

JESSIE TANNEHILL'S MONTOPOLIS¹

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I. CONTEXT

Travis County has had two locations named Montopolis that significantly differ in their formation and geographic location. The first was a planned settlement in 1838 with a systematic design of building lots, farm lots, out lots, and streets laid out on a grid much like Edwin Waller's design of Austin. The plat for the town filed with the Bastrop Clerk's office was dated July 2, 1839. However, it was not recorded until April 16, 1840.² The second location is a community that began to take shape in the early 20th century, evolving over several decades and ultimately becoming the neighborhood most Austinites recognize today as Montopolis. In reality, the only thing they have in common is their name.

As the 20th century Montopolis community grew and memory of the former Montopolis faded, the history the original town of Montopolis was lost. Many members of the present community are unaware of the historical town of the same name located on the opposite side of the Colorado River.

A historical marker for Jessie Tannehill's Montopolis will preserve and document the true location of one of the oldest settlements in Travis County and its founder.

II. OVERVIEW – Jessie Tannehill and his town of Montopolis

Montopolis is today known as a neighborhood located inside the Austin city limits and south of the Colorado River. *Google Maps* represents the Montopolis neighborhood as an area bounded roughly by Texas State Highway 71 and U. S. Highway 183 on the south and east, Grove Blvd. on the west, and the Colorado River on the north. This, however, is not the original location of the town of Montopolis. Archival materials not previously researched have produced new information to complete biographical information about the Tannehill family and details of the Montopolis town tract never before examined in detail. Facts from these sources clarify the timing and location of the establishment of Montopolis and the life of Jessie Cornelius Tannehill.³

¹ Referenced websites/links were accessed November 7, 2018.

² Bastrop County (Tex.), County Clerk's Office, plat of the town of Montopolis, Deed Book C:499-504.

³ Tannehill's first name is sometimes spelled "Jesse." Tannehill descendants support this spelling citing the text on the burial marker in the Texas State Cemetery. For clarity, this narrative uses "Jessie" as identified by the *Handbook of Texas Online* unless quoting a source that used an alternate spelling. For example, the "Jesse C. Tannehill Papers, 1832-1867" at the Dolph Briscoe Center for American History, The University of Texas at Austin, Austin, Texas.

Jessie Cornelius Tannehill was born in Kentucky on December 30, 1797.⁴ By 1823 Jessie was living in Henry County, Tennessee and on December 3, 1823 was appointed constable in Capt. Dalton's militia company for the term of two years.⁵ In the courtroom with Tannehill that day another man was appointed sheriff of Henry County, Edward H. Tarrant.⁶ Tarrant would later move to Texas and leave his imprint on Texas history. Tarrant County, Texas is named for him.⁷

A year later Jessie purchased his first farm in Henry County from James Greer on December 9, 1824. It was 24 acres of land southeast of Paris, Tennessee on West Sandy Creek.⁸ The following month Tannehill and Tarrant joined the newly formed masonic lodge, Paris Lodge 55, to receive their Entered Apprenticeship.⁹ With a farm ready for a new bride, Jessie married Jane Richardson on March 31, 1825.¹⁰ Jessie continued to be actively involved with the Paris Masonic Lodge and received his Fellow Craft in May 1825 and Master Mason in June 1825.

When Jessie and Jane's first child was born in 1825 they named him in memory of her father, Francis Richardson, who had died on October 28, 1824¹¹, the fall before they were married. By the end of 1825 their household had grown by two more after Jessie was appointed guardian of Jane's minor orphan siblings, Elizabeth and Henry Richardson.¹² The Tannehill's last child born in Henry County was Cynthia Blythe Tannehill on March 22, 1827. Shortly afterwards, and just before moving to Texas, Jessie sold the 24-acre tract he'd purchased in 1824 back to James Greer.¹³

When the Tannehills came to Texas with their two children in 1828¹⁴ they settled near Caney in Matagorda County.¹⁵ In the latter part of 1828 or early in 1829 they moved to the municipality of Mina (later Bastrop County), locating near the Old San Antonio Road at the river crossing. As a member of Stephen F. Austin's "little colony," they lived with other pioneer families for a time in tent structures of pine poles and buffalo skins. After the town of Bastrop (then known as Mina) was laid out, Jessie Tannehill purchased five acres of land and built one of the first houses. At some point, Tannehill acquired the title of "judge" although it is unknown in what capacity he served.

⁴ Jack O. Miller, "Tannehill, Jessie Cornelius," *Handbook of Texas Online*, Texas State Historical Association, <http://www.tshaonline.org/handbook/online/articles/fta08>.

⁵ Henry County (Tenn.), County Court Clerk's Office, Jesse C. Tannehill, constable bond, Will Book A:46.

⁶ Henry County (Tenn.), County Court Clerk's Office, Edward H. Tarrant, sheriff bond, Will Book A:39.

⁷ *Handbook of Texas Online*, "Tarrant, Edward H.," Texas State Historical Association, <http://www.tshaonline.org/handbook/online/articles/fta11>.

⁸ Henry County (Tenn.), County Register of Deeds' Office, Greer to Tannehill, deed, Deed Book A:297.

⁹ Grand Lodge of Tennessee Archives, Paris Lodge No. 55, "1825 Annual Return" (Paris, Tennessee).

¹⁰ Henry County (Tenn.), County Court Clerk's Office, appointment of guardianship of Elizabeth and Henry Richardson, Guardianship Book A (Fall Term 1827); record shows a marriage date for Jesse and Jane Tannehill of March 31, 1825.

¹¹ *Jackson Gazette*, Vol 1., No. 23 (November 6, 1824) abstracted in "Abstracts from Early Madison County, Tennessee, Newspapers," *Family Findings* 4, No. 3 (July 1972): 30.

¹² Henry County (Tenn.), County Court Clerk's Office, Jesse C. Tannehill, guardian bond, Will Book A:116-117.

¹³ Henry County (Tenn.), County Register of Deeds' Office, Tannehill to Greer, deed, Deed Book C:33-34.

¹⁴ Texas General Land Office, Jessie Tannehill's request for admission to Austin's Colony, Texas General Land Office (GLO) file number SC 000028:41, http://www.glo.texas.gov/ncu/SCANDOCS/archives_webfiles/arcmaps/webfiles/landgrants/PDFs/1/0/2/9/1029495.pdf; the request states he "moved from Tennessee and arrived in this colony [Austin's Little Colony] April 1828"; see also Texas General Land Office, *Austin's Register of Families*.

¹⁵ Miller, "Tannehill, Jessie Cornelius."

Records show that on November 7, 1831, he was defeated by one vote for the office of “sindico procurador,” a city attorney in Mexican municipalities.¹⁶

In 1832, Jessie and Jane Tannehill had secured a headright league (4,428 acres) on the Colorado River above Bastrop¹⁷ in what is now Travis County. Long before Tannehill moved his family to his headright, he sold roughly half of the headright league to Nathaniel Townsend.¹⁸ The deed, dated April 25, 1835, includes a survey sketch showing a line that splits the league in half and runs parallel with the north-south survey lines from the river to the back line.¹⁹

In 1836, Capt. Robert M. Coleman built a stockade outpost, or fort, on the northern part of the Tannehill’s headright. The fort has been described in publications and reports under different names such as Fort Colorado, Coleman’s Fort, and Fort Coleman; in the late 19th century a settlement at the location became known as Fort Prairie. It was a Texas Ranger outpost vital to the protection of the westward expansion of settlement leading up to the establishment of Austin as the Capital of Texas in 1839.²⁰

In 1836 during the Texas war for independence, when Mexican forces threatened settlements along the Colorado, the Tannehills and other families fled in wagons eastward towards Nacogdoches along the Old San Antonio Road. This evacuation was referred to as the “Runaway Scrape.” Following the war, the Tannehills lived in Huntsville. They later moved to La Grange, where they purchased property and lived until 1839.²¹ The last of their seven children was born there.²²

By December 1839 the Masons had moved the Grand Lodge of the Republic of Texas to Austin. In November of the following year Tannehill attended what may have been his first lodge meeting since he left Tennessee. He and a man named K. Holliday are recorded as brother visitors from Paris Lodge, No 55, Tennessee. In 1846 he was nominated and elected unanimously as Grand Treasurer of the Grand Lodge of the Republic of Texas serving until at least 1852.²³

¹⁶ Ibid.

¹⁷ Texas GLO, Mexican Land Grant, League No. 28, Jesse C. Tannehill, File number SC 000018:12, http://www.glo.texas.gov/ncu/SCANDOCS/archives_webfiles/arcmaps/webfiles/landgrants/PDFs/1/0/2/8/1028915.pdf; English field notes, http://www.glo.texas.gov/ncu/SCANDOCS/archives_webfiles/arcmaps/webfiles/efns/6-551.pdf

¹⁸ Townsend and his family fled San Felipe de Austin before the Mexican army razed the town in March 1836 during which his general store was burned. For more information on Townsend see *Handbook of Texas Online*, “Townsend, Nathaniel,” <https://tshaonline.org/handbook/online/articles/fto33>.

¹⁹ Travis County (Tex.), County Clerk’s Office, Tannehill to Townsend, deed, Deed Record A:91-94; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapht746173/m1/103/>, crediting Travis County Clerk’s Office.

²⁰ Noah Smithwick, *The Evolution of a State, or Recollections of Old Texas Days* (Austin: University of Texas Press, 1900; reprint 1983), 163-176.

²¹ *History of Texas together with a biographical history of Milam, Williamson, Bastrop, Travis, Lee and Burleson Counties* (Chicago: The Lewis Publishing Company, 1891), 298; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapht846133/>.

²² Miller, “Tannehill, Jessie Cornelius.”

²³ *Proceedings of the Grand Lodge of Texas, from its Organization in the city of Houston, Volume I* (Galveston: Richardson & Co., News Office, 1860), 67, 191; accessed at *Archive.org*, <https://archive.org/details/proceedingsofgr183757free/page/n7>.

Prior to 1838, the last town on the edge of the frontier closest to the future location of Austin was Bastrop; the towns of Comanche, Montopolis, and Waterloo did not yet exist. A few settlers, including Reuben Hornsby and John F. Webber, had established homesteads above Bastrop that would later provide the nucleus for small settlements, but at the time their farms were no more than waypoints on the trail leading north from Bastrop. In the summer of 1838, plans were in motion for what would become Montopolis and Waterloo. On June 5, Edward Burleson wrote to James Perry to let him know he had returned from the mountains and examined the town site [the future Waterloo], and proposed to commence laying off lots the following week.²⁴ Burleson apparently fulfilled the proposal. The following month when George Bonnell's party passed within sight of Fort Houston, he wrote they had reached the intended site of Montopolis at the east bank of the Colorado, and three miles further, reached Waterloo.²⁵ That Bonnell wrote "intended site of Montopolis," indicated there may have been some activity already in process, or at least it was known there were plans for a town of Montopolis.

While the historical record is silent on dating when the first Montopolis survey stake was struck, a lawsuit²⁶ filed during the 1840 fall term of the Travis County District Court by William S. Wallace²⁷ against Jesse Tannehill sheds light on how early the planning had begun. Wallace, an experienced surveyor,²⁸ entered an agreement with Jesse Tannehill on January 20, 1838 to lay out the town of Montopolis.²⁹ Note that President Lamar's reported buffalo hunt (after which he is said to have stated "This should be the seat of future Empire") is credited to be in the autumn of 1837 or 1838.³⁰ The January 1838 agreement to lay out the town may be a clue that Lamar's hunting trip was the autumn of 1837 and that Tannehill was the first to try to capitalize on Lamar's dream.

²⁴ Edward Burleson to James F. Perry, June 5, 1838, transcript of letter; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapath217132/>, crediting Dolph Briscoe Center for American History.

²⁵ "[George] Bonnell's Observations," 1838-1839, 1844, manuscript, Edward E. Ayer Manuscript Collection 95, Newberry Library, Chicago, Illinois.

²⁶ Travis County Archives, District Court Case Files, *William S. Wallace vs. Jesse C. Tannehill*, Cause No. 10, Fall Term 1840.

²⁷ Wallace was at the Battle of Brushy Creek and the Flores Fight. He is credited with killing Manuel Flores in the fight. See http://www.williamson-county-historical-commission.org/Liberty_hill/Manuel_Flores_Historical_Marker_texas.html. Wallace purchased 450 acres of the Noel Bain survey on Onion Creek in 1867. See Travis County (Tex.), Clerk's Office, Deed Record C:296-297; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapath746154/m1/310/>, crediting Travis County Clerk's Office. His original log cabin and corn crib still exist on a tract of this land that is now part of Austin-Bergstrom International Airport property and is identified as the Wallace-Burleson-Moore farmstead. See Terri Myers, *Historic Context for Southeast Travis Co and Cultural Resources Survey and Assessment for the New Austin Airport, Travis County, Texas* (Austin: Hardy, Heck, Moore & Associates, May 1996). Also see United States Department of the Interior, *National Register of Historic Places Inventory*, Nomination Form, "Wallace, William Simpson House," prepared by Mary Maier, May 2, 1981, Alexander Architectural Archives, University of Texas Libraries, The University of Texas at Austin. Several valuable sources of information for Wallace are cited in this application.

²⁸ John Holmes Jenkins III, ed., *Recollections of Early Texas: The Memoirs of John Holland Jenkins*, 4th Edition (Austin: University of Texas Press, 1958, reprint 1975), 239-272.

²⁹ *William S. Wallace vs. Jesse C. Tannehill*.

³⁰ Alex W. Terrell, "The City of Austin from 1839-1865," *Quarterly of the Texas State Historical Association*, 14, No. 2 (October 1910): 113-115; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapath101054/m1/128/>, crediting Texas State Historical Association.

Tannehill's headright, the half he and Jane still owned, was about two miles south of the reported buffalo hunt and on the same side of the river.

In September 1838, the 800-acre tract that would become the town of Montopolis was divided among three partners, Tannehill, Silas Dinsmore, and James Smith. The deed recording the division does not describe the town by name but represents the initial planning of the partnership.³¹ Of the three partners, Dinsmore had been involved in the planning of two other towns.

Dinsmore was appointed by President Sam Houston as the first chief justice of Matagorda County in December 1836 and was reappointed by President Mirabeau B. Lamar on January 23, 1839.³² He had been involved in establishing the town sites of Austin and Manhattan in Matagorda County, efforts initially described as "the boom in town speculation of 1837–39,"³³ but which met the same fate as Montopolis: never developing into solid communities.

Little is known of James Smith before he came to Travis County.³⁴ Smith is reported to have settled near the north line of Montopolis about one-half mile north of the river and was the only settler there before 1839.³⁵ After the establishment of Austin in 1839, Smith purchased lots on the east side of the government tract that shared the west line of the Montopolis tract. Smith died on January 25, 1845 from a gunshot wound received from a "villainous overseer".³⁶ In 1854 his heirs filed a lawsuit to settle the estate.³⁷ Out of this settlement his wife, Elizabeth Smith, was assigned 126 acres consisting of "the homestead residence," including outlots 39, 40, and 41 of the city of Austin and farm lots 4, 5, and 8 of the town of Montopolis.³⁸ She later sold 41½ acres of the Montopolis portion of the tract to her daughter Caroline A. (Smith) Brown. The deed to Caroline describes the tract as a "farm known as the 'Old Place' of James Smith".³⁹ The tract was bisected by the Houston and Texas Central Railroad, sharing most of its west line with the east line of Austin

³¹ Bastrop County (Tex.), County Clerk's Office, deed, Deed Book B:229 and 269.

³² Diana J. Kleiner, "Dinsmore, Silas," *Handbook of Texas Online*, Texas State Historical Association, <http://www.tshaonline.org/handbook/online/articles/fdi20>.

³³ Rachel Jenkins, "Austin, TX (Matagorda County)," *Handbook of Texas Online*, Texas State Historical Association, <http://www.tshaonline.org/handbook/online/articles/hra94>; Rachel Jenkins, "Manhattan, TX," *Handbook of Texas Online*, <http://www.tshaonline.org/handbook/online/articles/hrmax>; see also detailed information on Austin & Manhattan in *Small Matagorda County Communities*, <http://www.usgenwebsites.org/TXMatagorda/communities.htm>.

³⁴ Montopolis resident James W. Smith is not to be confused with Travis County Judge James W. Smith, who was killed by Indians on January 22, 1841; see *Austin Gazette*, January 27, 1841; and Madge Thornall Roberts, ed., *The Personal Correspondence of Sam Houston, Volume 1: 1839-1845*, (Denton, Texas: University of North Texas Press, 1996), 75-79; University of North Texas, Portal to Texas History, <https://texashistory.unt.edu/ark:/67531/metadc9715/>, crediting UNT Press.

³⁵ Frank Brown, *Annals of Travis County and of the City of Austin (From the Earliest Times to the Close of 1875, Volume 2* (Austin: n.p., n.d.), 29. University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metaph841129/>, crediting Travis County Historical Commission.

³⁶ "History of the Farm" and "History of the Farmhouse," *Boggy Creek Farm*, <https://www.boggycreekfarm.com/history>.

³⁷ Travis County Archives, District Court Case Files, *Smith vs. Smith*, Cause No. 253, Spring Term 1854.

³⁸ Travis County (Tex.), County Clerk's Office, Estate of Jas. Smith, decree and partition, Deed Record X:446-452; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metaph746177/m1/452/>, crediting Travis County Clerk's Office.

³⁹ Travis County (Tex.), County Clerk's Office, Smith to Brown, deed, Deed Record 288-289; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metaph787618/m1/295/>, crediting Travis County Clerk's Office.

outlots 40 and 41 where Boggy Creek Farm and James Smith's 1840/41 house is located today.⁴⁰ These tracts can be seen on an 1891 land ownership map of Austin and surrounding properties.⁴¹ The "Old Place" of James Smith is most likely the location that Brown described as being where Smith first located in 1838.

In January 1839, the Texas Congress established a commission to select a new seat of government. Unlike previous attempts to locate a capital site, this Congress decided to delineate the territory in which the capital could be located in such a way that the city of Houston, the current capital, could not qualify. In particular, Senator Edward Burleson of Bastrop took advantage of several opportunities during the Senate debate to amend the bill, successfully restricting the selection area to the country between the Trinidad [Trinity] and Colorado Rivers and to locations above the San Antonio Road, which crossed the Colorado River at Bastrop. This provided a very limited area, the boundaries of which "did include two certain contenders, Bastrop, the only eligible town of more than a handful of families, and Waterloo, both lying in Burleson's district and including property he owned."⁴² Additionally, Congress placed the decision-making process with five commissioners appointed by the Senate and House of Representatives. The commissioners could not be elected officials, and the legislation required them to conduct their work in secret. The act also specified that the commissioners would have the final say—the site location would not be put to a vote of the people. Congress declared the name of the seat of government "shall be the city of Austin." President Lamar signed the bill on January 14, 1839.⁴³

The commissioners worked fast. On April 15, 1839, they reported their choice of the community of Waterloo on the Colorado River as the location of the seat of government, a conclusion they reached after they "traversed and critically examined" land on the Brazos and Colorado Rivers.⁴⁴ They voted three to two in favor of a Colorado location, and once they made that decision, they unanimously chose Waterloo over Bastrop.⁴⁵

In January 1839, the towns of Waterloo and Comanche were incorporated. That same year, the Tannehills moved to the headright where Montopolis was to be located and built a two-story home and outhouses from logs taken from old Fort Coleman.⁴⁶

⁴⁰ "History of the Farm" and "History of the Farmhouse," *Boggy Creek Farm*, <https://www.boggycreekfarm.com/history>.

⁴¹ Texas GLO, "Austin and Surrounding Properties, 1891" GLO Map #421, <http://www.glo.texas.gov/history/archives/map-store/index.cfm#item/421>.

⁴² John H. Jenkins and Kenneth Kesselus, *Edward Burleson: Texas Frontier Leader* (Austin: Jenkins Publishing Company, 1990), 177.

⁴³ Hans Peter Nielsen Gammel, *The Laws of Texas, 1822-1897, Vol. 2*, 1898, 161-165; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metaph6726/m1/165/>.

⁴⁴ "Report of the Commissioners appointed to locate the permanent site of the Seat of Government for the Republic of Texas to President Mirabeau B. Lamar," April 13, 1839, manuscript, Seat of Government Papers, Texas State Library and Archives, 1.

⁴⁵ "From the Morning Star," *Houston Telegraph*, April 17, 1839.

⁴⁶ Frank Brown, *Annals of Travis County and of the City of Austin (From the Earliest Times to the Close of 1875, Volume 2* (Austin: n.p., n.d.), 12; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metaph841129/m1/17/>, crediting Travis County Historical Commission.

Some historical accounts of Austin describe Montopolis and Waterloo as rivals for the new seat of government.⁴⁷ The two closely located communities would be enough to produce a competitive atmosphere but there was more to it than that. Before Burleson's upriver trip in the summer of 1838, he had corresponded with the administrator of Stephan F. Austin's estate, James F. Perry, concerning a 10-league tract that Austin had claimed. Burleson had set out to investigate the land on behalf of Perry. If Austin would have received clear title, the tract would have spanned an area from Tannehill's upper line to Mount Bonnell with Waterloo at the center. Perry and the heirs of Austin, much like Tannehill, rushed to lay out a town confident that they would secure title to the land and profit from the location provided it was selected as the seat of government. In August 1838, Burleson reported to Perry that the proprietors of Montopolis were stirring up Waterloo settlers telling them they would not receive clear titles from Perry.⁴⁸

With both towns in competition, it is likely Montopolis was considered for the seat of government. Judge Alex Terrell's 1910 speech to the Texas State Historical Commission implied in the earliest planning stages, it in may have been included:

A few cabins had been built on the river two and a half miles below [Jacob] Harrell's cabin, and they called the place "Montopolis." The site selected for the Capital extended below and above that place so as to include Harrell's cabin. Two or three other settlers had built their cabins in 1839 at the river ford near Harrell's and they called the place "Waterloo."⁴⁹

Unfortunately, the commission left no field notes or communications of their January-March deliberations to confirm Terrell's claim. Although the commission had chosen the site of "Waterloo" for the new capital, Judge Terrell's speech suggests that the area of the commission's selection extended beyond the extant boundaries of Waterloo to include the town of Montopolis. If so, Edwin Waller had a much broader area from which to choose for the actual site of the capital city. This means that, at the time Waller began his site selection Montopolis was at least in the running.

A June 1839 letter from Waller to President Lamar describes his ultimate site selection, clearly rejecting Montopolis:

The location I have selected [for the capital city] does not conflict with the town below as you fear. I had been advised to place it below but chose the present site which gives a distance between our lower line and the upper line of the other town

⁴⁷ S. A. Gray and W. D. Moore, *Mercantile and General City Directory of Austin, Texas—1872-1873* (Austin: n.p., 1872); University of North Texas Libraries, *The Portal to Texas History*, texashistory.unt.edu (texashistory.unt.edu/ark:/67531/metapth38126/ : accessed January 15, 2018), crediting Austin History Center, Austin Public Library.

⁴⁸ John H. Jenkins and Kenneth Kesselus, *Edward Burleson Texas Frontier Leader* (Austin: Jenkins Pub. Co., 1990), 159-163.

⁴⁹ Alex W. Terrell, "The City of Austin from 1839-1865." *Quarterly of the Texas State Historical Association*, 14, No. 2 (October 1910): 114-115; University of North Texas Libraries, *The Portal to Texas History*, texashistory.unt.edu (texashistory.unt.edu/ark:/67531/metapth101054/ : accessed January 13, 2018), crediting Texas State Historical Association.

of at least two miles. This selection of mine has been highly approved by all who have seen it and I doubt not will give universal satisfaction.⁵⁰

Waller does not explain the reasoning behind his statement: “The location I have selected does not conflict with the town below.” The only “town below” Waller could be describing was Montopolis. However, it suggests that when he began searching for the exact location, he looked downstream and closer to Montopolis, perhaps because “I had been advised to place it below.” This letter, with its assurance to President Lamar that the new townsite would not encroach on or include Montopolis, hints that Lamar did not want the capital in Montopolis or even near the boundaries of the town.

The location of Montopolis also may have been a factor disqualifying it for the seat of government. All of the tract occupies low-lying areas prone to flooding from the Colorado River and Boggy Creek. In 1839, no settler had been there long enough to witness such floods, but the terrain was obvious. Until the Lower Colorado River Authority projects tamed the Colorado in the mid-20th century, the lower end of the Montopolis tract would have been inundated during several major river floods. Boggy Creek floods devastated the Govalle area until being channeled by the U.S. Army Corps of Engineers in the 1980s and 90s. The Boggy Creek 100-year floodplain, pre-channelization, extended roughly from Bolm Road and Springdale to south of 5th Street at the corner of E. Cesar Chavez and Shady Lane.⁵¹ At 719 Shady Lane, Howard’s Montopolis Nursery was approximately on Farm Lot 2 of the old Montopolis town tract, about a quarter of a mile from the river. 719 Shady Lane is actually closer to Boggy Creek than the river, but it is on a high spot just out of the Boggy 100-year flood plain. A Colorado River flood in 1938 covered Howard’s Nursery, depositing sand and destroying stock. Eugene Howard claimed the deposits ruined the soil and caused \$58,000 in damage.⁵² Any of the highest Colorado River floods, coupled with Boggy Creek flooding, would submerge nearly all of the town tract south of Bolm Road.

Although in April 1839 Waterloo was selected as the location for the new seat of government, Jessie Tannehill and his partners continued to develop a town. They formalized plans and finally recorded the town plat with the Bastrop County Clerk on July 2, 1840. The deed book entry states that,

the Citizens J. C. Tannahill (sic), J. B. Lester, Wm. M. Eastland, James Smith, John L. Lynch and Silas Dinsmore, declared that they were the joint owners in common and proprietors of the Town of Montopolis, including the adjacent farming lands, containing in all eight hundred acres, it being a part of the Tannahill (sic) League . . . contiguous to the upper line of the said League fronting the Colorado River and extending back for a quantity between parallel lines, being a breadth of Twelve

⁵⁰ Charles Adams Gulick, Katherine Elliott, Winnie Allen, and Harriet Smither, *The Papers of Mirabeau Buonaparte Lamar, 1798-1859* (Austin: Texas State Library, 1896), 11.

⁵¹ Anna Christine Boggs, “Controlling Boggy: A Historical Study of Creek Channelization in Austin, Texas” (master’s thesis, University of Texas at Austin, 2016); accessed online at <https://repositories.lib.utexas.edu/bitstream/handle/2152/43926/BOGGS-MASTERSREPORT-2016.pdf?sequence=1>.

⁵² “Damage Case Jury Looks at Modern Photography,” *Austin Statesman*, July 27, 1939, 2; *ProQuest Historical Newspapers*.

Hundred and fifty one varas . . . all eight-hundred acres, it being apart of the Tannahill (sic) League.⁵³

The deed clarified the location of the town of Montopolis on the left bank of the Colorado River, opposite of the present-day community of Montopolis. The north line of the town tract is the north line of Tannehill's remaining half league, and the south line is the north line of the half league Tannehill sold to Nathaniel Townsend. With this information and GIS mapping tools the town tract can be represented as an overlay on contemporary maps (see Appendix A).⁵⁴

The platted town was approximately 800 acres out of the lower portion of Tannehill's remaining half league. There were 14 small farm lots from approximately 22 to 25 acres each and three large farm lots just over 100 acres each. There were 53 240' x 240' building lots that were subdivided into eight 60' x 120' lots and two fractional lots. Main Street ran from the river northeast through the middle of the building lots and small farm lots. One deed record identifies the northeast corner of block 48 as B Street and H Street indicating all streets, other than Main Street and Broad Street, were named with alphabet letters.

The January 1838 survey agreement between William S. Wallace and Tannehill describes a substantially larger town than the final plat filed in July 1839.⁵⁵ The agreement states Wallace was to lay off 644 building lots and 40 farm lots. Assuming the 644 lots were on eight-lot blocks like the final plat there would have been 80½ town building blocks. A town of this size would have occupied much more than the final 800-acre tract, perhaps taking up all of Tannehill's remaining one-half league.

Travis County Commissioner's Court minutes dated June 2, 1840 record a road from Austin to Bastrop providing details that help align the town tract relative to Austin. The court minutes state:

the road shall go down Pine Street [5th Street] of the Town tract of Austin till you strike Broad Street of the tract of Montopolis & continuing Broad Street to Main Street in said Town of Montopolis then along Main Street till it strikes the corner of farm lots no. Six and Seven then east with the line of said lots Six and Seven to the lower line of the [Montopolis] Town tract.⁵⁶

The Commissioner's minutes are the only document that mentions Broad Street, but an 1846 article of agreement dividing the estate of James Smith into three equal parts among Jessie Tannehill, Thomas Smith, and James Smith's heirs, pinpoints Main Street. The road ordered six years earlier by the Commissioners had become an established route as evidenced by the 1846 agreement stipulation of "reserving and keeping open the Main street leading to the river." The

⁵³ Bastrop County (Tex.), County Clerk's Office, Montopolis town plat, Deed C:499-504.

⁵⁴ Lanny Ottosen and Griffin Price, "Montopolis Tract Maps," Sheets 1-4, maps, 2017; the maps in Appendix A show the originally platted town of Montopolis overlaid on *Google Maps*.

⁵⁵ Travis County Archives, District Court Case Files, *William S. Wallace vs. Jesse C. Tannehill*, Cause No. 10, Fall Term 1840.

⁵⁶ Travis County (Tex.), County Clerk's Office, Commissioners Court Minutes Record A:16; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metaph662100/m1/58/>, crediting Travis County Clerk's Office.

survey calls for the land division to clearly define Main Street's location and width, providing the basis for mapping Main Street through the building lots.⁵⁷

As can be seen on the map in Appendix A, Montopolis' Main Street is the same route as present day Shady Lane, and the corner of farm lots six and seven described in the 1840 Commissioner's Court minutes are on Shady Lane north of Boggy Creek, in the parking lot of Dan's Hamburgers on Airport Boulevard. The 1840 Commissioner's Court route can be further traced by newspaper reports describing a "Montopolis Road." In 1895, Julia Lee Sinks described her approach to Austin from the east: "We crossed Walnut Creek at the old crossing and not long after reached the old Montopolis road, and on it we reached the City of the Hills."⁵⁸ A 1931 Austin newspaper described the route to the new Austin abattoir (slaughterhouse), approaching from the west, or from the city, to Pleasant Valley road: "Austin people who plan to visit the plant [the abattoir] are asked to go out East Sixth street, down Pedernales to the Montopolis road (5th street) across the H.&T.C. railroad tracks and turn to the left at Pleasant Valley road leading to the abattoir."⁵⁹

The abattoir and the streets described are visible on a 1939 City of Austin use district map.⁶⁰ A 1939 Austin newspaper article completes the route description connecting the "Montopolis road" to Shady Lane.⁶¹ It may have been customary to describe the route as the Montopolis Road, but like the town for which it was named, it was never shown as such on maps.

The same June 2, 1840 commissioner's court minutes also record that Wesley Hunt was granted permission to establish a ferry across the Colorado River "a short distance above [the] crossing at Montopolis."⁶² There are several sources that help triangulate the location of this ferry. A family genealogy of Wesley Hunt and his wife, Jane (Bratton) Hunt, states this ferry was located about a mile from Austin on outlots the Bratton family owned. These outlots were numbers 29, 30, & 14 of Division O; 29 & 30 fronted the current E. Cesar Chavez on the south and Outlots 14 and 30 fronted the current Tillery St. on the east. Close to the river from outlots 29 and 30 was a place once called Bratton Shoals⁶³, which was approximately where the current Longhorn Dam is now located. This is likely the location of Hunt's ferry.

Although the Commissioners Court minutes mention a crossing at Montopolis, it was years before a ferry was established there. An agreement between the Montopolis partners entitled James

⁵⁷ Travis County (Tex.), County Clerk's Office, J. C. Tannehill, Thos. Smith, E. R. Smith & Alfred Smith, agreement, Deed Book B:305-306; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapth746175/m1/319/>, crediting Travis County Clerk's Office.

⁵⁸ "Texas Reminiscence," *Galveston (Tex.) Daily News*, Vol. 54, No. 203, Ed. 1, October 13, 1895, 14; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapth465919/>, crediting Abilene Library Consortium.

⁵⁹ "Abattoir Open Again," *Austin American*, March 22, 1931, 10; *ProQuest Historical Newspapers*.

⁶⁰ Texas General Land Office, "City of Austin, Texas Use District Map, 1939" GLO Map #452, <http://www.glo.texas.gov/history/archives/map-store/index.cfm#item/452>.

⁶¹ "Silver Tea Is Given by Standard Club: Country Home Of Gibsons Is Scene Of Entertainment," *Austin Statesman*, November 22, 1939, 6; *ProQuest Historical Newspapers*.

⁶² Travis County (Tex.), Commissioners Court Minute Record A:16.

⁶³ Hans Peter Marcus Neilsen Gammel, *The Laws of Texas, 1822-1897, Vol. 4* (Austin: The Gammel Book Company, 1898), 1294-1295; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapth6730/m1/1298/>.

Smith to establish a ferry at the foot of Main Street on the river, although there is no evidence Smith ever exercised the option; however, it provides a probable reference point for the Montopolis Crossing.⁶⁴ Hunt's ferry was discontinued in 1841⁶⁵, after which a number of other ferries were operated above and below Montopolis. It was not until 1877 that the Montopolis Ferry Company was incorporated, launching the last ferry that would serve that area in the 19th century and the only one bearing the name Montopolis.

From 1840 to 1842 a series of legal disputes involving Tannehill and Smith probably contributed heavily to the ultimate dissolution among the partners. The first was the aforementioned lawsuit filed by William S. Wallace in the fall term of the 1840 Travis County District Court. The next was a legislative petition, dated December 29, 1840, filed by Tannehill to the 5th Congress of the Republic of Texas. Tannehill's petition constituted the first of two "border wars" where Tannehill had to fight to maintain the boundaries of the Montopolis tract on both his upper and lower lines:

To the Hon Senate & House of Representatives Of the Republic of Texas: Your petitioner would respectfully solicit the attention of your Hon body to the conflicting surveys of the Austin City Tract & his land. The Surveyor appointed for the purpose of dividing the Austin City Tract when running the boundary line of Said tract digressed materially from the original surveys as they are plainly marked & encroached upon the land of your petitioner thereby cutting off a considerable quantity of valuable land part of which is in cultivation & has been sold by the Government Agent.

The land of your petitioner is his own headright which he received from the Mexican Government as a colonist & which he has owned through many years of toil & danger & no part of his land is included in the Austin City tract as established by the Commissioners who located the Seat of Government.

He would therefore ask your Hon body to have the dividing line between his land and the Austin City tract established according to the original Survey & your petitioner as in duty bound will ever pray.

Jesse C. Tannehill⁶⁶

It would be January 18, 1842 during the 6th Texas Congress before the survey error was rectified with the outcome in Tannehill's favor:

[The] Committee on Public Lands reported that the government Surveyor had overreached upon the tract of Jesse C. Tannehill in surveying the Austin City out lots,

⁶⁴ Jesse C. Tannehill Papers, 1832-1867, Dolph Briscoe Center for American History, Austin, Texas.

⁶⁵ Travis County (Tex.), County Clerk's Office, Commissioners Court Minute Record A:31; University of North Texas Libraries, *The Portal to Texas History*, texashistory.unt.edu/ark:/67531/metaph662100/m1/73/.

⁶⁶ Legislative petition of Jesse C. Tannehill, "Error in Survey Affecting his Land," December 29, 1840, *Texas, Memorials and Petitions, 1834-1929* [database on-line], "S-Z, Tabor, Frances-Taylor County, Citizens of," image 34 of 115, *Ancestry.com*; digitized from "Memorials and Petitions," Austin, Texas: Texas State Library and Archives Commission.

and recommended the cession [sic] of the sale which had been made of said lands the money refu[n]ded to the purchaser, and the land returned to Mr. Tannehill.⁶⁷

In the middle of his fight with the government over his upper or north line, Tannehill was also trying to collect on a debt. In the fall of 1841 Tannehill and Smith initiated a suit against John Wood claiming he owed them money on a past due note. The note was dated January 16, 1839. Wood's petition claimed that before the note was given, he was induced by representatives of the plaintiffs or agents of the town of Montopolis to settle there. Wood stated the plaintiffs promised if he would do so and erect buildings of certain dimensions, they would convey to him in fee simple the lots where he had erected the buildings, free from all costs. Additionally, they would sell to him certain farm lots, and that he would have the use and enjoyment of timber growing on other parts of the town tract. Wood claimed he had met his commitment to erect the buildings, and he took a note for the farm lots, but the plaintiffs refused and prohibited him from getting timber from any other part of the town tract. The effect was they prevented him from cultivating his lots, which he then claimed had been rendered wholly useless. The plaintiffs also refused to make him titles for the lots where he erected buildings. Wood therefore refused to pay his note because Tannehill and Smith refused to hold up their end of the agreement. The case dragged on until October 1846, when the court ordered it dismissed with each party paying their own costs. The case reveals that Wood's ability to purchase the farm lots was conditioned on the commitment to erect buildings. He then took the note for the farm lots, which was dated January 16, 1839. Evidently Wood had erected the buildings before January 1839. He obviously had to be at work by the fall of 1838, so after James Smith, Wood may have been the second settler to arrive.⁶⁸

The fall term of 1842 brought another lawsuit, the second in Tannehill's "border wars." In the first one, Tannehill fought for his upper or west line between his tract and the Austin City tract. In the second suit, he fought for the lower line or east line between his land and Nathaniel Townsend's. Townsend sued Tannehill over the location of the line separating their tracts. The outcome was an order for the county surveyor to resurvey the Townsend line. The squabbling over the line between Tannehill and Townsend continued for twenty years. The resurvey was finally filed in the deed records by the Travis County District Clerk on February 6, 1861.⁶⁹

In 1849 when Tannehill sued Peyton Wade Nowlin for squatting on his land Townsend added himself as a defendant, claiming it was his land and Nowlin was a renter. Tannehill claimed that Townsend never took possession of his land and therefore it belonged to Tannehill. The court case is incomplete and does not contain the final judgment, but obviously Townsend won as he sold tracts after this date, and the balance was left to his heirs. The last two cases over the same property

⁶⁷ Congress of the Republic of Texas, 6th Regular Session, House Journal (Austin: Capital Printing Co. 1944), 403; accessed online at the Legislative Reference Library of Texas, https://lrl.texas.gov/scanned/CongressJournals/06/houseJournalsCon6_401.pdf.

⁶⁸ Travis County Archives, District Court Case Files, *Tannehill & Smith vs. John Wood*, Cause No. 5, Fall Term 1840.

⁶⁹ Travis County (Tex.), County Clerk's Office, Nathaniel Townsend (1851) vs J. C. Tannehill, J. J. Tannehill, F. R. Tannehill, court-ordered survey, Deed Record P:65-67; University of North Texas, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapht746170/m1/113/>, crediting Travis County Clerk's Office.

line between them were Townsend vs. Tannehill in 1859 and Tannehill vs. Townsend in 1861. The latter appears to have finally ended the rift.

Most accounts of Montopolis in its first two years mention a few families living there. Based on various sources, those families can be identified as:

James Smith & Family (arrived in 1838)

Jessie Tannehill & Family (arrived in 1838 or 1839)

James Wood (erected buildings before January 1839)

Augustus Kertley (arrived at least in 1840 as evidenced by November 1840 sheriff sale of his house on block 46)⁷⁰

Neiland Sowles⁷¹

By 1841, the Montopolis partnerships were liquidated and the land began to be sold in an irregular pattern that, with the exception of Main Street, began dissolving boundaries of many of the lots laid out in 1839. Furthermore, the development of Govalle in the 1850s by Swen Swenson unintentionally contributed to erasing the original Montopolis boundaries. The land that Swenson purchased, becoming Govalle, was comprised of out lots of the government tract sharing the west line of the Montopolis tract. As Swenson and other Swedes purchased land eastward into the Tannehill league and the old Montopolis town tract, the border of the area recognized as Govalle moved eastward with it. The present eastern Govalle boundary runs south from where U.S. Highway 183 intersects Springdale Road to the Montopolis Bridge taking in roughly half of the original Montopolis town tract area.

From 1852 to 1859 Jessie divided his land among his living children: Cynthia B. Minor received Austin city outlots and a tract from the James C. Harrelson survey.⁷² The other children, Jane Burleson,⁷³ Francis Richardson Tannehill⁷⁴, and Jessie J. Tannehill all received portions of his headright consisting of over 200 acres each. Jane Tannehill died on January 17, 1855. Jessie died on March 17, 1863. The tract he lived on (about 370 acres) until he died was deeded by the Tannehill siblings to their brother, William J. Tannehill, on March 11, 1868.⁷⁵

⁷⁰ "Sheriff's Sale," *Texas Sentinel*, (Austin, Tex.), Vol. 1, No. 48, Ed. 1, November 14, 1840, newspaper, 2; University of North Texas Libraries, *The Portal to Texas History*, texashistory.unt.edu/ark:/67531/metapht80049/m1/2/, crediting Dolph Briscoe Center for American History.

⁷¹ Bastrop County (Tex.), County Clerk's Office, deed, Deed Book C:508.

⁷² Travis County (Tex.), County Clerk's Office, Jesse C Tannehill to Cynthia B. Miner, deed, Deed Record E:471-472; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapht806896/m1/499/>, crediting Travis County Clerk's Office.

⁷³ Travis County (Tex.), County Clerk's Office, J C Tannehill to Jane C. Burleson, deed, Deed Record N:403; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapht746159/m1/409/>, crediting Travis County Clerk's Office.

⁷⁴ Travis County (Tex.), County Clerk's Office, J C Tannehill to Francis R. Tannehill, deed, Deed Record N:364-365; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapht746159/m1/370/>, crediting Travis County Clerk's Office.

⁷⁵ Travis County (Tex.), County Clerk's Office, George and Sarah Bennett, Joel and Cynthia B. Minor, J. J. Tannehill, Aron and Jane C. Burleson (natural representatives of Jesse C. Tannehill late of said county deceased) to William J. Tannehill, deed, Deed Record R:258-260; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapht746165/m1/260/>, crediting Travis County Clerk's Office.

The earliest occurrence of the Montopolis place name on 19th century maps is the USGS 1894 topographic map of Austin and Travis County that identifies “Montopolis Ferry.”⁷⁶ Nearby Del Valle is shown as a town on this map because the post office that it grew up around had been established sixteen years earlier on June 5, 1878 with William M. Givens as the first postmaster. The ferry shown on the 1894 map can be traced to the Montopolis Ferry Company chartered December 3, 1877 for a term of 20 years. An 1879 lawsuit, *Montopolis Ferry Company vs. B. R. Townsend*,⁷⁷ narrows the target to locate where the ferry landing may have been. The suit awarded Townsend possession of a tract of land that matches the tract of land inherited from the estate of his father, Nathaniel Townsend. The southwest corner of B. R. Townsend’s tract adjoined the southeast corner of the Montopolis town tract. The suit also described a nuisance created by the ferry company consisting of ferry cables and dead men [cable anchors] on Townsend’s tract that the ferry company was to remove. The case files identify the president of the company as John T. Miller, who owned a large farm on the right bank of the Colorado River on the Santiago Del Valle grant.⁷⁸

GIS map studies of the Montopolis town tract locate the shared Montopolis/ Townsend corner on the left bank of the Colorado River approximately in the middle of the current Colorado River Park Wildlife Sanctuary which is also directly across the river from John T. Miller’s tract. Until 1950, Montopolis Drive was named Miller Lane as the road ran from Montopolis Ford, and later Montopolis Bridge, following John T. Miller’s property line running southwest. Therefore, the ferry landings on both sides of the river are most likely to have been located just upriver from the current Montopolis bridge. A deed or lease agreement for this tract to the ferry company has not been located, but the fact that the court ordered possession to Townsend implies some form of agreement had been in place.⁷⁹ The fact that Miller was the president of the company, and his farm was on the south side of the river, may explain why the post office established there in 1897 was named Montopolis.⁸⁰

In the early to mid-20th century, while the Montopolis community south of the river began to evolve, the name lived on in the original town tract area north of the river through local landmarks including the Montopolis Drive-In Theater, Howard’s Montopolis Nursery, and the Montopolis School. Today, none of these remain, and the name has shifted entirely to the community south of the river on the area of the Santiago Del Valle grant. Jessie Tannehill never owned any part of the Del Valle grant, nor was he in any way responsible for development or settlement south of the Colorado River, where the current community of Montopolis is located.

⁷⁶ “Historical Maps of Texas Cities: Austin, 1894,” *Perry-Castañeda Library Map Collection*, digitized at <http://legacy.lib.utexas.edu/maps/topo/texas/txu-pclmaps-topo-tx-austin-1894.jpg>.

⁷⁷ Travis County Archives, District Court Case Files, *Montopolis Ferry Company vs. B. R. Townsend*, Cause No. 5107, Fall Term 1879.

⁷⁸ Travis County (Tex.), County Clerk’s Office, Deed Record P:496-497; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapth746170/m1/547/>, crediting Travis County Clerk’s Office.

⁷⁹ *Montopolis Ferry Company vs. B. R. Townsend*.

⁸⁰ John J. Germann and Myron Janzen, *Texas Post Offices by County* (Houston: J.J. Germann, 1986); see also “Record of Appointment of Postmasters, 1832-1971,” NARA Microfilm Publication, M841, *Records of the Post Office Department*, Record Group 28. Washington, D.C.: National Archives. Accessed online at *Ancestry.com*. “U.S., Appointments of U. S. Postmasters, 1832-1971” [database on-line].

By 1965 the last remaining cultural imprint of Jessie and Jane Tannehill in the original Montopolis town tract area was their home and the family cemetery behind it. That year a descendant of Jessie Tannehill, Ann Thiele Holder, wrote Governor John Connally requesting her ancestor Jessie Tannehill and his wife's remains be relocated to the Texas State Cemetery.⁸¹ The letter stated they were buried behind a house at 5510 Ledesma Street, Austin, Texas. The request was granted, and they were reinterred to the State Cemetery in 1965.

Holder described other burials in what she calls the "family plot." They also represent a unique situation as they are reported to contain the remains of slaves. She describes a negro family that Jessie had bought: Mordecai, his wife Polly, and their son "R. D." Holder stated that Jesse, with his son Frank, Mordecai, and R. D, hauled logs and bricks from the abandoned Fort Colorado and helped erect the two-story Tannehill home. These four men also erected Frank's house. She reported that when Frank Tannehill was on furlough from war in about January 1864 he and his wife Sarah visited his father and mother's burial plot observing that "faithful Mordecai and Polly, too, had succumbed to old age and infirmities during the past year, and they had been placed close to R.D. in a corner of the family plot." Therefore Mordecai and Polly's death dates can be estimated as 1863, the same year as Jessie. According to Holder, in the spring of 1862 when Frank enlisted in the 16th Infantry, C.S.A., R. D. had accompanied him to Camp Groce at Hempstead, Texas. In April when R. D. became seriously ill, Frank sent him back home to be nursed by Polly and Charlotte but to no avail, he died. Therefore R. D.'s death date is about April 1862. Charlotte was a slave in the Frank Tannehill household and may have been R. D.'s wife. Based on Holder's story-line Charlotte was still alive in 1864. A fifth slave identified by Holder was a grandson of Mordecai and Polly named Lee. Charlotte and Lee's death date and burial locations are not mentioned in Holder's book.⁸²

Holder noted that her book was not a "history book nor a literal biography," and that she tried to "characterize the principals involved according to the way they have been described to [her]," implying she relied on elements of oral history. However, these burial reports and a deed describing a cemetery coinciding with the known burial location, warrant protection of the site. The Texas State Historical Commission has recorded this site as TV-C207.

Two 19th century deeds describe the outline of a cemetery that coincides with the known location from which Jessie and Jane were moved. The first is a deed for a 34.7-acre tract from William J. Tannehill to Carl Sjoberg dated January 1, 1875.⁸³ The deed calls set apart the northeast corner of the tract describing two corners of a cemetery roughly 72' x 47', an area much larger than the typical 19th century family plots. The second deed is from Carl Sjoberg to Claus Sjoberg dated June 20, 1891.⁸⁴ After this sale the tract was combined with other tracts, resold and subdivided many

⁸¹ Ann Thiele Holder to Governor John Connally, 1965, letter, and supporting documents supplied from the files of the Texas State Cemetery.

⁸² Ann Thiele Holder, *Tennessee to Texas: Francis Richardson Tannehill 1825-1864* (Austin: Pemberton Press, 1966).

⁸³ Travis County (Tex.), County Clerk's Office, Tannehill to Sjoberg, deed, Deed Record 28:362-363; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapth787618/m1/368/>, crediting Travis County Clerk's Office.

⁸⁴ Travis County (Tex.), County Clerk's Office, Sjoberg to Sjoberg, deed, Deed Record 101:507-510; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapth834317/m1/513/>; crediting Travis County Clerk's Office.

times. No other deeds described the cemetery after 1891. The location of the burials on the property was confirmed by two individuals who had visited the cemetery before the Tannehills' graves were relocated. The first, Diane Ellis, a daughter of Ann Thiele Holder, identified the location on a grid drawing of the property.⁸⁵ Ellis stated that when they went to see the graves her mother told her that some neighborhood boys found the headstones on the bank of the creek and carried them back up the hill and placed them on the graves. The second was Raul Espinoza,⁸⁶ a great-grandson of Celia Martinez who was the property owner in 1965 when the Tannehills were relocated. Raul's identification was made during a pedestrian survey of the property on February 24, 2018, hosted by the current property owners and attended by the author, TCHC members Bob Ward, Richard Denney, and Kelly Russell. Also in attendance was another descendant of Celia and cousin of Raul, Patricia Pardo-Savedra. The burial location is at the peak of a ridge line north of Ledesma Street. The north side of the location is a sharp cut bank in Little Walnut Creek (previously known as Fort Branch). Diane Ellis stated that at the time she saw it, she was concerned that the cemetery would wash away because of the creek bank erosion.⁸⁷

In a 1968 interview, Holder stated, "the house built by Tannehill is still in existence at 5510 Ledesma Street, Austin. The house, now remodeled, was built from cedar logs and bricks that were retrieved when Fort Colorado was dismantled."⁸⁸ Due to subdivisions of the property after 1965, the 5510 street address no longer exists but has been determined to be the lot at 5506 Ledesma Street. The original house was still occupied in 1971, but based on review of historic aerial photographs it appears to have been demolished by 1973. GIS mapping of the original Montopolis tract (see Appendix A) reveals the house and burials were near the northeast corner of Farm Lot 3.⁸⁹ In 1975, Tannehill descendant Ann Thiele Holder and her husband donated a collection of antique tools to the Jourdan-Bachman Pioneer Farms in Austin, Texas. The oldest item in their donated collection was reported to have come from the Tannehill homesite on Ledesma.⁹⁰ Unfortunately, the collections at Jourdan-Bachman were not catalogued so as to identify this Tannehill artifact.

An unpublished Tannehill history manuscript states the house was moved 200 feet *west and south* of its original location.⁹¹ The *Handbook of Texas Online* reports the house was moved 200 feet *north and east* of the original site,⁹² but based on a review of a source data for this description, it is

⁸⁵ Diane Ellis to Lanny Ottosen, Re: Grid, Email, February 20, 2018.

⁸⁶ Travis County (Tex.), County Clerk's Office, Deed Record 2408:253, Carl & Tura Hobbs to Celia Martinez, December 27, 1961.

⁸⁷ Diane Ellis to Lanny Ottosen, "Re: Cemetery," February 20, 2018.

⁸⁸ William T. Field, "Fort Colorado: A Texas Ranger Frontier Outpost in Travis County, Texas," footnote 17, *Southwestern Historical Quarterly* 72, No. 2 (October 1968): 186; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapht117146/m1/220/>, crediting Texas State Historical Association.

⁸⁹ Appendix A, Lanny Ottosen and Griffin Price, "Montopolis Town Tract and the Government Tract (Austin)," map, 2017.

⁹⁰ "Pioneer tools given to park," *Austin American-Statesman*, November 30, 1975, H-14; *ProQuest Historical Newspapers*.

⁹¹ J. T. Baumgardner, "The Tannehills 1653-1863," manuscript, Austin, Texas 1959; "Biography File 1797-1863 Tannehill, Jessie Cornelius," Austin History Center, Austin, Texas.

⁹² Miller, "Tannehill, Jessie Cornelius."

apparently a mistake. No other source has been located to support or refute these statements. Based on review of historic aerial imagery, the house was in the same location from 1937 until it was demolished before 1973. Ann Thiele Holder's 1966 book on the Tannehill family includes a photograph of the house as it was in 1965 and an artist's conception of the same.⁹³ The location of the house was only about 40 feet west of the Tannehill-Townsend line that was heavily disputed until the final resolution in 1861. If the house moved in the direction Baumgardner described, it would have originally been on the Townsend tract. Assuming Baumgardner was repeating oral history from Tannehill descendants, one plausible explanation is that the final settlement of the Tannehill-Townsend line moved the line east and family oral history simply mixed up what moved, the house versus the property line.

Historian Frank Brown reported a different location of Tannehill's house. He states that when Tannehill moved to his headright "he built his home about three-quarters of a mile from the river, at the exact spot now occupied by the family of the late Wade Henry."⁹⁴ The property the heirs of Wade Henry received by division of his estate do not coincide with the location of the 5510 Ledesma house. The Henry properties can be clearly seen on the 1891 Austin and Surrounding Properties map⁹⁵ and are about three-quarters of a mile south of the Ledesma property. No evidence to support or refute Brown's claim has been located.

The house on Ledesma that Ann Thiele Holder described could be a house that Tannehill erected and lived in, and the location Brown described could be accurate, but there is evidence that neither of these represent the first place the Tannehill family settled. In 1878 Jessie Tannehill's son, Jack, was called to testify as a witness for the plaintiff in a lawsuit. The testimony of Jack, and other witnesses, was to describe the location of the road from Austin to the Montopolis ferry landing. The transcript of his testimony begins with his statement that "in 1839 we settled where Mr. Paul Deats house now is."⁹⁶

The location of Paul Deats' house can be confirmed by primary source documents including plats presented with testimony and included with the case files that show the location relative to tracts owned by Deats. The tracts represented on these plats align with two Deats tracts on the 1891 Austin and Surrounding Properties map that identifies them on the left bank of the Colorado River as "P. Deats Est."⁹⁷ An even more detailed plat pinpointing the Deats house was included with a partition of the estate of Paul Deats recorded in Travis County deed records, dated September 2, 1891.⁹⁸

⁹³ Holder, *Tennessee to Texas: Francis Richardson Tannehill*.

⁹⁴ Frank Brown, *Annals of Travis County and of the City of Austin (From the Earliest Times to the Close of 1875, Volume 2* (Austin: n.p., n.d.), 11. University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metaph841129/m1/16/>, crediting Travis County Historical Commission.

⁹⁵ Texas GLO, "Austin and Surrounding Properties, 1891" GLO Map #421, <http://www.glo.texas.gov/history/archives/map-store/index.cfm#item/421>.

⁹⁶ Travis County Archives, District Court Case Files, *Montopolis Ferry Company vs. B.R. Townsend*, Cause No. 5107, Fall Term 1879, 123.

⁹⁷ Texas GLO, "Austin and Surrounding Properties," 1891, GLO Map #421.

⁹⁸ Travis County (Tex.), County Clerk's Office, Mrs. E. H Deats et al to E. A. Thrasher et al, partition, Record 102:277; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metaph834413/m1/285/>, crediting Travis County Clerk's Office.

A Bastrop County deed adds further weight to the location identified in Jack's testimony. The same day the Montopolis proprietors filed the town tract plat with the Bastrop county clerk, the partners deeded Fractional Lot 55 to Jessie Tannehill.⁹⁹ By the time Paul Deats acquired his tracts the original town lots had been absorbed into larger tracts like Deats'. Based on the GIS mapping, Fractional Lot 55 would have been located in the southeast corner of the P. Deats 35-acre tract shown on the 1891 Austin and Surrounding Properties map. It is a location one might expect Tannehill to select as it would be the first lot off the river at the foot of Montopolis Mainstreet where James Smith was authorized to establish a ferry. Based on GIS mapping that location today is on the river bank south of Red Bluff Road just east of where Red Bluff Road turns north into Shady Lane. Utilizing a 1937 Tobin historic aerial photograph to analyze structures in this area pinpoints the location to current address 5005 Red Bluff Rd. As of this writing no evidence has been located to explain if Tannehill erected any kind of structure at the Red Bluff location.

One other early Tannehill residence still exists in Austin: the home of Jessie and Jane Tannehill's grandson, Francis (Frank) Richardson Tannehill, Jr. This early 20th century house is located at 4008 Avenue F in Hyde Park on property owned by Hyde Park Baptist Church. Frank is Ann Thiele Holder's grandfather. The house is currently not identified as a historic structure and is identified in a City of Austin rezoning order establishing a Hyde Park Civic Neighborhood Conservation Combining District (NCCD).¹⁰⁰

In Austin there remain two "landmarks" bearing the Tannehill name. Tannehill Branch Creek flows through Bartholomew Park and the Morris Williams golf course in east Austin joining with Boggy Creek.¹⁰¹ The second is Tannehill Lane, which one might expect to be named for Jessie C. Tannehill, but deed records indicate it was likely named for a former enslaved person, Lee Tannehill. An 1895 deed describes a right of way for a road 20 feet wide running along the west line of Lee Tannehill's 35-acre tract starting at his southwest corner and running to the southwest corner of Jerry Plummer's tract.¹⁰²

These tracts can be seen on the 1891 Austin and surrounding properties map; their west lines align with the current route of Tannehill Lane and are also the dividing line of the original Tannehill-Townsend properties. To their west they abut a tract of about 150 acres that William J. Tannehill sold in 1874 to a family that became the nucleus for a freedman's community referred to as Fort Prairie.¹⁰³ Many of the land owners around and including Lee Tannehill and Jerry Plummer were formerly enslaved persons. The location where Tannehill Lane intersects Jackie Robinson St. is approximately where the southwest corner of Lee's 35-acre tract was located. In the 1900 census he is shown as 56 years old, born in 1843, his wife Jane is shown as 48 years old, and they have 6 sons and 2 daughters. In Holder's Tannehill book she describes a slave named Lee as a grandson of

⁹⁹ Bastrop County (Tex.), County Clerk's Office, deed, Deed book C:503.

¹⁰⁰ City of Austin Ordinance No. 900830-Q, August 30, 1990.

¹⁰¹ "Tannehill Branch Creek," October 17, 2012, *austintexas.gov*, <http://www.austintexas.gov/blog/tannehill-branch-creek>.

¹⁰² Travis County (Tex.), County Clerk's Office, Deed Record 134:14; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapht864795/m1/20/>, crediting Travis County Clerk's Office.

¹⁰³ Travis County (Tex.), County Clerk's Office, Deed Record Z:293-295; University of North Texas Libraries, *The Portal to Texas History*, <https://texashistory.unt.edu/ark:/67531/metapht787627/m1/303/>, crediting Travis County Clerk's Office.

Mordecai. Lee's burial location is not known. She also quotes a letter written after Jessie Tannehill's death that states "Yesterday we buried your father on the south side of your mother's grave. Lee made a good strong box and pegged it since there aren't any nails available."¹⁰⁴ Lee may be the son of R. D and Charlotte and may be the Lee Tannehill for whom Tannehill Lane is named.

Numerous factors caused the extinction of the town of Montopolis north of the Colorado River. Lack of incorporation in 1839 effectively meant it was not recognized or acknowledged by the republic. Edwin Waller moving the Austin survey two miles from Montopolis ensured it would not benefit from being closely connected to the new capital town site. Perhaps the biggest issue was simply that the real estate market was flooded with the government not only selling lots, but also giving land at no cost to individuals as scrip for their service to the Republic. Speculators scrambling to invest in land were more likely to purchase lots on the government tract rather than in Montopolis, which they did. The series of lawsuits that began in the fall of 1840 could well have contributed to the collapse of the partnerships and spelled further doom for the enterprise. The evacuation of the area in 1842 during the invasion of Vasquez, and the subsequent archives war left Austin nearly vacant with streets "filled with grass and weeds."¹⁰⁵ Such an event could have further doomed the already struggling Montopolis.

With the Montopolis venture dying within two years of its conception, the town tract never even made it onto any Travis County maps, and the growth of Govalle in the 1850s began to displace the memory. By the 1870s, all that remained was the river crossing bearing the same name and an occasional mention of the Montopolis Road, but that, too, was never documented on any maps. In the early 20th century, the Montopolis of today began to forge an identity in a new location on the opposite side of the river.

III. OVERVIEW – Present-day Community of Montopolis

Although the original town of Montopolis disappeared, on the opposite side of the Colorado River another community developed adopting Montopolis as its name. Unlike Tannehill's Montopolis, which had a definite beginning with a location and town plat filed, the "new" Montopolis developed organically over time. This narrative does not include a comprehensive history of the present-day community of Montopolis; however, it is included because some writers have conflated the histories of the two Montopolises.¹⁰⁶ This brief overview is included to distinguish the history of the original town from the history of the community of today. Both histories are well worth telling.

The 1894 topographic map, which was the first to show any reference to the name "Montopolis," refers to the "Montopolis Ferry"¹⁰⁷; however, it did not include any reference to a

¹⁰⁴ Holder, *Tennessee to Texas: Francis Richardson Tannehill*.

¹⁰⁵ William Eugene Hollon and Ruth Lapham Butler, eds., *William Bollaert's Texas* (Chicago: University of Oklahoma Press, 1956) as quoted in Jeffrey Stuart Kerr, *Seat of Empire: The Embattled Birth of Austin, Texas* (Lubbock: Texas Tech University Press, 2016).

¹⁰⁶ Vivian Elizabeth Smyrl, "Montopolis, TX," *Handbook of Texas Online*, Texas State Historical Association, <https://tshaonline.org/handbook/online/articles/hvmac>.

¹⁰⁷ "Historical Maps of Texas Cities: Austin, 1894," *Perry-Castañeda Library Map Collection*, digitized at <http://legacy.lib.utexas.edu/maps/topo/texas/txu-pclmaps-topo-tx-austin-1894.jpg>.

community. The first map showing a place named “Montopolis” was the 1910 Edition of the 1895-1896 USGS Austin Quadrangle map.¹⁰⁸ It shows a community located on the south side of the river, opposite the location of Tannehill’s town of Montopolis.

The Montopolis Post Office was established on June 14, 1897, with Jefferson D. Randolph as the postmaster.¹⁰⁹ The Montopolis community most Austinites recognize today developed around this post office over the following decades. The community numbered about 50 by the mid-1890s. The 1900 census showed a population of 142.¹¹⁰

Newspapers in the late 19th century and early 20th century continued to mention Montopolis as a place name on the river using references such as “near the Montopolis Bridge.” By the 1940s, however, newspapers frequently described the general area as the “Montopolis area” or the “Montopolis Community” referring to the location south of the river that today is recognized as “Montopolis.” Businesses also sprang up using the name. For example, “Montopolis Food Mart,” “Montopolis Recreation Center,” “Montopolis Community at McCarty Ave,” and a January 11, 1949, advertisement for “Culp’s Grocery, Montopolis Community.”¹¹¹

In 1950, residents of the area requested a name change that resulted in a strong message defining the “new” Montopolis community. The change was initiated when seventy residents of the community presented a petition to the Travis County Commissioners Court requesting two roads be renamed. The roads, Miller Lane and Boothe Lane, ran from the Montopolis Bridge extending to Burleson Road. These old road names had been in place at least since 1898 when Travis County Commissioners surveyed all the roads in the county.¹¹² The Commissioners’ Court approved the change, which gave birth to Montopolis Drive.¹¹³ With street signs on every corner and the exit signs from freeways identifying Montopolis Drive, it is understandable that people today might believe they are entering the only location ever known as Montopolis.

The city of Austin initiated the next and final step in the evolution of the “new” Montopolis by announcing annexation plans of the area. In August 1951 the *Austin Statesman* published an article, captioned “Montopolis Club Organized to Fight Annexation,” stating that the newly organized Montopolis Civic Club planned to oppose annexation before the city council and that they would meet at Culp Food Stores on Montopolis Road.¹¹⁴ The next day Mr. James Culp attended the

¹⁰⁸ “Historical Maps of Texas Cities” Austin, 1895-1896, 1910 edition, 1921 reprint, *Perry-Castañeda Library Map Collection*, <http://legacy.lib.utexas.edu/maps/historical/austin21.jpg>.

¹⁰⁹ John J. Germann and Myron Janzen, *Texas Post Offices by County* (Houston: J.J. Germann, 1986); see also “U.S., Appointments of U. S. Postmasters, 1832-1971” [database on-line], *Ancestry.com*.

¹¹⁰ Smyrl, “Montopolis, TX.”

¹¹¹ Display ads, *Austin-Statesman*, January 11, 1949, 9; *ProQuest Historical Newspapers*.

¹¹² Travis County (Tex.), County Clerk’s Office, Road Book Precinct 4; University of North Texas Libraries, The Portal to Texas History, <https://texashistory.unt.edu/ark%3A/67531/metapath713035/>, crediting Travis County Clerk’s Office. Also companion map to the road books, *Map of Travis County Roads Surveyed by John E. Wallace and Thomas R. McDonald 1898-1902*, Oversize Map Case, “Map O-9, Wallace, John E.,” Austin History Center, Austin, Texas.

¹¹³ “Special Session of the Commissioners Court July 19, 1950 and the accompanying petition signed by area residents,” Travis County (Tex.), County Clerk’s Office, Commissioners Court Minutes 4:148.

¹¹⁴ “Montopolis Club Organized to Fight Annexation Move,” *Austin Statesman*, August 22, 1951, 17; *ProQuest Historical Newspapers*.

council meeting and presented a “petition protesting the annexation of the Montopolis Community.”¹¹⁵ Citizens continued to oppose annexation through November 1951.¹¹⁶ In spite of these protests the city, over the next two years, annexed portions of the community defining the present-day Montopolis community. The Austin city council closed the 1953 sessions with their last meeting on December 23rd. While the present-day Montopolis community had existed for some time on the south side of the river, the action by the council officially defined the community’s boundaries:

AREA. 7. Montopolis Area - Original Zoning. The Montopolis Area is best described as that property within the corporate limits of the City of Austin which is located southeast of the Colorado River and generally southwest of the Bastrop Highway. Development in this area restricts itself generally to those properties adjacent to Montopolis Drive, Vargas Road and the Bastrop Highway. The Montopolis Community is made up of several platted additions immediately adjacent to the major streets, a strip of commercial development immediately northeast and southwest of the Bastrop Highway and an abundance of one and two acre tracts which are used as home and small farm sites. The entire west area is utilized by the Austin Country Club and is the location of their golf course and Country Club. In addition to the home sites existing on the small agricultural tracts there are a substantial number of residences in the several recorded additions. There are in addition to the above mentioned uses several churches adjacent to Montopolis Drive and also two public schools.¹¹⁷

IV. SIGNIFIGANCE

The town of Montopolis along with Waterloo and Comanche¹¹⁸ represented the first three towns laid out on the frontier above Bastrop. Many small towns and communities have gone extinct without even a trace of their name remaining. Montopolis is significant in that it was the only one of the three towns vying for selection as the seat of government, and whose name has remained in use in the community. It is also unique that the original town actually became extinct, only to be reborn in a nearby location.

In addition to the historical significance, the name itself holds the distinction of being the only place named “Montopolis” in the United States. The proprietors, or one of them, apparently created the name themselves using Latin and Greek root words. Borrowing “mont” from Latin for

¹¹⁵ Minutes of the City Council, City of Austin, Texas, Regular Meeting, August 25, 1951; accessed online at <http://www.ci.austin.tx.us/edims/document.cfm?id=88257>.

¹¹⁶ “Group asks Delay on Annexation: Montopolis Citizens Seek Sensible Plan,” *Austin Statesman*, September 20, 1951, A-17; *ProQuest Historical Newspapers*.

¹¹⁷ Minutes of the City Council, City of Austin, Texas, Regular Meeting, December 23, 1953; accessed online at <http://www.ci.austin.tx.us/edims/document.cfm?id=88529>.

¹¹⁸ This town of Comanche was located at the confluence of Onion Creek and the Colorado River which is within present-day Garfield in Travis County. It is not to be confused with the town of Comanche in Comanche County, Texas.

mountain and “polis” from Greek for city, they created “Montopolis.”¹¹⁹ The closest names anywhere else in the world are two municipalities in Italy, Montopoli di Sabina and Montopoli in Val d’Arno.

Because the original Montopolis disappeared, it is easy to overlook the imprint Jessie Tannehill left on Travis County history and to replace the history of the original Montopolis with the history of the current neighborhood of the same name. Establishing a historical marker to tell the story will inform the public of the rich history of the town and its founder that provided the seed for a community name that will likely endure in perpetuity. The writer of a 1931 *Austin Statesman* article expressed why the original Montopolis should be honored with a permanent remembrance:

Soon Austin will celebrate its centennial. In 1839 the town was laid out. A struggle between Montopolis and Waterloo over which should become the capital city has not been told often . . . Finally Waterloo was chosen and Montopolis died out.

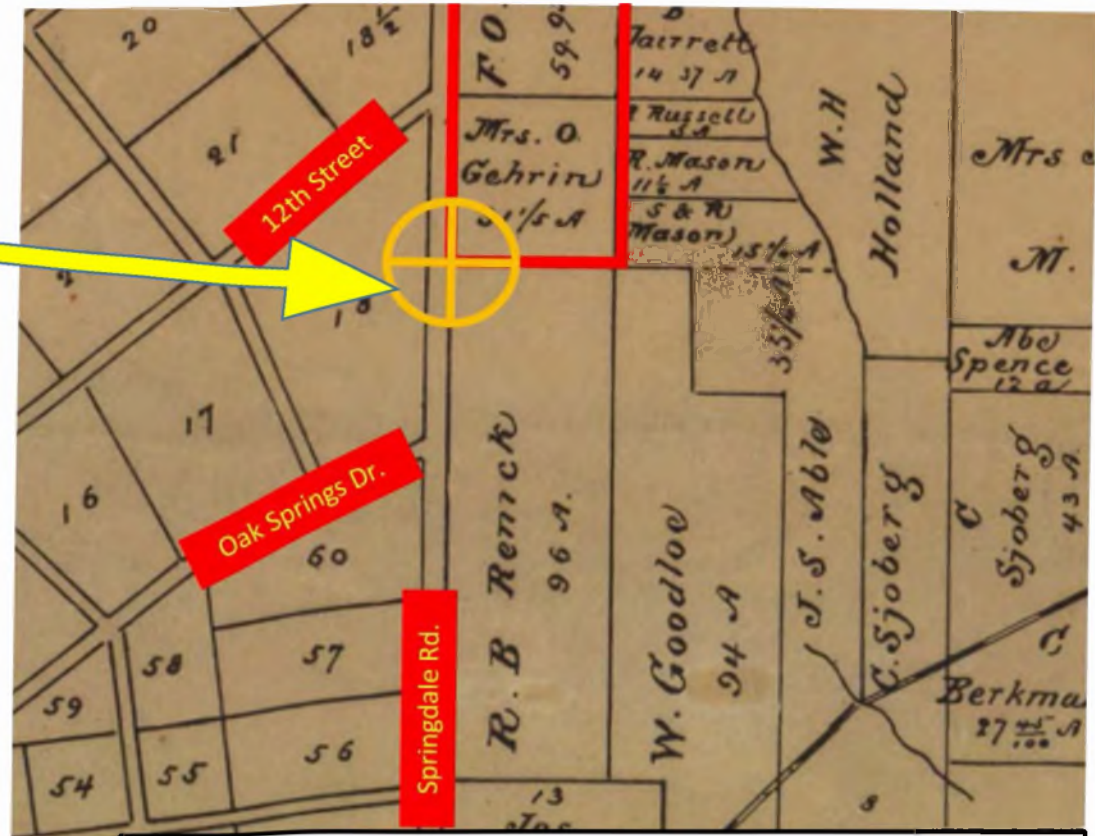
In the grounds of the [Howard’s] Montopolis Nursery there is now a corner stake of one of the blocks of that dead town – a monument to the wanted hope of some pioneer. Ought not that story be engraved in stone, so every man who stops may read?¹²⁰

¹¹⁹ Daniel Howe to Lanny Ottosen, “Re: Classical Education in America,” July 21, 2017, email. See Daniel Howe, “Classical Education in America,” *Wilson Quarterly* (Spring 2011) for interesting insight into the rise and fall of ancient Greek and Latin study in America. Howe states “Americans loved Greek and Roman names for new towns,” <https://www.wilsonquarterly.com/quarterly/spring-2011-the-city-bounces-back-four-portraits/classical-education-in-america/>.

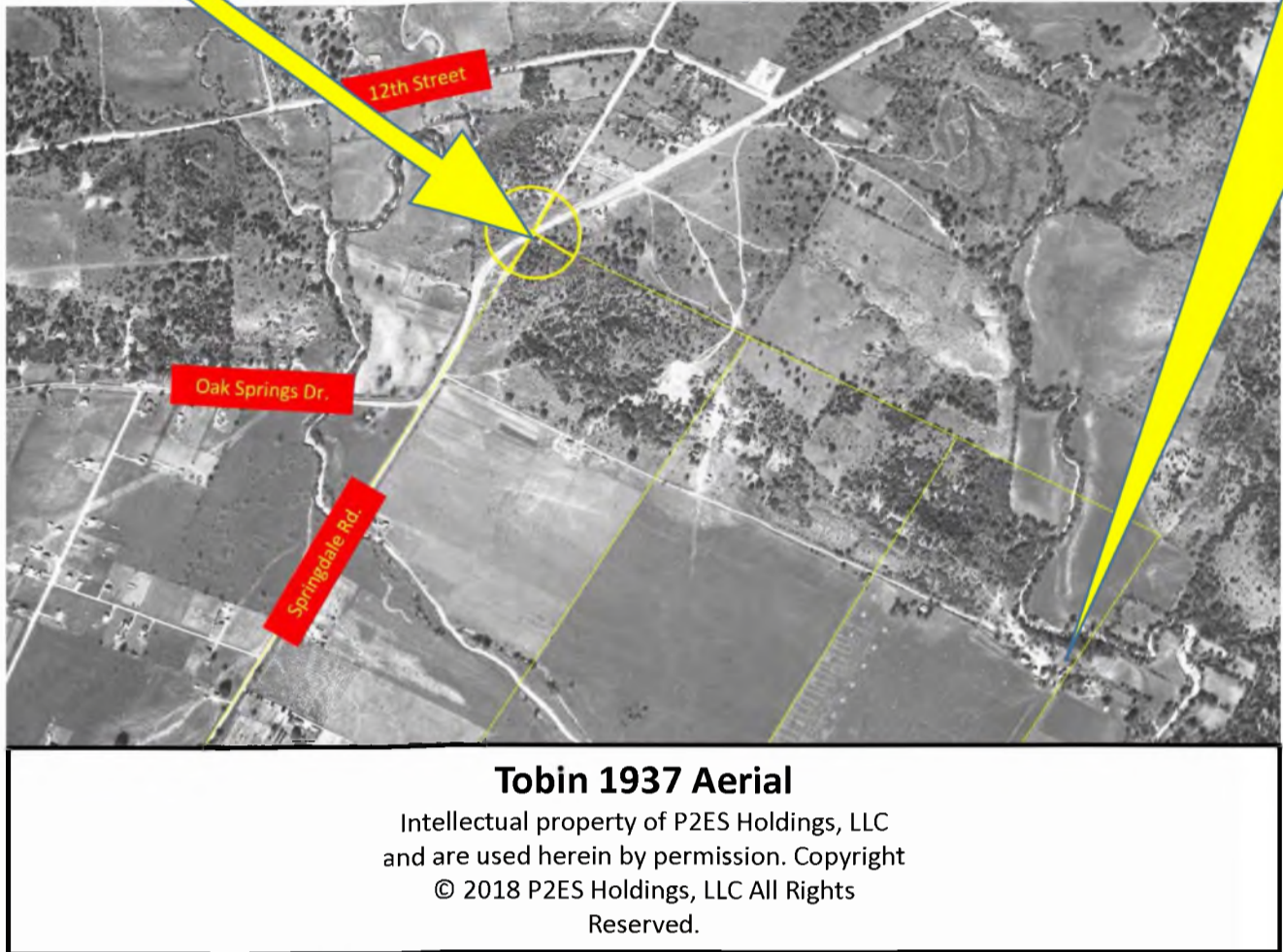
¹²⁰ Ray E. Lee, “Romance? It Lives in Central Texas: Creating Plan of this Section to Save Many Relics from Oblivion,” *Austin Statesman*, August 12, 1931, C1; *ProQuest Historical Newspapers*.

APPENDIX A

Origin Point for Tract
1855 deed from L.W. Simpson to Olga Gehren locates this corner as “the NW corner of Out Lot 1 of the Montopolis Tract”
<https://texashistory.unt.edu/ark:/67531/metaph787635/m1/126/?q=Travis%20County%20Deed%20Records%20Deed%20Record%2064>



Austin and Surrounding Properties 1891
Courtesy of the Texas General Land Office Map number 421
<http://www.glo.texas.gov/history/archives/map-store/index.cfm#item/421>

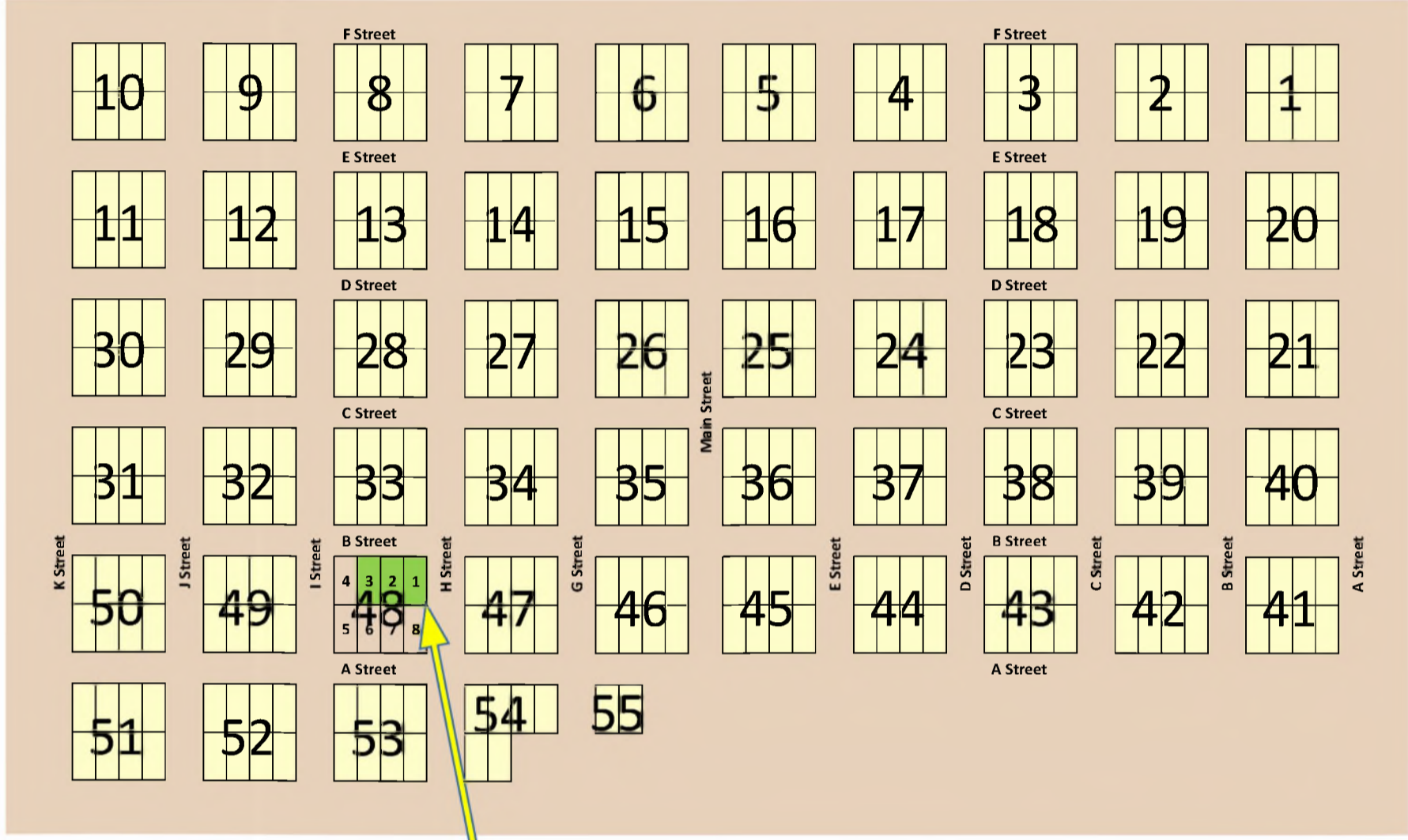


Tobin 1937 Aerial
Intellectual property of P2ES Holdings, LLC and are used herein by permission. Copyright © 2018 P2ES Holdings, LLC All Rights Reserved.

5510 Ledesma – JC Tannehill’s house & burial location – current 5506 Ledesma

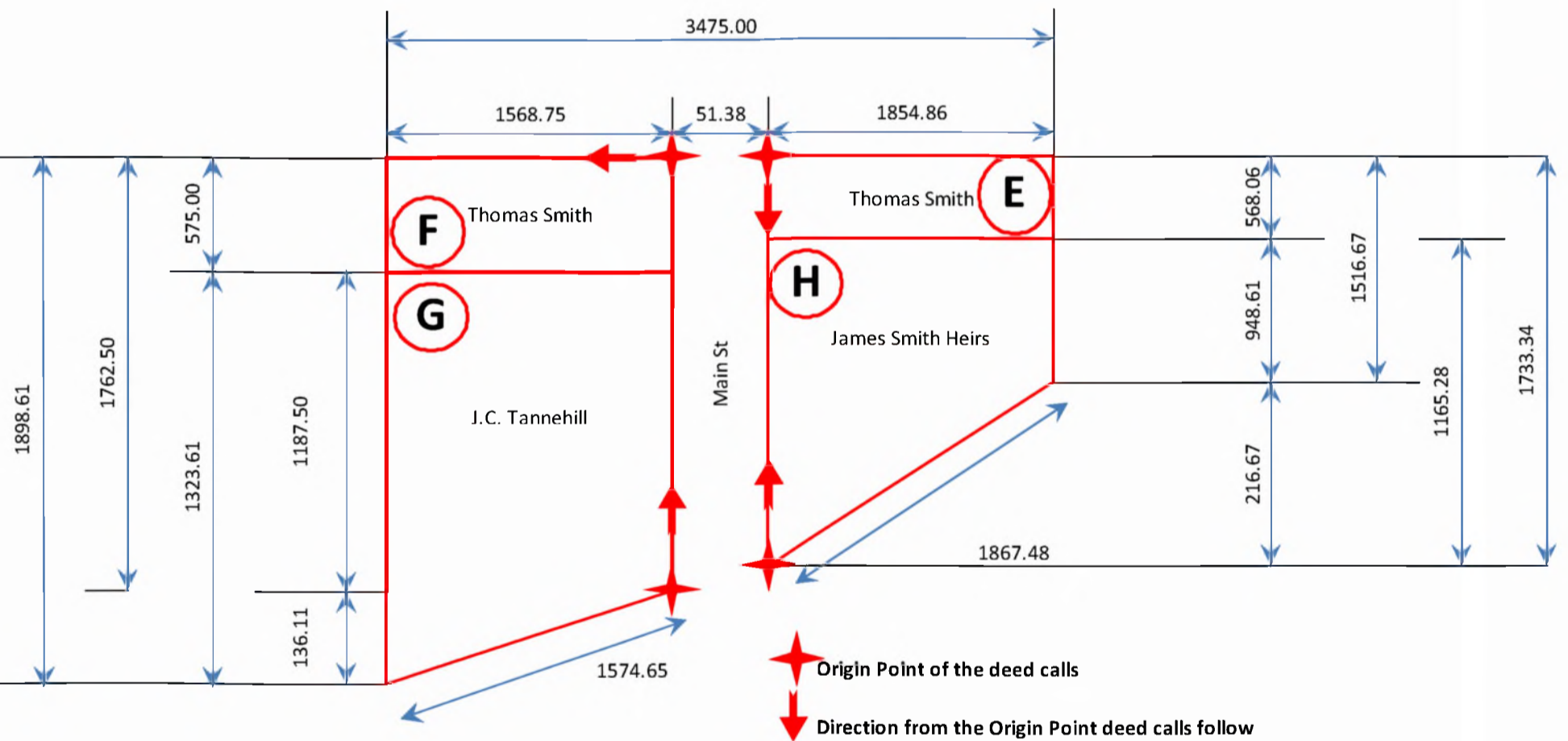
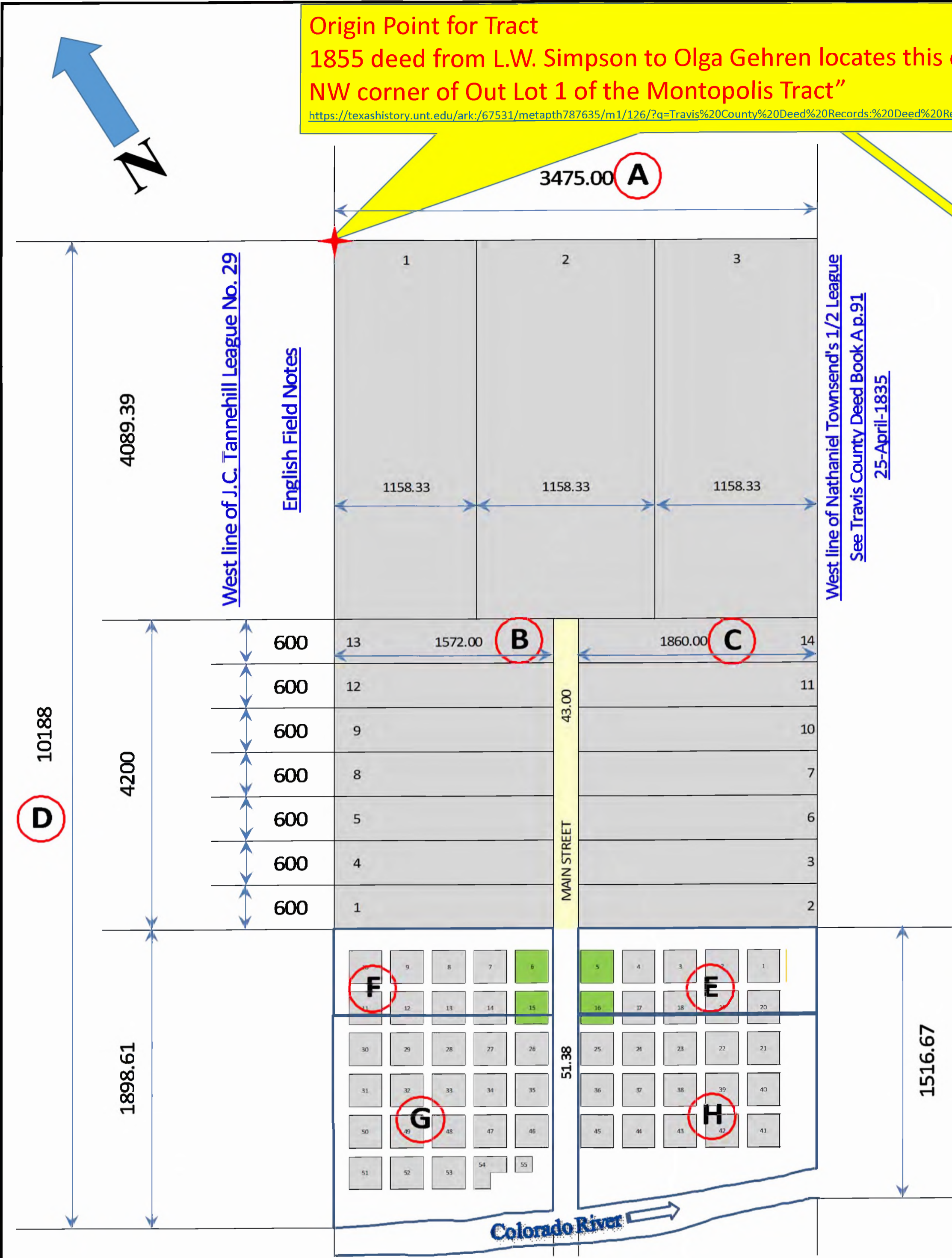
Notes:
1. Deed interpretation and unit conversion by Lanny Ottosen, Pearland, Texas, November 2017.
2. GIS mapping services provided by Griffin Price, Austin, Texas, December 2017.
3. Dimensions of the Town Lots are estimated to evenly distribute the lots with approximately 50’ streets between all lots.

See accompanying sheets:
Sheet 2 of 5 – Town Tract in relation to the Government Tract and Austin
Sheet 3 of 5 – Town Tract Detail View
Sheet 4 of 5 Town Topo view
Sheet 4 of 5 – Montopolis Tract to Current TCAD Property Parcels



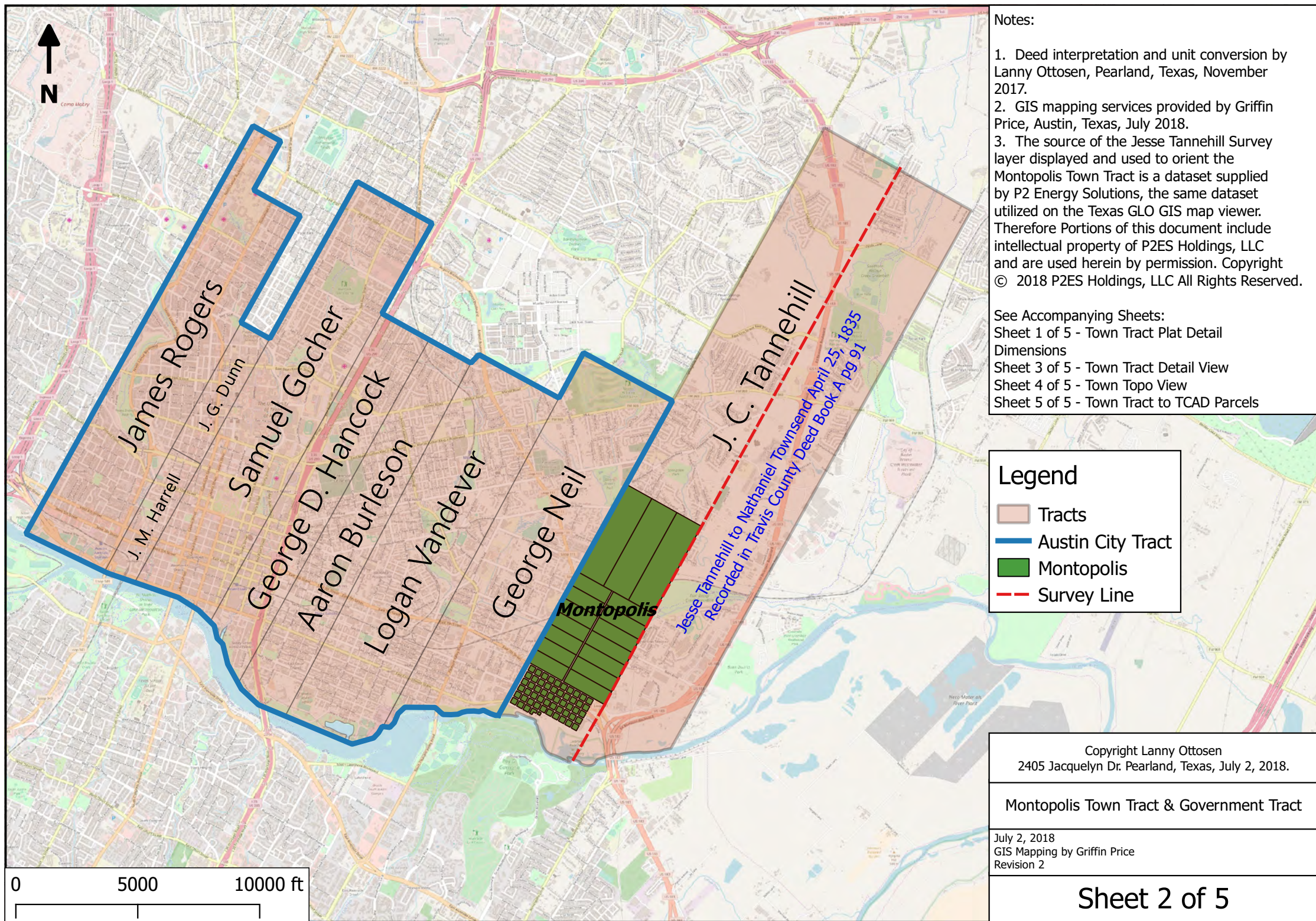
Basis of street names and block sizes established from deed record A Page 335, J.C. Tannehill to Wesley Hunt dated March 31, 1840 for lots 1,2 & 3 in the Northeast Corner of Block 48 fronting 60 feet each on B Street and running back 120 feet on H Street.

Using this deed as the basis and assuming each block is a perfect square the blocks would be 240' x 240' with 8 lots each except for the fractional blocks 54 & 55.



| Dim | Description | Acres | QTY | Total | Source Of Dimensions |
|-------|--------------------------------------|-------------------|------|--------|--|
| A & D | Town of Montopolis and Farming Lands | 812.75 | 1.00 | 812.75 | Bastrop County Deed Vol C p.499 & 501 - 2-July 1839 |
| | Main Street between Farm Lots | 4.15 | 3.00 | 12.44 | Bastrop County Deed Vol C p.499 & 501 - 2-July 1839 |
| | Farm Lots 1,2,3 | 108.74 | 3.00 | 326.23 | Bastrop County Deed Vol C p.499 & 501 - 2-July 1839 |
| B | Farm Lots 1,4,5,8,9,12,13 | 21.65 | 7.00 | 151.57 | Bastrop County Deed Vol C p.500 - 2-July 1839 |
| C | Farm Lots 2,3,6,7,10,11,14 | 25.62 | 7.00 | 179.34 | Bastrop County Deed Vol C p.500 - 2-July 1839 |
| E | Thomas Smith | 24.19 | 1.00 | 24.19 | Travis County Deed Book B p.305 & 306 - 25-November-1846 |
| F | Thomas Smith | 20.71 | 1.00 | 20.71 | Travis County Deed Book B p.306 - 25-November-1846 |
| G | J.C. Tannehill | 45.23 | 1.00 | 45.23 | Travis County Deed Book B p.306 - 25-November-1846 |
| H | James Smith Heirs | 45.04 | 1.00 | 45.04 | Travis County Deed Book B p.306 - 25-November-1846 |
| | Main Street between Town Lots | 2.08 | 1.00 | 2.08 | Calculated based on deed calls in Travis County Deed Book B p.305 & 306 - 25-November-1846 |
| | Total | Calculated Total: | | 806.82 | The plat recorded states 800 acres. |

NOT TO SCALE







Notes:

1. Deed interpretation and unit conversion by Lanny Ottosen, Pearland, Texas, November 2017.
2. GIS mapping services provided by Griffin Price, Austin, Texas, July 2018.
3. The source of the Jesse Tannehill Survey layer displayed and used to orient the Montopolis Town Tract is a dataset supplied by P2 Energy Solutions, the same dataset utilized on the Texas GLO GIS map viewer. Therefore Portions of this document include intellectual property of P2ES Holdings, LLC and are used herein by permission. Copyright © 2018 P2ES Holdings, LLC All Rights Reserved.

See Accompanying Sheets:
Sheet 1 of 5 - Town Tract Plat Detail Dimensions
Sheet 3 of 5 - Town Tract Detail View
Sheet 4 of 5 - Town Topo View
Sheet 5 of 5 - Town Tract to TCAD Parcels

Legend

-  Tracts
-  Austin City Tract
-  Montopolis
-  Survey Line

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2405 Jacquelyn Dr. Pearland, Texas, July 2, 2018.

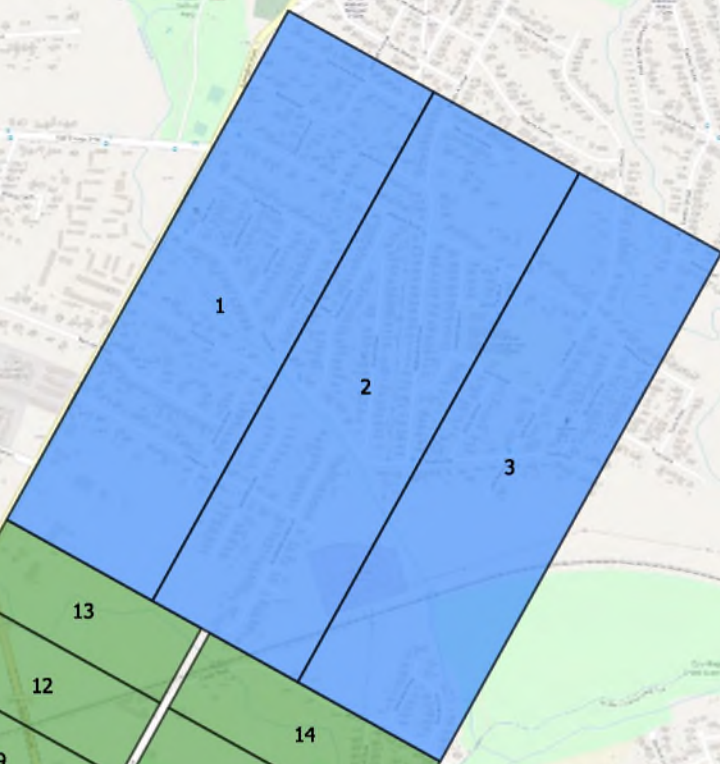
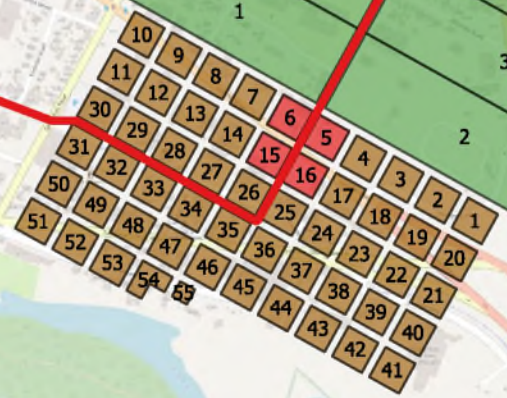
Montopolis Town Tract & Government Tract

July 2, 2018
GIS Mapping by Griffin Price
Revision 2

Sheet 2 of 5



Route of 1840 commissioners court road later referred to as the Montopolis Road and aligns with Julia Sinks 1895 description approaching Austin from the east.







Notes:

1. Deed interpretation and unit conversion by Lanny Ottosen, Pearland, Texas, November 2017.
2. GIS Mapping services provided by Griffin Price, Austin, Texas, July 2018.

See accompanying sheets:

- Sheet 1 of 5 - Town Tract Plat Detail Dimensions
- Sheet 2 of 5 - Town Tract in relation to the Government Tract and Austin.
- Sheet 4 of 5 - Town Topo View
- Sheet 5 of 5 - Town Tract to TCAD Parcels

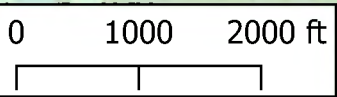
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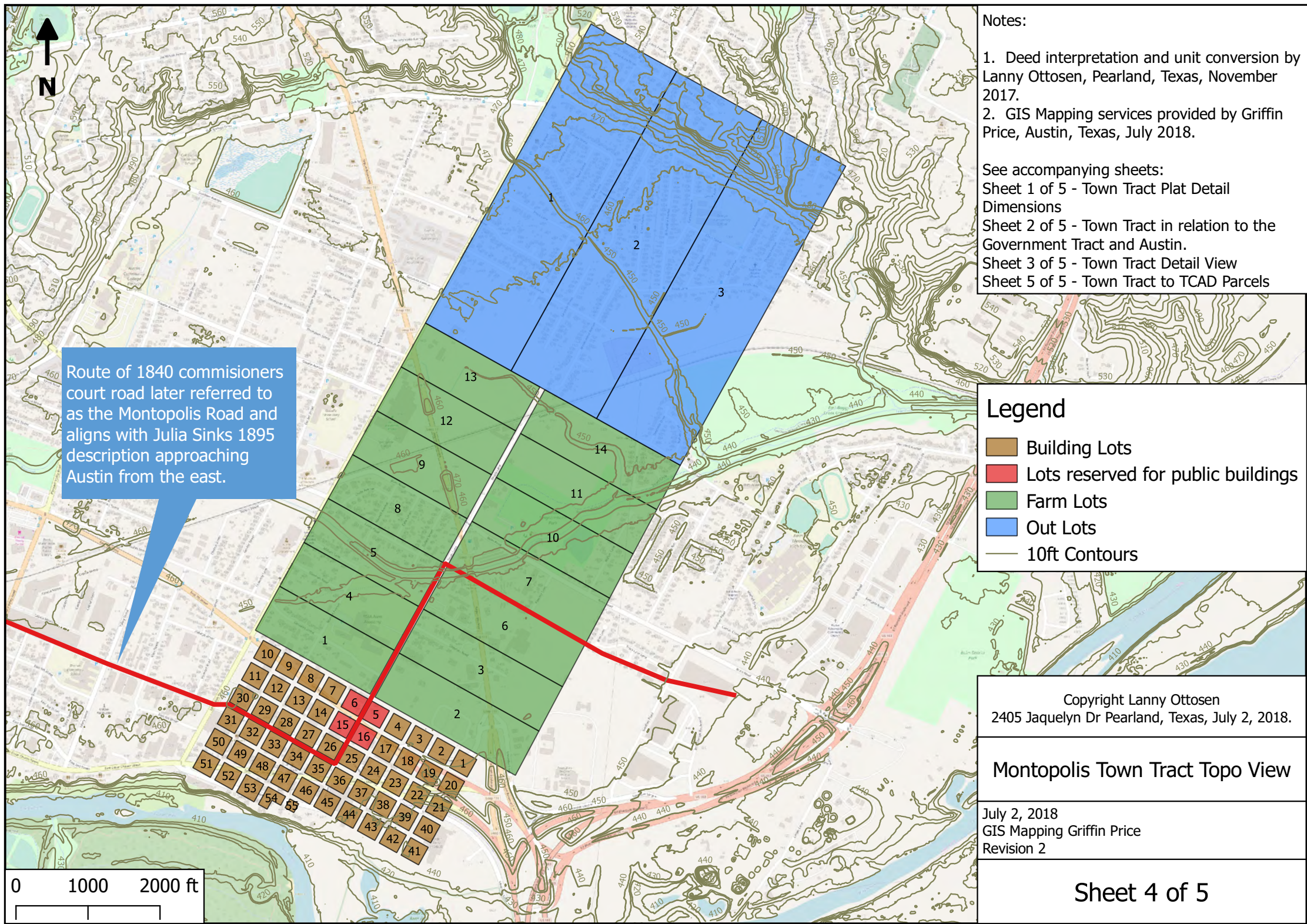
-  Building Lots
-  Lots reserved for public buildings
-  Farm Lots
-  Out Lots

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2405 Jaquelyn Dr Pearland, Texas, July 2, 2018.

Montopolis Town Tract Detail

July 2, 2018
GIS Mapping Griffin Price
Revision 2





Route of 1840 commissioners court road later referred to as the Montopolis Road and aligns with Julia Sinks 1895 description approaching Austin from the east.

Notes:

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2. GIS Mapping services provided by Griffin Price, Austin, Texas, July 2018.

See accompanying sheets:
Sheet 1 of 5 - Town Tract Plat Detail Dimensions
Sheet 2 of 5 - Town Tract in relation to the Government Tract and Austin.
Sheet 3 of 5 - Town Tract Detail View
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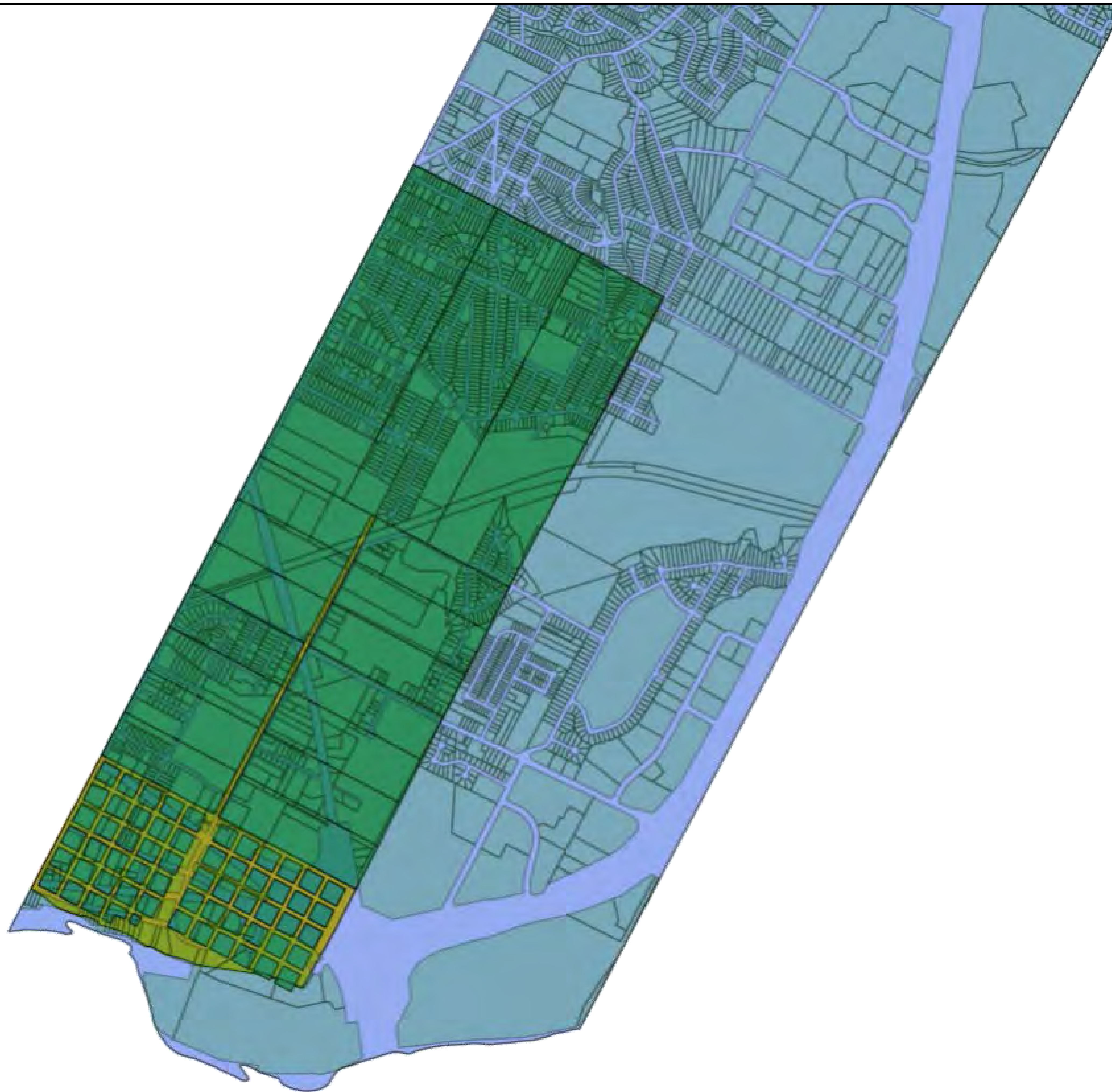
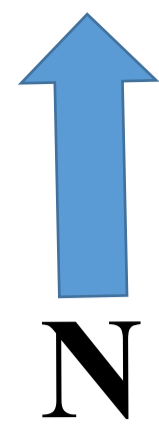
Legend

- Building Lots
- Lots reserved for public buildings
- Farm Lots
- Out Lots
- 10ft Contours

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2405 Jaquelyn Dr Pearland, Texas, July 2, 2018.

Montopolis Town Tract Topo View

July 2, 2018
GIS Mapping Griffin Price
Revision 2



Notes:

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3. Dimensions of the Town Lots are estimated to evenly distribute the lots with approximately 50' streets between all lots.

See accompanying sheets:

Sheet 1 of 5 - Montopolis Tract – Details
Sheet 2 of 5 – Town Tract in relation to the
Government Tract and Austin
Sheet 3 of 5 – Town Tract Detail View
Sheet 4 of 5 Town Topo view

Copyright Lanny Ottosen
2405 Jacquelyn Dr. Pearland, Texas, June 27, 2018

Montopolis Town Tract to Current TCAD Property Parcels

June 27, 2018
Deed Calls – Lanny Ottosen
Revision 0