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MITCHELL'S
MAP OF
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Joseph Wiley August
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REMARKS ON TEXAS.

Those parts of Mexico known by the names of Cohahuila and Texas, form one State in the Mexican confederacy, to which Texas is the easternmost and largest division. The people of the United States Texas is peculiarly interesting from its immediate contiguity, and from the circumstance of Anglo-Americans forming the principal portion of its rapidly increasing population. A soil of great fertility & a geographical position highly favorable to commercial intercourse with the United States, and the rest of the world, are advantages which doubtless will at no distant period, render it an opulent and powerful State. A sea coast of 350 miles in length, affords by means of its numerous rivers, communication at a number of points with the Gulf of Mexico, which with the probable employment of steam navigation, on those streams susceptible of it, will speedily enhance the value of the soil and its rich productions. The face of the country is generally level, and a great portion of it consists of immense prairie, the soil of which is a rich deep black mould, mixed with sand, the bottom lands on many of the rivers, are of a rich red texture of great depth, and well timbered with cotton wood, walnut, cedar &c. Most of the productions of tropical climates grow here in great perfection, and the cotton is equal to the finest produced in the United States: the other products are sugar, tobacco, rice, indigo, wheat &c. Texas is one of the richest stock countries in the world. Cattle are raised in great abundance, and with little trouble. Many of the herds are annually purchased, and driven to New Orleans, where they visit the country for that purpose. The population is estimated at near 35,000 Americans, & 6,000 Mexicans. When the population shall be found to number 50,000, the people will endeavour to obtain a government separate from that of Cohahuila, the establishment of a State legislature at San Felipe, and the right of electing their own representatives in the General Congress at Mexico. During the spring of 1834, the legislature of Cohahuila and Texas, passed a law allowing the free exercise of all religions, also, a separate judicial code, for the benefit of the people of Texas, which authorizes the adoption of the English language in all legal proceedings; establishes trial by jury, likewise a separate supreme and circuit court, most of the appointments of which have been filled by Americans. The usual mode of settling Texas is by sale from New Orleans to Galveston, Matamoros or Aransas bays, or Brazos river, and by land, from Natchitoches by San Augustine, Nacogdoches, Trinidad river &c. &c. The roads represented on the map are mere tracks, except that from San Felipe to Brazos, but the openness, and regular surface of the country renders travelling in all directions pleasant and easy. The number of emigrants who entered Texas in twelve months, ending on the 1st September 1834, is estimated at from 1000 to 5000, the principal part of whom were from the United States.

LAND GRANTS.

The divisions represented on the Map in Texas, and denominated Grants, are tracts of country granted by the Legislature of Cohahuila and Texas to persons of influence and respectability, styled Empresarios or Undertakers, who engage to settle or locate on their Grants, within the time specified thereby, the required number of settlers. The Empresario by this acquires no right to the soil but only the powers of an agent of the government, to give titles to settlers on condition of occupancy and the payment of the required fees, with the privilege of having for his remuneration five leagues of land for every hundred families settled under his direction, without expense to government. Until the present year 1835, the head of a family intending to settle in the country, was entitled to one sitio or league of land, 4423 acres, on paying the cost of surveying and other fees together with the sum claimed by government, amounting to about one hundred dollars; and a single man was in the manner entitled to a quarter of a league. Six years residence on and improvement of the soil was requisite to acquire a legal title. By a late law the government has determined to make no more grants until the terms of the present grants are fulfilled, and have enacted a regular land law, and established offices for the sale of all the vacant lands in the country. At present, a person desirous of purchasing public land, goes to the land office in the district where the land is situated, files his petition for sale, and obtains an order of survey. The land is laid off into townships of 36 sections each, and the individual may purchase any section he pleases up to 275 acres at the minimum price of 10 dollars per labor, the purchaser paying the surveyors fees; one third of the money is payable at the time of sale, and the remainder in two annual instalments. Those however, who pay the whole amount at once, perfect their titles immediately. New settlers are exempted from the payment of the usual taxes, for the term of 10 years.

NEW MAP OF TEXAS.
WITH THE CONTIGUOUS
AMERICAN & MEXICAN STATES.
BY J. H. YOUNG.
Philadelphia:
Published by S. Augustus Mitchell.
1835

RIVERS OF TEXAS.

The Sabine, Neches and Trinidad rivers are respectively 350, 300 and 410 miles in length, they are all navigable to a certain extent during a part of the year. The Rio Brazos is considered the best navigable stream in Texas, vessels drawing six feet water can navigate it to Brazoria, and steam boats of light draught to San Felipe. It is 60 miles higher, the title ascertained to Organiza, at its mouth the Rio Brazos is 200 yards wide and extends about the same to San Felipe. The lands on this river and on all the streams from hence to the Colorado inclusive, are the richest and deepest in Texas, and are considered equal in fertility to any in the world. The San Bernard is the most beautiful stream in Texas, it is navigable about 60 miles and has from 4 to 5 feet water on the bar. The Rio Colorado rises in the high prairie east of the Pecos River and after a course of 60 miles flows into Matamoros Bay. About 12 miles above its mouth the navigation is obstructed by a raft of a mile in extent, and this light vessels may ascend it 300 miles. The La Baca, Guadalupe, San Antonio, and Rio de las Nueces, are more or less navigable part of the year. They are, however, but imperfectly known. The Rio del Norte, Rio Grande or Rio Bravo has a course estimated from 1500 to 2700 miles in length, it has been ascertained by the steam boat to Laredo, upwards of 200 miles from the coast, and persons acquainted with the navigation assert that it can be ascended by steam boats of light draught 300 miles further for at least seven months in the year.

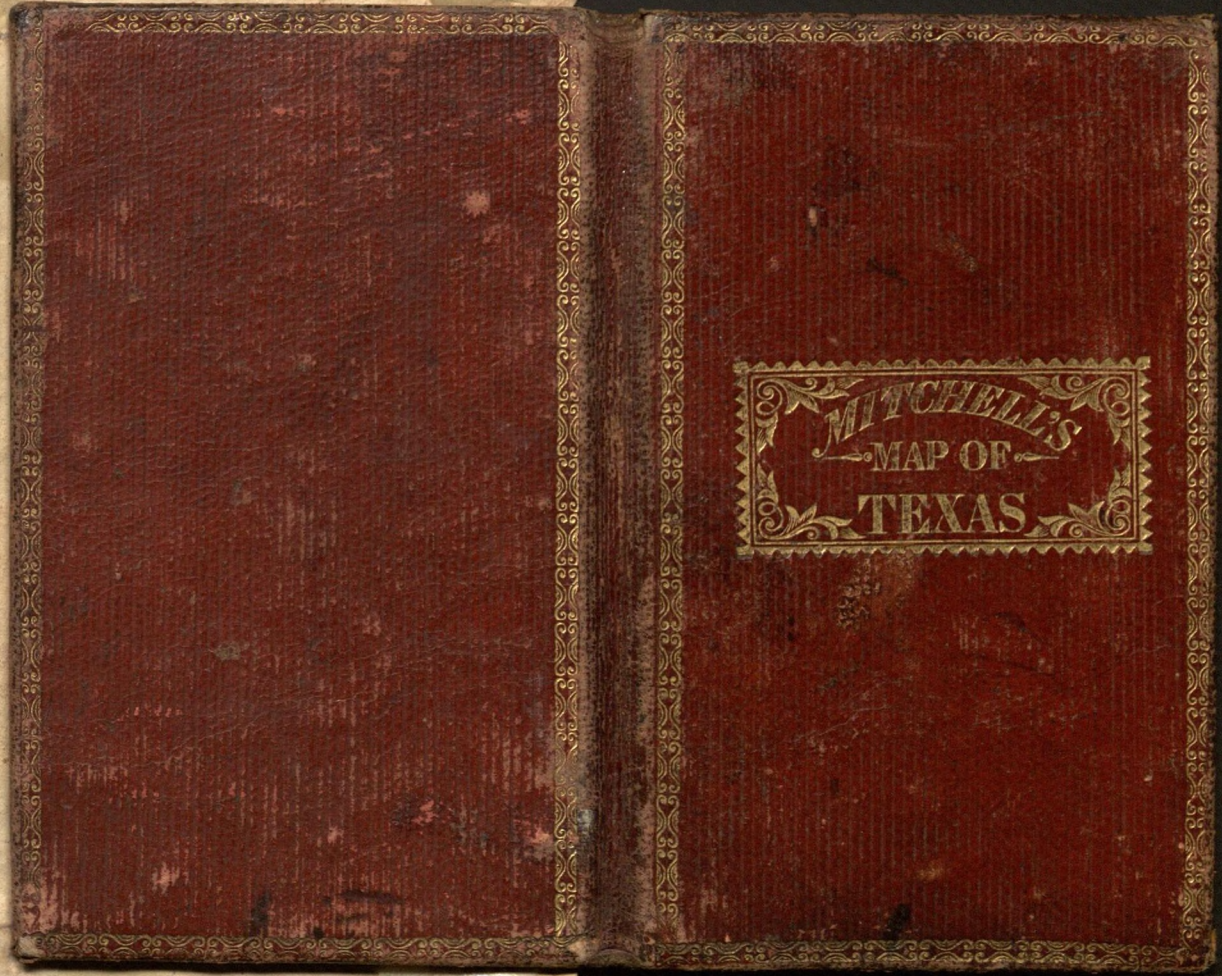
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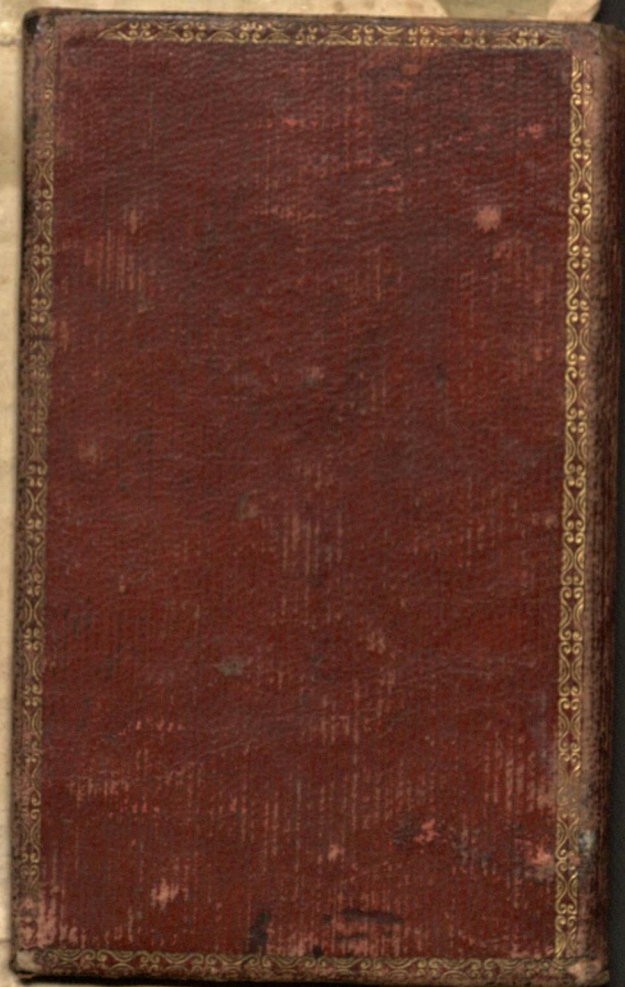
Joseph Will August 29th 1837
Joseph R Will jr.

Joseph R Will

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