

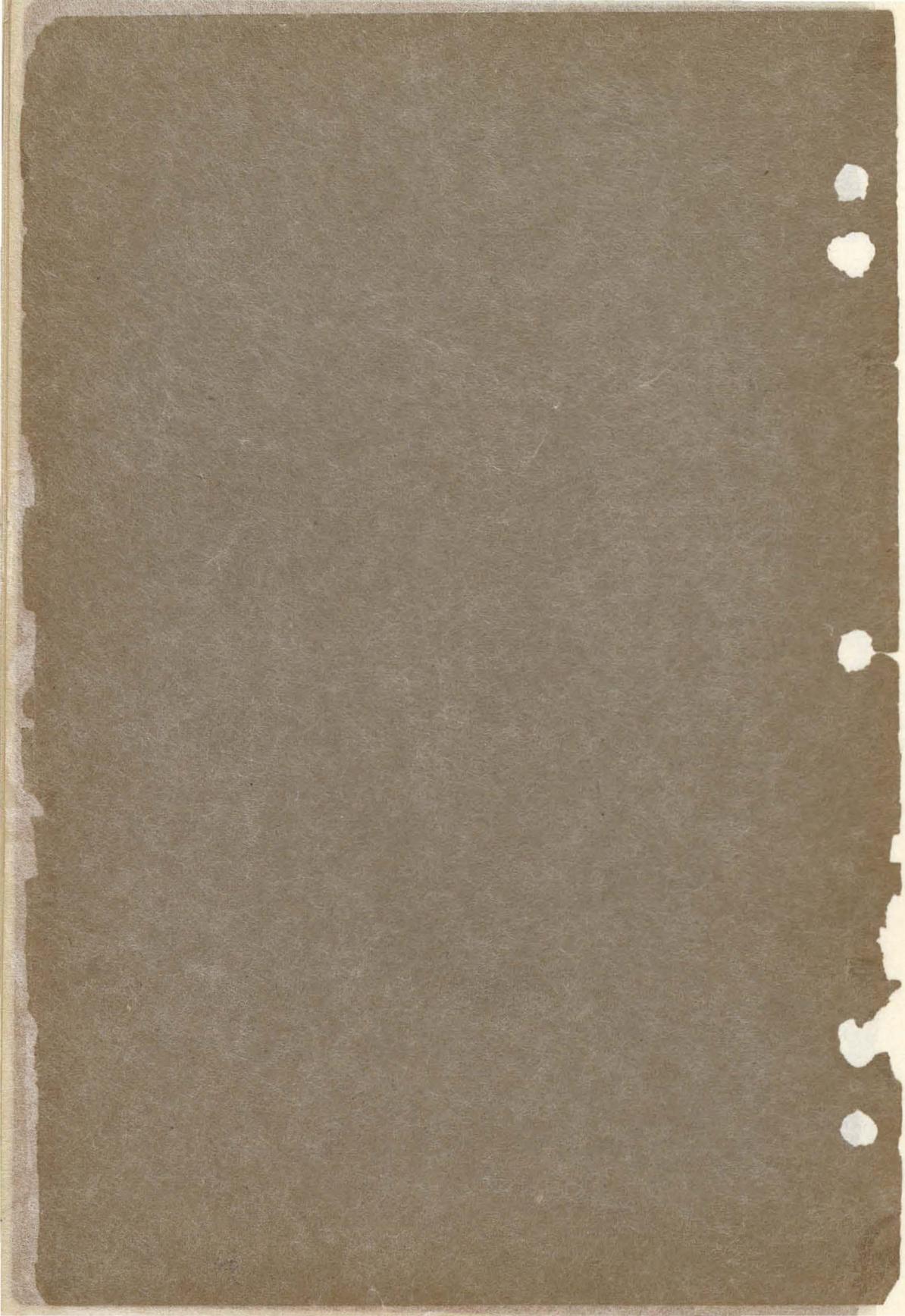
REPORT
OF
THE COMMISSIONER
OF THE
GENERAL LAND OFFICE
STATE OF TEXAS.

W. L. MOGAUGHEY,
COMMISSIONER.

SEPTEMBER 1, 1892, TO AUGUST 31, 1894.



AUSTIN:
BEN C. JONES & CO., STATE PRINTERS.
1894



REPORT
OF
THE COMMISSIONER
OF THE
GENERAL LAND OFFICE
STATE OF TEXAS.

W. L. MCGAUGHEY,
COMMISSIONER.

SEPTEMBER 1, 1892, TO AUGUST 31, 1894.



AUSTIN:
BEN C. JONES & CO., STATE PRINTERS.
1894

2

9

REPORT OF COMMISSIONER GENERAL LAND OFFICE.

GENERAL LAND OFFICE,
AUSTIN, TEXAS, Dec. 8, 1894.

To His Excellency J. S. Hogg, Governor of Texas:

Sir—I have the honor to herewith transmit you my report of the condition of this office for the two years ending August 31, 1894.

Very respectfully, your obedient servant,

W. L. McGAUGHEY,
Commissioner.

This State is located in the extreme southwestern part of the United States, between the 26th and 36th parallels of latitude, and the 94th and 106th meridians of longitude. It has been geographically divided, for convenience of locating certain portions definitely, into five parts, viz.: Central, Northern, Southern, Eastern, and Western Texas.

The State is so vast that a better knowledge of its magnitude can be ascertained by a statement that its landed area covers 267,002 square miles, and its water area 2692 square miles, making a total of land and water of 269,694 square miles, which is equal to over 8 per cent of the area of the entire United States, including her Territories. To make it clearer, it is six times larger than New York, and 100 square miles larger than all the Eastern and Middle States, with Delaware and Maryland included.

It is 800 miles from east to west, and 750 miles from north to south. This princely domain was a separate Republic until 1845, at which time it became a member of the sisterhood of States. One wise provision in the stipulations of the treaty of annexation was, that all of her lands should be held by her own State Government, to be disposed of and controlled in accordance with her own laws; she did not cede them to the United States, as many other States did. For this reason we have the next largest land office in the world, and a system of free schools, together with our State University and several eleemosynary institutions, based on about one hundred millions of dollars, accruing from the sale of these lands; we will always have a free system of education. The topography of the State is but little understood, except in a general and not specific way. That portion lying east of the 96th degree of longitude and north of the 30th parallel of latitude is known as "East Texas." This section of country has a wonderful history in its first settlement. Here the

celebrated timber region lies, known even in foreign countries, on account of its valuable lumber products, supporting and supplying all the vast prairie lands with material for the habitation of man. Water in lakes and streams is abundant all over this section, furnishing fine fishing, and the bottoms and jungles are the home of the deer and turkey. This is the fruit land so well known from shipments to the great cities of the North and East every spring. Ribbon cane grows here in the bottom lands without irrigation. The population could be duplicated, and still neighbors be "far between."

The coast region is composed of an even chain of land, running regularly southwest from the mouth of the Sabine river to Corpus Christi; thence slightly south to Mexico. This is the recently developed rice country, which is near the gulf. A heavy tide of immigration has been flowing into this section for more than two years. The pear orchards and early small fruits have rivalled California's best products. The future of this part of Texas can scarcely be imagined.

Fortunes are being amassed here on small holdings. Winter hunting on the bays and lakes has proven very remunerative, as boat-loads of fowls are shipped to the cities each season. A peculiar growth called "wild celery" gives the bird a fine flavor. These lakes are now owned by our native people by patent.

East of the first mentioned division, and north of the last, is a vast rolling prairie. The only timber in this great farming belt is along the streams, little motts, and the belt running from northwest to southeast, known as the "Cross Timbers." This growth appears to be a freak of nature, apparently planted to supply the demand of civilization on the rich plains on every side. Here lives the stronghold of liberty, the great voting element of the State.

Cotton, grain and hay are the principal products. The cities of the interior are located here, and the greatest wealth is shown by the tax rolls to be in this division. The north and northwest are so closely connected, and are so much alike, that a description of one will answer for both. This is the vast country, so beautiful in construction and so brilliant and bright, that "mirages" delude the unwary traveller, displaying in bold relief sparkling lakes and moving herds. This phenomenon appears only under certain peculiar circumstances. Who knows but that "the white ships" may be reflected by some electric power from the great ocean on the west. This is the home of the cattle king and rancher. The soil is rich as alluvium, producing a grass called "buffalo," as nutritious as oats. On these high lands, nature scattered her choicest seeds, and provided them with the most fertile soil imaginable. Water alone is needed to develop the rarest and most luxuriant growth in a remarkably short period. Stock farming has been a complete success, as two-story mansions and broad acres will attest. This embraces the great wheat region of Texas, also.

But every part of the State is adapted to happy homes and a frugal people. We could feed the population of the United States, if cultivated like some of the old countries. Our irrigated lands show how readily even the most arid sections in our broad land respond to water. Along the Pecos river, on Toyah creek, and anywhere, the best of vegetables are raised with a small supply of water. Along the ditches may be found a class of people who do not watch the clouds for bread. The

5

REPORT OF COMMISSIONER GENERAL LAND OFFICE.

time will come soon when thousands of additional farms will be supplied with abundant water for irrigation purposes, either by boring or storing in reservoirs. This completes a hasty and incomplete history, by an outline of the State in great divisions. A description by counties, of which there are 247, would be interesting, I know, to home-seekers, but this can be given only at the Land Office, where all data on lands and all archives are kept; even the classification by sections of 640 acres each are filed, and can be seen by any one. We invite investigation.

Texas has been liberal, indeed, to her people and artificial creatures. Every settler not having a home is donated 160 acres, and as an inducement to the encouragement of internal improvements, large bodies of land have been given to canal companies, irrigation companies, and the various railroads have been the beneficiaries of 60,516 square miles of land, making a square one side of which is 246 miles, or 38,730,240 acres, equal to the area of 67 counties, each 30 miles square. She is proud of her great thoroughfares, and there ought to be a mutual feeling of kindred friendship and reciprocity existing between her people and her creatures.

These lands, as a general rule, alternate with the school lands, and are of equal value. They are cheap, and for sale on liberal terms.

✓
SYNOPSIS OF LAWS GOVERNING THE SALE AND THE LEASING OF SCHOOL LANDS, AND THE MANNER OF OBTAINING HOMESTEADS; ALSO, TIME OF INTEREST PAYMENT UNDER THE SEVERAL ACTS.

In reply to numerous letters asking information in regard to Public Domain, School, University, and several Asylum lands, I submit the following statement:

SCHOOL, UNIVERSITY, AND ASYLUM LANDS.

Under an act of the Legislature, which took effect as a law July 4, 1887, and the acts amendatory thereof, approved April 8, 1889, and April 29, 1891, the School, University, and Asylum lands belonging to the State have been classified into dry and watered agricultural, pasture, and timber lands, appraised, and placed on the market for sale, but only to actual settlers, in quantities of not less than 80 nor exceeding 640 acres to each settler, except in cases where the land is classed as dry and purely pastoral, when each settler will be entitled to purchase not exceeding four sections, or 2560 acres, or one agricultural and three dry grazing sections. These lands will be sold at their appraised value, at not less, however, than \$2 per acre for dry, and \$3 per acre for watered. Timbered land will not be sold for less than \$5 per acre cash, or the timber alone may be sold at the appraised value, but at not less than \$2 per acre. At the date of his purchase, the settler will be required to pay to the State Treasurer one-fortieth of the aggregate purchase money (unless the land is classed as timbered, when he must pay the whole of the purchase money), and to place with the Commissioner of the General Land Office his obligation to pay to the State on the first day of November of each year thereafter, until the whole purchase money is paid, one-fortieth of the aggregate price of the land, with interest at the rate of 5 per centum per annum on the whole unpaid balance of such purchase money. If he

fails to make the annual payment of interest in compliance with his obligation, he thereby forfeits his claim to the land and all payments thereon previous to such failure. He also will be required to obligate himself to occupy as his homestead the land sold to him, during the three years next following the date of his purchase, and will be allowed at the end of the three years, on making proper proof of such occupancy, to pay in full for the land and receive a patent to the same, and such proof must be made within one year next after the expiration of the three years' occupancy. Some of the lands subject to sale under the acts mentioned can be found in nearly all the counties of the State. A statement of the classified and appraised lands of each county in the State is furnished the county clerk, which he is required to place on record in his office, and to have open to public inspection, showing the lands for sale in his county, the price at which each tract has been appraised and can be purchased, etc., and anyone will be furnished with all blank forms necessary to enable parties who wish to purchase any of the lands to properly apply for them.

INTEREST PAYMENTS.

Interest is due on school lands purchased under the several acts, as follows:

Act of 1874, interest is due and payable March first of each year.

Acts of 1879 and 1881, interest is due on January first of each year, and the purchaser allowed until the first day of March following.

Act of 1883, interest is due on the first day of January of each year, and the purchaser allowed until the first day of August following.

Section II, act of 1887, as amended by the acts of 1889, 1891, and 1893, provides, "That no additional payment of principal is required after first payment of one-fortieth is made, until the expiration of forty years from date of original purchase." Interest payments are due on the first of each August succeeding the date of purchase, but by virtue of an act passed by the Legislature of 1893, an extension of one year and three months is given in which to pay said interest after it becomes due as per terms of contract, without penalty.

The interest must be paid on or before the expiration of said extension; otherwise, forfeiture will be declared without judicial ascertainment, and such land shall again be for sale as if no sale or forfeiture had occurred; or if the purchaser shall fail to make the proof of occupancy within the time and in the manner prescribed by the regulations of the Commissioner of the General Land Office, as provided for in section 9 of the act of 1887, or shall deed it to a corporation, he shall in like manner forfeit the land and all payments thereon to the State. In case of death, the heirs of a claimant are given an extension of one year, in addition to the above mentioned time, in which to make payment of interest, by filing in this office proof of such death. Said heirs or assignees are also authorized by law to complete said contract of settlement.

All remittances on sales, leases, and interest should be sent direct to the State Treasurer.

LEASING.

Section 14, Act of 1891: The public lands and all lands belonging to the public free schools, asylums, or university fund, if not in demand for actual settlement, shall be leased by the Commissioner of the General Land Office, under the provisions of this act. All of such lands lying west of the Pecos river, and all of such lands lying south of the Texas & Pacific Railroad, except the counties of Concho, Coke, McCulloch, Sterling, Glasscock, Midland, Ector, Tom Green, Howard, and Martin, and all University lands, shall be leased for a period of ten years, and all other such lands lying north of the Colorado river, and north of the Texas & Pacific Railroad, and the counties hereinbefore excepted from the ten year lease, shall be leased for a period not longer than five years, and the lessee shall pay an annual rental of four cents per acre for all lands leased; provided, that the University lands may be leased at three cents per acre per annum, which rental shall be paid each year in advance, the first payment to be made at the time the lease is executed, and if at the termination of any lease any of such lands are not in demand for actual settlement, they may be re-leased for another five years, and the lessees thereof, whose term of lease has expired, shall have the refusal of such land as he has been leasing on the terms and at the price that may be fixed therefor by the Commissioner of the General Land Office, and shall be delivered to the lessee or his duly authorized agent, and such lease shall not take effect until the first payment of annual rental is paid and the lease duly filed for record in the county where the land lies, or to which it may be attached for judicial purposes, and it shall not be necessary for the Commissioner to acknowledge such lease before the same is placed on record.

No lands which are now, or which may hereafter be, classified as grazing lands within the territory where the ten-year lease is authorized, as set forth in the preceding section, shall be subject to sale during the term of the lease-contract thereof, except by written consent of the lessee, and the possession of the lessee shall not be disturbed during the term of his lease.

All lands, the lease of which is fixed at not exceeding five years, shall be leased subject to sale; provided, that if any lessee has actually settled upon any section of land included in his lease, and erected thereon his residence and substantial improvements, for permanent settlement, such section shall not be sold, nor shall such settler be disturbed during the term of his lease; and all leases of agricultural lands embraced in the territory where a lease not exceeding ten years is provided for, shall be subject to sale to actual settlers, except where settlements and improvements are made as hereinbefore provided for by the lessee. In all cases where an actual settler may desire to settle on any grazing land, which may have been leased under a five year contract of lease, such actual settler shall first erect thereon substantial improvements of the value of not less than one hundred dollars, and file proof of same in the General Land Office within four months after making his application to purchase.

None of the requirements for improvements to be made by an applicant to purchase shall be required of any person who shall desire to buy and settle upon any agricultural lands under lease made under the foregoing provisions.

If any lessee shall fail to pay the annual rental due in advance for any year, within sixty days after such rent shall become due, the Commissioner of the General Land Office may declare such lease cancelled.

The above act, approved April 28, 1891, does not affect leases made before the same became a law.

Agricultural land leased prior to July 28, 1891, upon which the lessee shall have placed as much as \$100 improvements, and grazing lands leased prior to July 28, 1891, can not be sold during the term of the lease, without the consent of the lessee.

The law requires leases to be recorded in the county where the land lies, or to which it may be attached for judicial purposes, and is not effective till so recorded.

SMALL TRACTS OF VACANT LAND TO BE SOLD.

Under an act of the Legislature, which also took effect as a law July 4, 1887, and the acts amendatory thereof, approved April 8, 1889, and April 18, 1891, all such tracts of vacant public domain as contained only 640 acres or less each on the 12th day of October, 1879, situated in organized counties, are now on the market for sale at \$2 per acre. A party wishing to purchase any of the lands referred to will be required to apply in writing to the county surveyor for a survey of the same, have the survey made within three months from the date of his application therefor, within sixty days from date of survey to have field notes of the survey returned to the General Land Office, and within ninety days from the return of the field notes to pay the Treasurer the purchase money on the land. An actual bona fide settler and resident of the State, "who lives in the enclosure," and who unknowingly has enclosed any of such land, shall have a preference right for six months from the time that the same shall have been declared by the Commissioner of the General Land Office to be vacant and subject to sale, to purchase so much of said land as may be embraced within his enclosure.

HOMESTEAD DONATIONS.

Under the homestead donation law, each head of a family, without a homestead of his or her own in Texas, is entitled to 160 acres, and each single person 18 years of age, to 80 acres of the vacant and unappropriated public domain. A person wishing to avail himself of the benefits of this law, must find the vacant land that he wants, settle on it as his homestead, apply in writing, under oath, and within thirty days from the date of his settlement, to the surveyor for a survey, have the survey made within twelve months from the date of his application, and its field notes filed in the General Land Office within twelve months from its date, occupy the land for three years as his homestead, and file proof of such occupancy in the General Land Office. He is then entitled to the issuance of a patent. He pays nothing for the land, but has to pay the surveyor's fees and the fees of the Land Office, which together ordinarily amount to \$15 or \$20. These lands subject to settlement in the way pointed out are situated in every part of the State. They can not be pointed out by the Land Office to parties wishing to obtain the benefits of the law, but are most easily and certainly found by inquiry of the

surveyors of the several counties, or by examination of their records. The pre-emption provisions heretofore in force are now repealed, and are of no standing.

LAND CERTIFICATES.

All unlocated land certificates are barred by limitation, and are now worthless.

MAPS.

The General Land Office has no maps of the State for sale or free distribution. It has maps of all the counties, however, in the State, and can furnish copies of them at prices ranging from \$5 to \$60, the price depending on the size of the county and the number of surveys situated in it. It has also lithographic copies of the maps of a large number of the counties, and offers them for sale at 50 cents each.

Lithographed maps of any particular county, with all unsold school, university and asylum lands located therein marked upon said map, together with the official classification and valuation of said lands, can be furnished by this office for about \$1 for each map so marked, and two cents per section, or part section, for lists of lands.

All lands are subject to sale to settlers, but those situated in counties organized prior to January 1, 1875, except El Paso, Pecos and Presidio, which are detached from other public lands, may be sold to any one, except a corporation, without settlement. There is a very small remnant of this class of land now unsold, as dealing in it admits of speculation. They are priced as other lands of a similar classification.

List by Counties showing the amount of unsold School, University, and Asylum lands, August 31, 1894, and amounts leased in good standing.

County.	School land.		University land.		Unorganized Co. School, Orphan Asylum, Blind Asylum, and Lunatic Asylum lands.
	Acres leased.	Acres unsold.	Acres leased.	Acres unsold.	
*Anderson		960			
Andrews	62,880	68,400	102,400	286,720	2,240
*Angelina		21,685			
*Armstrong	79,080	52,282			
*Atascosa	308	4,527			
*Bandera	10,480	136,408			
*Baylor	240	27,053			
*Bell		5,764			
*Bexar	112	3,200			
*Blanco	2,720	29,354			
*Borden	103,270	188,633			
*Bosque		640			
*Bowie		15,112			
Brewster	112,595	442,825			
*Briscoe	68,610	71,808			
*Brown		7,338			
Buchel	24,960	112,640			

List by Counties showing the amount of unsold School, University, and Asylum lands, August 31, 1894, and amounts leased in good standing.

(CONTINUED.)

County.	School land.		University land.		Unorganized Co. School, Orphan Asylum, Blind Asylum, and Lunatic Asylum lands.
	Acres leased.	Acres unsold.	Acres leased.	Acres unsold.	
*Burnet	1,564	14,080			
*Caldwell		3,120			
*Callahan	299	6,321			
*Cameron		19,565			
*Carson	34,714	28,480			
*Cass		5,800			
*Castro	1,920	151,040			
*Chambers		3,520			
*Cherokee		3,694			
*Childress	19,840	32,960			
*Clay		160			
Coke	58,585	60,800			
*Coleman	160	4,743			
*Collingsworth	128,160	163,280			
*Comal	1,123	7,268			
*Comanche		1,440			
*Concho	4,741	16,134			
Cooke		730			80
*Coryell		1,603			
*Cottle	4,889	46,705			
*Crane		69,070	5,120	61,440	
*Crockett	86,874	663,065	126,040	380,000	
*Crosby	43,508	80,480			
*Dallam	15,360	164,045			
*Dawson	27,995	208,640			
Deaf Smith	3,200	165,760			
*Delta		640			
*Dickens	3,840	16,480			
*Dimmit	5,392	14,349			
Donley	116,446	122,592			
*Duval	17,990	105,900			
*Eastland		5,650			
*Ector	9,600	192,000			8,960
*Edwards	94,295	733,996			
El Paso	10,284	1,278,573	1,000	485,558	
*Encinal	107,483	374,439			
*Erath	720	5,315			
*Fisher	10,314	60,006			
*Floyd	38,863	63,050			
*Foard	7,840	58,581			
Foley	1,280	74,240			
*Franklin		2,960			
*Frio	2,654	10,673	5,120		
Gaines	50,400	264,960			4,480
Garza	84,980	64,160			
*Gillespie	1,537	4,711			
*Glasscock	116,921	208,419			
*Gray	36,660	104,572			
*Guadalupe		4,960			
*Hale	10,308	80,564			
Hall	66,161	96,800			
*Hamilton		11,680			
*Hansford	29,440	295,920			

110,700

List by Counties showing the amount of unsold School, University, and Asylum lands, August 31, 1894, and amounts leased in good standing.

(CONTINUED.)

County.	School land.		University land.		Unorganized Co. School, Orphan Asylum, Blind Asylum, and Lunatic Asylum lands.
	Acres leased.	Acres unsold.	Acres leased.	Acres unsold.	
*Hardeman	6,720	67,474			
Hardin		55,518			
*Harris		1,280			
*Harrison		1,920			
*Hartley	70,720	128,320			
*Haskell		2,932			
*Hays	960	10,568			
*Hemphill	72,105	138,080			
Hidalgo	6,400	78,054			
Hockley		17,920			2,828
*Hood		2,150			
Howard	21,903	195,948			
Houston		2,560			
*Hutchinson	137,305	191,928			
*Irion	181,600	186,560	6,400	6,400	
*Jack		3,979			
*Jackson	640	640			
*Jasper		83,889			
Jeff Davis	190,883	636,032			
*Jefferson	639	43,935			
*Jones	1,337	25,412			960 Orph. Asy. 160 Blind Asy.
*Kaufman		960			
*Kendall	11,088	49,055			
*Kent	54,465	135,280			
*Kerr	85,362	182,251			
*Kimble	100,285	270,180			
King	14,412	17,920			
*Kinney	13,577	128,398			
*Knox	1,760	55,327			
*Lamar		2,278			
Lamb	20,480	21,120			
*Lampasas	800	6,965			
La Salle	9,840	27,630			
*Lavaca	960	1,920			
*Leon	125	12,082			
*Liberty	960	9,127			
*Lipscomb	106,560	233,220			
*Live Oak	1,303	2,080			
*Llano		3,200			
*Loving	7,680	22,740	1,280	62,720	
Lubbock	25,841	208,524			
*Lynn	24,320	186,088			
*Martin	27,857	171,360	10,880	22,400	
*Mason	5,834	8,640			
*Matagorda		320			
*Maverick	640	5,920			
*McCulloch	448	4,127			
*McMullen	2,560	25,440			
*Medina	34,885	69,301			
*Menard	7,179	14,999			
*Midland	46,080	233,450			
*Milam		4,724			

List by Counties showing the amount of unsold School, University, and Asylum lands, August 31, 1894, and amounts leased in good standing.

(CONTINUED.)

County.	School land.		University land.		Unorganized Co. School, Orphan Asylum, Blind Asylum, and Lunatic Asylum lands.
	Acres leased.	Acres unsold.	Acres leased.	Acres unsold.	
*Mills		27,264			
*Mitchell	12,499	49,386			
Montague		320			
*Montgomery		5,760			
*Moore	102,648	230,490			
*Morris		6,400			
Motley	182,183	124,245			
*Nacogdoches		3,647			
*Newton		32,160			
*Nolan	3,140	17,440			
*Nueces		3,422			
*Ochiltree	35,200	233,982			
*Oldham	42,560	148,480			
*Orange	320	30,080			
*Palo Pinto	640	7,480			
*Panola		11,065			
Pecos	60,791	2,196,480	24,960	272,173	
*Polk		13,120			
Potter	85,719	147,840			
Presidio	69,085	753,600			
Randall	9,440	44,160			
*Red River		12,080			
Reeves	42,793	528,784			
*Roberts	98,320	130,720			
*Runnels	1,110	3,040			
*Sabine		22,386			
*San Augustine		24,925			
*San Jacinto		9,120			
*San Saba	10,776	18,720			
Schleicher	95,747	353,440	29,800	56,320	
Scurry	16,320	72,320			
*Shackelford	3,425			638	
*Shelby		3,363			
*Sherman	5,120	285,280			
*Smith		320			
Starr	7,395	129,280			
*Stephens	420	7,680			160 Lun. Asy.
*Sterling	84,817	88,960			1090 Blind Asy.
*Stonewall	480	107,840			
Sutton	87,412	394,880			
Swisher	1,009	44,120			
*Taylor	1,760	18,000			
Terry	3,200	172,800			
*Throckmorton	5,120	4,480			
*Titus		3,739			
*Tom Green	145,478	296,320	52,480	166,560	
Travis		26,755			
*Trinity		14,560			
*Tyler		29,920			
*Upton	3,680	326,080	19,200	89,600	
Uvalde	41,836	87,840			
Val Verde	65,157	952,592			

List by Counties showing the amount of unsold School, University, and Asylum lands, August 31, 1894, and amounts leased in good standing.

(CONTINUED.)

County.	School land.		University land.		Unorganized Co. School, Orphan Asylum, Blind Asylum, and Lunatic Asylum lands.
	Acres leased.	Acres unsold.	Acres leased.	Acres unsold.	
*Walker.....		1,600			
*Ward.....		92,640	640	63,360	
Webb.....	44,273	97,600			
*Wharton.....	2,240	3,516			
Wheeler.....	24,540	181,440			
*Wichita.....		1,600			
Wilbarger.....		18,560			
*Wilson.....		3,200			
*Winkler.....	8,960		10,240	33,280	
*Wise.....		529			
*Young.....	1,120	2,560			
Zapata.....	7,694	120,000			
*Zavala.....	15,170	27,520			
Total.....	4,441,928	20,164,677	395,560	2,000,689	3,370

NOTE.—The asterisk (*) indicates the counties that have been lithographed, and copies of the map can be obtained at the General Land Office at 50 cents each. This department has maps of the following counties, at 50 cents each, not included in the above list, viz.: Aransas, Archer, Austin, Bastrop, Bee, Brazoria, Brazos, Burleson, Calhoun, Camp, Collin, Colorado, Dallas, Denton, De Witt, Ellis, Falls, Fannin, Fayette, Fort Bend, Galveston, Goliad, Gonzales, Greer, Gregg, Grimes, Hopkins, Hunt, Johnson, Karnes, Lee, Limestone, Madison, Marion, McLennan, Navarro, Parker, Rains, Refugio, Robertson, Rockwall, San Patricio, Tarrant, Upshur, Van Zandt, Victoria, Waller, Washington, Williamson and Wood.

Table showing total acres leased from September 1, 1892, to August 31, 1894.

	Acres.	Revenue.
Public free schools.....	3,185,409	\$127,416 36
University.....	277,754	8,332 62
Public domain.....	125,156	5,006 24
Unorganized county school.....	172,690	3,453 80
Lunatic asylum.....	640	25 60
Blind asylum.....	160	6 40
Total.....	3,761,809	\$144,241 02

Table showing the total number of acres leased and in good standing, on September 1, 1894.

	Acres.
Public free school	4,188,281
University	395,560
Public domain	251,087
Public school	2,560
Unorganized county school	137,908
Blind asylum	249
Lunatic asylum	80
Total	4,975,725

Table showing total acres expired and cancelled from September 1, 1892, to August 31, 1894.

	Acres.
Public free school	3,934,599
University	280,176
Public domain	28,104
Unorganized county school	312,170
Blind asylum	680
Deaf and Dumb asylum	960
Orphan Asylum	164
Total	4,556,853

Amount of public free school lands sold out of leases during the years beginning September 1, 1891, and ending August 31, 1894, total, 92,587 acres.

List by Counties, Showing Lands Belonging to the Public Free School Fund, Valuable Chiefly for the Timber Thereon, and Which are now on the Market and Subject to Sale Under the Provisions of the Act of April 1st, 1887, and the Acts Amending Thereof.

County.	Acres.
Anderson.....	21,909
Bowie.....	5,419
Cass	960
Cherokee	2,054
Delta	640
Edwards.....	1,280
Hardin	19,227
Harris.....	640
Harrison.....	1,920
Houston.....	1,921
Jasper.....	59,385
Jefferson	4,405
Kaufman	960
Kimble.....	26,579
Liberty	7,847

County.	Acres.
Montgomery	5,120
Morris	6,431
Nacogdoches	3,071
Newton	2,389
Orange	9,600
Panola	5,305
Polk	11,597
Sabine	13,054
San Augustine	29,059
San Jacinto	6,720
Shelby	3,363
Sutton	6,724
Trinity	11,944
Tyler	11,637
Total	302,580

Table Showing Number of Acres Disposed of by the State for Two Years, Beginning September 1st, 1892, and Ending August 31st, 1894.

Character of Claims.	Number of files.	Acreage.
Donation	135	37,350
Homestead donation.....	1261	153,795
Sale scrip.....	338	30,624
School land	1831	762,422
University land.....	26	3,120
Asylum land	27	1,738
Mining land	19	2,516
Total	3637	991,565

Table showing Claims Patented, with number of acres embraced, from September 1st, 1893, to August 31st, 1894.

Character of Claims.	Number of files.	Number of acres.
First class.....	61	185,203
Second class.....	9	4,787
Third class.....	36	8,029
Homestead donation.....	1143	138,678
Bounty.....	24	7,453
Donation.....	185	67,625
University land.....	25	3,210

Table showing Claims Patented, etc.—continued.

Character of Claims.	Number of files.	Number of acres.
School land.....	766	325,631
Asylum land	41	5,914
Miscellaneous scrip	55	19,159
Confederate scrip.....	10	5,683
Sale scrip	280	45,385
Railroad scrip	429	239,400
Total.....	2064	1,056,157

List by Counties, Showing Lands Belonging to the Public Free School Fund Sold under the Act of April 1, 1887, and Amendatory Acts thereof, which have been Relinquished to the State during Two Years from September 1, 1892, to August 31, 1894.

Counties.	Acres.
Armstrong.....	640
Bandera	160
Blanco	160
Brewster	640
Briscoe.....	8,960
Burnet	320
Childress	2,725
Concho	320
Crosby	2,400
Coke.....	5,120
Edwards.....	640
Deaf Smith.....	960
Fisher.....	640
Floyd	640
Foard	320
Fort Bend.....	1,632
Glasscock.....	960
Gray	1,280
Hale	3,200
Hall	1,120
Hardeman	480
Harris	9,598
Kimble	320
La Salle	160
Liberty	3,040
Lubbock	640
Medina.....	640
Mills.....	160
Motley	1,920
Nueces	584

County.	Acres.
Orange	640
Randall	2,880
Reeves	160
San Saba	454
Scurry	1,280
Sterling	2,880
Swisher	12,480
Tom Green	2,560
Val Verde	320
Waller	2,560
Webb	2,560
Total	79,153

There have been sold during the two years ending August 31, 1894, 762,422 acres of school land, 3120 acres of University, 625 acres of Blind Asylum, 320 acres of Lunatic Asylum, 473 acres of Orphan Asylum; timber only, 44,354 acres. Value of timber in cash, \$148,866. There have been filed in the office 3274 applications to purchase, 1874 of which have been accepted, 1270 rejected, and 120 pending. Forty-one thousand one hundred and thirty-two official letters have been received, answered and filed during the above mentioned period, making 368,384 now on file in the office.

Claims aggregating 2666 acres, purchased under Act of 1874, upon which no payment was ever made, have been cancelled.

Purchases under the Act of 1881 amounting to 282,425 acres, and under the Act of 1883 amounting to 8800 acres, have been cancelled by decrees of court filed in this office.

Purchases under the Act of 1881 amounting to 60,480 acres, and under the Act of 1883 amounting to 167,250 acres, have been cancelled by relinquishment to the State. Sales amounting to 19,221 acres have been cancelled on account of conflict.

There have been 77,718 acres of School land, 466 acres of Blind Asylum land, and 160 acres of University land, purchased under the Act of 1887, forfeited for non-settlement. Also, 557,560 acres, under this act, have been forfeited for non-payment of interest, which were again placed upon the market under the original classification.

The office has classified 250,977 acres.

The Spanish department has only about one-thirtieth of the records translated into English. Of the sixty volumes, fifty-eight remain untranslated. It would take four or five years to complete the translation with two clerks at work. The Spanish translator has also performed the duties of calculator during the time covered by this report.

Maps of eleven counties have been lithographed, twenty-nine have been recompiled, and five are now in course of compilation, while one hundred and eight county maps are in a dilapidated condition and should be recompiled.

This department has done much work in sketch-making, from which a considerable revenue has been derived by the State.

Fees received in General Land Office, and disbursement of same,
from September 1, 1892, to August 31, 1894, inclusive.

Amount of office fees.....	\$10,014 35
Amount of patent fees.....	15,074 50
	<hr/>
Total amount received.....	\$25,088 85

DISBURSEMENTS.

Per vouchers on file.

Amount paid State Treasurer, office fees.....	\$10,014 35
Amount paid State Treasurer (patent fees).....	15,074 50
	<hr/>
Total amount paid Treasurer.....	\$25,088 85

The building has been thoroughly overhauled, without and within. The outside has been repainted a red sandstone color, adding greatly to its appearance. The inside has been either kalsomined or hard-finished from top to bottom. Much new furniture and many new record cases have been added from time to time, and the file room floor tiled.

Window casings and sectional inside blinds have been added to most of the windows. Owing to the crowded condition of the office, it was necessary to erect a room for the transcript work on the second floor, over the stairs. The wood-shed and closet having been destroyed by a storm, a new one has been erected, and as many other minor improvements have been made, from time to time, as the appropriation would allow.

RECOMMENDATIONS.

By virtue of an act approved March 9, 1875, entitled "An act to provide for the recompilation of an abstract of the located, titled, and patented lands in Texas," it was made the duty of the Commissioner of the General Land Office, as soon as practicable, to prepare a new abstract of Texas land titles.

In compliance with the above, a general recompilation of the printed abstract was made, and the work condensed into two octavo volumes, comprising grants and locations had up to 1877, including a supplement.

These supplements have been continued (one being issued annually) until Vol. XVIII has been reached. Many errors and incongruities naturally creep into a work so voluminous, which can only be remedied by a recompilation, say, every two decades.

It has now been twenty years since a revision took place, and that it is badly needed at this time, is the verdict of those who have to deal with our congested system of rendition. The office is in receipt of letters from various counties of our State, praying for a new abstract of their tax rolls, which, of course, can not be furnished without an enabling act.

I therefore recommend a complete recodification of the printed abstract, for the following reasons:

1st. Many surveys upon our assessments are doubtless erroneous or have been abandoned, but no proof having been filed, save the report of the assessor and surveyor, as required by the act of 1885, the office does not feel justified in their cancellation. On the other hand, should a new abstract be prepared, these surveys could be entirely omitted, except in such cases where proof of abandonment is insufficient, thereby relieving the State of unnecessary expense incurred in the payment of assessments where there can be no collections. In a like manner, surveys which upon their face are clearly excessive, but calling for natural boundaries, by recent decision of the Supreme Court, no correction of location or cancellation of patent can be made. In going over the files necessary for a recompilation, these excessive surveys would be made to appear for their actual area, according to the recalculation.

2nd. In a revision as contemplated, the file number could be appended, relieving the office of the burden of running the gauntlet of index volumes, which owing to their constant wear must be frequently renewed, at great cost for their copying. At present there is some difficulty in identifying certain surveys; especially is this the case with pre-emptions, owing to there appearing two or more locations in the same name and the same county. This could be remedied by attaching the survey and block numbers, together with the file number, which would certainly prove a great convenience to parties corresponding with the office in regard to their land.

3rd. As matters stand at present, it has become quite an expensive item to those wishing a complete set of abstracts, costing \$3 per volume as fixed by law. The department having immediate supervision of the abstract work has been materially handicapped by the magnitude of the labor involved in the examination of each file. That this would be vastly reduced by a condensation of volumes needs no special argument, as it is plainly evident that one clerk could scan two quarto volumes in as short time as two clerks can examine eighteen octavo volumes.

While a recompilation would necessitate new abstract numbers, it is by no means contemplated that the old shall be entirely disregarded, as these could be easily retained without complicating matters. The regular abstract clerks, with one draftsman, can do the work.

That section 13, chapter 100, page 119, Act of March 29, 1889, mining laws, be so amended as to authorize the Commissioner of the General Land Office to declare forfeiture of claims for failure to do the annual assessment work and payment of annual installment, with interest thereon.

Also, allow all purchasers under section 10 of said act ten years from date of application for survey, in which to apply for patent as provided in said section 13.

That section 1, chapter 80, page 61, Act of March 29, 1887, be so amended as to authorize the sale of such appropriated public domain containing not more than 640 acres, or less, in all organized counties.

That section 7, chapter 99, page 85, Act of April 1, 1887, be so amended as to authorize the sale of watered lands at not less than two dollars per acre, in the following counties: Anderson, Angelina, Bowie, Delta, Franklin, Hardin, Harrison, Houston, Jasper, Jefferson, Montgomery, Morris, Nacogdoches, Newton, Orange, Panola, Polk, Rains, Red River, Sabine, San Augustine, San Jacinto, Shelby, Titus, Trinity, Tyler, and Walker.

a

Also, in any other county, not mentioned above, where watered lands are less valuable than dry.

That the law be so amended as to authorize the Commissioner of the General Land Office, the Governor concurring, to order suits to be filed to forfeit claims purchased under the Act of April 12, 1883.

That an act be passed authorizing the sale of lots or small tracts out of any of the public lands of the State for school or church purposes.

On account of the general depression in all lines of business, especially in the districts where the great body of the public lands are located, and on account of the continuous drouth for several years, and the hardships incident to frontier life, the settler is in a deplorable condition. Forfeitures and relinquishments to the State show their inability to pay interest on their obligations at the present rate. I advise either a reduction in the rate of interest on the obligation, or an exemption from interest for the first three years after purchase, until complete title may vest in them. And for these same reasons, the lease rent should be reduced.

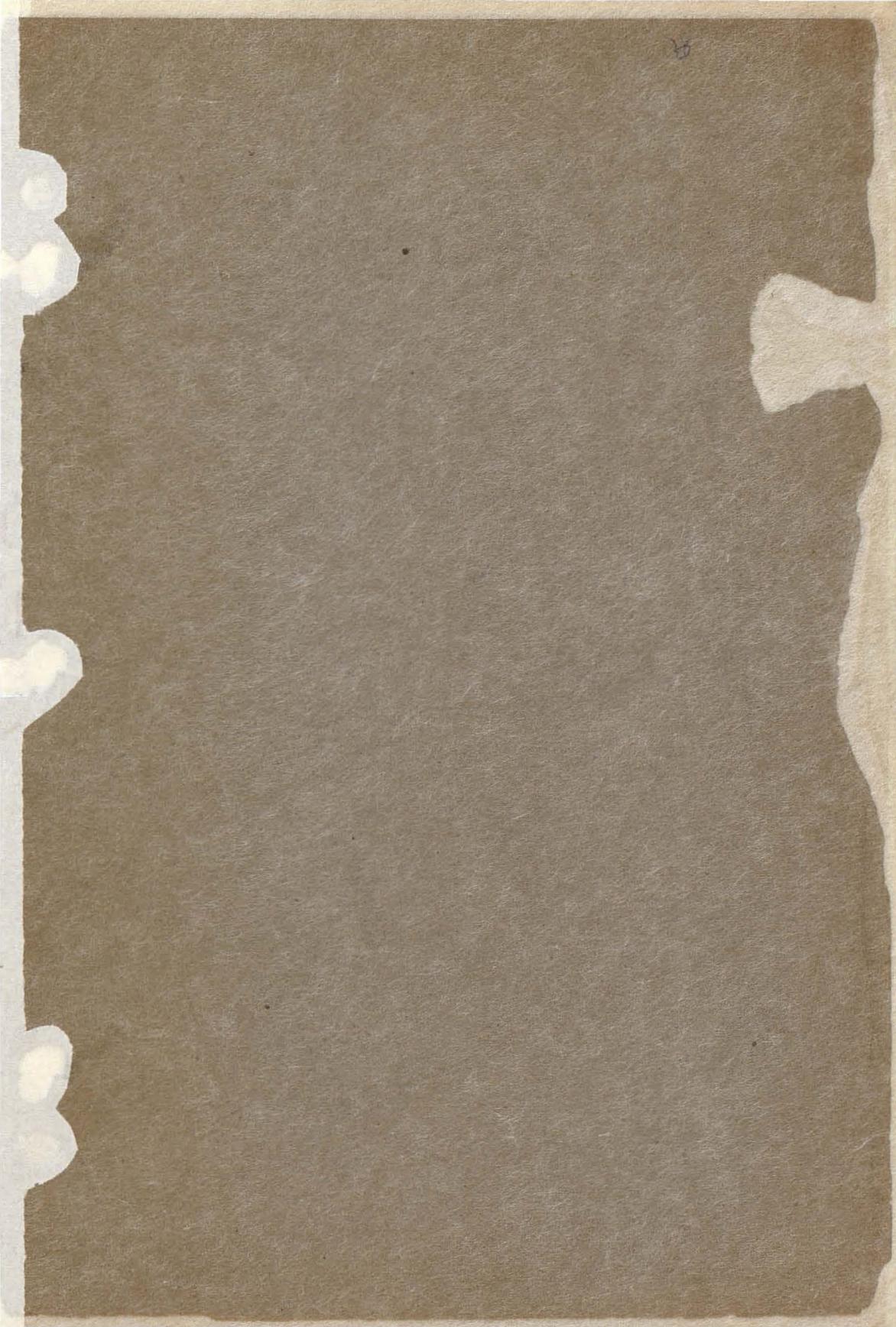
The State will derive a greater revenue by leasing her public lands at 2 cents per acre than at the present rate, for the reason that the stockmen universally declare their inability to pay a greater price and continue in the business. They also say that all lands would be leased at the low rate of two cents per acre.

I have recommended a reduction of the working force in this office for the following reasons, to-wit: At the request of the Attorney-General, the information for suits on all illegal locations made by railroads for sidings and turnouts, and all other necessary data on claims where infractions of the law appear, have been furnished by this department. The district and county attorneys throughout the State, have been furnished statements and lists of claims upon which interest remains due and unpaid upon public free school lands sold under the Acts of 1879 and 1881, aggregating a total of 806,593 acres, and the accrued unpaid interest amounting to the sum of \$488,636.70. A similar statement of lands sold under the Act of 1883, which were attempted to be forfeited and which have since been resold under the Act of 1887, are now ready to be sent out, authorizing institutions of suits for forfeitures. There are 495,111 acres of these lands located in 108 counties held by repurchase, no appropriation having been made to defray judicial expenses. These last purchasers anxiously await the action of the Legislature to remove cloud from titles. All this extra work necessitated the handling and scrutinizing of many thousands of files. Superior maps upon which the Geological Department have designated the locations of valuable mineral deposits throughout the State have been made.

Many of the mutilated records of the office have been copied and much other extra work completed, so that a retirement of some of the employes will not cripple the efficiency of the department. I owe a debt of gratitude to the employes for their able assistance in my duties as Commissioner.

Respectfully submitted,

W. L. McGAUGHEY,
Commissioner.



of
On
in the
on
incide
ures