

1903

Deed - Eli Jackson, et al. to John Closner, Porcion 71, original grantee Narciso Cavazos

Eli Jackson

Amalia Jackson

Amanda Jackson

Nathaniel Jackson

Robert Jackson

See next page for additional authors

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Creator

Eli Jackson, Amalia Jackson, Amanda Jackson, Nathaniel Jackson, Robert Jackson, and John Closner

Eli Jackson

To
Blumberg & Raphael

Mortgage upon
2163 acres of land
out of Porcine 71
Narciso Cardo
original purchase
dated May 21/91
to secure \$5000
notes for

1. \$506⁶⁵ May 1st 1911
due Dec 31 1911

2. \$506⁶⁶ May 1st 1911
due Dec 31 1911
both bearing 12% int.
except from date -

notes sold May
24 1911 -

Mortgage recorded
in vols 3 & 4 of
Vol F Real Estate
Records Hudson
County -

~~Invoice dated~~
~~Feb 24 1891~~
~~and note dated~~

~~both notes~~
~~dated Feb 24~~
~~1891 -~~

July 23rd 1892
off of Bancroft
Whitney & Co. on
J. R. Wells. for \$75.60
for vals 1 to 21, inclu-
sive steel Repairs
off dated July 10. 1892

Elizabeth Jackson
wife of
Oli Jackson
died at Mc Duns
Ranch ^{Wheeler Co}
Nov. 15 1892



The State of Texas
County of Hidalgo

Know all men by these presents, that I, Eli Jackson for myself; and Robert Jackson, Nathaniel Jackson, Amalia Jackson, Amanda Jackson and Alice Jackson each for himself and herself & Children and heirs at law of the said Eli Jackson and his deceased wife Label C. Jackson of the County of Hidalgo and State of Texas, for and in consideration of the sum of One hundred and sixty-six dollars and sixty-six and two-thirds $\$166\frac{66}{100}\frac{2}{3}$ cents in current Mexican Silver Coin, paid by John Clozner, the receipt whereof is hereby acknowledged, have this day granted, bargained, sold, conveyed and released and by these presents do grant, bargain, sell, convey, release and deliver unto the said John Clozner, of the same residence, and his assigns, the following described tract, piece, or parcel of land situated in the said County of Hidalgo and State of Texas: Six hundred and sixty-six and two-thirds $666\frac{2}{3}$ acres, being out of and forming a part of that larger tract of land originally granted to Narciso Lavago, and known as and called "Porcion Number Seventy One"; and more particularly described as follows, to wit: - Measuring at the back or

North line of said Porcine for width 7 from East to West two hundred and twenty (220) varas; for length, for quantity herein conveyed beginning at said back or North line will run on straight line in a southerly course, or towards the Rio Grande river sixteen thousand six hundred and sixty-six ^{and two-thirds} (16,666 $\frac{2}{3}$) varas, being two-thirds ($\frac{2}{3}$) the entire length of said Porcine and of our interest therein. Bounded on the South by land owned by these grantors, that portion, or one-third ($\frac{1}{3}$) of said Porcine — next to Rio Grande river — reserved from sale herein; on the East by land owned by Mrs. Minerva Brewster; on the West by land of Martin Jackson and on the North by Survey No. 269, made for the Texas and Mexican Railway Company. For further description reference is hereby had to deed of date January 26th 1875 from Matilda Jackson et al to Eli Jackson of record in Book "C" pages 116, 117 & 118 of the real estate records of said County, and to deed of date April 2^d 1890 from James Jackson et al to Eli Jackson of record on pages 397, 398 and 399 of Book "E" of said real estate records.

To have and to hold the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging

unto the said John Blosser his heirs and assigns forever. And we do hereby bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said John Blosser his heirs and assigns against the claim or claims of any and every person whomsoever lawfully claiming or to claim the same or any part thereof -

Witness our hands this the 23rd day of February A. D. 1899.

Eli^{his} Jackson

Robert^{his} Jackson

Nathaniel^{his} Jackson

Amalia^{her} Jackson

Amanda^{her} Jackson



The State of Texas
County of Hidalgo } Before me Albert Nicholls, clerk
of the County Court, in and for Hidalgo County,
Texas, on this day personally ^{appeared} Eli Jackson,
Robert Jackson, Nathaniel Jackson, Amalia
Jackson and Amanda Jackson, to me known
to be the persons whose names are subscribed to
the foregoing instrument and severally acknow-
ledged to me that they signed and executed the
same for the purposes and consideration

therein expressed.



Given under my hand and seal of office this 25th day of March, A.D. 1899

Albert Nicholls,

Clk. Co. of Hidalgo Co., Tex.

By W. Schmitt, Deputy

THE STATE OF TEXAS,

County of Hidalgo }

I, Albert Nicholls Clerk of the

County Court in and for said County, do hereby certify that the foregoing Instrument of Writing

dated the 23rd day of February 1899, with its certificates of authentication, was

filed for Record in my office, the 1st day of April 1899, at 9 o'clock A.M.,

and duly Recorded the 26th day of April 1899, at 11³⁰ o'clock A.M.,

in Real Estate Record of said County, in Vol. H on Page 495-496.

WITNESS my hand and the seal of the County Court of said County, at office in Hidalgo

Texas, the day and year last above written.

By J. P. Alamia Deputy.

Albert Nicholls Clerk,
Hidalgo County.

① Warranty Deed

Eli Jackson et al
Jo
John Crocker

Filed for record at
9 o'clock A.M. April
1st 1899.

Albert Nicholls.
Clk. Co. of Hidalgo Co., Tex.

The State of Texas
County of Cameron Know all men by these presents
that I, Eli Jackson, of Hidalgo County, Texas,
for and in consideration of the sum of
One Thousand Dollars \$1000.⁰⁰ in Mexican
coin to me in hand paid by John Clozner
of the same residence, the receipt of which
is hereby acknowledged, have granted, sold
and conveyed and by these presents do grant,
sell and convey unto the said John Clozner,
the following described real estate, to wit:
Eight hundred and eighty five (885) acres of land
lying and being situated in Hidalgo County,
Texas, and are part of Porcion Number Seventy
one (71) originally granted to Narciso Cavazos,
by the Spanish government in Mexico, and subse-
quently confirmed to the said Cavazos as confirma-
tion Number Twenty two (22) for Cameron
County, Texas, under and by virtue of an act
of the Legislature of the State of Texas, approved
February 10th 1852. Said land herein conveyed
fronting on the Rio Grande River two hundred
(200) varas and extending back between
parallel lines from said river to the base
line and continuing between said para-
llel lines from said base line to the
rear line of said porcion, to contain
the said eight hundred and eighty five
(885) acres of land. Said land herein con-
veyed being more particularly bounded as
follows: Bounded on the West by lands in
said porcion heretofore purchased by said
John Clozner from Alexander Mahaney &
wife; on the South by the Rio Grande River;
on the East by lands owned by Eli and Martin
Jackson, and by lands owned by Mrs Nancy

Rutledge and on the North by the rear line of said Porcion.

To have and to hold the above described premises together with all the rights and appurtenances thereto belonging unto the said John Clower, his heirs and assigns forever.

The land now hereby conveyed, is of the community property of myself and Elizabeth Jackson, my deceased wife who departed this life intestate at Nic Dunn's Ranch in Nueces County, Texas, on or about the fifteenth (15th) day of November A. D. 1891; and this conveyance is made for the purpose of paying a community debt of my said wife and myself, contracted during her lifetime with and due to, Messrs Bloomberg & Raphael, Merchants of Brownsville, Texas, being the sum of one thousand and thirteen dollars and thirty one cents (\$1013.³¹/₁₀₀) in Mexican coin, as will more fully and accurately appear by reference to the mortgage to secure said debt from myself to said Bloomberg & Raphael of date the twenty first (21st) day of May A. D. 1891, and of record on pages three and four (3+4) of Volume "I" of the Real Estate Records of said Hidalgo County. The purchase money herein being paid by said John Clower to the said Bloomberg & Raphael upon and in part satisfaction of, said debt; said mortgage being upon two thousand, one hundred and sixty three (2163) acres of land out of the same tract or grant (Porcion N^o 71) and which said land is also part of the community estate of myself and my said wife.

And the said Elizabeth Jackson do hereby bind myself, my heirs and legal representatives, to warrant and forever defend the said premises unto the said John Clower, his heirs

and assigns, against the claim or claims of any and all persons claiming or to claim the same or any part thereof.

In testimony of which witness my hand this twenty third 23rd day of February A.D., 1892.

Signed and delivered *Elie Jackson*

in the presence of *James B. Wells*

F. W. Seabury

The State of Texas
County of Cameron Before me, Frank Keuille, a Notary Public, in and for Cameron County, Texas, on this day personally appeared Elie Jackson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this twenty third 23rd day of February A.D., 1892.

Frank Keuille
Notary Public
Cameron County, Texas

1624. CERTIFICATE OF RECORD.

For Sale by Geo. D. Barnard & Co., Prs., St. Louis. E-GX. Class 6

THE STATE OF TEXAS,

County of *Hidalgo*, I, *J. D. Dougherty*, County Clerk in and for said County, do hereby certify that the foregoing *instrument of writing* dated the *23rd* day of *February*, 18*92*, with its certificate of authentication, was filed for Record in my office, this *14th* day of *March*, A. D. 18*92*, at *10* o'clock *A.* M., and duly Recorded the *15th* day of *March*, A. D. 18*92*, at *1* o'clock *P.* M., in the *Real Estate* Records of said County, in Vol *F* on Pages *130, 131 & 132*

Witness my hand and the seal of the County Court of said County, at office in *Hidalgo*, Texas, the day and year last above written.



J. D. Dougherty
Clerk County Court, *Hidalgo* County.
By *J. P. Livarez* Deputy.

Warranty Deed

Eli Jackson

To

John Warner

Dated March 14th 1892
at 10 o'clock a.m. for record

W. H. Co. of Chicago Co. Ill.
By J. T. Warner



Como Sabedor del Decreto de Agosto
de 1809 que se vendió el Terreno que
sucedió a las salinas de San Pedro de
y lo como sucedió por mi esposa Sanguana
Insaldua hoy por echo La Venta
y hoy esta firmada el día 14 del
Mes Noviembre de 1862

Salvador Caban
202
L

Sabida q^{ta} mi finado padre, D. Anselmo
Ansaldo, vendió en día de tierra
que tenía en los Grangeros, a Don
Prudencio Herrera, en la cantidad
de cuarenta y ocho p^{as}. estoy aumen-
te a que se le tire por todos los
criterios correspond^{tes} a los usos
que le convengan en el intertanto le
 doy el presente resguardo, que a mi
veces firmo mi b^{is} Juan Jose
Garcia en los Atlixan. a 14 de No-
viembre de 1862.

Juan Garcia Ansaldo

THE STATE OF TEXAS,)
COUNTY OF HIDALGO.)

KNOW ALL MEN BY THESE PRESENTS, That We, Eli Jackson, the Father, and Robert Jackson, Nathaniel Jackson, Amalia Jackson and Armanda Jackson, brothers and sisters, of Alice Jackson, now deceased, and her legal heirs, of the County of Hidalgo, and State of Texas, for and in consideration of the sum of Thirty three Dollars, (\$33.00), in current mexican coin of this locality, to us, and to each of us, in hand paid by John Closner, of the County of Hidalgo, State of Texas, the receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said John Closner, all our right, title and interest acquired by us, and by each of us, by virtue of said heirship, in and to the following described tract, piece or parcel of land, lying and being situated in the said County of Hidalgo, State of Texas, to-wit:-----

A tract, piece or parcel of land, out, and forming a part of that certain larger grant or tract of land lying and being situated in the aforesaid County and State, commonly, generally and especially known as, called and being "Porcion Number Seventy-one (71)", of the ancient jurisdiction of Reynosa, Mexico, originally granted by the Spanish Government in America to Narciso Cavazos; the said tract, piece or parcel out of said whole larger grant or tract of land, now here by these presents sold and conveyed, measuring at the back or North line of said Porcion, for width, from East to West, Twenty-two (22), and extending on a straight line in a Southerly course, between parallel lines, towards the Rio Grande River, Sixteen Thousand six hundred and sixty-six and two-thirds (16,666, $\frac{2}{3}$) varas, being two-thirds the entire length of said Porcion; - the said described piece or parcel of land, containing, more or less, Sixty-six (66) acres of land.-----

It being hereby expressly understood and intended, that this deed shall, and does, include, all of the real estate which the said Alice Jackson, deceased, was entitled as one of the children and heirs at law

of the said Eli Jackson, grantor herein, and his deceased wife, Isabel C. Jackson, save and except that portion lying immediatly South of the said piece or parcel herein conveyed, and extending to the Rio Grande River, and being the one-third part of the said share of inheritance of the said Alice Jackson.-----

TO HAVE AND TO HOLD, the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said John Closner, his heirs and assigns, forever.- And we do hereby bind ourselves, our heirs, executors and administrators, to warrant and forever defend, all and singular the said premises, unto the said John Closner, his heirs or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.-----

IN TESTIMONY WHEREOF, witness our hands, and each of our hands, this the 10 day of January, A.D. 1903.

Signed and delivered in the presence of:-

1. Margaret Fleming
2. W. Schuyler
3. J. R. Alania

Amalia Jackson
Eli Jackson
Robert Jackson
Amanda ^{her} Jackson
Nathaniel ^{his} Jackson
mark

The State of Texas-
County of Hidalgo-

Before me, A. E. Chavez, Clerk of the ~~District and~~
County Court~~s~~, in and for this the said County of Hidalgo and State of
Texas on this day personally appeared Elie Jackson, Amanda Jackson, (feme
sole) and Amalia Jackson (feme sole) known to me to be the persons whose
names are subscribed to the foregoing instrument and acknowledged to me
that they and each of them executed the same for the purposes and con-
sideration therein expressed.

Given under my hand and seal of office this Eleventh
(11th) day of December A. D. 1902.

A. E. Chavez

Clerk ~~of the District and~~
County Court~~s~~ Hidalgo County
Texas.

By David Sloss Deputy.

The State of Texas.
County of Hidalgo-

Before me A. E. Chavez, Clerk ~~of the District and~~
County Court~~s~~ in and for this the said County of Hidalgo and State of
Texas on this day personally appeared Nathaniel Jackson known to me ^{to} be
the person whose name is subscribed to the foregoing instrument and ack-
nowledged to me that he executed the same for the purposes and conside-
ration therein expressed.

Given under my hand and seal of office this Eighth (8th)
day of January A. D. 1903.

A. E. Chavez

Clerk ~~of the District and~~ County
Court~~s~~ of Hidalgo County Texas.

By David Sloss Deputy.

THE STATE OF TEXAS,

County of Hidalgo
Public in and for

BEFORE ME,

E. Schumier Notary

Robert Jackson known to me

County, Texas, on this day personally appeared



to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 10th day of January

A. D. 1890³

E. Schumier
Not. Pub. Hidalgo Co., Texas.

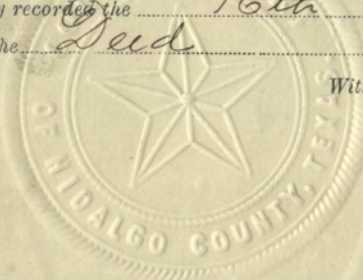
1624 CERTIFICATE OF RECORD.

THE STATE OF TEXAS,

County of Hidalgo

A. E. Chavez, County Clerk
Deed of Conveyance

in and for said County, do hereby certify that the foregoing Deed of Conveyance dated the 10th day of January 1890³ with its certificate of authentication, was filed for Record in my office, on the 15th day of January A. D. 1890³, at 12 o'clock — M., and duly recorded the 16th day of January A. D. 1890³, at 10 o'clock a M., in the Deed Records of said County, in Vol. 44 on Page 6 to 8



Witness my hand and the seal of the County Court of said County, at office in _____ Texas, the day and year last above written.

A. E. Chavez
Clerk County Court, Hidalgo County.
By David Bross Deputy



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Monravity Reed

Eli Jackson et al

John Blowers

Filed for record at 15th day of
January A.D. 1903 at 12 O'clock P.M.
J. E. Blowers
Albert H. King Co. S. F. A.