

TEXAS LAND OWNERS.

The undersigned offers his services in the investigation of Land Titles, the perfecting and recording of the same, the payment of Taxes, and the redemption of lands sold for Taxes, and procuring of Patents on Lands already located.

He will also obtain, buy, sell, or locate Texas Land Certificates, and bring suits of ejectment on lands held by fraudulent or illegal titles.

He will likewise draft Powers of Attorney, Deeds, whether Fee Simple, Trust, or Quit Claim, and other legal instruments for use and record within this State, or the other States of the Union.

He will also act in the disposal of Real Estate, whether the same consists of Lots or Blocks of Town or City Property, Improved farms, or wild uncultivated Lands.

The following is his method of doing business:

First, to ascertain the condition of the titles of the property offered for sale, to see that they are all in due form, properly attested and authenticated, that the chain of transfer is complete, and that all the muniments of title are duly recorded in the counties in which the property is situated.

Secondly, Where any deficiencies exist, no matter whatsoever they are, to supply those defects immediately in the proper and legal manner.

Thirdly, to see that no squatters occupy the premises, but if any unfortunately do, forthwith to eject them.

Fourthly, the above pre-requisites being attended to, and the coast clear, then to have the District or Deputy Surveyor of the county in which the land lies, go and make a *thorough examination* of the premises, and see that the lines and boundaries of the same be all well marked and defined, and then make an official certificate over his signature, as such District or Deputy Surveyor, setting forth the relative proportion of timbered and open land contained within the limits of the tract inspected, the kind, quantity, average size and proper description of the timber, and the uses to which it can be appropriated; and likewise the nature and kind of soil, and what it is capable of producing, and the probable amount per acre of the various kinds of products that may be grown upon the same, and whether the land is high or low; and if low, whether it is sufficiently so to be subject to overflow; and if subject to overflow, what would be the probable number of acres, in an event of this kind, that would be covered with water, and if the land could not be reclaimed without too expensive drainage. Also giving any and all other valuable information that might be necessary to embody in such certificate. Then the surveyor to make a Plan of the premises, or tract of land, on a piece of draughting paper, say two by three feet in dimensions, exhibiting the relative proportion of timbered and prairie land by suitable marks or characters, together with lines indicating the streams or water courses, if any there be, and to such Plan attach his Official Certificate made in the manner above referred to, and said Plan, with its descriptive certificate, to be deposited in the office of the undersigned, and at all times subject to public inspection, by being posted in a conspicuous place or position.

The undersigned will advertise said land in a suitable newspaper, and in that advertisement, reference will be made to the Plan and Specifications on file in his office, and likewise reference will be made to the Duplicates of said Plan and Specifications that are to be kept on file in the office of the Surveyor making the same. The under-

signed will make it a point to circulate the advertisement quite freely amongst his friends and acquaintances at such points in this and other States, as he may deem the most advisable for the purpose of effecting a sale.

Either the original deeds and transfers, or else complete and full copies thereof, from the original grantee down to the present owner of said property, will be required to be deposited in the office of the undersigned, for purposes of inspection, in order that the purchaser may see exactly, under what sort of title, or color of title he is purchasing the premises. In no instance will deception be practiced against a purchaser, nor, on the other hand, will the interests of the vendor be sacrificed.

The above method of disposing of Texas Lands has never been pursued in this State, and it is not only feasible, *but it is not expensive.*

By rigidly adhering to the above line of policy, in nine cases out of ten, sales can certainly be effected. The Lands will be sold on commission at the customary rates of the country, and in no case will the commission exceed ten per cent.

The undersigned is a Commissioner of Deeds for the other States and Territories of the United States, and in drafting papers for use and record, he will guarantee perfect satisfaction, or no charges will be made.

He hopes, by untiring industry and careful and good attention to business, to merit and receive the patronage of his friends and fellow-citizens and non-resident owners of Texas Real Estate.

His office is capacious, neat, and eligibly situated for business purposes, being one block from the Court-House on one hand, and one block from the Postoffice on the other hand. It is on the corner of Fannin and Franklin streets, being the first floor of the building and the room formerly occupied as an Express Office.

In case you have no business of the kind herein referred to, please hand this circular to some friend or acquaintance who has.

Respectfully,
J. H. H. WOODWARD.

Houston, Harris county, Texas.

BUSINESS REFERENCES.

- A. J. BURKE, Esq., Merchant, Houston, Harris County, Texas.
- E. W. BRITTAIN, Esq., Grocer, " " " "
- HENRY FLEISHMAN, Esq., Clothier, " " " "
- G. S. HARDCASTLE, Esq. Ass. & Coll., " " " "
- J. B. DART, Esq. County Clerk, " " " "
- W. ANDRUS, Esq., do. Richmond, Fort Bend " "
- C. WINDROW, Esq., do. Columbus, Colorado " "
- Z. M. P. FRENCH, Esq. do. La Grange, Fayette " "
- W. H. SHERMAN, Notary Public, Chappel Hill, Washington Co., Tex.
- H. C. L. ASCHOFF, Esq., Druggist, Galveston, Galveston " "
- G. M. MOORING, Esq., County Clerk, Anderson, Grimes " "
- W. W. DUNLAP, Esq., Attorney at Law, Goliad, Goliad " "
- W. C. POLLOCK, Esq., do. Nacogdoches, Nacogd. " "
- H. J. STANSBURY, Esq., Picayune Office, New Orleans, La.
- GARDNER SMITH, Esq. Real Estate Broker, " "
- HON. G. W. WILLIAMS, Probate Judge, Abbeville, Henry Co., Ala.
- B. McDANNELL, Esq., Land Agent, Greenville, Green Co., Tenn.
- THOS. C. FLETCHER, Esq., Real Estate Broker, St. Louis, Mo.
- LYMAN A. SPALDING, Esq., Banker, Lockport, Niagara Co., N. Y.
- Messrs. PUDNEY & RUSSELL, Publishers, 79 John str., New York City.
- Messrs. CHUBB BROS., Bankers, Washington City, Dist. Columbia.
- Messrs. TUCKER & LLOYD, Claim Agents, " " " "
- J. T. STEVENS, Esq., Attorney at Law, " " " "

And the Office of Secretary of State of each and every State and Territory of the U. S., where vouchers are filed in respect to the appointment of the undersigned as a Commissioner of Deeds for each of said States and Territories respectively.

From
 J. H. H. Woodward
 5259
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