all and singular the acts of him my attorney in fact; that he may do or cause to be done by virtue of these presents.

Witness my hand ~~and seal~~ in the City of San Antonio this 18th of August A.D. 1874.

M. K. Boy

The State of Texas. } Before me, Sam L. Smith,
County of Bexar. } Clerk of the District Court of said County, this day, personally appeared M. K. Boy, to me well known, who, to me acknowledged that he signed and delivered the above and foregoing instrument of writing and declared the same to his act and deed for the purposes and considerations therein stated: To certify which I hereunto set my hand and affix my official seal, at office in San Antonio, this the 18th day of August A.D. 1874.

Sam L. Smith
Clk D. C. B. Co.