

Whereas, the International and Great Northern Railroad Company, a corporation existing under the Laws of the State of Texas, did on the tenth day of March, one thousand eight hundred and seventy nine, by deed of that date signed by Sam Sloan as President of said Company, convey unto John S. Kennedy, Samuel Thorne of the City County and State of New York and William Walter Chess of Bergen County 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 <sup>several</sup> Counties of the State of Texas in which the lands thereby conveyed are 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 <sup>lands</sup> and land Certificates with greater certainty, <sup>and</sup> in this respect make said deed of 10<sup>th</sup> March 1879 more definite and specific as to the property thereby conveyed the said International and Great Northern Railroad Company as party of the first part for the same consideration named in said deed of 10<sup>th</sup> March 1879 to wit: four millions six hundred and twenty eight thousand four hundred dollars all of which has been paid as therein recited and admitted, hath granted, bargained, sold, conveyed assigned

transferred and set over and by these pre-  
sents both grant, bargain, sell, convey, assign  
transfer and set over unto the said John  
J. Kennedy, Samuel Thorne and William Walter  
Pheep 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 de-  
scribed that is to say: All the lands in the  
State of Texas then owned by said party  
of the first part located by virtue of certain  
Certificates for land issued by the Commissioners  
of the General Land Office of the State of Texas  
to the said the International and Great Northern Rai-  
road Company under and by virtue of a certain  
act of the Legislature of the State of Texas en-  
titled "an act for relief of the International  
Rail Road Company, now consolidated with  
the Houston and Great Northern Rail Road  
Company under the name of the International  
and Great Northern Rail Road Company  
approved Mar. 10<sup>th</sup> 1875 also, also the right  
title and interest of any and every kind  
of the said party of the first <sup>part,</sup> in to and  
by virtue of all other lands Certificates then  
<sup>and not created heretofore issued to the said party of the first part,</sup>  
owned by the party of the first part under  
and by virtue of the said act of the Legis-  
lature of the State of Texas approved March  
10<sup>th</sup> 1875 entitled an act for the relief of the  
International Rail Road Company, now consoli-  
dated with the Houston and Great North-  
ern Railroad Company under the name

of the International and Great Northern Rail-  
road Company" The land certificates hereby con-  
veyed 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 Commissioners of  
the General Land Office of the state of Texas  
as follows to wit: Numbers Three hundred  
and four (304) to Three hundred and nine (309)  
both numbers inclusive (6); Three hundred and  
eleven (311) to Three hundred and thirty nine  
(339) both numbers inclusive (29); Three hun-  
dred and forty one (341) to Three hundred  
and seventy six (376) both numbers inclusive  
(36); Three hundred and seventy eight (378)  
to Three hundred and eighty six (386) both  
numbers inclusive (9); Three hundred and  
eighty eight (388); (1); four hundred and one  
(401) to four hundred seven (407) both numbers  
inclusive (7); four hundred and ten (410) (1);  
four hundred and eighteen (418) to four  
hundred and twenty (420) both numbers in-  
clusive (3); four hundred and twenty two (422)  
to four hundred and thirty seven (437) both  
numbers inclusive (16); four hundred and thirty  
nine (439) to four hundred and forty one (441)  
both numbers inclusive (3); four hundred and forty  
three (443) to four hundred and sixty five (465)  
both numbers inclusive (23); four hundred and  
sixty eight (468); (1); four hundred and seventy one  
(471) to four hundred and ninety three (493) both numbers  
inclusive (23); were issued as aforesaid  
on the 18<sup>th</sup> day of May A.D. 1875. Numbers  
four hundred and ninety four (494) to five  
hundred and twenty two (522) both numbers

inclusive (29); five hundred and twenty four  
(524) to five hundred and twenty nine (529)  
both numbers inclusive (6); five hundred and  
thirty two (532) and five hundred and thirty  
three (533) (2); five hundred and thirty five (535)  
to five hundred and forty five (545) both  
numbers inclusive (11); five hundred and  
forty seven (547) and five hundred and forty  
eight (548) (2); five hundred and fifty one (551)  
to five hundred and fifty nine (559) both  
numbers inclusive (9); five hundred and sixty  
five (565) to five hundred and seventy five  
(575) both numbers inclusive (11); five hundred  
and eighty one (581) to seven hundred (700)  
both numbers inclusive (1,120); Seven <sup>hundred</sup> and twenty  
seven (727) to three thousand and forty nine  
(3049) both numbers inclusive (1,323); Three thousand  
and fifty one (3051) to three thousand one  
hundred and eight (3108) both numbers inclu-  
sive (58); Three thousand one hundred and thir-  
ty three (3,133) to three thousand one hundred and  
fifty seven (3,157) both numbers inclusive (25);  
Three thousand one hundred and fifty nine  
(3,159) and three thousand one hundred and  
sixty (3,160) (2); three thousand one hundred and  
sixty three (3,163) and three thousand one  
hundred and sixty four (3,164) (2); three thou-  
sand one hundred and sixty six (3,166) to three  
thousand one hundred and seventy three (3,173)  
both numbers inclusive (8); three thousand one  
hundred and seventy five (3,175) to three thousand  
two hundred and thirteen (3,213) both numbers inclu-  
sive (39); three thousand two hundred and  
sixteen (3,216) to three thousand four hundred and  
fifty seven (3,457) both numbers inclusive (242);  
three thousand four hundred and sixty five

(3.465) to three thousand four hundred and sixty seven (3.467) both numbers inclusive (3); three thousand four hundred and sixty nine (3.469) to three thousand five hundred and twelve (3.512) both numbers inclusive (44); three thousand five hundred and fourteen (3.514) to three thousand five hundred and forty nine (3.549) both numbers inclusive (36); three thousand five hundred and fifty one (3.551) to three thousand five hundred and fifty three (3.553) both numbers inclusive (3); three thousand five hundred and fifty five (3.555) to three thousand seven hundred and forty three (3.743) both numbers inclusive (189); three thousand seven hundred and forty nine (3.749) to three thousand seven hundred and sixty two (3.762) both numbers inclusive (14); three thousand seven hundred and sixty four (3.764) to three thousand eight hundred and sixteen (3.816) both numbers inclusive (53); three thousand eight hundred and fifty nine (3.859) to four thousand and twenty (4020) both numbers inclusive (162); were issued as aforesaid on the 24<sup>th</sup> day of May A.D. 1873. Numbers four thousand and twenty two (4022) to four thousand and thirty four (4034) both numbers inclusive (13); four thousand and thirty six (4036) to four thousand and eighty three (4083) both numbers inclusive (48); four thousand and eighty five (4085) (1); four thousand <sup>and</sup> eighty seven (4087) to four thousand one hundred and eight (4108) both numbers inclusive (22); four thousand one hundred and fourteen (4114) to four thousand eight hundred and twenty (4820) both numbers inclusive (707); were issued as aforesaid on the 8<sup>th</sup> day of September A.D. 1876; and numbers four

Thousand eight hundred and twenty one (4821)  
to five thousand two hundred (5200) both num-  
bers inclusive (380); five thousand two hundred  
and six (5206) (1); five thousand two hundred  
and eleven (5211) to five thousand two hundred  
and twenty (5220) both numbers inclusive (10);  
five thousand two hundred and twenty two (5222)  
to five thousand two hundred and thirty three  
(5233) both numbers inclusive (12); five thousand  
two hundred and thirty six (5236) to five thou-  
sand two hundred and thirty eight (5238) both  
numbers inclusive (3); were issued as aforesaid  
on the 16<sup>th</sup> day of February A.D. 1877, making  
a total of four thousand seven hundred  
and sixty eight (4768) Certificates for six  
hundred and forty (640) acres of land each  
equal to three million fifty one ~~thousand~~  
and five hundred and twenty (3,051,520) acres.  
But from this conveyance there is saved and  
excepted one hundred and sixty (160) acres  
of land located in Kinney County Texas,  
by virtue of the aforesaid Certificate num-  
ber four thousand three hundred and fifty  
five (4355) the said one hundred and sixty  
(160) acres being a part of survey No 23.  
Block No 6 of the surveys of the party of the  
first part in said Kinney County and having  
been conveyed to John H. Jones by the said  
International and Great Northern Rail Road  
Company by deed dated November 20<sup>th</sup> 1877;  
From this conveyance there is also saved  
and excepted the following described in-  
located balance land Certificates which were  
issued to the ~~said~~ International and Great  
Northern Rail Road Company by the Com-  
missioner of the General Land Office of the

State of Texas as follows to wit: No 2229 for  
four hundred and fourteen (414) acres of  
land issued March 7<sup>th</sup> 1878 as a balance  
on the aforesaid Certificate No 3173, Number  
2265 for one hundred and sixty seven (167)  
acres of land issued January 4<sup>th</sup> 1877 as  
a balance on the aforesaid Certificate - No 3553,  
Number 22-133 for fifty two (52) acres of land  
issued April 27 1877 as a balance on the  
aforesaid Certificate No 3675; Number 22-137 for  
four hundred and forty (440) acres of land issued  
May 10<sup>th</sup> 1877 as a balance on the Certificate  
No 3506; Number 22-145 for sixty 67-100. (60  
67-100) acres of land issued May 10<sup>th</sup> 1877  
as a balance on the aforesaid Certificate No  
3477; Number 22-146 for forty two (42) acres  
of land issued May 10<sup>th</sup> 1877 as a balance  
on the aforesaid No 3494; Number 22-153  
for forty six (46) acres of land issued May  
28<sup>th</sup> 1877 as a balance on the aforesaid Certifi-  
cate No 494; Number 22-159 for fifteen (15)  
acres of land issued June 7<sup>th</sup> 1877 as a balance  
on the aforesaid Certificate No 508; Number 23-  
56 for thirty four (34) acres of land issued  
May 1<sup>st</sup> 1878 as a balance on the aforesaid  
Certificate No 699; Number 23-59 for three hun-  
dred and eighty (380) acres of land issued May  
1<sup>st</sup> 1878 as a balance on the aforesaid Certificate  
No 3756; Number 23-79 for fifty five (55) acres of  
land issued June 6<sup>th</sup> 1878 as a balance on  
the aforesaid Certificate No 3457; Number 23-80  
for eighteen (18) acres of land issued June 6<sup>th</sup>  
1878 as a balance on the aforesaid Certificate  
No 3884; Number 23-82 for fifty four (54) acres  
of land issued June 6<sup>th</sup> 1878 as a balance  
on the aforesaid Certificate No 681; Number 23-87

for thirty (30) acres of land issued June 6<sup>th</sup> 1887  
as a balance on the aforesaid Certificate No 3668,  
Number 2388 for thirty three (33) acres of land is-  
sued June 6<sup>th</sup> 1878 as a balance of Certificate No  
3672; Number 2398 for forty nine (49) acres  
of land issued June 8<sup>th</sup> 1878 as a balance on  
the aforesaid Certificate No 3791; Number 23-100 for  
forty 40 acres of land issued June 8<sup>th</sup> 1878  
as a balance on the aforesaid Certificate No 3796;  
making a total in unlocated balance  
Certificates of nineteen hundred and twenty nine  
67-100 (1929.67-100) acres heretofore conveyed by  
the said party of the first which added to  
the said 160 acres of land makes a total  
of two thousand and eighty nine 67-100  
(289.67-100) acres to be deducted from the said  
three million fifty one thousand five hund-  
red and twenty (3,051,520) acres thus leaving a  
balance of three million forty nine thousand  
four hundred and thirty 33-100 acres, (3,049,=  
430.33-100) to be included and which is hereby  
included in this conveyance. It is the obj-  
ect 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 rights in land by virtue of  
the aforesaid Certificates not heretofore lo-  
cated and not previously sold & conveyed.  
It is understood that the lands described  
in this instrument as located by virtue of  
certain of the land certificates enumerated  
herein are situated in the Counties of Andra-  
son, Atascosa, Cherokee, Colorado, Fort Bend,  
Freestone, Galveston, Guadalupe, Harris, Kinder-  
son, Austin, Jackson, Leon, Liberty, Matagorda,

Milam, Montgomery, Newton, Twoogdoches  
Orange, Parker, Polk San Jacinto, Trinity  
Tyler, Walker, Wharton, Williamson, Carson, Gray  
Hemphill, Hutchinson, Raudall, Roberts,  
Cottle, Crosby, Dickens, King, Motley, Crockett,  
Dimmit, Encinal, Brio, Kinney, La Salle,  
Maverick, Rees, Uvalde, Webb, Zavalla,  
in the State of Texas, 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 International and Great  
Northern Railroad Company and now or  
hereafter appropriated for any of those pur-  
poses are hereby excepted from ~~the~~ ~~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  
repts issues and profits thereof. Also all  
the estate right title interest property proce-  
sion claim and demand whatsoever as well  
at law as in equity of the said party of the  
first part; in and to the same and every  
part and parcel thereof with the appur-  
tenances. To have and to hold the hereinafore  
granted bargained, and described premises  
with the appurtenances unto the said par-  
ties of the second part their heirs and as-  
signs, and unto the survivors and survivor  
of them and to the heirs and assigns of the sur-  
vivors and survivor of them as joint tenants, and  
not as tenants in common, to their own use  
benefit and behoof forever. In witness whereof

The said International and Great Northern  
Rail Road Company hath herunto set its corporate  
seal to this and forty nine other acts in  
the words and figures of this each of which  
is here made an original deed and each  
attested by the signatures of the now President  
assistant Secretary of the party of the first part  
on the 31<sup>st</sup> day of December A.D. 1879 and  
intended to take effect from the 10<sup>th</sup> day of  
March 1879

Signed sealed and delivered { International & Great  
in presence of: \_\_\_\_\_ } Northern Rail Road  
John A. Garver Company by Tho<sup>o</sup>. Pearsall (LS)  
attest President  
Jacob L. Wetmore  
Assistant Secretary.

The State of New York (ss  
County + City of New York)  
Before me John A. Garver  
a Notary Public in and for the City, County and  
State above named duly commissioned, qualified  
and acting this day personally appeared  
Thomas 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 of the International and  
Great Northern Rail Road Company, executed  
and delivered the same for the purposes and  
consideration therein expressed and that said  
Instrument and this acknowledgment is the act  
of said Corporation.

Given under my hand and seal of office  
(LS) this the 6<sup>th</sup> day of January A.D. 1880  
John A. Garver  
Notary Public N.Y. Co

Filed at 9 o'clock A.M. April 19<sup>th</sup> 1880  
Recorded at 5 o'clock P.M. April 21<sup>st</sup> 1880  
John L. Groom Clerk C. C. M. Co.  
By H. D. Dugally Deputy

The State of Texas  
County of Matagorda  
I, Geo. Clatun, Clerk of  
the County Court in & for  
Matagorda County, Texas, do hereby certify that  
the foregoing ten pages & part of this page of  
writing, is a true copy of a certain Deed, dated  
December 31<sup>st</sup> 1879 & intended to take effect from  
the 10<sup>th</sup> day of March 1879, from The Interna-  
tional and Great Northern Rail Road Company  
by Thos. W. Pearsall, President, to John S. Kent  
Dredy, Samuel Thorne & William Watter Phelps,  
as same appears of Record in my Office, in  
Volume "S" page 162 et seq. Records of Deeds  
of Matagorda County, Texas.

Given under my hand and seal of  
Office, at Office in Town of Matagor-  
da, this 20<sup>th</sup> day of March A. D. 1891.

Geo. Clatun, Clerk,  
County Court Matagorda County, Texas.

No. \_\_\_\_\_

International & Great  
Northern Rail Road Co.,  
by Thos W. Pearsall,  
President.

to

John S. Kennedy,  
Samuel Thorne &  
Wm. Walter Phelps

Deed to Lands in  
Texas.

"Certified Copy"