

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

(1)

I. & G. N. R.R. Co.

by

President

to

J. S. Kennedy
S. Thorne
Wm. W. Phelps

Instrument: ++++++ Deed

Dated: ----- March 10th, 1879

Acknowledgment: ----- See below

Consideration: ----- \$4, 628, 400

Filed: ----- June 5th 1879 8 A.M.

Recorded: ----- Deed Vol "R" pp 429 to 434

Description.

This Indenture made on this 10th day of March in the year 1879 between the International and Great Northern Railroad Company, a corporation of the State of Texas, party of the first part and John S. Kennedy, Samuel Thorne of the City, County and State of New York and William Walter Phelps of Bergen County State of New Jersey party of the second part, Witnesseth:- that the said party of the first part for and in consideration of the sum of \$4, 628,400 to it in hand well and truly paid, the receipt whereof is hereby acknowledged, and the said party of the second part from the payment thereof hereby fully acquitted and released and discharged, hath granted, bargained, sold conveyed, assigned, transferred and set over and by these presents doth grant, bargain, sell, convey, assign, transfer and set over unto the said party of the second part theirs and assigns and the survivors and survivor of them and the heirs and assigns of the survivors and survivor of them as joint tenants and not as tenants in common forever, all the lands tenements, hereditaments and real estate and all the rights and interests in the Real estate hereinafter mentioned and described that is to say: All the lands in the State of Texas, located by virtue of certain Certificates for land issued by the Commissioner of the General Land Office of the State of Texas, to the said I. & G. N. R.R. Co. under and by virtue of a certain act of the Legislature of the State of Texas, entitled, "An act for the relief of the I. & G. N. R.R. Co. now consolidated with the Houston and Great Northern Railroad Company under the name of the "International and Great Northern Rail Road Company" Approved March 10th 1875, which locations are as follows (Lands in other Counties) Also 69,038 1/10 acres in Matagorda Co. Also all the right, title and interest of any and every kind of the said party of the first part in and to by virtue of all other land certificates heretofore issued to the said party of the first part, under or by virtue of the said act of the Legislature of the State of Texas, approved March 10th 1875, --being certificates for 75,675,61 acres not heretofore located, be the same more or less; the intent being to convey to the said party of the second part, all of the said lands heretofore located and not heretofore sold and conveyed and also all the land and right in land, by virtue of the aforesaid certificates not heretofore located. --Any and all the aforesaid lands (if any) necessary for right of way, depots and shop grounds of and for any of the rail roads now owned, or possessed by the said I. & G. N. R.R. Co., and now or heretofore appropriated for any of those purposes, are hereby accepted from this conveyance, and not to pass or be affected by this deed.

(Continued)

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

(2)

Together will all and singular the tenements, hereditaments, and appurtenances belonging to the aforesaid lands or any of them or in any wise appertaining thereto, and the reversions, remainder or remainders, rents, issues and profits thereof:--Also all the right, title, interest, property, possession, claim and demand whatsoever, as well at law as in equity of the said party of the first part of in and in the same and every part and parcel thereof, with the appurtenances. To have and to hold the herein above granted, bargained and described premises with the appurtenances unto the said party of the second part their heirs and assigns and unto the survivors and survivor of them and to the heirs and assigns of the survivors and survivor of them as joint tenants and not as tenants

Continued-

in common to their own use, benefit and behoof forever."

Dated:--March 10th 1879.

(Signed)

International and

Great Northern Rail-Road Company

Witness

Edwin F. Corey

By Sam Sloan, Prest. (Seal)

Attest Jacob S. Wetmore
Assistant Secretary

ACKNOWLEDGMENT-----

State of New York
County and City of New York

I
I

I Edwin F. Corey, resident in the City,

County and State of New York a Commissioner appointed and commissioned by the Governor of the State of Texas with authority to take the acknowledgments and proofs of any deed, mortgage or other conveyance of land lying and being in said State of Texas, having taken and subscribed the oath in such case prescribed by the laws of Texas, do here by certify that on this 15th day of March 1879 personally appeared before me Samuel Sloan, who I am satisfied is the president and Jacob S. Wetmore who I am satisfied is the assistant Secretary of the International and Great Northern Railroad Co. who being by me each severally duly sworn according to law the said Samuel Sloan did testify that he resides in the City of New York and now is for more than one year last past has been president of the International and Great Northern Railroad Company, a corporation of the State of Texas, that the seal annexed to the foregoing deed of conveyance is the common seal of the said Railroad Company, the Grantor named in the foregoing deed of conveyance that deponent affixed said seal to said deed, that he signed his name thereto as President as aforesaid and delivered the said deed to the grantee therein named as the voluntary act and deed of the said International and Great Northern Rail Road Company for the uses and purposes therein expressed, by authority of a resolution of the Board of Directors of said Company, and that Jacob S. Wetmore, the assistant Secretary of said Company, perseant to the same resolution at the same time, subscribed the said deed as an attesting witness and the said Jacob S. Wetmore on his part did then and there depose and swear that he then was, before then had been and now is the assistant Secretary of the said Rail Road Company, that he knows the seal annexed to the foregoing deed of conveyance to be the common seal of the said Rail Road Company, and that the said seal was affixed to said deed by the said Samuel Sloan as President as aforesaid, who delivered the same to the grantees therein named, as the voluntary act

(Continued)

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MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

(3)

and deed of the said Rail Road Company, for the uses and purposes therein mentioned, pursuant to a resolution of the Board of Directors of said Company and in obedience to its resolution, deponent at the sametime, as assistant Secretary, as aforesaid, subscribed the said deed as an attesting witness.

(Seal) To certify which I have hereunto set my hand and affixed my official seal at my office in the City of New York, this 15th of March 1879.

Edwin F. Corey

Commissioner for the State of Texas in
New York.State of New York
City and County of New York

I, Joseph M. Bulger, resident of the City County and State of New York, a commissioner appointed, and commissioned by the Governor of the State of Texas, with authority to take the acknowledgment and proof of any deed, mortgage of other conveyance of land lying and being in said State of Texas, having taken and subscribed the oath of office in such cases made and prescribed by the laws of Texas do hereby certify that on this 17th day of March 1879 personally appeared before me Edwin F. Corey of the City of New York, who being by me sworn according to law, on his oath did depose and swear that he is acquainted with Samuel Sloan, the President of the International and Great Northern Rail Road Co. of Texas, and with Jacob S. Wetmore, the Assistant Secretary of said Company, and that he was present on the 15th day of March 1879 at the office of said Rail Road Co. in the City of New York and that he then and there saw said Samuel Sloan as President annexed to the foregoing deed the seal of said Company, and then and there saw said Samuel Sloan as President of said Company sign the said Deed, and also then and there saw the said Jacob S. Wetmore sign the said Deed attesting is as Assistant Secretary of said Company and the said Samuel Sloan then and there declared and testified, that he had signed, sealed and delivered the said deed to the grantees therein named, as the voluntary act and deed of the said International and Great Northern Rail Road Company, and deponent then and there subscribed his name to said deed as an attesting witness and at the same time, the said deed was proved before this deponent by the oaths of said Sloan and Wetmore, as appears by the certificate of deponent above written.

In witness whereof, I have hereunto set my hand and affixed my official seal at my office, in the City of New York, this 17th (Seal) Day of March 1879.

Jos. M. Bulger

Commissioner for the State of Texas in
New York.

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MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

(4)

I. & G. N. R. R. Co.

by

President

to

J. S. Kennedy
Samuel Thorne
Wm. W. Phelps.

Instrument:-----Deed

Dated:-----Dec 31st. 1879

Acknowledgment:-----See Below

Consideration:-----\$4, 628, 400

Filed:-----April 19th 1880 9 A. M.

Recorded:---Deed Vol. "S" pp 162 to 168

Description.

Whereas, the International and Great Northern Railroad Co. a Corporation existing under the laws of the State of Texas, did on the 10th day of March 1879 by deed of that date signed by Sam Sloan as President of said Co. convey unto Jno. S. Kennedy, Samuel Thorne of the City, Co. and State of New York, and William Walter Phelps of the Co. of Bergen, in the State of New Jersey their heirs and assigns and to the survivors and survivor of them, and the heirs and assigns of the survivors and survivor of them, as joint tenants and not as tenants in common, forever, all the lands and land certificates hereinafter mentioned, and which deed is recorded in the several counties of the State of Texas in which the lands thereby conveyed as situate, and which is here referred to and made part and parcel of this deed. And whereas, a doubt has arisen as to whether the lands and certificates conveyed and intended to be conveyed by said deed are described therein with desirable certainty. Now for the purpose of describing said lands and land certificates with greater certainty, and in this respect make said deed of 10th March 1879 more definite and specific as to the property thereby conveyed, the said I. & G. N. R. R. Co. as party of the first part for the same consideration named in said deed of 10th March 1879, to wit: \$4,628,400 all of which has been paid as therein recited and admitted, hath granted, bargained, sold, conveyed, assigned, transferred and set over and by these presents doth grant, bargain, sell, convey, assign and set over unto the said Jno. S. Kennedy, Samuel Thorne and William Walter Phelps, parties of the second part, their heirs and assigns and the survivors and survivor of them and the heirs and assigns of the survivors and survivor of them as joint tenants and not as tenants in common forever, all the lands, tenements, hereditaments and real estate, and all the rights and interests in the real estate hereinafter mentioned and prescribed that is to say: All the lands in the State of Texas, then owned by the party of the first part, located by virtue of certain certificates for land issued by the Commissioner of the General Land Office of the State of Texas, and to the said I. & G. N. R. R. Co. under and by virtue of a certain act of the legislature of the State of Texas, entitled "an act for the relief of the International and Great Northern Railroad Co., now consolidated with the Houston and Great Northern Railroad Co. under the name of the International and Great Northern Rail Road Company", approved March 10th 1875.

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WHOLESALE GROCERS AND COTTON FACTORS.

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Also, also the right, title and interest of any and every kind of the said party of the first part in, to and by virtue of all other land certificates, then owned by the party of the first part and not located heretofore issued to the party of the first part under and by virtue of the said act of the Legislature of the State of Texas approved March 10th 1875. The land certificates hereby conveyed and also the land certificates by virtue of which the lands hereby conveyed were located and acquired by the party of the first part are numbered as follows, and were issued by the commissioner of the General Land Office of the State of Texas, as follows; to wit. Among other numbers are numbers 3555 to 3743 both numbers inclusive (189). It is the object and intent of this instrument to convey to the party of the second part all of the said lands heretofore located and not heretofore sold and conveyed and also all the land and right in land by virtue of the aforesaid certificates not heretofore located and not previously sold and conveyed. It is understood that the lands described in this indenture as located by virtue of certain of the land certificates enumerated herein are situated in the Counties of Matagorda and other Counties) And all of the aforesaid lands (if any) necessary for right of way depots and shop grounds of and for any of the railroads now owned or possessed by the said I.&G.N.R.R.Co. and now or hereafter appropriated for any of those purposes are hereby excepted from this conveyance and are not to pass or be affected by this deed. Together with all and singular the tenements hereditaments and appurtenances belonging to the aforesaid lands or any of them or in any wise appertaining thereto and the reversion remainder and remainders rents issues and profits thereof. Also all the estate right title interest property possession claim and demand whatsoever as well at law as in equity of the said party of the first part, of, in and to the same and every part and parcel thereof with the appurtenances. To have and to hold the hereinbefore granted, bargained and described premises with the appurtenances unto the said parties of the second part their heirs and assigns and unto the survivors and survivor of them and to the heirs and assigns of the survivors and survivor of them as joint tenants, and not as tenants in common, to their own use, benefit and behoof forever.

Dated:---December 31st 1879 and intended to take effect from the 10th day of March 1879.

Witness (Signed) International and Great Northern
 John A. Graver Railroad Company
 Attest By-Thos.W.Pearsall (L.S.)
 Jacob S. Wetmore
 Assistant Secretary

-----ACKNOWLEDGMENT-----

The State of New York
County and City of New York

Before me Jno.A.Graver a Notary Public in and for the City, Co. and State above mentioned named, duly commissioned, qualified and acting, this day personally appeared Thos.W. Pearsall, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he, as President

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MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas,

(6)

of the International and Great Northern Rail Road Company, executed and delivered the same for the purposes and considerations therein expressed, and that said instrument and this acknowledgment is the act of said Corporation.

Given under my hand and seal of office this the 6th, day of "L.S." January A. D. 1880.

John A. Garver

Notary Public N. Y. Co.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

John S. Kennedy
 Sam'l. Thorne
 Wm. Walter Phelps

to

Wm. E. Bond
 E. B. Babcock
 D. MacGregor Crerar

Galveston, Texas.

(7)

Instrument:-----Deed

Dated:-----March 10th 1880

Acknowledgment:-----See below

Consideration----- " "

Filed:-----June 13th, 1881 9 A. M.

Recorded:-----Deed Vo. "T" pp 45 to 51.

Description.

Know all men by these presents, that we, John S. Kennedy, Samuel Thorne and William Walter Phelps, parties of the first part, in consideration of the sum of \$1, the receipt whereof is hereby acknowledged have granted, bargained, sold and conveyed until William E. Bond, Edward B. Babcock and D. MacGregor Crerar, parties of the second part, their heirs and assigns in fee simple, absolute forever, all the lands, tenements, hereditaments and real estate, all the rights and interest in real estate and all the land certificates hereinafter mentioned and described, that is to say: All the lands in the State of Texas now owned by us, jointly or in common, under and by virtue of any and all deeds executed to us by the International and Great Northern Railroad Company, and also all the land certificates now owned by us, jointly or in common, under and by virtue of any deeds or other conveyances from the said Company, including particularly all the lands in the State of Texas, located by virtue of certain certificates for land issued by the Commissioner of the General Land Office of the State of Texas, to the International and Great Northern Railroad Company, under and by virtue of a certain act of the Legislature of the State of Texas, entitled "An act for the relief of the I. & G. N. R. R. Co. now consolidated with the Houston and Great Northern Railroad Company, under the name of the International and Great Northern Railroad Company", approved March 10th 1875. And also all of the right title and interest of any and every kind of the said I. & G. N. R. Co. in to and by virtue of all other land certificates, not located heretofore issued to the said Company under and by virtue of the said act, and by it conveyed to us, The land certificates hereby conveyed, and also the land certificates by virtue of which the lands hereby conveyed were located, are numbered as follows, and were issued by the Commissioner of the General Land Office of the State of Texas, as follows, to wit: Among other numbers are numbers 3555 to 3743 both numbers inclusive (189)--It being the object and intent of this instrument to convey to the said parties of the second part all of the said lands heretofore located and not heretofore sold and conveyed, and also all the land and right in land virtue of the aforesaid Certificates not heretofore located, and not previously sold and conveyed. And it being understood that the lands described in this Indenture, as located by virtue of certain of the land certificates enumerated herein, are situated in the Counties of Matagorda (other counties)- Any and all of the aforesaid lands (if any) necessary for right of way, depots and shop grounds of any and for any of the railroads now owned or possessed by the said I. & G. N. R. Co., and now or heretofore appro-

(Continued).

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MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

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priated for any of those purposes are hereby excepted from this conveyance, and are not to pass or be affected by this deed. Together with all and singular the hereditaments and appurtenances belonging to the aforesaid lands, or any of them, or in any wise appertaining thereto, and the reversions, remainder and remainders, rents, issues and profits thereto. Also, all our estate right title, interest, property possession, claim and demand whatsoever as well at law as in equity of in and to the same and every part and parcel thereof, with the appurtenances. To have and to hold the herein before granted, bargained, and described premises, with the appurtenances thereof unto the said parties of the second part, their heirs and assigns, to their own use, benefit and behoof forever.

Dated:--March 10th 1880

(Signed) John S. Kennedy (Seal)
Saml. Thorne (Seal)
Wm. Walter Phelps (Seal)

Witness

John A. Garver

-----ACKNOWLEDGMENT++++++

State of New York)
County and City of New York I

Before me, John A. Garver, a Notary Public in and for the City, County and State aboved named, duly commissioned and qualified, and acting, this day personally appeared John S. Kennedy, Samuel Thorne, and William Walter Phelps, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed and delivered the same for the purpose and consideration therein expressed:

Given under my hand and seal of office, this 17th, day of "L. S". September A. D. 1880.

John A. Garver,
Notary Public N. Y. Co.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Wm. E. Bond
E. B. Babcock
D. MacGregor Crerar

to

The New York & Texas
Land Co. Ltd.

Galveston, Texas.

(9)

Instrument:-----Deed.

Dated:-----March 10th, 1880

Acknowledgment:-----See below

Consideration:----- " "

Filed:-----June 13th, 1881 9 A. M.

Recorded:-----Deed Vol. "T" pp 52 to 58

Description.

Know all men by these presents, that we, William E. Bond, Edwin B. Babcock and D. MacGregor Crerar, parties of the first part in consideration of the sum of \$1, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey, unto the New York and Texas Land Co. Limited, party of the second part its successors, heirs and assigns in fee simple, absolute, forever, all the lands, tenements, hereditaments and real estate, all the rights and interests in real estate and all the land certificates hereinafter mentioned and described, that is to say: all the lands in the State of Texas now owned by us, jointly or in common, under and by virtue of any and all deeds executed to us by John S. Kennedy, Samuel Thorne and William Walter Phelps, and also all the land certificates now owned by us jointly or in common, under and by virtue of any deeds or other conveyances from the said parties, including particularly all the lands in the State of Texas, located by virtue of certain certificates for land issued by the Commissioner of the General Land Office of the State of Texas to the International and Great Northern Railroad Co. under and by virtue of a certain act of the Legislature of the State of Texas, entitled, "An act for the relief of the International and Great Northern Railroad Co. now consolidated with the Houston and Great Northern Railroad Co." under the name of the International and Great Northern Railroad Company", approved March 10th 1875. And also all the right, title and interest of any and every kind of the said I. & G. N. R. R. Co. in, to and by virtue of all other land certificates, not located, heretofore issued to the said Company under and by virtue of the said act, and conveyed to us. The land certificates hereby conveyed, and also the land certificates by virtue of which the land hereby conveyed was located are numbered as follows, and were issued by the Commissioner of the General Land Office of the State of Texas, as follows:- Among other numbers being #3555 to 3745 both inclusive (189)--It being the object and intent of this instrument to convey to the said party of the second part, all of the said lands heretofore located, and not heretofore sold and conveyed, and also all the land and right in land, by virtue of the afore said certificates and heretofore located and not previously sold and conveyed. And it being understood that the lands described in this Indenture, as located by virtue of certain of the land certificates enumerated herein, are situated in the Counties of Matagorda (Other Counties) etc.-Any and all of the aforesaid lands (if any) necessary for right of way, depots, shop grounds of and for any of the Railroads now owned or possessed by the said I. & G. N. R. R. Co. and nor or heretofore appropriated for any of those purposes, are hereby excepted from

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MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

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this conveyance, and are not to pass or be affected by this deed. Together with all and singular the tenements, hereditaments and appurtenances belonging to the aforesaid lands, or any of them, or any wise appertaining thereto, and the reversion, remainder and remainders rents, issues, and profits, thereof, also, all our estate, right, title, interest, property, possession, claim and demand whatsoever, as well at law as in equity, of, in and to the same and very part and parcel thereof, with the appurtenances. To have and to hold the hereinafter granted, bargained and described premises, with all the appurtenances thereof, unto the said party of the second part, its successors, heirs and assigns, to its and their own use, benefit and behoof forever.

Dated:-----March 10th 1880.

Witness
John A. Garver.

(Signed) Wm.E.Bond (seal)
E.B.Babcock (Seal)
D.MacGregor Crearer (Seal)

-----ACKNOWLEDGEDllll-----

State of New York
County and City of New York

Before me John A. Garver, a Notary Public in and for the City, County and State above mentioned, duly commissioned, qualified and acting, this day personally appeared William E. Bond, Edwin B. Babcock and D. MacGregor, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office, this 20th day of "L.S." September A. D. 1880.

John A. Garver
Notary Public N. Y. Co.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

The New York and Texas
Land Company Limited

Galveston, Texas,

(12)

Instrument:-----Deed

Dated:-----Jany. 2nd. 1891.

Acknowledgment:-----See below

Consideration:-----\$15,802.53

Filed:-----April 4th, 1891 6 P.M.

Recorded;-----D.Vol.2"2 pp 65-66

Description.

The State of Texas
County of Travis

Know all men by these presents that the New York and Texas Land Co. Limited, in consideration of \$15,802.53 to said Company paid by G.H.Mensing and W.E.Mensing of Galveston County Texas, the receipt of which is hereby acknowledged, has granted, bargained, sold and by these presents does grant, bargain, sell and convey unto the said G.H.Mensing and W.E.Mensing all and singular, the right, title, and interest of the said New York and Texas Land Company Limited, in and to a certain piece or parcel of land described as follows to-wit: The following surveys made by virtue of certificates issued to the International and Great Northern Railroad Company situated in the County of Matagorda in the State of Texas, and patented to said Railroad Company by the State of Texas, as follows, to-wit:

Sur.#1 Block #4 Certificate #3681, Pat 356, Vol. 108 of 640 acres.

Sur.#2 Block #4 Certificate #3682, Pat 355, Vol. 108 of 640 acres.

Sur.#3 Block #4 Certificate #3683, Pat 354, Vol. 108 of 640 acres

Sur.#4 Block #4 Certificate #3684, Pat 353, Vol 108 of 428.8 acres.

Sur.#6 Block #4 Certificate #3685, Pat. 351. Vol 108 of 640 acres.

Sur.#7 Block #4 Certificate #3687 Pat. 350 vol. 108 of 539.90 acres.

Sur.#9 Block #4 Certificate #3689, Pat #347 Vol. 108 of 615.31 acres.

Sur.#10 Block #4 Certificate #3685 Pat #352 Vol. 108 of 187 acres.

Sur.#6, Block #3 Certificate #3680, Pat. 357. Vol. 108 of 609.50 acres.

Making a total of 5267.51 acres of land, by the same more or less, for more particular description of said surveys reference is had to said patents, which are delivered herewith, together with the rights and appurtenances to the same belonging, and the said New York and Texas Land Company, Limited, hereby binds itself and its successors to Warrant and forever defend all and singular the said premises unto the said G. H. Mensing and W.E.Mensing their heirs and assigns against the claims of all persons lawfully claiming or to claim the same, or any part thereof, by through or under it.

To have and to hold etc.--

Witness the New York and Texas Land Company Limited, by the Hand of its President, attested by the Seal of said Company this second day of January A. D. 1891.

The New York and Texas Land Company, Limited.
by Ira H. Evans, President.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

(12)

-----ACKNOWLEDGMENT.-----

The State of Texas
County of Travis

I
Before me A. B. Langermann, a Notary Public in and for the County of Travis, in the State of Texas, on this day personally appeared Ira H. Evans, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for, and as the act of the New York and Texas Land Company, Limited, as the President of said Company, for the purpose and considerations therein expressed.

1702 L. S. Given under my hand and seal of office this 2nd day of January A. D. 1891.

A.B. Langermann, Notary Public
Travis County, Texas.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

(13)

CORRECTED FIELDNOTES.

Surv. # 1 Block #4, I. & G. N.B.R. R. Lands.

The State of Texas |
County of Matagorda |

Corrected Field Notes of a survey of 640 acres of land, made for the International and Great Northern R. R. Co. by virtue of Certificate #3681 issued by the Commissioner of the General Land Office situated in Matagorda County. Survey #1 in Block #4 about 17 1/2 miles No. 3 1/2 E. from Matagorda and known as:-

Beginning at a stake the N.E. corner of the J.K. Belnap Survey.

Thence N. 1/4 West at 1175rs. pass S.W. corner of Survey #2 & N.W.

Corner of survey #1 H. Cosling at 911 vs. pass N.W. cor. of Survey 2

H. Cosling & S.W. Cor. of Survey 4 Block 3 I. & G. N.R.R. Co. 2151 1/2

Vs. to stake and mound for N.E. Cor. of this Survey

Thence S. 89 3/4 1675 vs. to stake and mound for N.W. Cor. of this Survey.

Thence S. at 1075 1/3 vs. to place of beginning.

Grant Fisher |

Silas Franz |

Chain Carriers.

Resurveyed Feby. 19th, 1890

I. F. S. Robbins Surveyor Matagorda County, do hereby certify that I have examined the foregoing plat and Field Notes and find them correct and that they are recorded in my office in Book "a" 2 page 101

Fred S. Robbins, Surveyor
Matagorda County.

Recorded in Field Note Book "a" 2 pp 101.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

(14)

CORRECTED FIELD NOTES.

Survey, 2 Block 4 I. & G. N. R. R. Co. Lands.

The State of Texas |

County of Matagorda |

Corrected Field Notes of Survey of 640 acres of land made for the International and Great Northern R.R.Co. by virtue of certificate #3682 issued by the Commissioner of the General Land Office situated in Matagorda County Sur. #2 in Block #4, about 18-1/2 miles N. 5 E. from Matagorda and knows as:-

Beginning at a stake and mound, the N. E. Cor. of survey #1 Block #4 I. & G. N. R. R. Co.

Thence N. 1/4 W. at 659 7 vs. pass stake and mound, the N.W. Cor of Survey 4 & S.W. cor. of Survey 5 block 3 I.&G.N.R.R.CO. 2163 vs. to Stake and amount for N. E. Cor. of the survey.

Thence S 89 3/4 W. 1666vs. to stake and mound for N.W.Cor. of this Survey.

Thence S. 2163vs. to stake and mound, the N.W. Cor of Surv. 1 & S. W. Cor. of this Survey.

Thence N. 89 3/4vs. E. 1675vs. to the place of beginning.

Grant Fisker

Silas Franz

Chain Carriers.

Resurveyed Feby. 19th, 1890.

I, Fred S. Robbins Surveyor Matagorda County do hereby certify that I have examined the foregoing Plat and Field Notes and find them correct and that they are recorded in my office in Book "A" page 102.

Fred S. Robbins, Surveyor,

Matagorda County.

Recorded, in Field Note Book "a" pp. 102.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

(15)

FIELD NOTES, Surv. #4 Block. #4 I. & G. N. R.R. land.

The State of Texas
Matagorda District

Survey #4, Block #4, Field notes of survey of 640 acres of land, made for the International and Great Northern Railroad Company by virtue of Certificate #3684 issued by J.J. Cross Commissioner of General Land Office, in accordance with the provisions of an act of the Legislature of the State of Texas, entitled "An act for the relief of the International Railroad Company" approved March 10th, 1875, situated in Matagorda County about 19-1/4 miles E. 4E. from Matagorda, and known as survey #4 in block #4.

Beginning at a stake the N.W. Cor. of #2 and in the East line of #3
Thence East 2296 vs. with the North line of #2 a stake and mound in the N. E. Cor. of same.

Thence N. 1574 vs. a stake and mound in the West line of #6 Bl. 3

Thence West at 2296 vs. a stake for cor.

Thence South 1574 vs. to beginning.

Survey Feb'y. 11th, 1876.

Robert Derner |

Joseph Kaymer | Chain Carriers.

I, Joseph Yearans District Surveyor, Matagorda District do hereby certify, that I have examined the foregoing plat and field notes and find them correct, and that they are recorded in my office, in Book "1" #1 page 30.

Joseph Yearans, District Surveyor
Matagorda District.

Recorded Field Note Book "a" pp 229.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

(16)

CORRECTED FIELD NOTES.

Surv. #4, Block 4 I. & G. N. R.R. Lands.

The State of Texas
County of Matagorda.

Field Notes of a survey of 327 acres of land made for the International and Great Northern Railroad Co. by virtue of a certificate #3684 issued by the Commissioner of the General Land Office situated in Matagorda County, Surv. #4 in Block #4. About 19-1/4 miles N. 4 E. from Matagorda and known as X

Beginning at a stake and mound the N.W. Cor. of Surv. #2 bl. #4 I. & G. N.R.R. Co.

Thence N. 89 3/4 E. 1666 vrs. to stake and mound in West line of Survey #5 Block #3 the N.E. Cor. of said Survey #2.

Thence N. 74 W. 396 7/10 vrs. to a Post the N.W. Cor. of said Surv #5

Thence N. 77 10' W. 920 vrs. to stake and mound the S.E. Cor. of League #9 John J. Rowman and Henry Williams.

Thence with South line of same S. 62 W. 2866 vrs. to a post the N. Cor of Surv. 1 Reuben P. T. Stones.

Thence S. 463 vrs. to stake and mound the N.W. Cor. of Surv. #3 Bl #4

Thence East 1779 vrs. to stake and mound the N.E. Corner of said Survey #3.

Thence N. 1207.3 vrs. to the place of beginning.

Grant Fisher

Silas Franz Chain Carriers

Resurveyed February 19th, 1890.

I, F. S. Robbins Surveyor Matagorda County, do hereby certify that I have examined the foregoing Plat and Field Notes and find them correct and that they are recorded in my office in Book "a" #2 page 104

Fred S. Robbins, Surveyor

Matagorda County.

Recorded in Field Note Book A2, pp. 104.

I, F.S. Robbins Surveyor Matagorda County, do hereby certify that the foregoing survey was made according to law, and that the limits, boundaries, and corners, with the marks natural and artificial, are truly described in the foregoing Plat and Field Notes.

Fred S. Robbins, Surveyor

Matagorda County, Texas,

Recorded Field Note Book "A2" page 104.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

(17)

Corrected Field Notes.

Survey, #6 Block #4 I. & G. N. R. R. Co. Lands.

The State of Texas
County of Matagorda

Corrected Field Notes of a survey of 640 acres of land, made for the International and Great Northern R.R. Co. by virtue of certificate 3686 issued by the Commissioner of the General Land Office situated in Matagorda County, Survey #6 in Block #4 about 20 miles N. 5 E. from Matagorda and knows. Beginning at a post the N.W. Cor. of Surv.

#5 Block 3 and North East Cor. of Surv 4 Block 4 I.&G.N.R.R.Co.
Thence N. 89 3/4 E. 837 1/5 vs. to stake and mound the S.W. Cor of Survey 6 Block 3 & S. E. Cor. of this Survey.

Thence N. 1/4 W. 2138 vs. to stake and mound for N.E. Cor. of this Survey.

Thence S. 89 3/4 W. 1734 1/5 vs. to stake and mound for N.W. Cor of this Survey.

Thence S. 1/4 S. 1930 vrs. to stake and mound the S.E. Cor. of League #9 John J. Bowman and Henry Williams and interior corner of

Survey #4 Block #4.

Thence S. 77 10' E. 920 vrs. to the place of beginning.

Grant Fisher

Silas Franz Chain Carriers

Resurveyed Feby. 10th, 1890

I, F. S. Robbins, Surveyor Matagorda County, do hereby certify that I have examined the foregoing Plat and Field Notes and find them correct, and that they are recorded in my office in Book "a" #2 page 105.

Fred S. Robbins Surveyor

Matagorda County.

Recorded in Field Note Book "A" pp105.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

(18)

CORRECTED FIELD NOTES.

Surv. #7 Block #4 I. & G. N. R. R. Co. Lands.

The State of Texas |
County of Matagorda |

Corrected Field Notes of a survey of 539.90 acres of land, made for the International and Great Northern R.R. Co., by virtue of certificate #3687 issued by the Commissioner of General Land Office situated in Matagorda County survey #7 in Block #4. About

21 miles N. 4 E. from Matagorda and known asx as beginning at a stake and mound the N.W.

Corner of survey. 6 Block 4 I. & G. N. R.R.Co.

Thence N. 89 3/4 E. 1734 1/5vs. to stake and mound the N.E. Cor of Survey 6

Thence N. 1/4 W. 804 4/5vs. to stake and mound the N. Corner of Survey #6 Block 3 I. & G. N. R.R.Co.

Thence N. 45 W. 2692vs. to stake and mound for N.W. Cor of this Survey.

Thence S. 1/4 E. 914 2/5vs. to stake and mound in north line of Survey 9 of this Block.

Thence N. 89 3/4 E. 161vs. to stake and mound the N.E. Cor. of said Survey #9

Thence S. 1/4 E. 1801 2/5vs. to the place of beginning.

Grant Fisher

Silas Franz Chain Carriers.

Resurveyed, Feby. 19th, 1890.

I, F. S. Robbins, Surveyor Matagorda County, do hereby certify that I have examined the foregoing Plat and Field Notes and find them correct, and that they are recorded in my office in Book "a" #2 Page 106.

Fred S. Robbins, Surveyor,
Matagorda County.

Recorded, Field Note Book "A" 2 page 106.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

(19) Galveston, Texas.

Corrected Field Notes.

Survey. #8, Block #4 I. & G. N. R. R. Co. Lands.

The State of Texas
County of Matagorda

Corrected Field Notes of 327 acres of land made for the International and Great Northern R.R.Co. by virtue of certificate #3668 issued by the Commissioners of the General Land Office situated in Matagorda County Survey #8 Block #4, about 21 1/2 miles north from Matagorda and known as x Beginning at a stake and Mound S/ 1/4 E. 11vs

From the N.W.Cor.of Survey #7 Block #4 I.&G.N.R.R.Co.

Thence S. 89 3/4 W. 2280vs. to stake and mound in East line of League #8 Jacob Betts.

Thence S. 28 E. 1068vs. to stake and mound the S.E.Cor. of league #8 Jacob Betts.

Thence N. 62 E. 90vs. to stake and mound the N.E.Cor. of league

#9 John J. Bowman and Henry Williams the N.W.Cor. of survey

#9 Block 4 I. & G. N. R. R. Co.

Thence N. 89 3/4 E/ 1702vs. to stake and mound and interior

corner of survey 7 Block 4.

Thence N. 1/4 W. 903 2/5vs. to beginning.

Grant Fisher

Silas Franz Chain Carriers.

I, F. D. Robbins, Surveyor Matagorda County do hereby certify that the foregoing survey was made according to law and that the limits boundaries and corners, with the marks natural and artificial are truly described in the foregoing Plat and Field notes.

Fred S. Robbins, Surveyor Matagorda
County.

I, F. S. Robbins, Surveyor Matagorda County do hereby certify that I, have examined the foregoing Plat and Field Notes and find them correct, and that they are recorded in my office in Book "A" #2 p.107.

Fred S. Robbins, Surveyor,
Matagorda County.

Recorded in Book A2, Field Notes of Matagorda Co. pp. 107.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

(20)

CORRECTED FILED NOTES.

Surv. #4, Block #4, I. & G. N. R.R.Co. Lands.

The State of Texas
County of Matagorda

Corrected Field Notes of survey of 615.31 acres of land, made for the International and Great Northern R.R.Co. by virtue of certificate #3689 issued by the Commissioner of the General Land Office situated in Matagorda County, Survey #9 in Block #4, about 22 miles north from Matagorda and known as x Beginning a stake and mound the S. E. Cor.

of league #9 John J. Bowman and Henry Williams, the N.W. Cor of Survey 4 and S.W. Cor. of surv. 6 Block 4 I. & G. N. R.R.Co. Thence N. 1/4 W. 3732 vs. to stake and mound for the N.W. Cor. of this survey.

Thence S. 89 3/4 W. at 161 vs. pass S.E. Cor. of Surv. 8 Block 4 1863 vs. to stake and mound the N.E. Cor. of league #9 John J. Bowman and Henry Williams.

Thence S. 26 47 E. at 555 vs. pass a post at 795 vs. pass another at 1549 vs. pass another 4171 vs. to the place of Beginning

Grant Fisher

Silas Franz

Chain Carriers

Resurveyed Feby. 19th, 1890.

I, F. S. Robbins Surveyor Matagorda County do hereby certify that the foregoing survey was made according to law, and that the limits Bounderies and corners, with the marks natural and artificial are truly described in the foregoing Plat and Field Notes.

Fred S. Robbins, Surveyor
Matagorda County.

I, F. S. Robbins, Surveyor Matagorda County, do hereby certify that I, have examined the foregoing plat and filed notes and find them correct and that they are recorded in my office in BOOK "A" #2 page 108.

Fred S. Robbins Surveyor,
Matagorda County.

Recorded, Field Note Book "A2" pp. 108.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

21)

CORRECTED FILED NOTES.

Surv. #10, Block #4 I. & G. N. R. R. Co. Lands.
 The State of Texas
 County of Matagorda

Corrected Field Notes of a survey of 187 acres of land made for the International and Great Northern R.R. Co. by virtue of certificate #3685 issued by the commissioner of the General Land office situated in Matagorda County #10 in Block #4, about 23 miles North from Matagorda and known as beginning at a stake and mound the N.W. Cor. of Survey #8 Block 4

Thence N. $89\frac{3}{4}$ E. 2280vs. to stake and mound the N.E. Cor. of said survey #8

Thence N. $1\frac{1}{4}$ W. 111vs. to stake and mound in the East line of the Maria Cummings survey.

Thence N. 45 E. 303 vs. to stake and mound.

Thence S. 62 W. 1995vs. to stake and mound in East line of League #8 Jacob Betts.

Thence S. 28 E. 79 vs. to beginning.

Great Fisher

Silas Franz Chain Carriers.

Resurveyed Feby. 19th, 1890

I. F. S. Robbins, Surveyor Matagorda County, do hereby certify that I have examined the foregoing plat and filed notes and find them correct, and that they are recorded in my office in Book "A" #2 pp

109

Fred S. Robbins Surveyor,
 Matagorda County.

I, F. S. Robbins, Surveyor Matagorda County, do hereby certify that the foregoing survey was made according to law, and that the limits boundaries and corners, with the marks natural and artificial are truly described in the foregoing Plat and Field Notes.

Fred S. Robbins Surveyor Matagorda Co.

Recorded in Field Note Book "A2" pp 109.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

(22) Galveston, Texas.

CORRECTED FILED NOTES.

Surv. §6 Block #3 I. & G. N. R. R. Lands.

The State of Texas
County of Matagorda

Field notes of a survey of 609 ⁵⁰/₁₀₀ acres of land, made for the International and Great Northern R. R. Co. by virtue of Certificate #3680 issued by the Commissioner of General Land office situated in Matagorda Co. about 20 1/2 miles N. 7 E/ from Matagorda. Beginning at a stake & Mound (fr. which a post the N.W. Cor of Surv. #5 Block #3 I. & G. N. R. R. Co. brs. S. 89 3/4 W. 1/5 vrs.) the S. E. Cor. of survey 6 Block 4 I. & G. N. R. R. Co. Thence N. 89 3/4 E. at 1062 1/5 vs. pass N. E. Cor. of said Survey 5 1583 4/5 vs. to stake and mound in N. line of the John Duncan Survey 184 vs. N. 44 3/4 E. from its West Corner. Thence N. 44 3/4 E. 256 vs. to stake and mound the S.W. Cor of Surv. #7 Block 3 I. & G. N. R. R. Co. Thence N. 45 1/4 W. to stake and mound and interior corner of said survey #7 Thence N. 44 3/4 E. 696 to stake and mound another corner of said survey #7 Thence N. 45 1/4 W. 498 vrs. to stake and mound another cor. of said survey #7 the S. Cor. of the Maria Cummings Survey to stake and mound the N. Corner of this survey. Thence S. 1/4 E. 2942 4/5 vs. to the place of beginning. ~~Block #3 I. & G. N. R. R. Co.~~

Grant Fisher

Silas Franz Chain Carriers.

Resurveyed Feby. 19th, 1890

I, F. S. Robbins Surveyor Matagorda Co. do hereby certify that I have examined the foregoing Plat and Field Notes and find them correct, and that they are recorded in my office in book "A" #2p.100. Fred S. Robbins, Surveyor Matagorda County.

Recorded in Field Note Book "A" 2 page 100.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

Galveston, Texas.

23)

Except from deeds to 5 small tracts sold out of surveys
 , 7, 8 & 9 and 10 Block 4 I. & G. N. R. R. Co. lands.

Mensing	G. H. & W. E. Johnson RG. Deed "Z" pp. 544-545, 100 acres out of surveys 7, 8 & 9 as contained in property conveyed to us by N.Y. & Texas Ld. Co. "Z" pp. 65-66 being 68 acres in #7 2.0 acres in #8 and 12 acres in #9.
Mensing	G.H. & W. E. Pierce A.H. D. "Z" pp. 529-530 2-1/3 acres part of I.&G.N.R.R.Co. surv. #10
Mensing G	G.H.&W.E.Fisher Joshua W.D. "6" 1199-200 1.6 acres pt. of section 3 Bl 4 & 4/10 acres in sec. 4 Bl. #4 I.&G.N.R.R. Surveys.

Dictated.

MENSING BROS. & CO.

WHOLESALE GROCERS AND COTTON FACTORS.

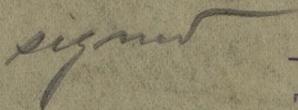
Galveston, Texas.

(24)

THE STATE OF TEXAS }
 COUNTY OF MATAGORDA. }

We hereby certify that we made a careful and through examination and search of the Deed Records, Mortgage Records Attachment Records, Personal Judgments Records and of all other Records contained in the office of the Co. Court of Matagorda Co. of the Dis. Court Minutes, Execution Dockets and of all other Records in the office of the Clerk of the District Court of Matagorda Co. except a search for Lis Pendents and that we are unable to find in said Record anything affecting the title to the following lands herein abstracted, Surv. 1 Bl. 4 for 640 acres, Surv. 2 Bl. 4 for 640 acres, Surv. 4 Bl. 4 327 acres, Surv. 6 Bl. 4 for 640 acres, Surv. 6 Bl. 4 for 539.90 acres Surv. 8 Bl. 4 for 327 acres, Surv. 9 Bl. 4 for 615.31 acres, Surv. 10 Block 4 for 187 acres, Surv. # 6 Block 3 for 609.50 Int. I. & G. N. R. R. Lands other than contained in the foregoing 21 pages of this abstract. It is distinctly understood and agreed by the party or parties taking this abstract that no search has been made for taxes due and unpaid for any year or years prior to this date of this certificate.

Witness our hands and Corporate seal this 29th, day of
 Sept. A. D. 1900 in Bay City Matagorda County Texas.



Wm. Cash, Gen'l. Mgr.

The South Texas Abstract Company.