

Dryden, Pecos Co., Texas, March 28th. 1886.

Mess. Henry Kimber, et al.,

London, England.

Gentlemen:-

Carrying out my understanding with you on leaving England, I have visited Pecos, Co., Texas and have made a careful examination of the lands owned by yourselves and the lands alternating with them (amounting in all to 322560 acres) with a view to ascertaining their adaptability to the breeding and fattening of Cattle and now submit the following report.

I find the principal body of these lands (comprising 296960 acres) are situated in the forks of the Rio Grande and Pecos river. The Galveston Harrisburg & San Antonio R. R. runs through this tract of land for 40 miles and has the four stations of Langtry, Samuels, Lozier and Watkins situated within its boundaries. These lands are situated between the 34th & 35th degrees of North Latitude and the 101 & 102 degrees of Longitude West from Greenwich. They have an elevation of from 2700 to 3500 feet above sea level and an average rainfall according to the Signal Service report of the United States for the last 10 years, of 24.2 inches per annum. The country is all of a Limestone formation and is broken up into hill, valley and table lands, producing the Mesquite and Gramma grasses, on which Cattle, horses, sheep, goats and indeed every kind of stock feed and do well the year round, without other food. As to the capacity of this land for sustaining Stock- I have found by inquiring from Stockmen who are now grazing it that about 30,000 head of Cattle and 20,000 head of sheep have been on it for the last two to three years and whilst they all concur in saying that this (present) has been the driest season for six years (and remembering that this is the end of the winter when stock always look at the worst) I have in five days continuous riding over the land, seen only five carcasses of Cattle or sheep; this I consider a very favorable sign and I attribute this favorable condition of the stock to the nutritiousness of the grass, the good shelter the hills afford, the permanency of the water in the rivers and the general healthfulness of the climate. The last which the Stockmen here agree in saying is very healthy for both man and beast. To render the whole of the grass available it will be necessary in the interior of the tract to make basins of sufficient size to let water accumulate that stock might be well carried through these dry spells. I found a number of places where water is even now seeping out that would be suitable places for these basins and where they could be made at small expense. The Rio Grande and Pecos rivers both form a fence across which Cattle cannot pass. Taking these rivers and 50 miles of additional fencing the entire body of 296960 acres can be enclosed. In selecting a location to conduct a successful ranching business certain conditions are necessary. The locality where the smallest loss of stock in winter, the largest increase of young from a given number of females can be had; where Stock can be held, managed and fenced at the smallest expense and where they can be received and shipped to market with the greatest facility, is the most desirable. On all of these points the land under consideration is strong. I find from careful inquiry that loss from cold and scarcity of food in this range is rare and that the increase of calves from cows has never been less than 70 per cent. and averages fully 90 per cent. As the two rivers form good fences and the hills afford excellent protection, stock can be held at small expense. With the G. H. & S. A. R. R. right through the tract and said R. R. being leased and controlled by the S. P. R. R. Co., one of the largest of the country and connecting with the entire Railroad system and markets of the country, Stock pens can be put up within the boundaries of the ranch and when stock are bought they can be delivered immediately on the ranch or when sold can be loaded on the cars for market without the expense, delay and loss incident to a long drive. All things considered, it would, in my opinion be difficult to find a more desirable location for a ranching business than the lands I have now examined.

Yours Truly

(Signed) OLIVER L. ELLIS.

A. The Galveston Harrisburg & San Antonio R. R. Co. has never yet procured the right of way over the sections owned by the proposed Cattle Co., and at Langtry the R. R. Co. are now pumping out of a large spring situated on one of the Daugherty sections. Langtry is the most important water station of the R. R. from thence to El Paso, 400 miles. This could be made a source of revenue to the Cattle Co., or might be used as a means of securing favorable consideration from the R. R. Co., as to transportation rates, etc. The spring being unfailing and of great use to the R. R. Co. The Cattle Co. would be in a position to ask a good deal.

B. At Langtry is situated a United States Military post and there is now stationed one Company of soldiers. Being on the borders of Mexico it is probable that this force may be increased. In that event the contract for supplying them with beef, hay, wood, etc., might be easily taken by the Cattle Co., they being the owners of the lands thereabout. The present contractors for these articles both to the R. R. Co. and soldiery are trespassing on the proposed Cattle Co's lands to fill the contracts. I counted 107 cords of wood cut and ready to be drawn to the R. R. Station at Langtry. The contract is let at \$10.00 per cord, the contractor is cutting it on the proposed Cattle Co's land. The wood costs him nothing, cutting and carting about \$3.00 per cord, so he is making a clear \$7.00. This the Cattle Co. might do.

C. Along the Pecos and Rio Grande Rivers are good bodies of land. These could be easily irrigated and if properly cultivated would produce Corn, Oats and Barley well, also vegetables of all kinds; these would more than supply the ranch. It might also be advisable to locate Mexican families on these lands, who understanding cultivation by irrigation would for the use of the land pay rents and at the same time furnish a permanent and reliable supply of ranch hands when needed. Grapes, in these valleys and lands on the river banks could without doubt be grown to the greatest perfection. I have never seen in any locality such fine specimens of wild grape vine as here; in one place I saw the hill side literally covered with the vines, some of them as much as 3 inches in diameter.

D. Ranchmen here are paying their Mexican Cowboys \$12.00 to \$15.00 per month and feed them, the rations consisting of 2 muttons, 1-2 bushel meal, 3 pounds Coffee & 3 pounds sugar, and I am told they have no difficulty in securing all the help they need.

E. I found situated within one half mile of the R. R. near Lozier an outcropping of shale saturated with Coal oil. Whether oil is there in any quantity I do not know, but the rock burns fiercely when put in the fire. In other localities minerals exist, but of what kind I do not know. I have secured specimens of the ore and will have them analyzed. I mention this in the way of information concerning the land and it may or may not materially affect its value in the future, as the owner of lands in Texas owns all the minerals it may contain.

F. "Dining Station" is a place on the R. R. where the passenger trains stop for meals.

G. Starting on the morning of March 23 I rode every day and all day in every direction on this tract of land, both by the rivers and inland until the morning of the 28th when I arrived at Dryden where I write this report. In the respective days I rode 35, 25, 22, 33, 45 and 7 miles or a total of 167 miles. I can therefore give reliable information as to the having examined it thoroughly.

Adenda: When the above report was made there was in contemplation by the parties to whom it was addressed, the organization of a large Cattle Company, with a view to stocking all the lands (296,960 acres) between the two rivers as shown on the above map. But owing to the depression in the Cattle business it has been decided to defer it until the business improves and the Companies heretofore organized make a better showing. But to parties who now have Cattle without lands, or who have confidence in the future of the business, it would be difficult to find a place where so much Grass and water can be controlled with so little money. One half of the 296690 acres is owned by the State School fund and can be leased for a term of five years at four cents per acre per annum, with the option to lease again at the expiration of that time. In order to close up a partnership business it is necessary for the parties owning the sections shaded on the accompanying map to sell them. And a good bargain will be given any one who will buy the land as a whole. Special inducements will be offered to Agents who can work up a sale of ten or more sections in a body. The owners have determined to sell and parties looking for a landed investment should write at once for prices, giving the numbers of sections they wish to buy and stating the amount they can invest. For prices and further particulars address

J. S. DAUGHERTY,  
Rooms 15 and 16, Merchants Exchange,  
Dallas, Texas.

Dallas Texas, August 10th 1887.

I solicit correspondence with Saw-Mill men and Pine Land investors, I have information that will enable me to buy Pine lands on and near the projected lines of 3 Railroads, the land can now be bought at from \$1.00 to \$2.50 an acre, and when the roads are completed, (within 12 to 18 months) will sell readily, at from \$3.00 to \$7.50 per acre.

Also with parties who wish to buy or lease Grazing lands on short notice. I can get up fenced and watered tracts, in size from 640 acres to 400,000 acres, to lease for a term of years.

Can furnish agricultural lands in tracts to suit purchasers, whether as individuals or for colonies.

*In writing for descriptions of lands always state for what purpose you wish to use the land, and how much money you can invest in it. Then I will present you such tract as I have best suited to your purpose within your means.*

J. S. DAUGHERTY,  
ROOMS 15 AND 16 MERCHANTS EXCHANGE,  
DALLAS, TEXAS.

Office of

County Surveyor

J. P. RANDOLPH, Surveyor.

~~SAM. H. WADE, Surveyor.~~

T. R. OWEN, Chief Deputy.

EL PASO COUNTY,

El Paso, April 11<sup>th</sup> 1886.

Dear Jas. H. Patterson

Dear Sir: I will not be in Pecos Co. any time soon. So I've written the Surveyor of that Co. asking for all the information in his possession concerning the land—whether mesa or bottom land, watered or timbered, agricultural or grazing land. If it is agricultural or watered land, it is doubtless valuable. Agricultural land in this country ranges from \$20 to \$30 per acre. The mesa land is not so valuable as it is not worth anything except for grazing. Mesa land is worth about \$2.00 per acre. All crops are raised in this country by irrigation as the rain fall don't amount to anything—not perhaps more than an inch during a year. If I happen to be in Pecos Co. I will do all I can to locate it and ascertain its value.

Office of

County Surveyor.

SAM. H. WADE, Surveyor.  
T. R. OWEN, Chief Deputy.

EL PASO COUNTY,

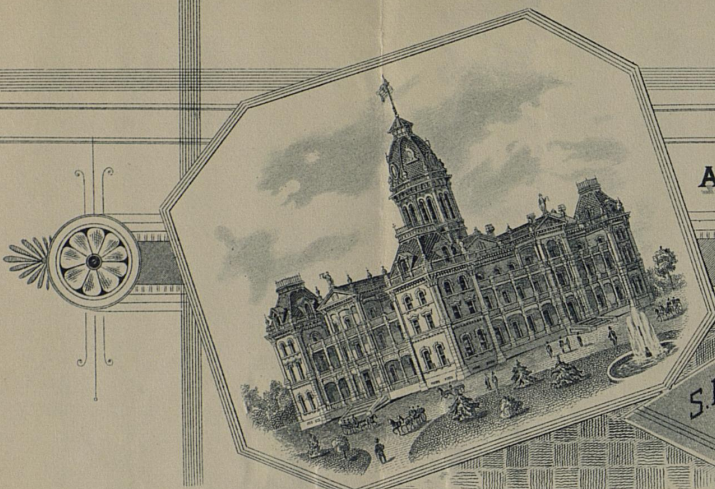
El Paso, April 15<sup>th</sup> 1886.

Mrs Jas. K. Patterson

Dear Sir: The Surveyor of Texas  
in reply to my letter states on examination of the  
abstract he fails to find the lands in his County.  
If you will send the No. of the Survey and  
also the No. of Block and Township and the  
original grantee of the land it will be easier  
to identify and ascertain its value.

Very Respectfully

H. C. Jones



A. GAST & CO. - ST. LOUIS & N.E.

OFFICE OF  
ASSESSOR OF TAXES,

COUNTY OF EL PASO

S. L. KAHN,  
Assessor.

El Paso, Tex. May 22 1886

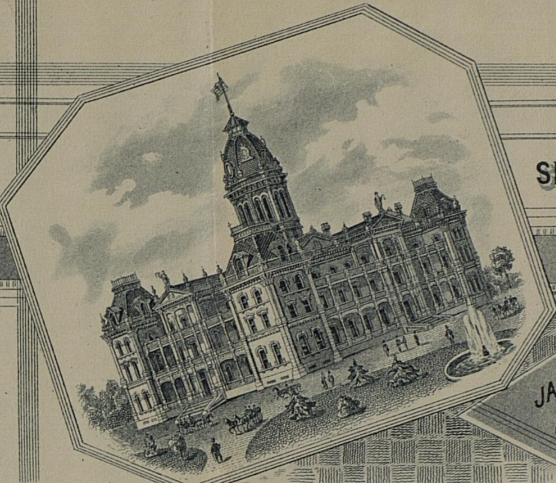
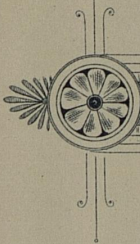
Mrs. Jas. H. Patterson

Dear Sir - I failed to get any information worth anything from the Surveyor of Pecos. It would be difficult in most cases to get an idea of the <sup>value</sup> of land here without going out the ground.

I would have written sooner but I had been in the country for about three weeks.

Mr. Eubank is still teaching - getting on well I understand.

Very Respectfully  
H. C. Jones



A. GAST & CO. - ST. LOUIS, N.Y.

OFFICE OF

SHERIFF & TAX COLLECTOR,

COUNTY OF EL PASO

JAS. H. WHITE,  
Sheriff & Tax Collector

El Paso, Tex. June 1<sup>st</sup> 1886

Mrs. Jas. K. Patterson

Dear Sir - I herewith  
enclose a letter of information from  
the County Surveyor of Pecos Co.

His description of the land is doubtless  
correct as he was on the ground and did  
the work.

Very Respect,

W. C. Jones



Office of

J. P. RANDOLPH  
COUNTY SURVEYOR.

EL PASO  
COUNTY

El Paso, Tex., June 25<sup>th</sup> 1886

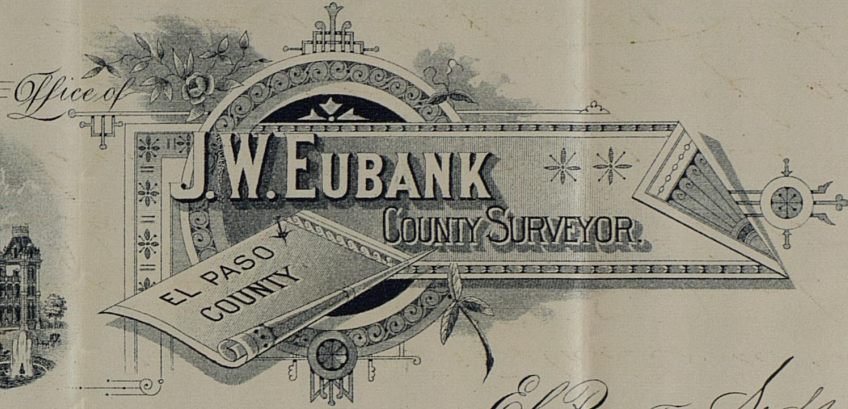
Dear Mr. Jas. K. Patterson,

Dear Sir — Yours of 14<sup>th</sup> inst.  
containing Williams' fee need. If I have an  
opportunity to direct you a buyer, I will take  
pleasure in doing so. I am acquainted with  
Daugherty of Dallas. We did some work for  
him. The drought through this country has  
been severe for some time.

Very Respectfully  
H. C. Jones



CLARE-BROTHS LITH. & ENGRAVING



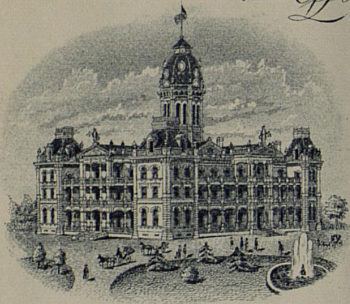
El Paso, Tex., Sept 14 1887

Dr. Jack Patterson

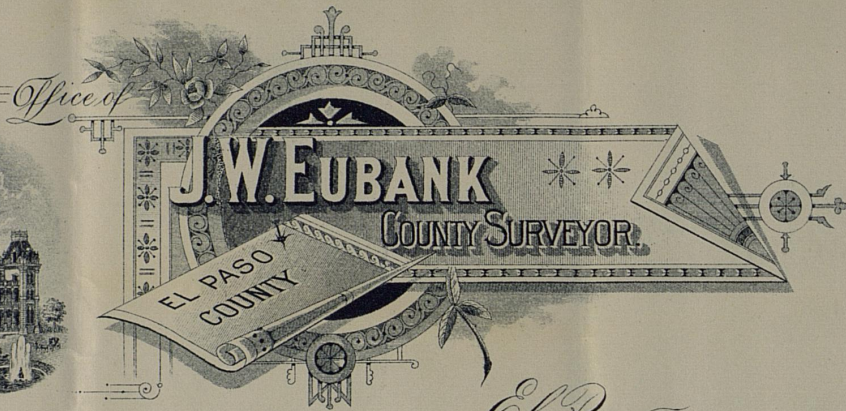
Dr Sir: Yours of late date  
to hand and will reply at once -  
accept my thanks for the catalogue -  
If you will send me the descrip-  
tion of your sections of land, I will  
investigate what class of land you  
own in Pease Co and it may be  
possible for me to find you a  
buyer.

I am acquainted at Payak and  
other towns in Pease & Reeves Counties  
with Surveyors and Real Estate men  
and can easily ascertain a moder-  
ately accurate knowledge of the land.  
And if I can get direct information  
I will transmit the same to you.  
At any time I can be of service  
to you in any capacity. Please





CLARET-COURT 2176 & 2187



El Paso, Tex.,

1888

inform you, "I am at your service".  
We have a progressive town  
situated as a Gateway between the  
East of the United States and North Mexico.  
The growth of El Paso has been steady  
from its first settlement by Americans  
after the advent of the Rail roads to the  
present time. You would be agreeably  
surprised, no doubt, to see almost  
all the conveniences of a city of many  
times its dimensions - Among its many  
improvements are, Six miles of Street  
Rail way - Gas works adequate for 40000  
population; Electric lights on many of  
the Principal streets and all large Busi-  
ness houses; Complete Sewer System - not  
so large as those of Paris, described  
by Victor Hugo, in "Les Misérables" - but ser-  
ving the same purpose; macadamized  
streets and splendid side walks.



Office of

J. W. EUBANK  
COUNTY SURVEYOR.

EL PASO  
COUNTY

El Paso, Tex.,

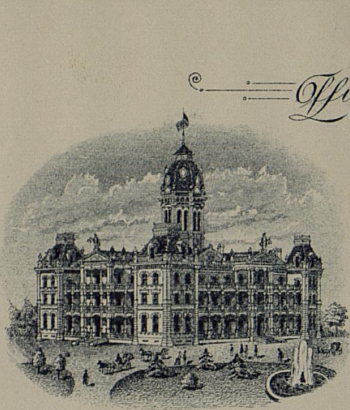
1888

besides one Grand Smelter and another under construction. The capacity of which, I have not the information at hand to say. We also have an Opera house under construction which will be in unison with other improvements.

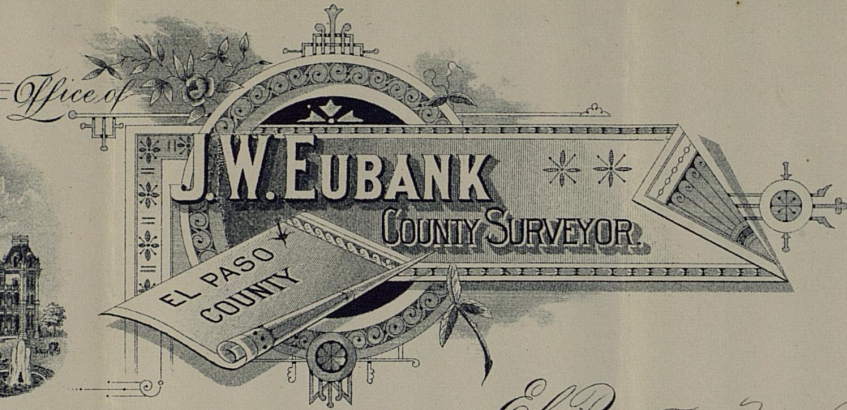
I speak of these things to show you the progress of a border town.

Asking you to excuse the length of my communication -  
I am

Respectfully  
J. W. Eubank



CLARK-COURT BUILT BY SEXTON



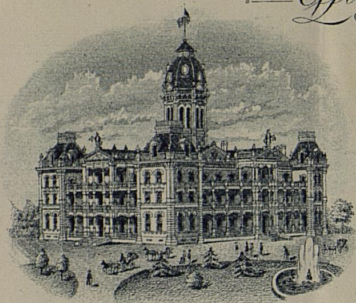
El Paso, Tex., Nov 9 1887

Dr. J. K. Patterson  
Lexing to city -

Dear Sir; Some two months past I answered your letter concerning some land, owned by you in Pecos County or ~~some~~ <sup>one</sup> of the new Counties recently formed by last Legislature of this state.

From said letter I have received no reply, and thinking that perhaps from some cause it failed to reach you, I will again state that any service I can render you will be freely given. I am moderately well acquainted, especially with the Surveyors and Real Estate men of Western Texas, and possibly I could furnish you with all information desired.

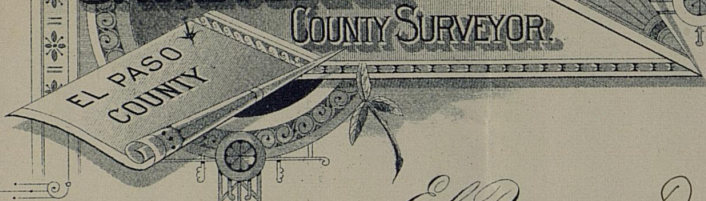
I will ask you, if you have any party representing you, who pays the taxes & looks after the land. You are perhaps aware



CLARK-COURTS LITH. & ENGRAVING

Office of

J. W. EUBANK  
COUNTY SURVEYOR



El Paso, Tex., Dec 5 1887

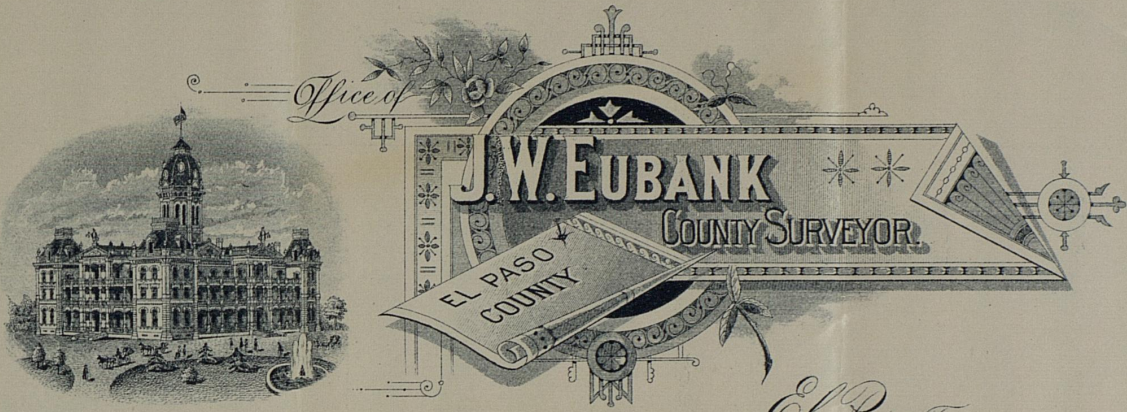
Pro. Jas K Patterson  
Lexington Ky

Dear Sir: Yours of recent date came duly to hand,

I will state that you did not give me sufficient information to ascertain the location of your sections of Land, You should give, no of section no. of Block, no. of Township, no of certificate by virtue of which the land was located and to whom, or what Ry Co, was said certificate issued.

Please write me the above information which perhaps your deed will give, if not the ~~the~~ original Patent will, and I can easily I think find out about the land,

I am getting very well making law



CLARK-WORTH 2176-6113707

El Paso, Tex., \_\_\_\_\_ 188

I am glad to have your good wishes  
for my success -  
Trusting I may always merit your  
regards,  
I am

Very Respectfully  
J. W. Eubank

OFFICE OF  
O. W. WILLIAMS,  
County Judge,  
PECOS COUNTY, TEXAS.

St. Stockton, Dec 21 1887

J. P. Eubank Esq,  
El Paso Tex.

Sir:

On my return yesterday  
I found your favor of 15<sup>th</sup> inst. awaiting reply. —  
Sur<sup>o</sup> 19 & 21 Bl. 156 - lie 2 to 3 miles  
NW. of Longfellow Station in this County —  
They are partly valley & partly hills. —  
No water near. - & no ranches nearer than 10 miles  
distant. - No market for such lands at home.  
They are commonly valued by assessor at  
75¢ per acre & that is high enough at present. —  
They could not be sold at any price here simply  
because they can not be utilized except by  
digging wells & that is extremely uncertain &  
expensive in that locality.

Yrs  
O. W. Williams

Are S, A & M. G. School sections 264 to 268 inclusive - about 1 1/2  
miles above El Paso - irrigable - or are they in that hilly  
broken country? Are they on the river?



CLARKE-COURTIS LITH. & ENGRAVING

Office of

J. W. EUBANK  
COUNTY SURVEYOR

EL PASO  
COUNTY

El Paso, Tex., Dec 23 1887

Pres. J. K. Patterson,  
Lexington Ky  
Dear Sir: Herin I recd your letter  
from O. W. Williams Esqr. Co. Judge of  
Pecos County, whose statement is cor-  
rect, I presume. He has been surveyor  
of that county and has a knowledge  
of the county - I have met Mr. Williams  
& know him to be a very excellent  
gentleman - Mr. Dougherty of Dallas, must  
have misrepresented the land to you -  
I am getting along very well - am  
realizing good money on past in-  
vestments -

Respectfully

J. W. Eubank

P. S. In selling of Texas lands, it is better  
to give no. of certificate, to whom or what Ry  
Co, issued & also no. section, Block & Township

Office of  
 Eubank & Eubank,  
 Attorneys at Law,  
 Wells-Fargo Bank Building,

El Paso, Texas, January 2 1888

Profr Jash. Patterson  
 Lexington Ky,

Dear Sir: Your taxes in Pecos Co. have been paid by me - Will get a receipt from Collector at an early date & send you -

Hale Co. has been recently organized and it appears that no rolls from that Co. were turned into the Comptroller's Office -

I received the enclosed postal to-day from the Collector of taxes of Hale Co. in which he states that taxes in Hale Co. are \$6<sup>08</sup> per section

2 sections in Pecos	\$ 3 60
2 " " Hale	12.16
1 " " " for McCallum	8.08
Total	\$21.84

So please remit to me by Postal



Office of  
Eubank & Eubank,  
Attorneys at Law,  
Wells-Fargo Bank Building,

El Paso, Texas, Oct 18<sup>th</sup> 1888

Prof. Jas. K. Patterson  
Lexington Ky.

Dear Sir: I would  
like to have one of the Catalogues  
of the State College of Kentucky  
for 1888.

We are getting along quite well  
and have quite a good prac-  
tice for young members of the  
profession and feel very much  
encouraged with present success.  
I will, if nothing prevents, be  
at your annual Commencement  
meeting in June '89. It was  
my intention to have been  
present at the Commencement  
in June last past, but my  
business would not permit it.  
I should be pleased to hear of the  
deserved success of the State

Office of  
Eubank & Eubank,  
Attorneys at Law,  
Wells-Fargo Bank Building,

El Paso, Texas, ..... 18.....

Faculty of the College, should him  
in very high esteem and think that  
he will confer honor on the  
institution

With kindest wishes,

I am, Respectfully

J. J. Eubank

Office of  
Eubank & Eubank,

Attorneys at Law,  
Wells-Fargo Bank Building,

El Paso, Texas, Nov. 10<sup>th</sup> 1888,

President Jas K. Patterson,  
Lexington Ky,

Dear Sir: Yours of some  
days past came duly to hand and  
read by me with much pleasure.  
In reply I will state that should  
you need my services in seeing after  
your lands in Pecos County in reference  
to payment of the taxes of '88 &c,  
I tender them, & for same, should  
they be of any benefit to you, past  
kindness and favors to me rendered  
by you shall be full payment.  
Please write me at once should  
you desire me to see after the  
lands, also please give me the  
abstract numbers, patent numbers,  
& Volume Numbers of the Patents, also  
number of sections.  
Are your lands in Pecos County or

Office of  
Eubank & Eubank,

Attorneys at Law,  
Wells-Fargo Bank Building,

El Paso, Texas, .....

18.....

Rece County - (formerly a part of  
Deas County), but I can easily  
find that and by the above men-  
tioned information, over the sec-  
tions assessed in your name?

I do not think that the present  
is the proper time to place land  
on market for sale, because  
times are very dull & money very  
scarce, but we think that in  
a few months the financial pros-  
perity will be over. Crops are good  
all over the state and for that reason  
I do not think our hopes are  
delusive.

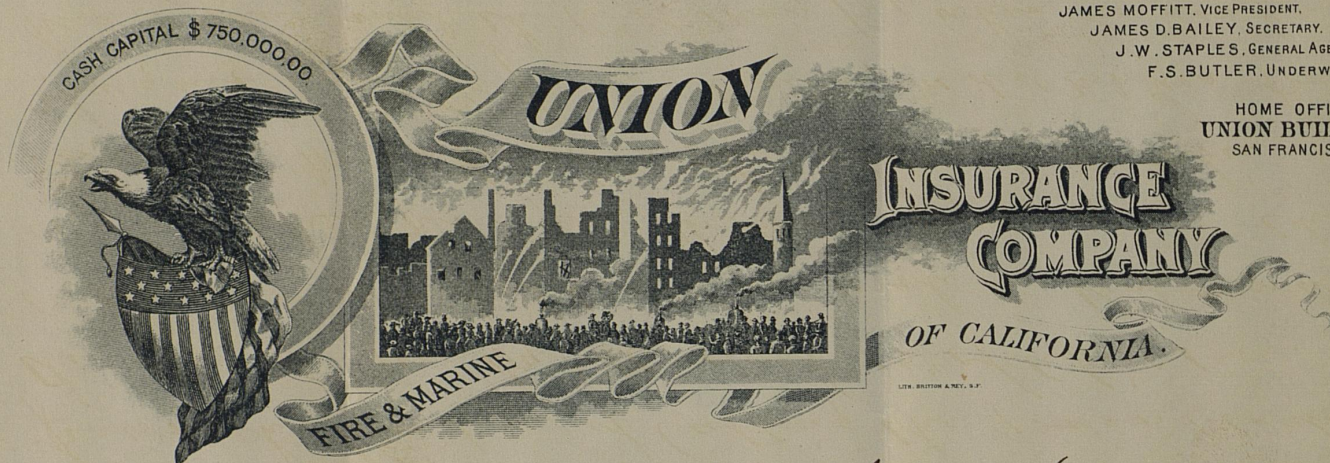
With kindest regards to Mrs Patterson,  
Prof. W. K. Williams,

I remain,

Very Respectfully  
B. P. Eubank

NATHANIEL T. JAMES, PRESIDENT.  
JAMES MOFFITT, VICE PRESIDENT.  
JAMES D. BAILEY, SECRETARY.  
J. W. STAPLES, GENERAL AGENT.  
F. S. BUTLER, UNDERWRITER.

HOME OFFICE  
UNION BUILDING  
SAN FRANCISCO.



FRITH & ZOLLARS,  
GENERAL AGENTS, DENVER, COL.

Ottawa Ks Nov 11<sup>th</sup> 1889

James H. Patterson D.D.  
Dear Sir.

Your favor of the 9<sup>th</sup> inst came duly to hand Contents  
Noted, We were not a little surprised to learn that  
Mr Sabie was still occupying your land in Linn  
County. If you will look back you will find in  
March April & May 1887. we Corresponded with  
you in regard to leasing this land to Mr Sabie  
for 1887. Mr Sabie made us a proposition that he would  
give \$30. for the use of it that year. all he asked  
for was the privilege of cutting the grass. We submitted  
this offer to you by letter on the 12<sup>th</sup> of April 1887. and  
on the 22<sup>d</sup> of April 1887. You wrote us that you would  
accept the \$30. net to you. Mr Sabie paying all the  
Expense, We submitted this offer to Mr Sabie &  
charging him \$10. for our trouble, We did not hear from  
him again until the 16<sup>th</sup> of May 187 when he sent us  
check on Bank in Mound City which we had to

send them for Collection. & on the 31<sup>st</sup> day of  
May 1887. We sent you Draft for \$30. which was  
Cashed at some Bank in Lexington, Mr. Rubin  
never had any authority from us to fence or  
Cultivate the land, infact we have never heard  
a word from him since. he only rented the  
land for 1887, from or through us. he is nothing  
more or less than a trespasser. I think you  
will be able to unravel this thing now!

I should have answered your letter sooner  
but was unable to do so, have had a severe  
spell of sickness since you was here, was  
latter down with erysipelas the night after you  
was here Oct 27<sup>th</sup> & did not get up again  
until Nov 11<sup>th</sup> two weeks. Am not very stout yet.

I have written to Penn County - for the amount  
of your tax there, will send you the whole amount  
in a few days. Hoping all is satisfactory  
now. I am Yours Truly

J. D. Strickland

NATHANIEL T. JAMES, PRESIDENT.  
 JAMES MOFFITT, VICE PRESIDENT.  
 JAMES D. BAILEY, SECRETARY.  
 J. W. STAPLES, GENERAL AGENT.  
 F. S. BUTLER, UNDERWRITER.

HOME OFFICE  
 UNION BUILDING  
 SAN FRANCISCO.

FRITH & ZOLLARS,  
 GENERAL AGENTS, DENVER, COL.

Ottawa Ks Nov 14<sup>th</sup> 1889

A Sankey Co  
 Dear Sir.

Your favor of the 12<sup>th</sup> inst inquiring if  
 one P. R. Sabin ever paid us \$40. for  
 lease on NE 1/4 of Sec 2 & 3. R 22 in your  
 County - for 1887. Came duly to hand and  
 in reply I would say that he did, and we  
 leased it to him for 1887. only. We had  
 considerable of correspondence with him & Mr  
 Patterson in regard to this matter, finally  
 Mr Patterson agreed to let him have the use  
 of the land for 1887, for \$30. net to him. we  
 charged Mr Sabin \$40. for our trouble, on  
 the 16<sup>th</sup> of May 1887. Mr Sabin sent us check  
 for \$40. in some Bank in mound city I  
 think which we had to forward then for  
 collection on the 31<sup>st</sup> day of May 1887. we  
 sent Mr Patterson his Draft for \$30, which

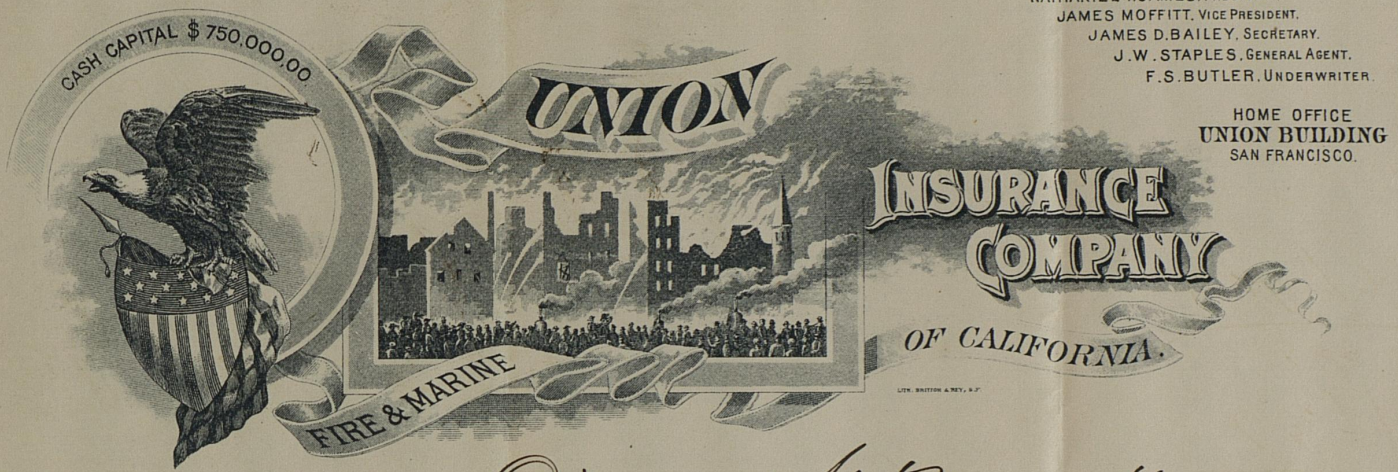
47-M-64

was cashed by some Bank in Lexington Ky.  
Since that time we have had nothing to  
do with Mr. Rubin what ever ~~some~~ <sup>has</sup> ~~we~~ <sup>not</sup>  
had a word from him in any way shop or  
farm.

Very Resk

Sturtevant & Barnett  
by Sturtevant





NATHANIEL T. JAMES, PRESIDENT.  
 JAMES MOFFITT, VICE PRESIDENT.  
 JAMES D. BAILEY, SECRETARY.  
 J. W. STAPLES, GENERAL AGENT.  
 F. S. BUTLER, UNDERWRITER.

HOME OFFICE  
 UNION BUILDING  
 SAN FRANCISCO.

FRITH & ZOLLARS,  
 GENERAL AGENTS, DENVER, COL.

Ottawa Kc Nov 18<sup>th</sup> 1889

Pross Jack B. Patterson  
 Dear Sir

The taxes on your lands in this and Finn  
 Counties the State are as follows:

E 1/2 of NE 1/4	13-	21.	2 2	Finn Co	\$11.00
E 1/2 of SE 1/4					
NE 1/4	2.	2 3.	2 2.	"	1795
W 1/4	7.	19.	20	this Co	35.84
					65.39
Rebate if paid before Dec 20/89					162
					63.77
Plus this sum to					100
Total					64.77

Very Respt  
 G. D. Strickland

P.S. Sent by N. Y. N.H.

47-M-64

On my return to London  
I had a look at Barmans  
Show. It is a wonderful  
spectacle in its way: no  
doubt the greatest show on  
earth."

After leaving  
London coming back here  
I spent the night at Hatfield  
& one evening saw the prom-  
iers house lit up, which it is  
by electric light at night.

It is a splendid house.  
I was short of time or I  
would have called at least  
more.

We are about our usual  
here. Hope you, Mr. Patterson  
& Mr. Williams are quite well  
now. I remain your sincerely

Edw. Mackellar

Abney Cheadle

Manchester

23 Nov 89

Dear Professor Patterson  
Your post-card  
came yesterday, & I  
here enclose p. o. order  
£2-47<sup>0</sup> to pay for land tax in  
Hale County, Texas.

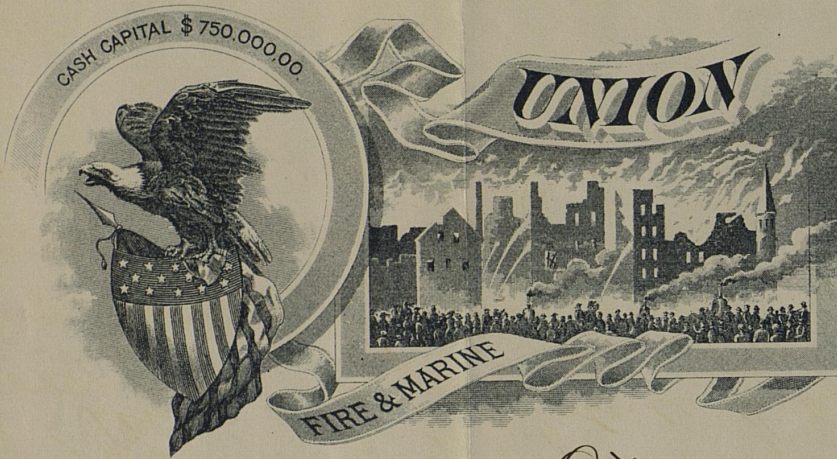
I have made a little  
description of the land  
which I hope is suffi-  
cient for the requirement.

I hold receipt for last year  
which you kindly paid for  
me.

Yours sincerely

we are having extremely  
mild weather for the  
time in England, tender  
plants are still fresh, not  
cut down by frost.

I saw my brother, James,  
safely away in the "Moor"  
on the 15<sup>th</sup>. It is a fine  
vessel, & full of passengers  
about 200 cabin passengers  
on board. There were  
about 2 other ship loads  
of goods left at Southampton  
but the "Moor" could not  
take. The cold fields are  
making a great difference  
to the trade in that part just  
now.



NATHANIEL T. JAMES, PRESIDENT.  
 JAMES MOFFITT, VICE PRESIDENT.  
 JAMES D. BAILEY, SECRETARY.  
 J. W. STAPLES, GENERAL AGENT.  
 F. S. BUTLER, UNDERWRITER.

HOME OFFICE  
 UNION BUILDING  
 SAN FRANCISCO.

FRITH & ZOLLARS,  
 GENERAL AGENTS, DENVER, COL.

Ottawa Mo 12/26 1889

James K. Patterson

Dear Sir,

Inclosed herewith please  
 find Dft. for \$32.19 less \$10.00 exchange  
 being amt. of Compensation for land taken &  
 removed eastward by reason of N. N. &  
 D. R. R. right of way across N. 2, 23, 22  
 line to K. - - - - - . Acknowledge receipt.  
 We are having delightful weather here  
 just like May. Grass is green.

Time an very dull here money scarce  
 but prospects for better  
 Hoping all is satisfactory I am

Yours Truly  
 G. W. Strubough

Office of

R. A. Ford,

SHERIFF AND TAX COLLECTOR OF HALE COUNTY.

Plainview, Texas, Dec 27 1889.

Attached Counties.

Swisher,  
Lamb,  
Bailey,  
Cochran,  
and  
Hockley.

Amarillo Northwest.

Mr Jas K Patterson  
Dear Sir

Inclosed please find receipt  
for taxes on land of Robt McKee. He  
gives no address here.

Yours truly,  
R. A. Ford  
Shiff & Col.

Abstract	to	120
Certificate	"	150
Survey	"	25-
Original	Grantee	to M. R R Co.
No of acres		640

Hale County Land and Judicial District is composed of Swisher, Hockley, Bailey, Lamb and Cochran counties.

Correspondents will please give county, abstract, survey, certificate and Block number.

C. L. CARTER,  
Attorney at Law.

J. M. CARTER,  
Abstractor of Titles and Notary Public.

*Carter Bros.,*

## REAL ESTATE AGENTS.

Will examine and Perfect Titles to Lands, pay Taxes on lands in any part of Texas; will furnish abstract of titles, buy, sell and lease lands. Special attention given to Panhandle Lands.

Plainview, Texas, 12/30 1889

Hon Jas K Patterson

Lexington Ky

Dear Sir

Yours recd + contents noted  
We would be pleased to attend to your business here + will give prompt + Careful attention to any business put in our hands. It occurs to us that a local agent would be more satisfactory than one living in a distant part of the state

Our nearest rail road is the Fort Worth + Denver R.R. our rail road depot is Am-Orillo, 75 miles distant.

If you wish to sell or lease your land give us your terms. If you wish us to pay your taxes next year, let us know + we will notify you when the time comes

Yours truly  
Carter Bros

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Correspondents will please give county, abstract, survey, certificate and Block number.

C. L. CARTER,  
Attorney at Law.

J. M. CARTER,  
Abstractor of Titles and Notary Public.

*Carter Bros.,*  
**REAL ESTATE AGENTS.**

Will examine and Perfect Titles to Lands, pay Taxes on lands in any part of Texas; will furnish abstract of titles, buy, sell and lease lands. Special attention given to Panhandle Lands.

Plainview, Texas, *1/14/90* -18-

Hon Joe K. Patterson

Lexington Ky.

Dear Sir

Yours of 5<sup>th</sup> inst rec'd + contents noted. Your land lies about 12 miles South East of Plainview on line of Hale + Flagst Coo. The usual rate for lease is 4 to 5 cts per acre. Lands are selling at \$125 to \$150 per acre.

Robt McKellan land lies one mile north of yours. We will look out for an opportunity to lease your land + will advise you of any bid to purchase. If we can serve you at any time command us.

Yours very Truly

Carter Bros

[Sep. 30, 1890]

[Organizing.]

To F. W. JAMES,  
President First National Bank,  
BAIRD, TEXAS.



EASTLAND NATIONAL BANK,  
—OF—  
EASTLAND, TEXAS.

PROPOSED CAPITAL, \$50,000. SHARES \$100.

The undersigned hereby subscribes for... *Ten* ... shares of the capital stock of the Eastland National Bank, of Eastland, Texas, of the par value of \$100, each, to be paid to F. W. James at Eastland, Eastland County, Texas, on or before October *16*, 1890, or to said F. W. James at the First National Bank of Baird within said time for said purpose. And I hereby bind myself to comply with the terms of this subscription in due time.

Given under my hand at... *Lexington* ... State of... *Kentucky* ... This the... *Third* ...  
Day of... *October* ... 1890.

Name... *Walter H. Patterson* ...  
Post Office... *Lexington* ...  
State... *Kentucky* ...



Sept. 30, 1890

[Organizing.]

To F. W. JAMES,  
President First National Bank,  
BAIRD, TEXAS.



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—OF—  
EASTLAND, TEXAS.  
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Given under my hand at ..... State of ..... This the .....  
Day of ..... 1890.

Name .....

Post Office .....

State .....

C. U. CONNELLEE.

EASTLAND, TEXAS, Sept 30<sup>th</sup> 1890

Prof J. K. Patterson  
 Lexington, Kentucky

Dear Sir.

Enclosed I hand you blank subscriptions to the "Eastland National Bank" which we propose organizing on the 10<sup>th</sup> of October. I have taken stock in it, and think it will be a paying institution.

This County has a population of 10252 people as per last Census. There is raised and marketed in this County 10,000 bales of Cotton per annum worth \$300,000. We have 30,000 head of Cattle, and over 10,000 head of horses. There is but one bank in the County, which is at Cisco, and was organized a little over one year ago. Its stock so I am told sells for \$145 for \$100 share. Our town is the County seat and has a population of something over 600 people. and it is rapidly building up and increasing in population. We are situated on the Texas Pacific Railway. 105 miles West of Fort Worth. There are a number of Public buildings in our town, including a Court house which is

C. U. CONNELLEE.

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C. U. CONNELLEE.

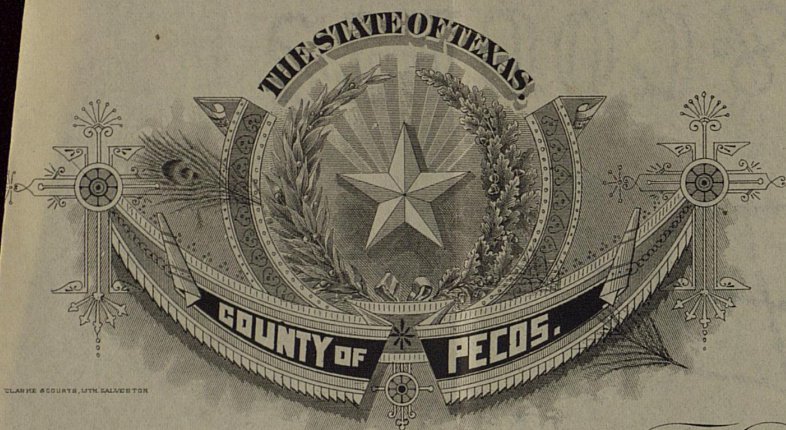
EASTLAND, TEXAS, 189

Forty two thousand dollars. We have good school with a daily attendance of over one hundred pupils. Twenty thousand dollars of the Capital stock of the bank has been subscribed at our town and vicinity. I have asked that I be allowed to have my friends at a distance given a chance to take some stock, and five thousand has been set aside for me until the 10<sup>th</sup> inst. I would like for you and any friends you might have to take \$1000 of it. I will say that I will guarantee to take your stock off your hands after one year and pay you \$110 per share. and you have the dividends which I think will not be less than 8%.

If it will suit you telegraph me at my expense. and I will reserve the stock for you. As you will see the subscription will be paid here or at Baird Bank. I will see that your interest is protected and stock issued as you direct.

Your Hale Co. land is rapidly increasing in value. The County is settling up rapidly. I will attend to the taxes for you when I pay mine.

Yours Truly, C. U. Connellee



COUNTY OFFICERS

<i>R. W. Mussey, Judge.</i>	<i>J. W. Young, Treasurer.</i>
<i>Frank Rooney, C. &amp; Dist. Clerk.</i>	<i>A. J. Royal, Assessor.</i>
<i>W. P. Matthews, Sheriff &amp; Collr.</i>	<i>Taylor Stephenson, Inspr.</i>

COUNTY COMMISSIONERS

<i>W. D. Mansfield, Precinct No 1</i>	<i>Hart Mussey, Precinct No 3</i>
<i>L. A. Durinton, " " 2</i>	<i>Shipton Parke, " " 4</i>

Fort Stockton, Texas. Feb. 25 1892

C. U. Comellee Esq.

Eastland Tex

Dear Sir,

Your of 22<sup>nd</sup>. with check for \$5<sup>52</sup> recd. Abst. 4203 is delinquent for 1889 and must be redeemed before I can receive the taxes for same.

Abst. 3420 cut 1965 sur. 11 was patented to Dennis C. Smith.

Certificate 1970 sur. 21 T. C. R. R. is Abst. No. 3424. and patented to Josephine M. Brown. as was also 4203.

If you wish to pay on Abst. 3420 you will have to pay on it as shown on the rolls i.e. cut. no. 1965

Survey, 11. T. C. R. R. I do not find any land patented to Jas. K. Patterson. Let me hear from you, I still hold your check.

Yours truly

W. P. Matthews

Coll. Pecos Co. Tex.

OFFICE OF

C. U. CONNELLEE.

Please return  
the letters  
I enclose you  
C.U.C.

EASTLAND, TEXAS, Feb'y 29<sup>th</sup> 1892

Jas. K. Patterson

Lexington Kentucky, 3 Dear Prof.

Your of 17<sup>th</sup> instant

is at hand. In answer will say that I sent checks some time ago for the taxes, and have been delayed in Pecos County over a seeming discrepancy in my description taken from your letter and the Rolls in Pecos Co. I enclose letters of W.P. Matthews tax collector of Pecos Co. which will explain the difference. Examine your patent and see if your survey No is "21" or "11." and be certain as to city numbers.

The collector is mistaken as to the tract having to be redeemed before you can pay on it.

I will send the Hole Co. receipts with the Pecos when I get answer from you. I send your letter of Sept 17<sup>th</sup> 1891. to fully show you the difference between your description and his rolls.

You may state to Mr Mac Kellar that the Supreme Court has declared the "Alien Land Law of Texas" unconstitutional. I have my doubts about any other ever being passed. The Legislature meets in Special Session on March 14<sup>th</sup> 1892. Yours Truly, C. U. Connellee

OFFICE OF  
C. U. CONNELLEE.

EASTLAND, TEXAS, March 10<sup>th</sup> 1892

Prof. Jas. H. Patterson  
Lexington Kentucky. 3 Dear Sir,

Enclosed you will please find tax receipts for your survey in Hale Co. and also the tax receipt of Mr McKellar. You will notice they were issued some time ago, but have reached me only today - Please send me full descriptions of your Pecos County surveys, to whom patented, number of the Certificate and survey No so I can pay the same. Direct your next letter to me at Austin, Texas, as the Governor has convened an Extra Session of the Legislature. I can attend to the matter from there and will do so - I write to Daugherty today for you -

Yours Truly  
C. U. Connellee

**SCURRY & LETT,**

STOCK AND BOND BROKERS.

LOANS NEGOTIATED ON  
COLLATERAL,  
COMMERCIAL PAPER AND  
REAL ESTATE.

DALLAS, TEXAS, July 18th, 1893.

Dear Sir:--

During the present strained condition of money and confidence, there are many who wish to sell their securities. If you have stock in any of the National Banks of Texas, and desire to dispose of all or part of them at a reasonable price, we are satisfied of being able to find you a purchaser, or if you will kindly advise us what Texas stocks you own, we will be pleased to post you from time to time as to their market value.

Municipal Bonds are now being generally recognized as the safest class of securities in the market after Government and State Bonds, as indicated by the enclosed clipping from an Eastern paper. We have a number of Texas City and County Bonds listed, and with your permission we will be pleased to submit offerings.

Yours very truly,

*Scurry & Lett*



Burton P. Cubank.

W. J. Basham

Cubank & Basham,  
Attorneys and Counsellors at Law.  
115½ Main St.

NOTARY PUBLIC, STENOGRAPHER AND TYPEWRITER  
IN OFFICE

Fort Worth, Texas, September 1st. 1893.

Pres. James K. Patterson,

Lexington, Ky.

Dear sir and friend:- I have recently located at this place and engaged in the practice of law in the firm shown on the heading hereof.

Our practice is quite extensive and we are meeting with fine success.

We have a town of about 40,000 inhabitants, progressive and fast increasing in population and material development. Thirteen systems of Railways enter the city and as soon as the financial depression is over others will build in. It is the Ry. center of the state.

I am now located for life, having seen the state in its entirety.

I would be glad to hear from you and of the prosperity of the State College of ~~the~~ Kentucky; for which I have a strong attachment.

W.C. Prewitt, M.A. of the State College of Ky., was in the office this morning.

Command me at all times when I can serve you. I shall always appreciate the kindness you bestowed on me while a student in your College.

With best wishes and kindest regards to Prof. W.K. Patterson, William and Mrs. Patterson, I am,

Very Respectfully,

B. P. Cubank

J. B. OLDHAM,  
**Texas Securities**  
BONDS-STOCKS-MORTGAGES  
I REFER BY PERMISSION TO THE SEVERAL  
BANKS OF DALLAS

Dallas, Texas,

Feb. 5th, 1895.

Mr. Jas. K. Patterson,  
Lexington, Ky.

Dear Sir:

I see by the tax-rolls that you are a stockholder in the  
City National Bank of Dallas.

There have been some recent changes of officers in this bank,  
and if you would like to buy some of this stock please let me know how  
many shares you will take, the very best price that you will pay for it,  
and authorize me to have stock issued in your name and draw on you with  
certificate attached.

I make a specialty of Texas securities, and will be pleased  
to serve you.

Yours cordially,

*J. B. Oldham*



R. B. NEIGHBORS,  
Sheriff and Collector.



Geo. D. Barnard & Co. St. Louis.

Fort Stockton, Texas, April 2<sup>d</sup> 1895-

Gas. K. Patterson Esq.  
Lexington

Dear Sir

J. S. Daugherty returned the  
Tax receipt for correction as to the name - cor-  
rection made and receipt returned to him -  
you can write to my about Nov. 1<sup>st</sup> and I  
will inform you the amt of your Taxes.

Yours Truly,  
R. B. Neighbors  
Coll. Pecos Co

M



R. B. NEIGHBORS,  
Sheriff and Collector.



Geo. B. Barnard & Co. St. Louis.

Fort Stockton, Texas, Nov-18<sup>th</sup> 1895.

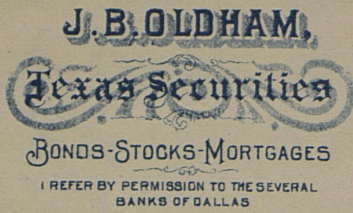
Gas. H. Patterson Esq.  
Lexington.

Dear Sir.

In answer to yours of the 11<sup>th</sup> will say that the Taxes on your two sections of land amt to \$6.72. There is no additional charges or costs provided the Taxes are paid before Jan. 1<sup>st</sup> 1896.

Yours Truly,  
R. B. Neighbors  
Coll. Pecos-Co. Tex

7m-



Dallas, Texas.

Jan'y 14/96.

Hon James K Patterson,  
Lexington,  
Ky.

Dear Sir;

Replying to yours of the 11th inst beg to advise that  
the stock of the City National Bank, of Dallas, is offered at  
about \$110 per share to sell, and there is bid for same about  
\$108 per share.

If I can serve you command me, and oblige

Yours cordially,

*J. B. Oldham*

BEATIE BROTHERS,  
LOANS AND  
INVESTMENT SECURITIES,  
NORTH TEXAS BUILDING.

J. M. BEATIE.  
C. W. BEATIE.

*Dallas, Texas,*

May 1 1897

Dear Sir:-

We beg to call your attention to the very promising conditions and outlook in Texas. At no time within the past six years have prospects been so favorable, or a growth in values so certain as at present.

Every indication points to the largest crops in many years, the people turned to legitimate considerations and business shows improvement of a substantial character. We believe a long period of prosperity is before us and the time most opportune for loans and investments. With values reduced to the minimum the situation is one of inevitable growth and profit. Eight per cent. secured loans, bank stocks paying regularly eight to ten per cent. dividends, municipal bonds, etc., are favorites with us and we will be glad to furnish information along this line and invite correspondence. The contract rate of interest in Texas is 10%.

Yours truly,

*Beatie Bros*

BEATIE BROTHERS,  
LOANS AND  
INVESTMENT SECURITIES,  
NORTH TEXAS BUILDING.

J. M. BEATIE.  
C. W. BEATIE.

*Dallas, Texas,*

May 1 1898

Dear Sir:-

We beg to call your attention to the very promising conditions and outlook in Texas. At no time within the past six years have prospects been so favorable, or a growth in values so certain as at present.

Every indication points to the largest crops in many years, the people turned to legitimate considerations and business shows improvement of a substantial character. We believe a long period of prosperity is before us and the time most opportune for loans and investments. With values reduced to the minimum the situation is one of inevitable growth and profit. Eight per cent. secured loans, bank stocks paying regularly eight to ten per cent. dividends, municipal bonds, etc., are favorites with us and we will be glad to furnish information along this line and invite correspondence. The contract rate of interest in Texas is 10%.

Yours truly,

*Beatie Bros*

*J. C. Connor, President.*  
*J. E. Schneider, Vice President.*

*N. 2455.*

*Guy Sumpter, Vice Pres.*  
*E. C. Tenison, Cashier.*

*United States Depository.*

*The City National Bank*

*Capital \$400,000.*

*Dallas, Texas.*

DALLAS LITH. CO.

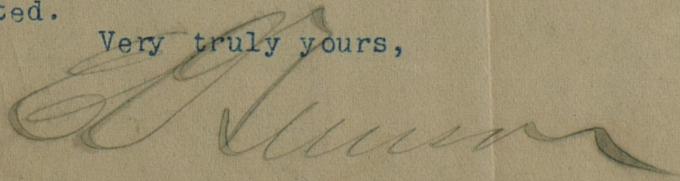
May 26, 1898.

Mr. James K. Patterson,  
Lexington, Ky.

Dear Sir:

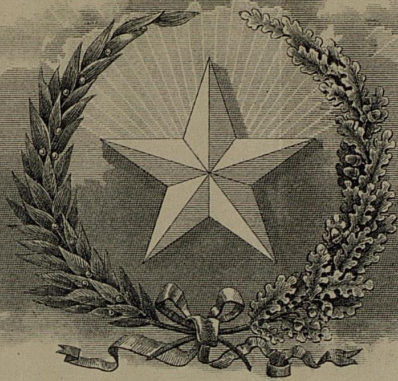
I have your favor of the 23rd. The last sale of this stock was made a few days ago and I am under the impression that it brought 110 and perhaps brokerage. I would not care to sell any of my holdings at the price you mention. I could place the stock at 112. I hand you last statement, as requested.

Very truly yours,



Cashier.





Norway Ptg Co Stationers Dallas.

R. B. NEIGHBORS,

*Sheriff and Tax Collector,*

Pecos County

STATE OF TEXAS.

Fort Stockton, Texas, Jan 8<sup>th</sup> 1899

James H. Patterson Esq

Leighton Tex.

Dear Sir,

Your letter of the 26<sup>th</sup> ult. accepting my proposition to act as your agent in tax & lease matters, to hand. - Thanks - I have visited your land and will attend to all matters pertaining to it promptly. will send you tax bills at proper time.

Very truly Yours.

R. B. Neighbors

....OFFICE OF....

JOHN RODMAN, M. D.

Waxahachie, Texas, Feb 23 1900.

Prof. Jas. K. Patterson.

Dear Sir,

Having seen your  
late contribution to the Scottish American, I queried whether  
you are a relative & descendant of the Pattersons of Lumphris Scot-  
land and whether you're connected with the McLeods of the same  
place.

Rev. Jas. Ross McLeod emigrated from Lumphris  
to Va. about 1804 to 1808, after graduating in medicine in Phila-  
delphia he located in Virginia moving afterwards to Nelson Co Ky,  
where he died wealthy & honored. Aet 74

I have a portrait painting of the Poet Burns, which  
Rev McLeod brought with him. He said it was taken from  
life and was given to him by a nephew of the Bard.

Burns Experts have declared that only one true representation  
or likeness of Burns exists that of Masmyth.

Now as this was before Daguerre's discovery there must  
have been artists in each community as there are photographers today  
and Masmyth must have been a very busy man, if he painted all  
of the portraits.

Rev. Jas Ross McLeod the father was a member of the

47-M-64

Established Church, a licentiate of the Presbytery of Edinburgh.

He was also a *L'omine* and at his school attended Robert Burns (the poet's son) and our Jas. R. Jr.

In a little book published in 1846 Louisville Ky the Rev. gives his "Recollections of Robert Burns", stating that he knew him in *L'ompris* he met about of the bard about 30+.

I have received some encouragement in my researches as to the authenticity of the painting. It is now in the hands of A. M. Stewart Editor, who will have it photod if possible.

The Rev. M<sup>c</sup> claims among his relatives in the *L'ompris* country the Pattersons. This in his book

My claims are as follows:

The painting was in the Rev's possession 6 to 8 years after the Poet's death - It was brought from *L'ompris* the Poet's last home.

The Rev said it was authentic. The Rev was an honorable man.

If you could in any way assist me in my research I would gladly pay an expense incurred.

Your family traditions might help to brighten the obscurity. With the season greeting & an apology if I have annoyed you I am

Very Respy  
John Rodman

P. S. I am from Frankfort, Ky.

G. P. HAWTHORNE,  
Assessor of Taxes,  
PECOS COUNTY \*\*\*\*

[May 27/1900]

Fort Stockton, Texas,

189

was virtually a victory. The amount involved was \$2680.00. I know you will be glad of my success. I knew I was bound to do more than ordinary no matter what I undertook out here, and I was pained more than I ever was before when you refused to loan me the \$65.00. I asked when it was found I had consumption. I am yet stronger, and my health is slightly improved. My lungs are still affected, but I feel sure I shall get well out here.

Your land is <sup>lies</sup> situated near Longfellow on the Southern Pacific in the South end of Pecos county. It has good grass but no water, and wells in the vicinity are 1800 ft. deep. It can not be sold for more than 75 cts. per acre, and perhaps not that. I shall correspond with some parties. Do you have it leased? What is your minimum price? <sup>for sale? I would lease at 3 cts per acre. Yours resp.</sup> I'll do my best for you. J. G. Roach.

❁ KOEHLER HOTEL ❁

W. C. Crosby, Mgr., • • Rates \$2 a Day.

Fort Stockton, Texas, July 24 . . . 1900,

Pres. J. K. Patterson,  
Lexington, Ky.

My Dear Sir:-

I am in correspondence with some parties who want to buy land in this county through me. They are non-residents and therefore are likely to pay a good price not knowing so well what they are buying.

I have just spent 3 hours looking up your title. I find a cloud on your title. Mr. & Mrs. Kuehlthau, from whom you purchased, conveyed your land by deed of trust to J. D. Crutcher for W. A. Crowder Jan. 24, 1885 before your grant Aug. 17, 1885.

There is nothing to show in either the record of deeds or records of trust deeds and mortgages that this deed to Crutcher has been released.

I am going to Dallas within a bout 11 or 12 days; so if you wish me to see

# ❁ KOEHLER HOTEL ❁

W. C. Crosby, Mgr., • • Rates \$2 a Day.

Fort Stockton, Texas, . . . . . 19

fully. I have seen dark days since I wrote you last. I grew worse and worse until the climax was reached in my three weeks' fever when my lungs were such that I could not lie on my left side nor on my right, but was compelled to lie flat on my back, which wore me out. All in sunshine now. I feel better than I have for a long time.

This is a delightful climate. All of this month has been pleasant. One can not sleep at night without a blanket it is so cool. We have our hot weather in June. We have little sickness. The county has to employ a physician, pay him \$50 a month and allow him to make his charges the same as any other physician when he gets a call. There is no little sickness he could not make a living otherwise. — Please to send me a catalogue and all new literature sent out by the college this year. I am most cordially T. G. Roach.

EASTLAND, TEXAS, Dec 21 1900

President Jas. H. Patterson  
Lexington, Kentucky

Dear Sir.

I am today  
in receipt of your favor of the 17<sup>th</sup>  
inst. I will write Mr. Armstrong  
contents of your letter. I have not  
been in Hale Co. myself for several  
years. The conditions there this year  
have been very favorable, as they have  
over all Texas. I have many sections  
in Hale Co. offered me at \$100 & \$125 per  
acre. And I bought in August last  
five sections of land in Lubbock  
Co. at \$400.00 per section.  
I would be glad to see you get  
every dollar you can out of your  
lands in Hale Co. and will have  
Mr. Armstrong see if he can sell  
for more than you were offered.  
He may have to find some other buyer.

Yours Truly  
C. U. Connellee

EASTLAND, TEXAS,

Jan<sup>y</sup> 4<sup>th</sup> 1901.

Prof. James K. Patterson

Lexington Kentucky, Dear Prof.

I am  
in receipt of your favor of the 29<sup>th</sup>  
ult. concerning your two sections of land  
in Pecos County. There is no demand  
by the cattlemen of Pecos County to buy  
lands at this time. The best I could  
probably do would be to lease these  
sections at 3 cts an acre per annum  
for grazing purposes, that being  
the prevailing price for lease of grazing  
lands in that County.

I was offered today by Mr C. J. Larimer  
of Fort Worth Texas, two half sections  
of land in Hale Co - Texas at \$100 per  
acre Cash.

Hale County, and many  
other Counties in that section have had  
plenty of rain the past year and conditions  
are good for cattlemen there - A happy

New year to you -

Yours Truly

C. U. Connellee



Office of  
C. U. Connelley,

Eastland, Texas, January 12<sup>th</sup> 1901.

Prof. Jas. K. Patterson  
Lexington, Kentucky, Dear Sir -

I have your favor of the 8<sup>th</sup> instant - I understand by it that you refer to your Boss County sections when you intimated me to lease at 3 cts an acre if I cannot get more.

Do you want me to try to lease your two sections of land in Hale Co?

Mr J. S. Daugherty has an office in Houston Texas, and is doing well. I continue to do business with him, although we are not partners now.

Yours Truly  
C. U. Connelley

STONEMAN WALL BOARD

T. G. Roach.  
ATTORNEY AT LAW.



7713-

FT. STOCKTON, TEXAS, March 3, 1907.

Pres. Jas. K. Patterson,  
Lexington, Ky.,

Dear Sir:-

I send you hereby a sample of a sulphur deposit in this county, which contains thousands of tons just as rich as this.

Will you please to have Prof. Seovill, Prof. Kastle or Dr. Peters analyze this and tell me whether it is a rich find and worth working.

I can buy the land very, very cheap as you well know.

I sent Prof. Kastle another substance quite a while ago, but he never has acknowledged receipt of same.

I am certain this substance is very rich in sulphur because it will ignite even from a match. I really should send more but this is a fair sample, and if you will kindly deliver this to someone for a careful

analysis, I feel sure it will pay to work the mine.

This county is rich in oil, and is creating some excitement since the big gusher at Beaumont was struck. A well will be bored soon. A company has been here prospecting and have purchased more than 20,000 acres of land.

There is a substance here very much like asphalt. It too burns, and one deposit of it has been on fire here for four years. No longer ago than yesterday I could see the flames leaping high enough at noon to see them here in town though they were seven miles away. I'll send a sample of it also if I am not imposing upon the Professors. Of course I shall divide with them if I am successful.

How is school? Has your health been good? I weigh 17 lbs. more than when I came out here. I am not well, but my health is greatly improved. Give my respects to all. Any news you write will be greatly appreciated. Most cordially  
G. Roach

T. G. Roach.  
ATTORNEY AT LAW.



FT. STOCKTON, TEXAS, .....19

P. S. Just strike a match and ignite a small piece of this substance in the presence of one of the Professors. It is highly important that I know at once whether this substance is worth any thing so I can buy the land. Please do what you can for me towards hastening the matter.

A Mexican discovered the substance, showed it to some parties who want to pay him a few dollars to show them where it is. The Mexican came to me to draw up the papers and I told him to hold up a while till I can find out the value of the find - the Mexican and I are partners if the mine is worth any thing, and I think it must be.

Resp.  
T. G. R.

C. U. CONNELLEE.

EASTLAND, TEXAS, Sept 16<sup>th</sup> 1901.

President Jas H. Patterson  
% State College, Lexington, Ky. } Dear Sir.

Your favor of the 16<sup>th</sup> inst is at hand. with enclosures. I send the deed to Robert McKello, Abney Chesle, Manchester, England, by this mail and give him full instructions about executing it. The cost of the abstract will be \$1.00. When matter is closed up. you can remit, commission & c

Yours Truly  
C. U. Connellee

P.S.

I am keeping in mind your Pease County lands & will try to make them revenue bearing -

C. U. C.

C. U. CONNELLEE.

EASTLAND, TEXAS, October 2<sup>nd</sup> 1901.

President Jas K. Patterson  
Lexington, Kentucky

Dear Sir,

I am today in receipt of your favor of the 30<sup>th</sup> inst, with the stated enclosure, viz New York exchange for \$60.00 covering my Commission and the abstract in sale of your survey in Hale Co.

I sent the deed to Mr Robt Mac Keller on Sept 20<sup>th</sup> with full instructions how to properly execute it. I suppose it will be ten or fifteen days yet before I hear from him.

I have your Peers County lands on my list and will see if I can sell them -  
Thanking you for your kindness to me  
I am

Yours Truly  
C. U. Connellee

C. U. CONNELLEE.

2

EASTLAND, TEXAS, ..... 1901.

thus ousting the "free gaspers" as we call those who refuse to buy or lease.

Then after we make sales or leases these local agents try to make the non resident owners dissatisfied.

Mr McCormack has been especially active in this way. I have other lands near where yours was for sale on good terms at the price at which yours was sold, and of identically the same quality.

I will write Mr L. G. Rosch of Ft Stockton. I do not mention that you have suggested it.

Yours Truly  
C. U. Connellee

Big Bend Land and Cattle Agency,  
L. W. Durrell, Proprietor.

NOTARY PUBLIC.

LAND AND CATTLE INVESTMENTS.  
SURVEYING.  
REPORTS AS TO VALUE OF LANDS.  
CORRESPONDENCE SOLICITED WITH PARTIES  
WISHING TO BUY, SELL OR SPECULATE.

Alpine, Texas,

April 19-1903

Mr Jas H. Patterson  
Lexington Ky.

Dear Sir:

I wrote you some time since in regard to two surveys controlled by you located in Pecos County Tex. Nos 19 and 21 Block 156. I received no reply and think possibly you failed to receive the letter. As stated in my letter the lands are not worth much owing to scarcity of water. Longfellow Pumping Station is nearest point for water. The well at that point is 1900 feet deep. My only object in writing you was to see if I could induce any one to make an offer for the surveys. Possibly I might be able to secure an offer of \$200.00 per section but can not say. That is all they are worth. Should you or your party be willing to offer the surveys at that price with commission to me in case of sale of Five per cent please advise me or if your price is higher let me know but I could give you no assurance of sale at higher price. A sale was recently made of about 30000 acres West of there at 30 cents per acre. The purchaser now is sick of his trade. Please let me hear from you.

Yours &c

L. W. Durrell,



C. U. CONNELLEE.

EASTLAND, TEXAS, Sept 25<sup>th</sup> 1901.

Prof. Jas H. Peterson 3  
Lexington Kentucky 3 Deodix.

Yours of 23<sup>rd</sup>

mistake is at hand. I forwarded deed to  
Robt Mac Kellar on 20<sup>th</sup> instant. That deed  
will go through if Mr Mac Kellar signs  
and returns the deed. I have given  
instructions for abstract to be sent to Sistraville  
West Va. for both sections.

Yours truly

C. U. Connellee

47-M-64

Abney: Cheddle  
Manchester  
England  
10 Oct. 1882

Dear Professor Patterson  
About a month ago  
I took the liberty to  
address you a note respect-  
ing the payment of taxes  
on my Pease Section of  
land & the sale thereof  
but in case the letter may  
not have reached you  
I have thought to write  
you again.

When you are paying  
your Texas land taxes  
may I ask if you  
will also kindly see  
to mine, and can I  
pay the same to your  
credit in London as  
before? I have

decided to sell my  
section the first good  
opportunity, I hardly  
know what price to fix  
on it, only I will be  
pleased to leave that  
matter with you if you  
will kindly do it for me

I will enclose with this  
a note to Mr. Daugherty  
which you can peruse  
and if you think best  
to send it to him, if  
not, you can destroy  
it.

I have just sent you  
a map by post of the  
battle of Tel-el-Kebir  
which I hope you will  
receive safely.

I shall be glad to hear from  
you, & if I can do anything  
for you in England -

Trusting this will find  
you, Mrs. Patterson, William  
well, with kind regards from all  
I am, yours sincerely,  
A. MacKellar.

J. S. Daugherty Esqr  
General Land Agent  
Dallas Texas.

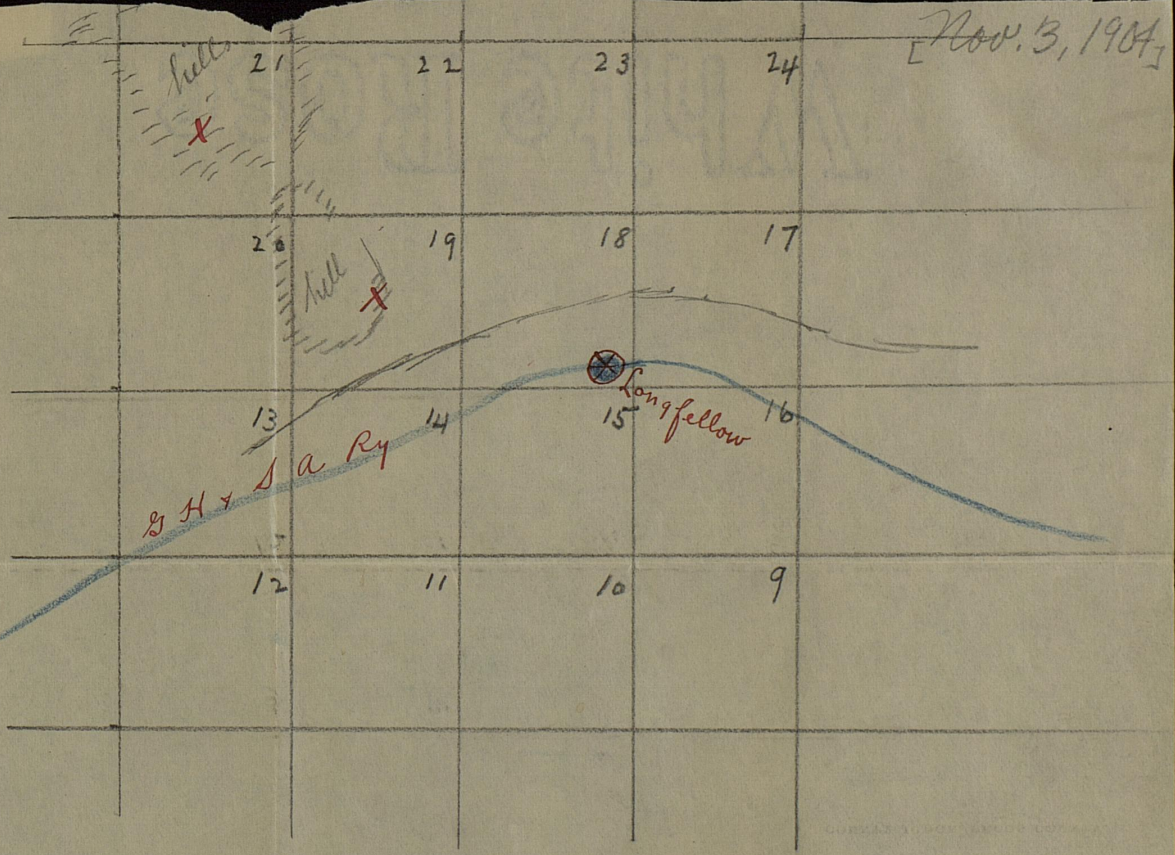
Sangfellow Sect. 11/3 - of  
R.B.N.

Dear Sir -

I do not know of any  
one who would want Sec's  
19 & 21 - unless Mr. Pimston  
would want them - he made  
an offer for them once -  
they are principally in  
the hills - the R.R. owns  
about as I have pencilled  
marked it -

Yours truly  
O. W. Mussey

[Nov. 3, 1904]



LEE JOSEPH  
PRESIDENT

J.J. SUMNERS  
W.K. BREEDEN  
C.G. BREEDEN  
J.Y. BELL  
A. BURNS

VICE PRESIDENTS

FIRST STATE BANK AND TRUST CO.  
CUERO, TEXAS.

July 31st, 1909.

To the President of Kentucky University,  
Lexington, Ky.

Dear Sir:-

As I wish to attend Kentucky University this session if possible I am writing you for some information. I would like to know first just how much actual cash a man has to have before he can hope to get through a full session. Is it possible for me to work my way through the school without any cash at all?

I have been sent by my father to school twice and both times I fell through purely from lack of application. Now it is my idea that if a fellow really wants to go to College and is making his own way that he will undoubtedly work a great deal harder. I do not want you to think that I am making any "grandstand play", neither do I want you to think that I am any object of charity, the latter you may see from the heading of this letter.

In order to let you understand the situation fully I will say that I was in the Bank here for two years steady and then went to the University of Texas for a part of a session and since then have been working in the Bank. I have worked myself up to the position of Teller in this institution, but what I want is an education. I tell you this to show you that I have a fair knowledge of the rudiments of business so you can see what class of work I am capable of doing.

At your earliest convenience I would appreciate a letter from you giving me as many details as is possible.

Yours truly

Edgar Joseph

47-M-64

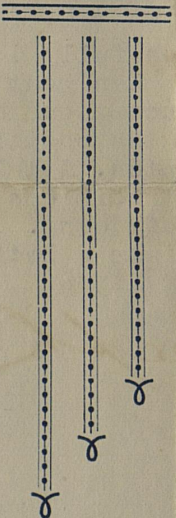
FIRST STATE BANK & TRUST CO.



### Are You Looking for a Home?



COME TO DEWITT COUNTY for fertile lands, mild climate, cheap homes, healthful surroundings and good schools and churches. Good water, plenty of wood, plenty of prairie. Pleasant gulf breezes all summer, good market facilities, accessible sea water for fishing and bathing, ideal conditions for fruit and truck growing. A county peopled with a live and progressive citizenship that is rapidly building up the material interests of this section by improving the roads, putting money into good substantial school houses and churches, and in every way moving to the front, is what we have to show to all new comers.



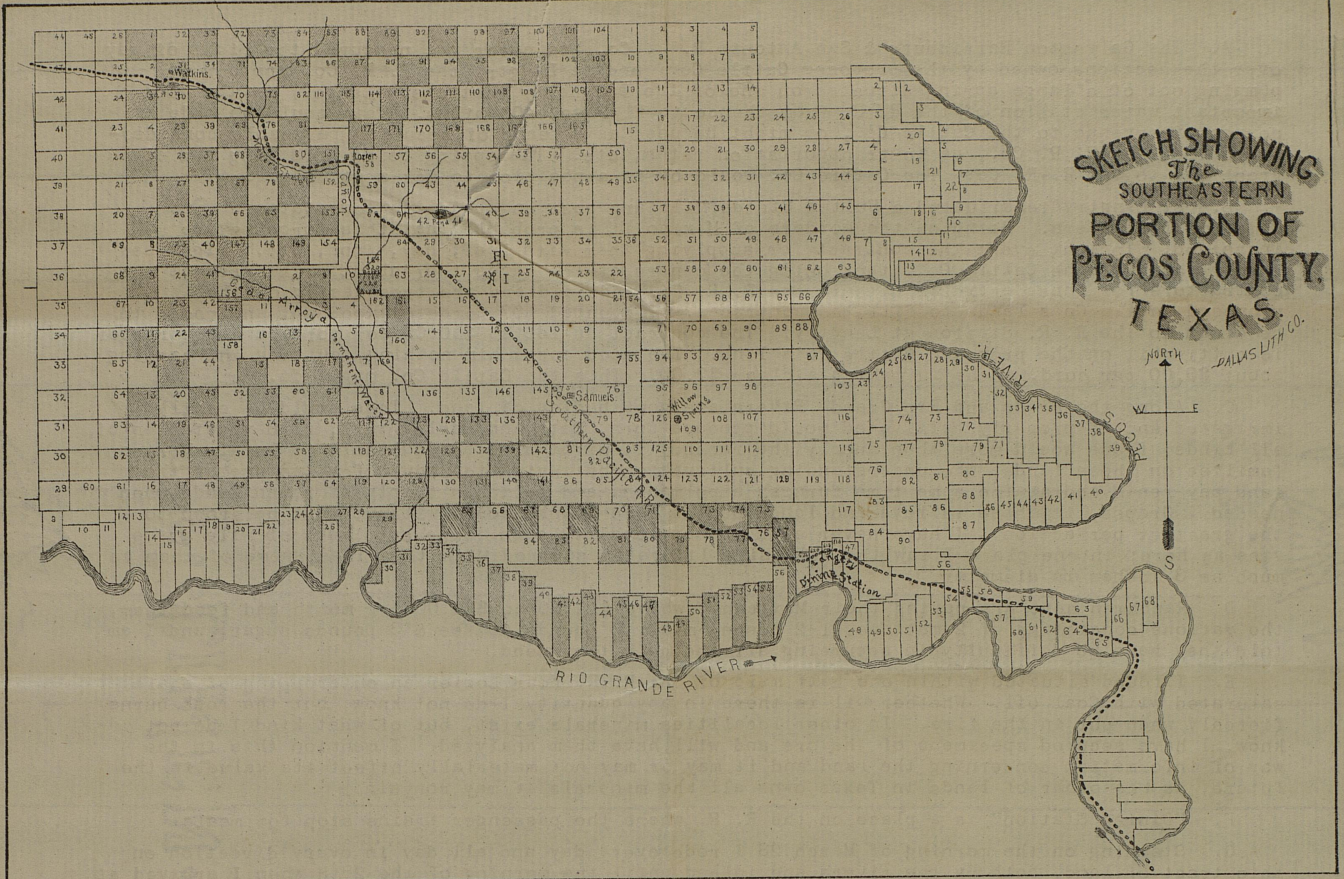
DeWitt is one of the best pecan growing counties in the State and a great many fruits and nuts find a fruitful soil here. Oranges and lemons, grape fruit and figs, grapes, pears, peaches and berries are all raised here with great success. Money is being made on cabbage, cauliflower, lettuce, spinach, beets, strawberries, etc., raised for shipment to northern markets. Cauliflower has yielded \$500 to the acre and lettuce a net return of \$6 per barrel. Cotton, corn, hay, cattle, hogs, poultry and eggs pay as well here as anywhere in the south. We are just far enough West to be in a healthful section, and just far East to be in the rain belt where crops never fail.

### CUERO. POPULATION 5,000

CUERO, the county seat, is the center of commercial importance, situated near the Guadalupe river and has as good social and industrial advantages as any town in the state. Her people are law abiding, friendly and intelligent and those who come once are always delighted to come again, if they cannot arrange to stay permanently. Cuero has a splendid system of public schools, in which are taught, in addition to the usual subjects, manual training and German, both by specialists, a good private academy, fine waterworks, electric lights and power, telephone, the biggest dam and water power on the best river in Texas, thirteen churches and many other features that count in making up the best town in this part of the state.

Write the First State Bank & Trust Co., Commercial Club or any firm of Cuero for further information if desired and it will be cheerfully given.





Dryden, Pecos Co., Texas, March 28th. 1886.

Mess. Henry Kimber, et al.,  
London, England.

Gentlemen:-

Carrying out my understanding with you on leaving England, I have visited Pecos, Co., Texas and have made a careful examination of the lands owned by yourselves and the lands alternating with them (amounting in all to 322560 acres) with a view to ascertaining their adaptability to the breeding and fattening of Cattle and now submit the following report.

I find the principal body of these lands (comprising 296960 acres) are situated in the forks of the Rio Grande and Pecos river. The Galveston Harrisburg & San Antonio R. R. runs through this tract of land for 40 miles and has the four stations of Langtry, Samuels, Lozier and Watkins situated within its boundaries. These lands are situated between the 34th & 35th degrees of North Latitude and the 101 & 102 degrees of Longitude West from Greenwich. They have an elevation of from 2700 to 3500 feet above sea level and an average rainfall according to the Signal Service report of the United States for the last 10 years, of 24.2 inches per annum. The country is all of a Limestone formation and is broken up into hill, valley and table lands, producing the Mesquite and Gramma grasses, on which Cattle, horses, sheep, goats and indeed every kind of stock feed and do well the year round, without other food. As to the capacity of this land for sustaining Stock- I have found by inquiring from Stockmen who are now grazing it that about 30,000 head of Cattle and 20,000 head of sheep have been on it for the last two to three years and whilst they all concur in saying that this (present) has been the driest season for six years (and remembering that this is the end of the winter when stock always look at the worst) I have in five days continuous riding over the land, seen only five carcasses of Cattle or sheep; this I consider a very favorable sign and I attribute this favorable condition of the stock to the nutritiousness of the grass, the good shelter the hills afford, the permanency of the water in the rivers and the general healthfulness of the climate. The last which the Stockmen here agree in saying is very healthy for both man and beast. To render the whole of the grass available it will be necessary in the interior of the tract to make basins of sufficient size to let water accumulate that stock might be well carried through these dry spells. I found a number of places where water is even now seeping out that would be suitable places for these basins and where they could be made at small expense. The Rio Grande and Pecos rivers both form a fence across which Cattle cannot pass. Taking these rivers and 50 miles of additional fencing the entire body of 296960 acres can be enclosed. In selecting a location to conduct a successful ranching business certain conditions are necessary. The locality where the smallest loss of stock in winter, the largest increase of young from a given number of females can be had; where Stock can be held, managed and fenced at the smallest expense and where they can be received and shipped to market with the greatest facility, is the most desirable. On all of these points the land under consideration is strong. I find from careful inquiry that loss from cold and scarcity of food in this range is rare and that the increase of calves from cows has never been less than 70 per cent. and averages fully 90 per cent. As the two rivers form good fences and the hills afford excellent protection, stock can be held at small expense. With the G. H. & S. A. R. R. right through the tract and said R. R. being leased and controlled by the S. P. R. R. Co., one of the largest of the country and connecting with the entire Railroad system and markets of the country, Stock pens can be put up within the boundaries of the ranch and when stock are bought they can be delivered immediately on the ranch or when sold can be loaded on the cars for market without the expense, delay and loss incident to a long drive. All things considered, it would, in my opinion be difficult to find a more desirable location for a ranching business than the lands I have now examined.

Yours Truly  
(Signed) OLIVER L. ELLIS.

I will letter paper 29, 1887

A. The Galveston Harrisburg & San Antonio R. R. Co. has never yet procured the right of way over the sections owned by the proposed Cattle Co., and at Langtry the R. R. Co. are now pumping out of a large spring situated on one of the Daugherty sections. Langtry is the most important water station of the R. R. from thence to El Paso, 400 miles. This could be made a source of revenue to the Cattle Co., or might be used as a means of securing favorable consideration from the R. R. Co., as to transportation rates, etc. The spring being unfailing and of great use to the R. R. Co. The Cattle Co. would be in a position to ask a good deal.

B. At Langtry is situated a United States Military post and there is now stationed one Company of soldiers. Being on the borders of Mexico it is probable that this force may be increased. In that event the contract for supplying them with beef, hay, wood, etc., might be easily taken by the Cattle Co., they being the owners of the lands thereabout. The present contractors for these articles both to the R. R. Co. and soldiery are trespassing on the proposed Cattle Co's lands to fill the contracts. I counted 107 cords of wood cut and ready to be drawn to the R. R. Station at Langtry. The contract is let at \$10.00 per cord, the contractor is cutting it on the proposed Cattle Co's land. The wood costs him nothing, cutting and carting about \$3.00 per cord, so he is making a clear \$7.00. This the Cattle Co. might do.

C. Along the Pecos and Rio Grande Rivers are good bodies of land. These could be easily irrigated and if properly cultivated would produce Corn, Oats and Barley well, also vegetables of all kinds; these would more than supply the ranch. It might also be advisable to locate Mexican families on these lands, who understanding cultivation by irrigation would for the use of the land pay rents and at the same time furnish a permanent and reliable supply of ranch hands when needed. Grapes, in these valleys and lands on the river banks could without doubt be grown to the greatest perfection. I have never seen in any locality such fine specimens of wild grape vine as here; in one place I saw the hill side literally covered with the vines, some of them as much as 3 inches in diameter.

D. Ranchmen here are paying their Mexican Cowboys \$12.00 to \$15.00 per month and feed them, the rations consisting of 2 muttons, 1-2 bushel meal, 3 pounds Coffee & 3 pounds sugar, and I am told they have no difficulty in securing all the help they need.

E. I found situated within one half mile of the R. R. near Lozier an outcropping of shale saturated with Coal oil. Whether oil is there in any quantity I do not know, but the rock burns fiercely when put in the fire. In other localities minerals exist, but of what kind I do not know. I have secured specimens of the ore and will have them analyzed. I mention this in the way of information concerning the land and it may or may not materially affect its value in the future, as the owner of lands in Texas owns all the minerals it may contain.

F. "Dining Station" is a place on the R. R. where the passenger trains stop for meals.

G. Starting on the morning of March 23 I rode every day and all day in every direction on this tract of land, both by the rivers and inland until the morning of the 28th when I arrived at Dryden where I write this report. In the respective days I rode 35, 25, 22, 33, 45 and 7 miles or a total of 167 miles. I can therefore give reliable information as to the having examined it thoroughly.

Andenda: When the above report was made there was in contemplation by the parties to whom it was addressed, the organization of a large Cattle Company, with a view to stocking all the lands (296,960 acres) between the two rivers as shown on the above map. But owing to the depression in the Cattle business it has been decided to defer it until the business improves and the Companies heretofore organized make a better showing. But to parties who now have Cattle without lands, or who have confidence in the future of the business, it would be difficult to find a place where so much Grass and water can be controlled with so little money. One half of the 296690 acres is owned by the State School fund and can be leased for a term of five years at four cents per acre per annum, with the option to lease again at the expiration of that time. In order to close up a partnership business it is necessary for the parties owning the sections shaded on the accompanying map to sell them. And a good bargain will be given any one who will buy the land as a whole. Special inducements will be offered to Agents who can work up a sale of ten or more sections in a body. The owners have determined to sell and parties looking for a landed investment should write at once for prices, giving the numbers of sections they wish to buy and stating the amount they can invest. For prices and further particulars address

J. S. DAUGHERTY,  
Rooms 15 and 16, Merchants Exchange,  
Dallas, Texas.

Dallas Texas, August 10th 1887.

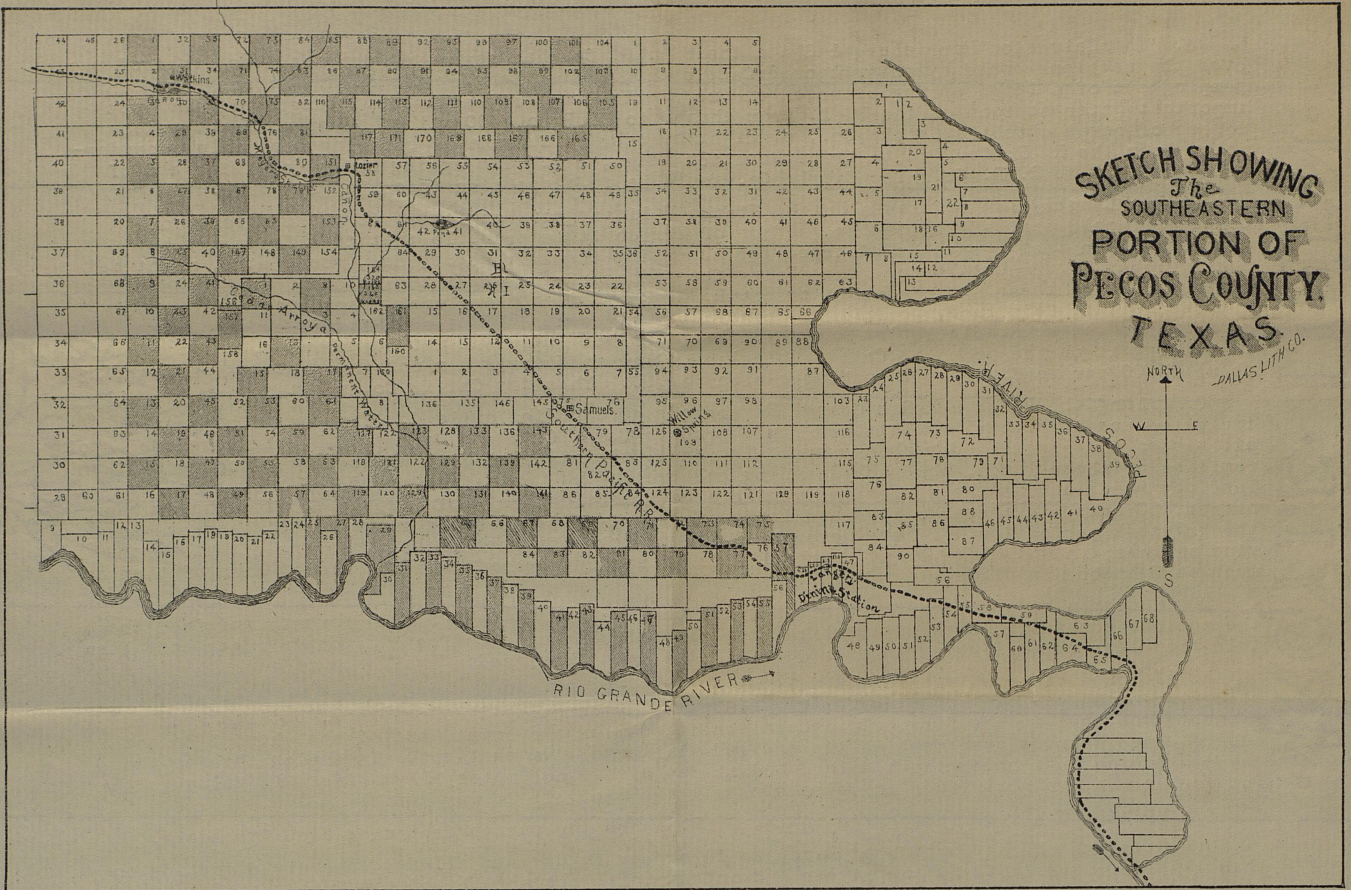
I solicit correspondence with Saw-Mill men and Pine Land investors. I have information that will enable me to buy Pine lands on and near the projected lines of 3 Railroads, the land can now be bought at from \$1.00 to \$2.50 an acre, and when the roads are completed, (within 12 to 18 months) will sell readily, at from \$3.00 to \$7.50 per acre.

Also with parties who wish to buy or lease Grazing lands on short notice. I can get up fenced and watered tracts, in size from 640 acres to 400,000 acres, to lease for a term of years.

Can furnish agricultural lands in tracts to suit purchasers, whether as individuals or for colonies.

*In writing for descriptions of lands always state for what purpose you wish to use the land, and how much money you can invest in it. Then I will present you such tract as I have best suited to your purpose within your means.*

J. S. DAUGHERTY,  
ROOMS 15 AND 16 MERCHANTS EXCHANGE,  
DALLAS, TEXAS.



SKETCH SHOWING  
The  
SOUTHEASTERN  
PORTION OF  
PECOS COUNTY,  
TEXAS.  
DALLAS LITH. CO.

Dryden, Pecos Co., Texas, March 28th. 1886.

Mess. Henry Kimber, et al.,  
London, England.

Gentlemen:-

Carrying out my understanding with you on leaving England, I have visited Pecos, Co., Texas and have made a careful examination of the lands owned by yourselves and the lands alternating with them (amounting in all to 322560 acres) with a view to ascertaining their adaptability to the breeding and fattening of Cattle and now submit the following report.

I find the principal body of these lands (comprising 296960 acres) are situated in the forks of the Rio Grande and Pecos river. The Galveston Harrisburg & San Antonio R. R. runs through this tract of land for 40 miles and has the four stations of Langtry, Samuels, Lozier and Watkins situated within its boundaries. These lands are situated between the 34th & 35th degrees of North Latitude and the 101 & 102 degrees of Longitude West from Greenwich. They have an elevation of from 2700 to 3500 feet above sea level and an average rainfall according to the Signal Service report of the United States for the last 10 years, of 24.2 inches per annum. The country is all of a Limestone formation and is broken up into hill, valley and table lands, producing the Mesquite and Gramma grasses, on which Cattle, horses, sheep, goats and indeed every kind of stock feed and do well the year round, without other food. As to the capacity of this land for sustaining Stock- I have found by inquiring from Stockmen who are now grazing it that about 30.000 head of Cattle and 20.000 head of sheep have been on it for the last two to three years and whilst they all concur in saying that this (present) has been the driest season for six years (and remembering that this is the end of the winter when stock always look at the worst) I have in five days continuous riding over the land, seen only five carcasses of Cattle or sheep; this I consider a very favorable sign and I attribute this favorable condition of the stock to the nutritiousness of the grass, the good shelter the hills afford, the permanency of the water in the rivers and the general healthfulness of the climate. The last which the Stockmen here agree in saying is very healthy for both man and beast. To render the whole of the grass available it will be necessary in the interior of the tract to make basins of sufficient size to let water accumulate that stock might be well carried through these dry spells. I found a number of places where water is even now seeping out that would be suitable places for these basins and where they could be made at small expense. The Rio Grande and Pecos rivers both form a fence across which Cattle cannot pass. Taking these rivers and 50 miles of additional fencing the entire body of 296960 acres can be enclosed. In selecting a location to conduct a successful ranching business certain conditions are necessary. The locality where the smallest loss of stock in winter, the largest increase of young from a given number of females can be had; where Stock can be held, managed and fenced at the smallest expense and where they can be received and shipped to market with the greatest facility, is the most desirable. On all of these points the land under consideration is strong. I find from careful inquiry that loss from cold and scarcity of food in this range is rare and that the increase of calves from cows has never been less than 70 per cent. and averages fully 90 per cent. As the two rivers form good fences and the hills afford excellent protection, stock can be held at small expense. With the G. H. & S. A. R. R. right through the tract and said R. R. being leased and controlled by the S. P. R. R. Co., one of the largest of the country and connecting with the entire Railroad system and markets of the country, Stock pens can be put up within the boundaries of the ranch and when stock are bought they can be delivered immediately on the ranch or when sold can be loaded on the cars for market without the expense, delay and loss incident to a long drive. All things considered, it would, in my opinion be difficult to find a more desirable location for a ranching business than the lands I have now examined.

Yours Truly  
(Signed) OLIVER L. ELLIS.

with letter Oct 1, 1887

59-N-16

A. The Galveston Harrisburg & San Antonio R. R. Co. has never yet procured the right of way over the sections owned by the proposed Cattle Co., and at Langtry the R. R. Co. are now pumping out of a large spring situated on one of the Daugherty sections. Langtry is the most important water station of the R. R. from thence to El Paso, 400 miles. This could be made a source of revenue to the Cattle Co., or might be used as a means of securing favorable consideration from the R. R. Co., as to transportation rates, etc. The spring being unfailling and of great use to the R. R. Co. The Cattle Co. would be in a position to ask a good deal.

B. At Langtry is situated a United States Military post and there is now stationed one Company of soldiers. Being on the borders of Mexico it is probable that this force may be increased. In that event the contract for supplying them with beef, hay, wood, etc., might be easily taken by the Cattle Co., they being the owners of the lands thereabout. The present contractors for these articles both to the R. R. Co. and soldiery are trespassing on the proposed Cattle Co's lands to fill the contracts. I counted 107 cords of wood cut and ready to be drawn to the R. R. Station at Langtry. The contract is let at \$10.00 per cord, the contractor is cutting it on the proposed Cattle Co's land. The wood costs him nothing, cutting and carting about \$3.00 per cord, so he is making a clear \$7.00. This the Cattle Co. might do.

C. Along the Pecos and Rio Grande Rivers are good bodies of land. These could be easily irrigated and if properly cultivated would produce Corn, Oats and Barley well, also vegetables of all kinds; these would more than supply the ranch. It might also be advisable to locate Mexican families on these lands, who understanding cultivation by irrigation would for the use of the land pay rents and at the same time furnish a permanent and reliable supply of ranch hands when needed. Grapes, in these valleys and lands on the river banks could without doubt be grown to the greatest perfection. I have never seen in any locality such fine specimens of wild grape vine as here; in one place I saw the hill side literally covered with the vines, some of them as much as 3 inches in diameter.

D. Ranchmen here are paying their Mexican Cowboys \$12.00 to \$15.00 per month and feed them, the rations consisting of 2 muttons, 1-2 bushel meal, 3 pounds Coffee & 3 pounds sugar, and I am told they have no difficulty in securing all the help they need.

E. I found situated within one half mile of the R. R. near Lozier an outcropping of shale saturated with Coal oil. Whether oil is there in any quantity I do not know, but the rock burns fiercely when put in the fire. In other localities minerals exist, but of what kind I do not know. I have secured specimens of the ore and will have them analyzed. I mention this in the way of information concerning the land and it may or may not materially affect its value in the future, as the owner of lands in Texas owns all the minerals it may contain.

F. "Dining Station" is a place on the R. R. where the passenger trains stop for meals.

G. Starting on the morning of March 23 I rode every day and all day in every direction on this tract of land, both by the rivers and inland until the morning of the 28th when I arrived at Dryden where I write this report. In the respective days I rode 35, 25, 22, 33, 45 and 7 miles or a total of 167 miles. I can therefore give reliable information as to the having examined it thoroughly.

Adenda: When the above report was made there was in contemplation by the parties to whom it was addressed, the organization of a large Cattle Company, with a view to stocking all the lands (296,960 acres) between the two rivers as shown on the above map. But owing to the depression in the Cattle business it has been decided to defer it until the business improves and the Companies heretofore organized make a better showing. But to parties who now have Cattle without lands, or who have confidence in the future of the business, it would be difficult to find a place where so much Grass and water can be controlled with so little money. One half of the 296690 acres is owned by the State School fund and can be leased for a term of five years at four cents per acre per annum, with the option to lease again at the expiration of that time. In order to close up a partnership business it is necessary for the parties owning the sections shaded on the accompanying map to sell them. And a good bargain will be given any one who will buy the land as a whole. Special inducements will be offered to Agents who can work up a sale of ten or more sections in a body. The owners have determined to sell and parties looking for a landed investment should write at once for prices, giving the numbers of sections they wish to buy and stating the amount they can invest. For prices and further particulars address

J. S. DAUGHERTY,  
Rooms 15 and 16, Merchants Exchange,  
Dallas, Texas.

Dallas Texas, August 10th 1887.

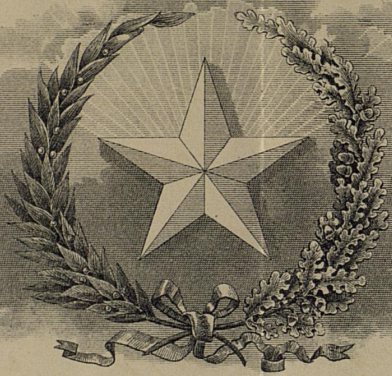
I solicit correspondence with Saw-Mill men and Pine Land investors, I have information that will enable me to buy Pine lands on and near the projected lines of 3 Railroads, the land can now be bought at from \$1.00 to \$2.50 an acre, and when the roads are completed, (within 12 to 18 months) will sell readily, at from \$3.00 to \$7.50 per acre.

Also with parties who wish to buy or lease Grazing lands on short notice. I can get up fenced and watered tracts, in size from 640 acres to 400,000 acres, to lease for a term of years.

Can furnish agricultural lands in tracts to suit purchasers, whether as individuals or for colonies.

*In writing for descriptions of lands always state for what purpose you wish to use the land, and how much money you can invest in it. Then I will present you such tract as I have best suited to your purpose within your means.*

J. S. DAUGHERTY,  
ROOMS 15 AND 16 MERCHANTS EXCHANGE,  
DALLAS, TEXAS.



Dorsey Pkg Co Stationers, Dallas.

R. B. NEIGHBORS,

*Sheriff and Tax Collector,*

Pecos County

STATE OF TEXAS.

Fort Stockton, Texas,

Dec 2 1895

James Patterson Esq

Lettington Tex.

Dear Sir,

Enclosed please find 10¢ receipt for 1898. - replying to your query I will say that your land lies just west of Long fellow and is good grazing land though dry it is worth about \$1.50 per acre. you may possibly lease it to Mr S. A Purinton at Long fellow Tex - I will stand to leasing your land for taxes - and paying same for \$1.00 per year. will also stand to leasing same for 10¢ of lease money - many thanks for sending me for - any further information you may want will be cheerfully given.

Very Truly Yours

R. B. Neighbors  
Collector

Office of  
 Eubank & Eubank,  
 Attorneys at Law,  
 Wells-Fargo Bank Building,

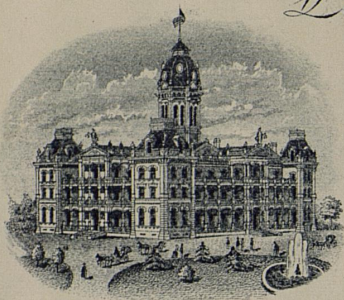
El Paso, Texas, ..... 18.....

College of Kentucky and hope  
 that the next assembly of my  
 native State will be composed  
 of men who will better know  
 the true interests of the State, and  
 who will not only cease their  
 prolix attacks on the State

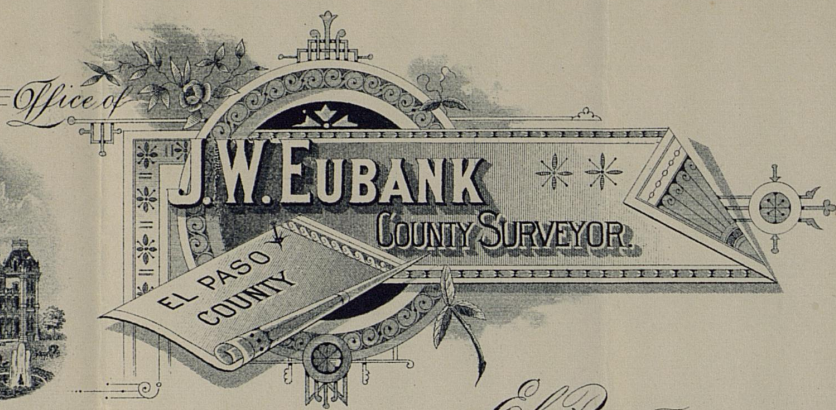
Allege, but will more manfully  
 provide for it. But I presume  
 it will be some time before

The bigoted sectarian orators  
 will have lost their sway over the  
 "Old Commonwealth, and until they  
 have had their power wrested from  
 them, I suppose you only expect  
 to hold your own.

Excuse the digression, it was  
 only my intention to ask you to  
 send me a Catalogue of '89. I will  
 further that I am very glad to know  
 that Jo. Kastle is one of the



CLERK-COURTS LITH. EASTON



El Paso, Tex., 1888

that the Statutes of Limitation of Texas are, 3, 5, & 10 years, That land sold under tax sale & occupied at once by purchaser, only requires five years occupation for the title to become secure in himself and his title, under the laws, after tax deed duly recorded & five years possession & cultivation is from the sovereignty of the soil - Therefore a representative party to represent you is very necessary, I once purchased state that some acts think that three years possession & cultivation is all that is necessary to perfect tax deed duly recorded - I am too far removed from your land to directly assist you, but perhaps I can indirectly -

I have commenced reading law under Davis, Beall, & Kemp, acts of El Paso, and will now devote my time to law  
Respect. J. W. Eubank

Fort Stockton, Texas, *May 26,* 1900.

Dear Sir:

We notice from the Rolls, and also from your rendition this year, that your land is valued at *75-cts* per acre.

We are residents of this place, and we are land agents. We shall get your lands reduced to sixty-five cents per acre, and thereby lessen your taxes, if you will place them in our hands for rendering and tax paying purposes and pay us fair per cent for obtaining the reduction.

Of course we shall not charge you one cent if we are not successful in obtaining the reduction. We suggest that since we are residents of the county that as agents we are in a position to lease lands where a non-resident could not. Give us a trial?

YOURS TRULY,

*Johnson & Roach*

P.S. I thank you for the good testimonial, I have stepped into a good practice. May 24, I argued my first case before court and jury. I lost, but stamped myself as a schrewd man of ability. The amount involved was \$7200. I saved my client \$600 as the judgment rendered was for \$660. I may appeal it; and if I win, it will cut to \$2400. I got a fee of \$31.50 out of this, my first case. Next day I was more successful; won two cases, and fought off a case in garnishment which



C. U. CONNELLEE.

EASTLAND, TEXAS,

Nov 4<sup>th</sup> 1901.

Pres Jas. K. Patterson

Lexington, Ky.

Dear Sir,

I am in receipt of your favor of the 31<sup>st</sup> ult. The letter you received yesterday from Mr McCormack of Plainview is only a characteristic one of his - He knew you deed had been filed weeks ago that you made the Wells. because he is in the Clerks office every day. I have had to fight all the local agents in those Western Counties. Before I sent Mr Armstrong west, the local agents stood in with the settlers there, and refused to lease or sell the lands of non resident owners. allowing the settlers to use them free. When we entered the field we changed all this, as we insisted upon the residents using the land to either buy or lease the land, they failing to do so we sold or leased to new comers. who took possession of the lands bought or leased.