land, or $\frac{100}{1230} = 8\frac{1}{3}\%$

DEPOSITION
EXHIBIT *2*
RIDDELL 8
11-4-85



International of
Northern Railroads

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