

ABSTRACT NO. 1.

NAMES OF PARTIES IN FULL:  
The State of Texas  
by Dist. Surveyor,  
To  
The International and Great  
Northern Railroad Company.

CHARACTER OF INSTRUMENT:- Field  
notes of Survey No. 3, Block No 4  
of a survey of 640 acres of  
land made for the I. & G. N. R. R.  
Co. by virtue of certificate  
No. 3683.

DATE OF INSTRUMENT:- Surveyed  
Feb. 18, 1876.

DATE OF FILING:-

RECORDED IN Record of Field  
~~Notes~~ Notes, Matagorda  
Co., VOL:- PAGE 230  
IN OFFICE OF COUNTY CLERK, MAT-  
AGORDA COUNTY, TEXAS,

CONSIDERATION:-

Acknowledgment taken by  
on day of 18

DESCRIPTION AND REMARKS:-

THE STATE OF TEXAS, ) Survey No. 3, Block No. 4. Field  
MATAGORDA DISTRICT. ) notes of a survey of 640 acres of land  
made for the International and Great Northern Railroad Company  
by virtue of certificate No. 3683, issued by J. J. Gross, Com-  
missioner of General Land Office in accordance with the provi-  
sions of an act of the Legislature of the State of Texas, enti-  
tled "An Act for the Relief of the International Railroad  
Company", approved March 10, 1875. Situated in Matagorda County,  
about 18 miles N. from Matagorda, and known as Survey No. 3, in  
Block No. 4. Beginning at a stake and mound at the S. E. corner  
of R. P. T. Stones survey, and on the N. line of E. Wall's survey  
Thence east 2022 vrs. with said north line a stake and mound  
the N. E. corner of the Hall league. Thence N. 1787 vrs. a  
stake for cor. Thence west at 2022 vrs. stake in the E. line  
of Stone survey. Thence south with said east line 1787 vrs.  
to beginning.

Surveyed Feb. 18, 1876.

ROBERT DEXMER

JOSEPH RAYMER Chain Carriers

I, Joseph Yeamans, Dist. Surveyor, Matagorda Dist., do hereby cer-  
tify that I have examined the foregoing plat and field notes  
and find them correct, and that they are recorded in my office in  
book E, #2, Page 29. JOSEPH YEAMANS, Dist. Surv. Matagorda Dist.

*J. G. R. R. Co.*

*File 115  
Matagorda  
scrip.*

*Pa. L.*

ABSTRACT NO. 2.

NAMES OF PARTIES IN FULL; - CHARACTER OF INSTRUMENT: FEE  
International & Great Northern SIMPLE DEED.  
Railroad Company of the 1st Part

By Sam Sloan, Pres't. DATE OF INSTRUMENT: March 10th.  
TO 1879:  
John S. Kennedy and DATE OF FILING: - June 5th A. D.  
Samuel Thorne, " 1879.  
(of the city and state of RECORDED IN ----- VOL: - R.  
New York) and PAGE 429 et seq. IN OFFICE OF  
William Walter Phelps COUNTY CLERK MATAGORDA CO. TEX.  
of Bergen County, State of New CONSIDERATION: Four Million, Six  
Jersey, hundred and seventy eight  
of the 2nd part. thousand, four hundred dollars  
(\$4,678,400.00)

ACKNOWLEDGMENT TAKEN BY Edwin F

Corey, Commissioner for the State of Texas in New York, who certifies that on the 15th day of March, 1879, personally appeared Samuel Sloan, known to be the President, and Jacob S. Wetmore, known to be the assistant secretary of the I. & G. N. R. R. CO., a corporation of the state of Texas, and each acknowledged same as the act and deed of said corporation, for the uses, purposes, etc., by authority of a resolution of the Board of Directors of said corporation etc. (In statutory form.)

Certificate of Jos. M. Bulger, Commissioner for the state of Texas, in New York, that Edwin F. Corey, being duly sworn, by me, on his oath did depose and swear that he was acquainted with Samuel Sloan, President, and Jacob S. Wetmore, assistant secretary of the International and Great Northern Railroad Co. of Texas, and that he was present on the 15th day of March, 1879 at the office of said Co. in the city of New York, and that then and there said Samuel Sloan, president, and Jacob S. Wetmore, secretary, signed, sealed and acknowledged the execution of said deed of conveyance as the act of said I. & G. N. R. R. CO. and that he subscribed his name to said deed as an attesting witness, and that same was proved before him by the oaths of said Sloan and Wetmore, as appears by his certificate above written.

Dated at New York, Mar. 18th, 1879.

DESCRIPTION AND REMARKS.

Do grant, bargain, sell, convey, assign, transfer and Set over unto the said party 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 described, that is to say; all the lands in the State of Texas locate by virtue of certain certificates for land issued by the commissioner of the General Land office of the state of Texas, to the said International & 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 Railroad Co., now consolidated with the Houston and Great Northern Railroad Co, under the name of the International and Great Northern Railroad Co.' Approved March 10, 1875, which locations are as follows: among which, Sixty-nine thousand and thirty eight and one tenth acres, in Matagorda County, and for a more full ascertainment of the said several locations respectively, and of the certificates on and by virtue of which said locations were made, reference shall and may be had to said certificates and locations on file and of record in the office of the general land commissioner of the State of Texas. Also, all 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 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, entitled, 'An act for the relief of the International railroad Company now consolidated with the Hous-

ton and Great Northern Railroad company under the name of the International & Great Northern Railroad company, being certificates for 75,675 & 60/100 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 certificate not heretofore located. Any 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 International and Great Northern railroad Co. and now or heretofore appropriated for any of those purposes, are hereby accepted from this conveyance and are not to pass or be affected by this deed. Together with all and singular etc. To have and to hold, etc. In witness whereof the said International and Great Northern Railroad company hath hereunto set its common seal and attested the same by the signature of its president and assistant secretary, the day and year first hereinbefore written, pursuant to a resolution of the board of directors of said company, then thereunto authorizing and empowering.

(Signed and sealed.)  
Signed, sealed and delivered in the presence of )  
Edwin F. Corey. ) INTERNATIONAL & GREAT NORTHERN RAILROAD COMPANY.  
By SAM SLOAN, Pres't.  
(SEAL)

Attest: JACOB S. WETMORE,  
Assistant Secretary.

ABSTRACT NO. 3.

NAMES OF PARTIES IN FULL:  
International and Great Northern  
Railroad Co.

By Thos W. Pearsall,  
President.

TO

John S. Kennedy and  
Samuel Thorne  
of the city, county and state of  
New York, and  
William Walter Phelps of  
Bergen County, in the state of  
New Jersey.

CHARACTER OF INSTRUMENT:

Fee Simple Deed.

DATE OF INSTRUMENT: Dec. 31,  
1879, to take effect from  
the 10th day of March, 1879

DATE OF FILING: April 19, 1880

RECORDED: April 21, 1880.

in VOL. 'S', page 162 in  
office of County Clerk,  
Matagorda Co, Texas.

CONSIDERATION the same as in  
deed of March 10, 1879,  
to-wit, \$4,628,400.00, all  
of which has been paid as  
therein recited, and ad-  
mitted.

ACKNOWLEDGMENT TAKEN BY John A. Garver Notary Public, in  
and for the city, county and state of New York, duly commis-  
ed and qualified on the 6th day of January A.D. 1880, person-  
ally appeared Thomas W. Pearsall, known, and acknowledged  
that, as President of the I. & G. N. R. R., Co. he executed and  
delivered the same for the purposes and consideration therein  
expressed, and that said instrument and this acknowledgement  
is the act of said corporation, etc. (L.S.)

DESCRIPTION AND REMARKS.

Whereas, the International and Great Northern Railroad  
company, 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 Company, convey  
unto John S. Kennedy, Samuel Thorne of the city, county and  
state of New York, and William Walter Phelps, of Bergen county  
in the state of New Jersey, their heirs and assigns, etc., etc,  
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 are situated,  
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 ~~of~~ March, 1879 more definite and specific as to the property thereby conveyed etc. doth grant, bargain, sell, convey, assign, transfer and set over unto parties of the 2nd 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 described; that is to say, All the lands in the state of Texas then owned by said party of the 1st part, 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, the 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 Railroad Company, now consolidated with the Houston and Great Northern Railroad Company, approved Mar 10, 1875. Also the right, title and interest of any and every kind, of the said party of the first part in, ~~and~~ 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 said party of the 1st 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 which is the following, Three thousand, five hundred and fifty-five (3,555) to three thousand, seven hundred and forty three (3,743), both numbers inclusive (189) were issued as aforesaid on the 24th day of May, A.D. 1875, making a total of 4,768 certificates for 640 acres of land, each equal to 3,051,520 acres, but saved and excepted from this conveyance, one located certificate and several unlocated certificates, making a total of 2,089,67 acres, heretofore conveyed by the said party of the 1st part, leaving a balance of 3,049,430.33 acres to be included, and which is hereby included in this conveyance. (The exceptions above stated, not affecting certificate #3683 for 640 acres).

It is the object and intent of this instrument ~~of this instrument~~ to convey to the said party of the 2nd 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 several counties in the state of Texas, viz: Among which, Matagorda County, any 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 International and Great Northern Railroad company, and now or hereafter appropriated for any of these purposes are hereby excepted from this conveyance and are not to pass or be affected by this deed. Together with all and singular, etc.

To have and to hold etc.

in witness whereof the said party of the 1st part here-

unto set its corporate seal to this, and forty nine other  
deeds 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 and assistant secretary of the party of  
the first part, etc.

( Signed & sealed)

INTERNATIONAL AND GREAT NORTHERN R. R. CO.

By THOS. W. PEARSALL (PRESIDENT.

Signed, sealed and  
delivered in presence of  
JOHN A. GRAVER,

(L.S.).

Attest , JACOB S. WETMORE,  
Asst. Sec'y.

ABSTRACT No. 4.

NAMES OF PARTIES IN FULL:	CHARACTER OF INSTRUMENT:
John S. Kennedy	Fee Simple Deed.
Samuel Thorne and	DATE OF INSTRUMENT: March, 10, '80
William Walter Phelps	RECORDED July 19, 1881, VOL. 'T'.
TO (Parties of 1st part.)	
William E. Bond	PAGE 45 et. seq. IN OFFICE OF
Edward B. Babcock and	Co. Clerk, Matagorda Co, Texas.
D. MacGregor Crerar,	CONSIDERATION : One dollar
(Parties of 2nd part.)	

ACKNOWLEDGMENT TAKEN BY John A. Garver, a notary public, in and for the city, county and state of New York, duly commissioned, qualified and acting, who says that-----on 17th day of September, A.D. 1880, personally appeared John S. Kennedy, Samuel Thorne and William Walter Phelps, known to notary to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed and delivered the same for the purposes and considerations therein expressed/  
(L.S.)

DESCRIPTION AND REMARKS:

Do grant, bargain, sell and convey unto William E. Bond, Edward B. Babcock and D. MacGregor Crerar, parties of the 2nd part all lands located by virtue of the several certificates issued to the international and Great Northern R.R. Company, by the Commissioner of the General Land office of the state of Texas, also all certificates issued to the said railroad company by the said land commissioner of the state of Texas, and not located. The located lands and certificates, and unlocated land certificates, hereby conveyed, being the same in every respect as those described and fully set out in Abstract No 3 of this Abstract, with the same reservations, exceptions and conditions as in No 3 of this abstract, fully set forth. Among which are the following, viz; three thousand, five hundred and fifty five, to three thousand, seven hundred and forty three, both numbers inclusive (189). JOHN S. KENNEDY (SEAL)  
Signed, sealed and del'd SAMUEL THORNE (SEAL)  
in the presence of WM. WALTER PHELPS (SEAL)  
John A. Garver Signed and sealed.

ABSTRACT NO. 5.

Wm. E. Bond, E. B. Babcock, D. MacGregor Creerar, (Parties of the 1st part) TO The New York & Texas Land Company Limited. COUNTY TEXAS. (Party of the 2nd part.)	CHARACTER OF INSTRUMENT: Fee simple deed. DATE OF INSTRUMENT: Mar. 10, '80 DATE OF FILING: June 13, 1881 RECORDED July 20, 1881 IN VOL. 'T', PAGE 52, IN OFFICE OF COUNTY CLERK, MATAGORDA COUNTY TEX. <i>Consideration One (1<sup>00</sup>) Dollar.</i>
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ACKNOWLEDGMENT TAKEN BY John A. Garver, a notary public, in and for the city, county and state of New York, duly commissioned, qualified and acting, who says that-----on 20th day of September A.D. 1880, personally appeared William E. Bond, Edward B. Babcock and D. MacGregor Creerar, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged that they executed and delivered the same for the purposes and consideration therein expressed. Given under my hand etc (SEAL)

DESCRIPTION AND REMARKS:

Do grant, bargain, sell and convey unto the New York and Texas Land Co. Limited, party of the <sup>2nd</sup> ~~1st~~ part, all lands located by virtue of the several certificates issued to the International and Great Northern R.R. CO. by the commissioner of the general land office of the state of Texas. Also all certificates issued to the said railroad company by the said land commissioner of the state of Texas, and not located. (The located lands and certificates, and unlocated land certificates hereby conveyed being the same in every respect as those described and fully set out in No. 3 of this abstract, with same reservations, exceptions and conditions as therein fully set forth.)

The land certificates hereby conveyed, and also the land certificates by virtue of which the lands hereby conveyed were located, are numbered as follows: among which appears certificates No. 3,555 to 3742, both numbers inclusive (189), to have and to hold etc. [Signed and sealed] WM. E. BOND  
Signed, sealed and del'd in presence E. B. BABCOCK  
of John A. Garver D. MacGREGOR CREERAR

ABSTRACT NO. 6.

NAMES OF PARTIES IN FULL:  
The New York & Texas Land  
Company, Limited.  
by Ira H. Evans,  
President  
TO  
G. H. and W. E. Mensing,  
(Galveston, Tex.)

CHARACTER OF INSTRUMENT:  
Quit Claim deed.  
DATE OF INSTRUMENT, January 2, 1891  
DATE OF FILING: April 4, 1891  
RECORDED: April 20, 1891, IN  
VOL. 'Z', PAGE 65, in office  
of Co. Clerk, Matagorda, Tex.  
CONSIDERATION: \$15,802.53

ACKNOWLEDGMENT TAKEN BY A. B. Langermann, a notary public in  
and for the county of Travis, in the state of Texas, who says  
that-----on 2nd day of January, 1891, personally appeared  
Ira H. Evans, known to me to be the person whose name is sub-  
scribed to the foregoing instrument, and acknowledged that he ex-  
ecuted the same for, and as the act of, the <sup>said</sup> New York & Texas  
Land Co. Ltd., as the President of said Company, for the  
purposes and considerations therein expressed. (L.S.#1702)

DESCRIPTION AND REMARKS:

Does grant, bargain, sell and convey unto the said G. H. and  
W. E. Mensing all and singular, the right, title and interest of  
the said New York, and Texas Land Co Limited, in and to a  
certain piece and parcel of land described as follows, to-wit:  
The following surveys made by virtue of certificates issued to  
the International & Great Northern R. R. Co., situated in the  
County of Matagorda, in state of Texas, and patented to said  
railroad Co. by the state of Texas, as follows to-wit: Among  
others Sur. No. 3, Block No 4, certificate No 3683, Pat 354, Vol  
108, of 640 acres, making a total of 5267-51/100 acres of land  
be the same more or less. Reference is had to the patents of  
said surveys herewith delivered, for a more particular de-  
scription of same. To have and to hold etc.

(L.S.)

(Signed and sealed. THE NEW YORK & TEXAS LAND  
CO. (Limited)  
By IRA H. EVANS, President.

C E R T I F I C A T E .

This abstract of title containing 9 pages, contains a full and complete abstract of all instruments of writing on record or on file up to this date, in the office of the District and County Clerk of Matagorda, County, Texas, affecting the title to Survey No 3, Block No 4, of a survey of 640 acres of land made for the International and Great Northern R.R. Co., by virtue of certificate No 3683, situated in Matagorda Co., Texas, as said 640 acres is fully set out on page No 1, of this abstract. To all of which we certify.

WM. E. AUSTIN & CO.  
Abstractors.

Bay City, Texas  
May 18, 1895.

NAMES OF PARTIES IN FULL:

CHARACTER OF INSTRUMENT: Patent

The state of Texas by  
W. S. Ross, Gov. (Seal of state)  
R. M. Hall, Commr. Gen. Land Off.  
(Seal of land office)

DATE OF INSTRUMENT: Dec. 16, 1890.

DATE OF FILING: June 10, 1893.

RECORDED IN Records of Deeds  
Vol. 3. Pages 294-5

TO  
THE INTERNATIONAL & GREAT  
NORTHERN RAILROAD CO.

IN OFFICE OF CO. CLERK MATAGORDA  
COUNTY, TEX.

DESCRIPTION AND REMARKS.

640 acres of land in Matagorda County about 18 miles  
N of Matagorda, and known as <sup>No. 3 Blk 4 by virtue of certificate</sup> Sur No 3683, issued to said Co.  
by the Commr. of the General Land office, May 24th, 1875.  
Beginning at a stake and mound in N line of the Elisha Hall  
league, the S.E. cor. of the Reuben F. Stone's sur #1. Thence  
E 1779 vrs to stake and mound the N.E. cor of Elisha Hall  
league. Thence N at 1075-3/10 vrs pass stk and md the N.W.  
cor. of survey No 1 and S.W. Cor of No 2 blk 4 1. & G.N.R.R.  
Co 2031 vrs to stk and md. Thence W 1779 vrs to stk and  
md for N.W. cor, this survey, thence S 2031 vrs to beginning.