

DESCRIPTION OF LANDS SHOWN BY MAP ON REVERSE HEREOF.

Messrs. Thos. R. White, Jr., John J. Phelps and C. W. Cox, of New Jersey, own 120,914 acres of lands, mostly of the Grant made by the State of Texas to the International and Great Northern Railroad Company the whole being in a compact body with the exception of the five tracts intermingled therewith, which were originally State School Lands, aggregating 2678.96 acres. These lands are located in several pastures. The lower 76,295.54 acres on the west bank of the river were fenced by us on the outside boundaries and subdivided into three pastures by cross fences with Devil's River as the east boundary. In each of the two lower pastures, "Star Ranch" and "California," are located comfortable headquarter ranch houses, earth tanks, shearing pens, dipping vats, corrals and other improvements as shown on Surveys 46, Block "A" and 30 Block "B." These improvements, excepting the right of way fences along the railroad, are our property and will be conveyed with the lands. The 14,089 acres east of the river at the South end, and the 30,538.46 acres on both sides of the river at the North end, are fenced and grazed in connection with other lands but the fences in the main are not built on our lands and we claim no interest therein.

These lands are under lease for one or two years to come for grazing purposes with a provision that the lessees shall surrender possession of the same if desired by the purchaser on receipt of six months' notice so to do.

Devil's River, which runs through the main body of these lands, is a beautiful stream of clear water some 200 feet wide and averaging from one to two feet in depth, with groves of pecan, walnut and sycamore trees along its banks. The banks are very low and the river is studded with a number of islets between which the waters rush swiftly in places and then spread out into large lakes. The valley of the river will average a little over a quarter of a mile. Only a small fraction of this valley could be cultivated as it is generally pebbly, rocky soil on the banks, very little different from the bed of the stream. On the edge of the valley the ground rises quite abruptly in places making a steep ascent of from 200 to 250 feet from the valley to the upland, which is a rolling table land. Dry branches and ravines drain into the river and run back from one to six miles. Out side of a strip of two miles on each side of the river, the balance of the land in that section cannot be considered rough and is a gently rolling plain covered plentifully with sotol (bear grass), also gamma, mesquite, bunch, wire, and other grasses, as well as

huajilla (a many-leaved, succulent shrub from one to five feet high which makes very fine stock feed) on the uplands and with the same grasses, also hackberry, capulin, black haw, black brush, and other low brush and shrubs, in the valleys. There is a little prickly pear and no timber on the uplands. The ridges consist of a rocky, pebbly soil with outcroppings of smooth rock on the slopes, and good black land in the valleys. Some 25 per cent of the land in the two lower pastures on the west side of the river, which comprise 68,313.49 acres, can be considered as good arable land and with assurance of water and seasons would yield good returns. We are not offering these lands as an agricultural proposition, however, as the seasons are somewhat uncertain in that section of the country, though they have raised good crops in that country this year in the vicinity of Del Rio, which is about 12 miles Southeast from our lands.

These lands are about 200 miles west of San Antonio and are in a high, dry and rolling country, with an elevation of 1,000 feet on the southern boundary and about 1,500 feet on the northern boundary. The Southern Pacific Railway runs along and near this land for 20 miles and several stations and sidings are conveniently located for access to it. Here could be established one of the best and most delightful health resorts in America with ample room for all kinds of sports and recreation. This is an ideal location for a hotel and cottages for Northern visitors in winter and for Southern people in the summer. The lands not desired for other purposes could be leased so as to bring in a good income to the owners. The river is well stocked with excellent fish while deer and other wild game abound in that region, so that here could be established the finest fish and game preserve in this country. Probably nowhere else in this country can there be found available for purchase such a large amount of land in a solid body containing so many advantages for health, pleasure and profit.

The flow of Devil's River is different from most streams in a semi-arid country in that it is constant throughout the whole year, insuring its successful utilization for either irrigation or water power. In proof of this reference is made to the following extract from Document W. S. 105, issued by the Department of the Interior, United States Geological Survey, "The Water Powers of Texas," by Thomas U. Taylor, page 19:

"Devil's River is an illustration of the effect of the

large springs of the Edwards Plateau. The river rises in Pecan Springs, about 45 miles north of the mouth and about 60 miles from Del Rio. This spring is on the old mail route from San Antonio to El Paso, which followed the course of the springs on the southern edge of the plateau. The river is only about 50 miles long, and yet, of all the rivers of Texas, it has the largest minimum flow. This, as determined by semi-weekly measurements, 1900 to 1903, is slightly over 380 second-feet.

Discharge in second-feet, of Devil's River at Devil's River Station.			
Year	Maximum	Minimum	Mean
1901	840	480	627
1902	5,380	380	490
1903	10,400	380	587

"The flow of this river could readily be utilized in irrigating vast tracts of land east of Del Rio. It would be necessary to construct a dam across the river above the railroad bridge and convey the water from the lake thus formed to the irrigated lands by pipe lines to prevent seepage. The water is clear as crystal and forms a strong contrast to turbid waters of the Rio Grande."

Accepting the minimum flow of 380 second-feet for the year 1902 which is the flow given in the above report, it would give a theoretical horse power based on a dam 200 feet high, of 8636+ and based on the mean flow for that year which is also the lowest given, and about 24 per cent less than the average of the years 1901 and 1903, it would give 11,136 horse power. Deducting 20 per cent to arrive at the efficiency, will give for the minimum and mean 6909+ and 8909+ horse power respectively, which at an annual charge of \$40.00 per h. p., which price at least should be realized from the sale of same, as electric power is now being contracted by other parties for utilization in the large cities in Texas at about 30+ per cent more, would amount annually to \$276,360+ and \$356,360+ respectively.

In the State Document above referred to, page 43, are given the dimensions of the dam across the Colorado River at Austin, Texas, as follows:

"The dam was built above Austin, at a point where the deep cut or canyon which the river has worn in the limestone rock is about 1,150 feet wide. The cross section of the channel is almost level on the bottom, and is bounded by nearly perpendicular walls of rock rising to the height of a little over 60 feet on the

city side of the river and 125 feet or more on the other side. The spillway was 1,091 feet long between the bulkheads at each end, which extended to the natural rock. The upper face of the dam was vertical and 60 feet high, measured from an assumed low water. The downstream face was a reverse curve of ogee form, which, at the toe of the dam was horizontal. The width of the dam at the base was 66 feet."

In the same Document, page 59, there is a reference to the cost of the said dam as follows:

"It might be assumed by some that inasmuch as the total length of the dam between abutments is 1091 feet and its total cost was about \$611,000.00," etc., etc.

Basing on these figures, it would seem that a dam for water power could be built on these lands at small cost at a point between the mouth of Dry Devil's River and the mouth of Deadman's Creek, called

"The Narrows" where the channel of the river is only about 75 feet wide, and the high hills on either side make this point a canyon or gorge. The fall of the river is considerable and proportionate to the fall of the country. According to the Southern Pacific Ry.'s Time Table, the distance from Devil's River Siding to Comstock, which is on the same draw emptying into Devil's River where the railroad crosses same, is 21 miles and the difference in elevation is 584 feet, or 28 feet to the mile. It is fair to presume that the river will average at least one-half of this fall per mile for the Southern Pacific Records show that from its mouth to where its rails cross, a distance of three miles, where the water is smooth and the fall is apparently not one-third of what it is in the upper stretches of the river, the fall is shown to be seven feet to the mile. As these lands front on the river a continuous distance of 48 miles, the north end of the lands being but ten miles in a direct line down stream from Pecan Springs, the head of the water in the river, it follows that the river would have a fall through our lands, averaging the fall at 14 feet to the mile, of 672 feet which would give sufficient fall for the construction of four large power dams without interference with each other, the last of which down stream could be used for irrigation if so desired.

It is hoped that the Department of the Interior will soon make a topographic survey as it has already made of some of the adjoining counties, and definite data along these lines will then be at hand.

For price and terms of sale and further information, address the undersigned at Austin, Texas.

IRA H. EVANS,
Agent and Attorney in Fact for Owners.
December 1st, 1913.

count of #
8113
Front & back

3810

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