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**The Missouri, Kansas and Texas Railway reaches all the important trade centers and the rich farming sections of the great Southwest.**













# TEXAS



An illustrated description of present  
conditions in the

## LONE STAR STATE

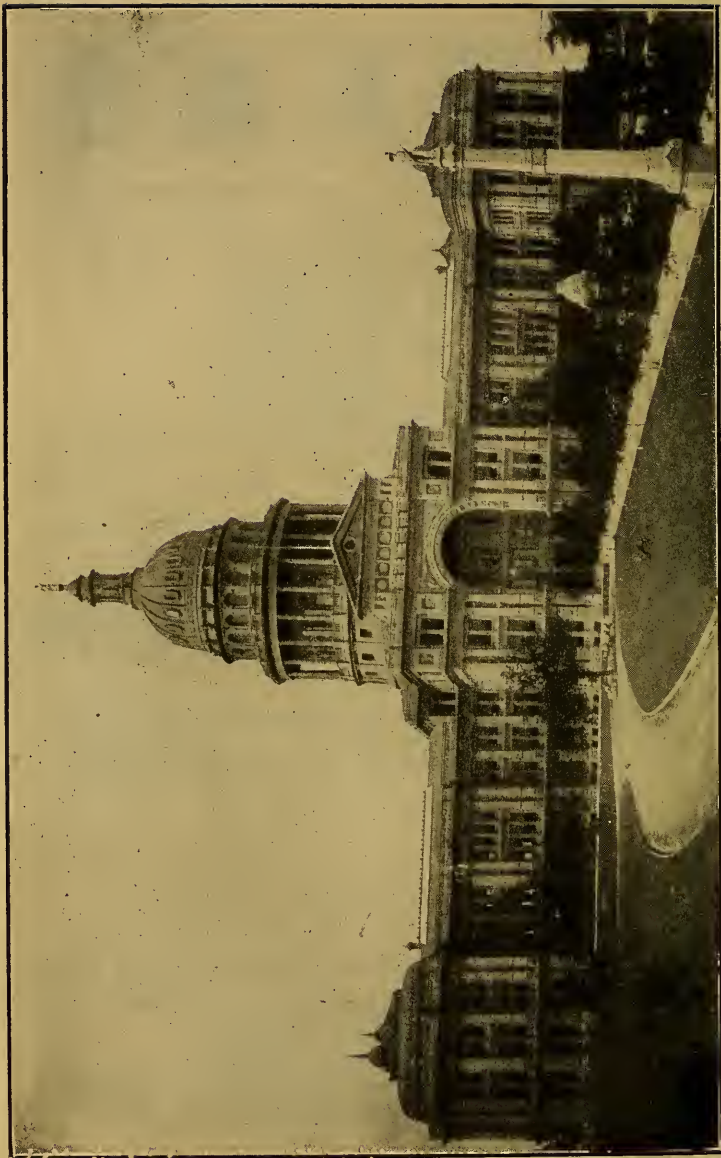
With comparative tables showing the  
marvelous growth and exceptional  
advantages offered to the prospective  
investor or homeseeker. ◊ ◊ ◊ ◊

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“Ye little stars hide  
Your diminished rays.”—POPE.

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Compiled from information gathered by the  
PASSENGER TRAFFIC DEPARTMENT,  
MISSOURI, KANSAS & TEXAS RAILWAY SYSTEM,  
SAINT LOUIS, MO.



TEXAS STATE CAPITOL, Built of Texas Granite. Is the Seventh Building in Size in the World.

## INTRODUCTORY.

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**T**HIS somewhat meagre description of Texas is not intended to be a history or even a complete description of the great Lone Star State, but rather present, in a concise form, reliable information about that part of Texas traversed by the Missouri, Kansas & Texas Railway, and reached by its principal connections. The data has been very carefully collected and compiled by a representative of the passenger department of the M. K. & T. Ry., who personally visited every section and county described, and with the assistance of the United States Department of Agriculture, and the Texas Agricultural Department, the State and County officials, secured the information. Texas is developing very rapidly and shows a wonderful increase in wealth and prosperity. The Census Report of 1900 shows an increase of over 800,000 in population from 1890 to 1900. In wealth and taxable property the increase was even greater. Texas boasts of a per capita wealth greater than any other State. The people are prosperous and progressive. Texas lands, rich and productive, can be purchased at a lower price and under more favorable terms than the same quality of land in Northern or Eastern States. The climate is healthy and most favorable for farming and stock raising. A greater variety of crops can be grown and better prices secured than elsewhere, owing to the exceptionally fine home and foreign markets. The educational and religious facilities are equal to any State in the Union. The school fund, realized from sale and rental of property owned by the State, is the boast of every Texan. Truly has it been said that Texas is the "Empire State of the South."

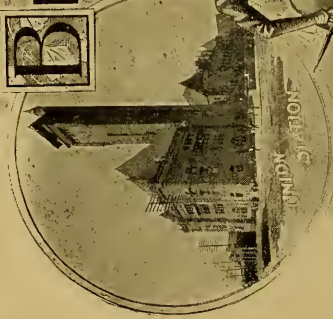
Present conditions presage a wonderful future for this State, so rich in natural resources.



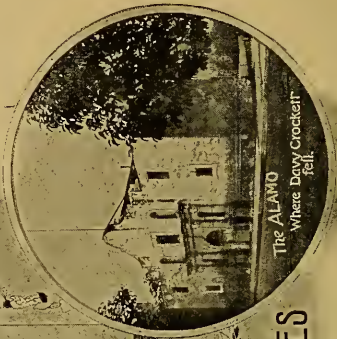
# BETWEEN TWO SAINTS



# THE KATY FLIES



ST. LOUIS



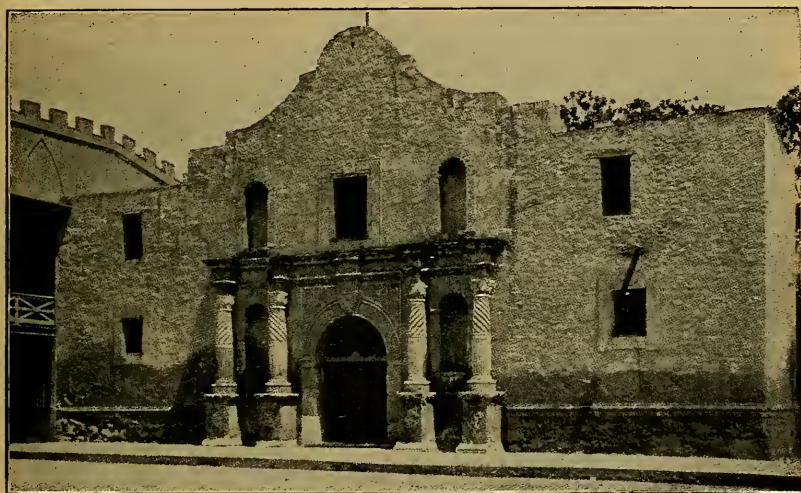
SAN ANTONIO



## TEXAS.

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**H**ISTORICALLY, Texas is one of the most interesting states in the Union. In 1686, LaSalle landed at a point near the present town of Matagorda; and in 1691 an attempt was made by the Spanish to settle Texas. San Antonio, the oldest European settlement in the Southwest, was founded in 1693. The foundation of its celebrated Alamo, the cradle of Texas liberty, was laid in 1744. For 161 years Spanish domain held sway, and it was not until 1822 that Texas owed allegiance to the Mexican Government. In



The Alamo, San Antonio, Texas. Erected in 1744.

1823, Stephen F. Austin, with a colony of three hundred families, settled at San Antonio. From this time a desire for liberty and a free and independent government lived, culminating March 2, 1836, in a declaration that the Republic of Texas would thereafter maintain a free and independent government. This declaration brought on hostilities with Mexico. General Santa Anna, the Mexican President, with a large army, invaded Texas. The decisive battle of the

war was fought on April 21, 1836, at San Jacinto, about twenty miles southeast of the present city of Houston, resulting in a decided victory for the Texas forces, commanded by General Sam Houston. The Mexicans discontinued hostilities, leaving the Texas Republic in the hands of the valiant pioneers who fought so nobly and strenuously to victory against vastly superior numbers. As a Republic, Texas flourished from 1836 to 1845, in which year it was admitted to the Union, forming the twenty-eighth star added to the galaxy of States.

Since the admission of Texas to the Union, there has been a tremendous increase in population and wealth, bringing the State rapidly to the front. Texas occupies an unique position, and with the wonderful resources within its boundaries, can truthfully be said to be an Empire within itself. Border ruffianism has long since passed away, and the Texas of today is up-to-date and very wide-



M. K. & T. Ry. Bridge, Red River.

awake. The State is settled by progressive, industrious and hospitable people from all parts of the Union, making the State, as a whole, very cosmopolitan.

Texas has the largest permanent school fund of any State in the Union, amounting to the enormous sum of \$44,800,000, expending annually for educational purposes five dollars per scholar, while the average for the remaining States is but one dollar and thirty-five cents per scholar. The world's religious organizations are represented in nearly every community, and in the cities handsome church edifices are fitting monuments to the religious fervor of the people.

The latest report from the Attorney General's office shows that the laws are better enforced in Texas than in any other State, excepting Rhode Island.



### Location and Area.

Extending from the twenty-sixth to the thirty-sixth parallel, north latitude, and from the sixteenth to twenty-ninth meridian of longitude west of Washington, D. C., Texas covers a greater area than the combined area of the States of New York, Pennsylvania, Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New Jersey, Delaware, Maryland, Ohio and Indiana, comprising about one-eighth of the total area of the United States.

### Altitude, Climate, Health.

Its altitude ranges from sea level on the Gulf Coast to nearly seven thousand (7000) feet above sea level in the western portion. The climate is one of the chief attractions of Texas. The extremes of heat and cold are less than in any other section of the United States. The hottest days of mid-summer are less oppressive than in the Northern States. The summer days are pleasant, the nights

delightful. This is attributal to the Gulf winds which blow across the State after passing over the cooling waters of the Gulf of Mexico. In winter the difference in temperature between Texas and the North is still more manifest. The thermometer rarely registers below freezing point. It can truthfully be said that



Residence near Denison.

Texas has the most uniform, equable and mild climate of any section of the country. Southwest Texas has long been recognized by leading physicians as possessing superior climatic conditions for the relief of persons suffering with pulmonary trouble.

The climate of the Gulf Coast country is beneficial to persons suffering from asthma and other bronchial and catarrhal affections. The records from the Department of Health are more favorable than those of any other State except Rhode Island.

### Population.

The population of Texas (United States Census Report) in 1900 was 3,048,710, as compared with 2,225,523 for 1890, showing remarkable increase for ten (10) years of 823,187, or more than thirty-seven (37) per cent.

### How Texas Ranks.

As compared with other States, Texas ranks first in area, second in railroad mileage, fourth in per capita wealth, seventh in population. It ranks first as producer of cotton, cattle and horses. In 1900 it produced more than one-third of the cotton crop of the United States, and more than one-fourth of the world's cotton crop. Total number of farm animals more than twelve million. The State is now in the second place in the production of hogs.

### Texas Also Has

More prairie land than Kansas, more fine timber than Michigan, more oak than West Virginia, more iron than Alabama, more marble than Vermont, more granite than New Hampshire, more corn land than Illinois, more wheat land than the Dakotas, more rice land than Louisiana, more fruit land than California, more tobacco land than Virginia.

### Business Prospects.

Texas holds out greater inducements and business prospects than any other section. The cities are in a flourishing condition



Fine Cattle and Hogs, Wichita County.

and growing rapidly. With the cheap fuel oil now being produced in the great oil fields of South Texas, marvelous growth in industries is promised. The visitor or investor from other States marvels at the development. The cities are well and modernly built, having electric street railways, economical and modern system of lighting and of water supply, splendid school systems, beautiful church edifices, fine public buildings, and large and solid business institutions.

**Emigration.**

Emigration to Texas during the past few years, as will be observed from the figures presented herein, has been enormous, and the trend of travel is still Texaswards.

The wide-awake homeseeker, farmer and investor has his eye on Texas and is buying lands there.

**The Growth of Texas Has Been Marvelous.**

A comparison of the population, the farm products and the assessed values of the State for the years 1870 and 1900, shows the wonderful advancement Texas has made.

	In 1870	In 1900	Increase
The population was.....	818,579	3,048,710	2,230,131
The cotton product in bales was.....	350,628	3,536,506	3,185,878
The corn " " bushels was.....	20,559,538	81,962,210	61,402,672
The wheat " " " ".....	415,112	23,395,913	22,980,801
The oat " " " ".....	762,663	28,288,232	27,515,569
The total assessed valuation ".....	\$170,473,778	\$916,320,258	\$775,846,480
The total railway mileage ".....	200	11,500	11,300
The total value of farm products ".....	\$ 49,186,170	\$333,679,389	\$284,493,219

**Look at the Maps.**

The close observer of the maps herein will notice that the Missouri, Kansas & Texas Railway System reaches the most im-



Live Oaks and Spanish Moss, South Texas.

portant cities and towns in the State. It follows that it traverses the most productive section, as the wealth and growth of these cities depend upon the prosperity of the country surrounding them.

**Soil.**

Texas has a great variety of soil of wonderful fertility. Land which has been under continuous cultivation for many years does

not show any appreciable loss in productiveness, but yields, in crops, as much per acre as it did when first planted. The principal soils are classified as black waxy, black sandy loam, red sandy, and alluvial lands of the river bottoms. The black waxy soil, so called from its color and adhesiveness, is the richest and most durable. It constitutes a large percentage of the prairie section, and is best adapted for the growth of grain and cotton. One of the largest and richest bodies of black prairie land in the world extends from the Red River, in North Texas, in an irregular shape, a distance of nearly four hundred miles to the south, varying in width (approximately one hundred miles), embracing nearly twenty-six counties.

The prairie soil of South Texas is best adapted for the growth of rice and cotton, fruits and vegetables. During the past few years



Vineyard and Garden, North Texas.

the cultivation of rice has developed on a very large scale, and is proving a most profitable crop.

The sandy loam soil of the timber belt of East Texas is best adapted for fruit culture, containing the proper element of soil fertility necessary to fruit development. There are splendid opportunities in the line of orchard and truck farming.

The alluvial soil of the river bottoms produces large crops of cotton and corn in the north section. The bottom lands of the Trinity, Brazos and Colorado rivers, in the southern section, are the best sugar-producing lands in the United States.

Texas has a greater acreage of sugar lands than all other Southern States combined. It is not extravagant to say that Texas

has a larger body of virgin soil, never touched by the plow, than all other Southern States.

Texas has such a large variety and range of soil, together with favorable climatic conditions, adapted to the raising of such a variety of agricultural products, that it is difficult to enlarge upon them without tiring the reader. In North and Central Texas, cotton, corn, wheat and oats grow side by side. In South Texas, sugar cane, rice, broom corn, and every variety of fruit and vegetables, are profitably grown.

#### **Farm Work can be Carried On Every Month in the Year.**

Unlike other sections of the country, the Texas farmer can utilize every month in the year for planting, cultivating and harvesting. Wheat is planted from September 1st to December 20th,



Harvesting in May in Central Texas.

and harvested during May. It is pastured during the winter months, which pays for the planting and harvesting. Corn is planted in February and March, oats in October, and cotton in April, May and June.

#### **Educational and Religious Facilities.**

Education in Texas is represented by a great number of high-grade schools and colleges.

The State has the largest permanent free school fund of any State in the Union, something over \$44,800,000; of this amount, over \$22,200,000 is in cash, bonds and land notes; the balance of the fund is in lands.

The State distributes annually \$5.00 for each school child, while the average for the United States is but \$1.35 per capita.



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SCENES AT THE  
**TEXAS  
AGRICULTURAL  
COLLEGE**



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1—Creamery.      2—Class-room.      3—One of the Main Buildings.  
4—Cattle Barn.      5—Cutting Sorghum.

The total amount expended for schools for 1901 amounted to nearly four and a half million dollars, an increase over the amount expended during 1900 of \$462,043. In addition to this vast sum, each city and county has a special school tax that increases this amount very considerably.

Separate schools are maintained for white and colored scholars.

The State School Superintendent's Report, November, 1901, shows:

The number of State schools.....	12,092
The number of teachers employed.....	14,814
The number of school children.....	739,400
Amount paid teachers.....	\$3,866,454.00
Amount expended for schools.....	\$4,469,015.00
Value of school property.....	\$9,166,550.00

### Higher Institutions of Learning.

The Universities and Colleges of the State are fine institutions, with expensive buildings and attractive grounds, all doing excellent work, and having a large enrollment. Among these are:

The State University, located at Austin.

Agricultural and Mechanical College, at College Station.

State Medical College, at Galveston.

North Texas Normal, at Denton.

Southwest Texas Normal, at San Marcos.

Besides these, there are fifty-six denominational private schools and colleges in the State, having an attendance of over 12,000 pupils, with buildings and grounds valued at \$2,250,000.

From an educational, social and religious standpoint, Texas compares favorably with any of the older settled States. The religious denominations are represented in every community, and all the cities and towns have many handsome and expensive church edifices.

## THE WEALTH OF TEXAS.

### Assessed Values.

The total property assessed in the State for 1900 amounted to \$946,320,258, as compared with \$782,111,883 for 1890, showing a remarkable increase of over \$164,000,000.

### Taxes.

Texas has the lowest rate of taxes of any State in the Union, the State taxes being only thirty-four and two-thirds cents on each one hundred dollars' valuation; all property is assessed at about one-fourth of its value.

**State Treasurer's Report, September, 1901, Shows:**

Cash, bonds and securities on hand aggregate \$43,026,400.

**Texas' Public Buildings and Grounds**

Are valued at \$11,608,500. The State Capitol, built of Texas granite, at a cost of over \$3,000,000, is a handsome and imposing building. It is the seventh building in size in the world.

**Texas Banks—Texas Leads In New National Banks.**

The Comptroller's report shows that from March 14, 1900, to March 31, 1902, there were one hundred and nineteen new National banks organized in Texas.

Texas has altogether 501 banks, with deposits (statement, October 14, 1901) amounting to \$211,489,460; being \$70 for each man,



**"The Katy Flyer." The Crack Train of Texas.**

woman and child in the State. A very flattering showing, although at the time, this statement was made the State was in the midst of the marketing season, when the reserve of the banks was in active use, moving the large cotton, grain and other crops.

**Railroads.**

Texas now has the best of railroad facilities. In 1870 there were only 200 miles of railroad in the State, while in 1902 there are over forty lines operating over 11,500 miles of road. In order to tap the rich agricultural regions of Texas, the railroads have



penetrated the country in every direction until the great commonwealth is checkered with railroads.

For the past two years Texas has led every other State in the number of miles of new roads constructed.

#### Markets.

Besides the best of home markets, Texas is brought, by rail, in close touch with all Northern and Eastern markets, while through the several deep water ports Texas products find their way all over the world. The proximity of the world's markets materially increases the value of Texas products. As for example: Wheat sells for more than wheat grown in the Northern and Western States. This holds good of the majority of the varied products.

#### Manufacturing and Industrial.

With its vast products of raw material, large deposits of nearly pure iron ore, large tracts of fine merchantable timber, and the vast quantities of oil, affording the cheapest fuel in the world,



Cotton Seed Oil Mill.

the exceptional shipping facilities by which the manufactured goods of Texas reach all the markets of the world, the Empire State of Texas is destined to become at an early date the field of the greatest industrial activity ever witnessed in the history of the country.

**Census Bulletin, Showing Texas' Marvelous Advance in Manufactures in Ten Years—The Number of Industries Doubled—Manufacturing Capital Increased Almost 100 Per Cent.**

Washington, Jan. 7.—The manufacturing industries of Texas, according to the census preliminary report for 1900, issued today, have an aggregate capital of \$90,433,882, an increase of 93 per cent; and total product, including custom and repairing, valued at \$119,414,982, an increase of almost 70 per cent.

The number of establishments is 12,289; average number of wage-earners, 48,152; total wages, \$20,552,355. The aggregate miscellaneous expenses were \$6,144,924, and the total cost of materials used \$67,102,769.

There was an increase of 7,000 in the number of establishments, nearly \$40,000,000 in the amount of capital invested, nearly 14,000 in the number of wage-earners, \$41,000,000 increase in the cost of materials used, and nearly \$50,000,000 increase in the value of products.

While Texas by no means boasts of being a manufacturing State, her chief strength and glory being the vast product of raw materials, at the same time she is far and away ahead of any Southern State in manufacturing, and purposes within a decade to take high rank among the great manufacturing States of the North. States like North Carolina, Georgia, Alabama, Tennessee, famed as manufacturing States, are away behind Texas in the number of establishments, capital invested, cost of material, and the value of output.

#### Timber.

The total wooded area of Texas is 64,000 square miles, or 40,960,000 acres, being twenty-four per cent of the total area.

The eastern portion of Texas is a true forest region, covered with dense and almost continuous growth over an area whose extension north and south is about 300 miles, and whose maximum width is 150 miles. It is a dense pine forest, intermingled with a great variety of other woods, including oak, hickory, walnut, pecan, maple,



Long Leaf Pine.

gum and magnolia. These forests, owing to the density of growth, size and quality of the trees, are very valuable. It is estimated that in the forest region there are some seventy billion feet of standing timber. Texas has some of the largest and best equipped saw mills in the country.

### Cotton Factories.

The manufacture of cotton goods is rapidly increasing in Texas, and has been found very profitable; the raw material being furnished much cheaper (about \$8.00 per bale) than it can be shipped East and manufactured. There are already factories located at Denison, Sherman, Dallas, Waxahachie, Itaska, West, Bonham, Hillsboro, Corsicana, Cuero, Gonzales, Galveston, Tyler and Waco, representing an investment of several million dollars of home capital, and giving employment to a large number of people. The products of these mills find a ready market throughout Europe and the United States.

### Flouring Mills.

Texas has one hundred and thirty flouring mills, with a daily capacity exceeding 24,000 barrels. Flour made from Texas wheat is of superior quality, and is in demand for export, as it is better for sea handling than any other.

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## HISTORY OF TEXAS OIL FIELD.

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**I**T has been known for many years that oil existed in Southeast Texas. Tests resulted in proving the existence of oil long before Captain Lucas began drilling on Spindle Top Heights.

### The Well that Made Texas Famous.

January 10, 1901, at 10:30 a. m., the well that made the Texas oil field famous burst forth in a volume of water, sand, rocks, gas and oil, that sped upwards with such tremendous force as to demolish the derrick, and scatter timbers and well-casing hundreds of feet in all directions.

When finally controlled, it was shooting a tower of thick, black oil quite two hundred feet in the air, and spouting in wanton waste seventy thousand barrels of oil per day.

### Report of the United States Geological Survey on the Texas Oil Field.

Robert T. Hill, petroleum expert of the United States Geological Survey, in his report on the Texas oil field, says:

“The successful completion of a well on January 10, 1901, by Capt. A. F. Lucas, near Beaumont, Texas, whereby an enormous flow of oil, estimated at 75,000 barrels a day, was obtained, marked a most important economic discovery and initiated the successful

exploitation of a new and practically unknown oil field of the United States.

"The first seven wells opened at Beaumont will alone produce over 90,000,000 barrels a year, or one and one-half times as much as the Russian oil field. The vast quantity of oil so far known exceeds that of any other oil field ever discovered.

"The fact is established that there is an oil lake at that one point, which is anyway forty feet deep. After oil was struck, the borers permitted the pipe to sink until it struck bottom, which it did at a depth of forty feet.

"Oil will be found in many places throughout the coastal prairie, especially in the southern extension. There is no doubt that the source of the Beaumont oil is in the tertiary strata, which outcrop in the interior and throughout East Texas timber region. The oil will be found at increasing depths at the rate of about seven to ten feet per mile along a line drawn from Beaumont to Oil City, in Southern Nacogdoches County.

"The importance of this oil field is far greater than at present can be described. It means not only a cheap fuel supply to the

largest State in the Union, but, owing to its proximity to tide water, it is suggestive of possibilities of an export trade such as now exists nowhere else in this or any other country.

"The discovery of oil in the Beaumont district is to Texas the dawning of an era teeming with magnificent possibilities. With



Union Station, Galveston, Texas.

her vast domain of iron ore, 40,000,000 acres of pine, cypress, walnut, oak and cedar; annual agricultural products worth \$200,000,000; hogs, cattle and sheep, and with the strong arms and brave hearts of her unterrified citizenship, Texas is ready at one bound to take her rightful place at the head of the great sisterhood of American States. Let the problem of cheap fuel be permanently solved, and on her hillsides and on her valleys will be found factories and mills yielding products as varied as are her boundless resources, and

within her limits the elements of prosperity will be so mingled that her greatness will be the greatness of an empire, and her strength the strength of an industrious people."

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## RICE GROWING IN SOUTH TEXAS.

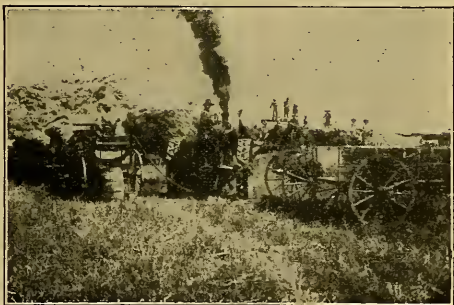
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**N**EARLY all of the Gulf Coast country of Texas is adapted for rice growing. The large prairies are easily put into cultivation. The water supply from canals, artesian and surface wells makes rice a most profitable crop. One man with four good horses can handle from 100 to 150 acres. \$10.00 per acre covers expenses. The average yield is twelve barrels per acre, worth \$3.00 per barrel, making a net profit of \$26.00 per acre.

The rice industry has developed rapidly during the past few years, the crop for the past season of 1901 being 700,000 barrels, valued at \$2,100,000.

### Cultivation.

It is an erroneous impression that marsh or swamp land is best for rice growing. On the other hand, it is best to have high, smooth, well drained land. The land is plowed as for wheat or oats, with an ordinary sulky or gang plow; the sod cut with a disc harrow, and sown with about one-third of a barrel of rice to the acre, with press drills. The land must be as dry for sowing as any wheat land. Levees are made around twenty or forty acre fields, to



Threshing.

hold the water. These are simply constructed by plowing along the levee line about twelve furrows wide, the dirt being thrown up to the middle with a scraper about one foot above the level of the land. The levee lines should be so staked out that there is no more than

three inches of fall from levee to levee, so that if the water is three inches deep at the upper end of the field, it will not be more than six inches at the lower end.

When the rice has grown about six inches high, water is turned on it, and the field kept flooded for sixty or seventy days. When the rice is ready to be harvested, the water is drained off. It is harvested, staked and threshed in the same manner as wheat.

Rice is planted in March and April and harvested from July to October.

Austin, Tex., December 20.—The records of the Secretary of State's office show that during the year 1901 there were twenty-two companies organized in Texas for the purpose of growing rice on an extensive scale. The capital stock of these companies aggregates

\$1,972,000. In addition to these companies, there were two companies organized, each with a capital stock of \$50,000, for the purpose of milling rice. Many of the companies which have been formed during the past few weeks for the purpose of growing rice will not begin active operations until next season. It is estimated the rice acreage



Harvest.

in Texas will be more than trebled next year. In addition to the corporations which have gone into the rice-growing business, a large amount of private capital has been invested in that industry.

A number of companies which were organized primarily for the purpose of developing oil on lands in East Texas, will also cultivate rice. None of these companies are embraced in the above list.

#### Rice an Advantageous Crop.

There is no crop in the growing of which improved implements can be used to so great advantage as rice. The land is, to begin with, free from obstructions, uniform in texture and nearly level. In preparing the land, plows and harrows of greatest capacity can be used. Planting can be done with the greatest rapidity. This done, there is nothing but the flooding requiring attention until the harvest, when more rapid working machinery may be used. But

suppose the case of a man being unable to buy costly implements, and the heavy teams required to draw them. Here the natural characteristics of the rice plant come to the rescue, and the farmer can prepare his land, and plant his crop, with the cheapest tools and a good pair of horses or mules. The farmer may begin the preparation of his land early in the winter, and have four or five months to do the work. He can begin his planting in April, and have full three months to get his seed in the ground. When the crop begins to ripen, he can cut the entire crop with the cradle. He will have full three months to do it in, for the rice will ripen in the order of planting, and nearly as slowly. One man, with tools and teams, can handle all the land he can plow and harrow, and plant within the time specified. Therefore, we conclude that there is no staple crop wherein one man can make as much money as in growing rice, if he has the land, the teams and tools, and industry.



Threshing Rice, South Texas.

## DEVELOPMENT OF FRUIT GROWING IN TEXAS.

Item by T. V. Munson, of Denison, Texas, one of the Leading Horticulturists of the United States.

IT used to be said "Fruit cannot be grown in Texas." Persistent experimenting has developed that a large variety of peaches, plums, apples, grapes, strawberries and blackberries, are successfully produced.

The most successful varieties in the market today are those originated in Texas in recent years. It is only necessary to mention the following: Strawberries, the Parker-Earl, the Michel, Lady Thompson, the Splendid, and Hoffman; Blackberries, the Dallas, Robinson, Mayes, Dewberry; Grapes, the Headlight, Brilliant, Rommel, Beacon, Wapanka, Manito, Carmen, Gold Coin, Capitan, Claeta, Muench, Lauessel, Fern, Marguerite, Augusta, Kiowa. Of plums, there are several of the Japanese kinds, and hybrids with natives, such as Gonzales, Clif-



Apple Orchard, North Texas.

ford, Wotan, Whittaker. Of peaches, there are the Sneed, Ray, Mamie Ross, Texas King, Carman Family Favorite, Elberta, Superb, the Bequet Free. Of apples, Red June, Summer Queen, American Summer, Mrs. Bryan, Jonathan, Ben Davis, Gano, Kinnaird, Shirley, Texas Red, and others.

Fruit growers are enabled to begin shipping strawberries and vegetables from South Texas in March, from North Texas in April, followed up with blackberries, plums, peaches, apples and grapes until October, besides supplying the local markets during the entire season.

The experimental stage of commercial fruit growing

has passed in Texas: the business has assumed a commercial character. Within the past few years fruit and truck growers' associa-



Strawberry Patch.



tions have been organized and chartered, with officers who make arrangements for shipping and marketing in the northern cities. Train loads of melons, vegetables and fruits, shipped northward, bring profitable returns. The Texas product rates first quality and

commands the best prices. There is splendid opportunity in Texas for profitable investment in horticultural pursuits.



The Famous El Berta Peaches.

#### Fruit Culture in East Texas.

Fruit growers agree that East Texas is truly the "Fruit Belt." The red soil and the sandy loam soil, with deep clay sub-soil, are specially adapted for peach culture. Peaches grown on them are perfectly colored,

rivaling the famous fruits of Delaware, Maryland and California in size and in quality.

There is great opportunity for orchard planting and vegetable growing for commercial purposes. Fruits and vegetables ripen from four to six weeks earlier than in most any other section. Being within easy reach of northern markets, they find ready sale and top prices.

Five years ago truck and fruit growing in Texas was of no consequence. In 1900 there were 6,500 cars of truck and fruit shipped out of Texas, yielding \$1,787,500 for this crop alone. More than 48,000 acres are in cultivation this year (1902), being less than one per cent of what Texas can profitably grow.



Loading Watermelons.

#### At Pittsburg, Texas.

Members of the Fruit and Truck Growers' Association are preparing to plant a larger acreage in fruits and vegetables than ever

before. The Association has purchased 75,000 peach trees to plant on 750 acres of land; they will also plant 100 acres in tomatoes, 100 acres in Irish potatoes, and 100 acres in cantaloupes.

#### What Is Thought of the "East Texas" Country for Fruit Growing.

Prof. T. V. Munson, the Grape Specialist, of Denison, says:



Picking Peaches.

"The soil throughout that section is just what the fruit growers need to grow the finest character of fruits."

Prof. F. W. Mally, State Entomologist and ex-President of the Texas State Horticultural Society, says: "No section in the country presents such a rich and fertile soil, a soil so well adapted to the growing of fruits and vegetables."

Mr. J. S. Kerr, Fruit Grower, of Sherman, says: "The red land belt of East Texas cannot be excelled for peaches. The specimens exhibited at the State meeting last July were as fine as I ever saw from any country."



Cabbages are Profitably Grown.

for fruit growing it is a veritable paradise."

Mr. E. P. Stiles, ex-President of the Texas Horticultural Society, and a large fruit grower, says: "The country will grow as fine fruits

as any country on earth. I was surprised at its richness and general topography."

Prof. J. H. Connell, Director Texas Experimental Station, says: "These soils cannot be excelled for fruit and truck growing, and I feel sure their adaptability to these crops will soon be generally understood."

Prof. B. C. Pittuck, Assistant Professor of Agriculture of the Texas Agricultural and Mechanical College, says: "This section throughout is a fine fruit country, and orchard planting will some day take hold of the people."

The Following Reports, Furnished by the United States Department of Agriculture, Show the Immense Wealth of Texas and the Wonderful Possibilities of the Future.



Texas Herefords.

LIVE STOCK FOR THE YEAR ENDING JANUARY 1, 1901:

Beef Cattle,

Including all except milch cows. Texas leads all other States in number of head and total valuation.

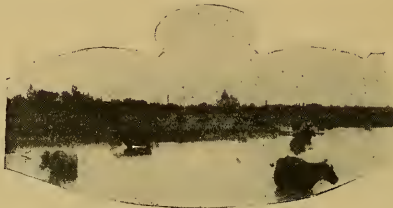
For the year ending January 1, 1901..... 4,887,795  
Valued at.....\$85,510,022

Thus Texas owns one-sixth of the total number of cattle in the United States, worth one-ninth of the valuation.

Value of beef cattle marketed (1900), \$30,000,000.

**Milch Cows.**

For the year ending January 1, 1901..... 763,173  
Valued at.....\$19,270,127



**Milch Cows.**

The value of the milk and butter consumed at home and marketed, \$18,732,338.

**Swine.**

2,418,032 head, valued at.....\$11,256,020  
804,508 head marketed and consumed at  
home ..... 6,838,318

**Sheep.**

2,657,393 head, valued at.....\$5,097,469  
Wool, 7,972,178 pounds, valued at.....\$1,195,826  
Mutton ..... 1,972,179

---

Annual total production.....\$3,168,005  
As a sheep-producing State, Texas ranks seventh.

**Horses and Mules, to January 1, 1901.**

1,238,209 horses, valued at.....\$25,858,147  
286,618 mules, valued at..... 10,082,645

---

1,524,827 head, valued at.....\$35,940,792

**Jacks and Jennets.**

14,565 head, valued at.....\$402,168

Texas owns one-twelfth of all the horses and one-eighth of all the mules in the United States.

41 145 355 10  
 488 7793  
 366 1,073

**Recapitulation.**

Number of Head.	Value.
4,887,795 cattle .....	\$ 85,510,022
763,173 milch cows .....	19,270,127
2,418,032 hogs .....	11,256,020
2,657,393 sheep .....	5,097,469
1,238,209 horses .....	25,858,147
286,618 mules .....	10,082,645
14,565 jacks and jennets.....	402,170
<hr/>	
12,265,785 total farm animals.....	\$157,476,600

Total annual production for 1900, \$58,732,338, sold and consumed (does not include horses and mules).

Texas ranks highest in number of farm animals, producing more cattle and horses than any other State. While the average value of



the live stock is not as high as in some States, the stock is being graded up and will soon be among the first in quality as well as quantity. Stock is raised at a very small expense compared with the cost in the Northern States, very little feeding being required during the short winter.

- For the year ending January 1, 1901, Texas had
- One-sixth of all the cattle in the United States.
- One-eighth of all the mules in the United States.
- One-twelfth of all the horses in the United States.
- One-eighteenth of all the hogs in the United States.
- One-nineteenth of all the sheep in the United States.
- One-twentieth of all the milch cows in the United States.

**FARM PRODUCTS FOR 1900—GOVERNMENT REPORT.**

**Cotton Production for the year 1900.**

The cotton crop of 1900 shows an increase of 1,046,738 bales over 1899. The crop of 1900 was more than one-third of the cotton

raised in the United States and one-fourth of the total grown in the world.

7,040,848 acres, producing	
3,536,506 bales, valued at.....	\$159,148,770
1,768,253 tons of cotton seed, of which (estimated) 1,000,000 tons were manufactured into oil, producing	
37,000,000 gallons, valued at....	12,950,000
Other products .....	7,500,000
<hr/>	
Total value of cotton crop for 1900.....	\$179,598,770



Picking Cotton.

**Corn, 1900.**

4,553,495 acres, producing	
81,962,210 bushels, valued at.....	\$38,522,568

**Wheat, 1900.**

1,271,517 acres, producing	
23,395,913 bushels, valued at.....	\$14,973,384



Marketing Oats.

**Oats, 1900.**

744,164 acres, producing  
28,278,232 bushels, valued at.....\$8,483,470

**Rye, 1900.**

3,917 acres, producing  
64,630 bushels, valued at.....\$43,302

**Barley, 1900.**

2,049 acres, producing  
50,504 bushels, valued at.....\$36,292

**A WONDERFUL TOTAL.**

Total acreage in cultivation, 1900..... 18,060,421  
Total value of farm products.....\$274,947,051  
Production of farm animals for 1900..... 58,732,338

---

Total value of farm products for 1900....\$333,679,389

This is one-twelfth of the total wealth produced on the farms in the United States for 1900, being nearly one hundred dollars for each man, woman and child, while the average for the United States for 1900 is less than fifty dollars per capita.

**Hay, 1900.**

304,933 acres, producing  
548,879 tons, valued at.....\$3,732,377

**Rice, 1900.**

125,000 acres, producing  
1,250,000 barrels, valued at.....\$3,750,000



Corn Scene.

**Fruits, Vegetables, Sugar, Tobacco and other products.**

1,000,000 acres, producing products valued at \$25,000,000

Potatoes, 1900.

14,798 acres, producing  
916,918 bushels, valued at.....\$806,888



**Profit in Potato Raising—One Texas Farmer Made \$880 on Seven Acres.**

That there is money to be made outside of cotton raising in Texas has been clearly demonstrated in thousands of instances. J. B. Richardson, a tenant on the Randolph farm just southwest of Sherman, this year gathered 1100 bushels of Irish potatoes from seven acres of land, which he sold at 80c per bushel, aggregating \$880, or about \$125 per acre. On one acre he got 237 bushels. He used no fertilizer on any of the land, and attributes the large production on the especially prolific acre to its excellent drainage.

production on the especially prolific acre to its excellent drainage.



**A Bountiful Harvest.**



## HOW TEXAS IS SUBDIVIDED.

For descriptive convenience, Texas has, by general custom, been divided geographically into five sections—Northern, Central, Southern, Eastern, and Western Texas. By referring to the sectional map, it will be seen that these different sections are outlined as above described. A description of each of the forty-eight counties traversed by the Missouri, Kansas & Texas Railway is given.

The crop reports have been compiled from statistics furnished by the United States Department of Agriculture, the Texas Agricultural Department, and from County Records.

A comparison of the assessed valuations and the live stock reports for the years 1895 and 1900, gives a good idea of the rapid development. The decrease shown in number of live stock in some counties is accounted for by the pasture lands being put under cultivation and the replacing of the larger herds with graded stock of greater value.



Union Station, St. Louis.

# THE MISSOURI, KANSAS & TEXAS RAILWAY.

## ITS RELATION TO THE STATE OF TEXAS.

**T**HE MISSOURI, KANSAS & TEXAS RAILWAY SYSTEM, with more than twelve hundred (1200) miles of line in Texas, reaches, with its own rails, the more important cities and towns of forty counties in the State. Its main line in Texas is from Denison to Galveston, with branches to Wichita Falls, San Antonio,



One of the "Katy" Dining-rooms.

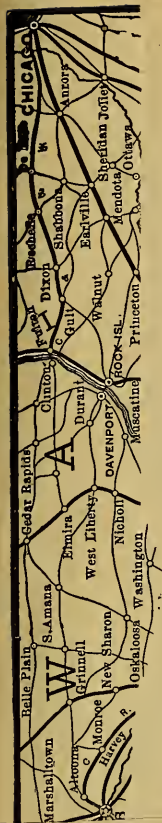
Mineola, and to Shreveport, La. At Denison it connects with the main line from St. Louis, Hannibal and Kansas City, Mo. It has excellent passenger and freight train service, and offers the most convenient route for the traveler or homeseeker enroute to or from Texas. The Missouri, Kansas & Texas Railway is and has been for years an important factor in the upbuilding of

Texas, and the Texan points with pride to the "Katy" as one of the solid institutions of the State.

### "THE KATY" DINING STATIONS.

#### First-Class Service.

The Dining Stations on this line at Sedalia, Nevada, Parsons, South McAlester, Muskogee, Denison, Dallas, Hillsboro and Smithville, are the property of the Company, and are under the immediate supervision of Mr. F. E. Miller, Superintendent of Dining Service. These dining stations are not operated for profit. No expense is spared to supply the tables with all the delicacies of the season, prepared by "chefs" of acknowledged ability and experience.



Harvesting Wheat in May, North Texas.



# WAB & T

## MAP OF THE

### MISSOURI, KANSAS & TEXAS

#### RAILWAY

AND CONNECTING LINES

MKT

Map of the Missouri, Kansas & Texas Railway and Connecting Lines. Shows the route of the Missouri, Kansas & Texas Railway, and its connections with other railroads and steamship lines. The map covers the states of Missouri, Kansas, and Texas, and extends to the Gulf of Mexico and the Atlantic Ocean.







Harvesting Wheat in May, North Texas.

# NORTH TEXAS.

## "THE RED RIVER COUNTIES."

Grayson, Fannin, Cooke, Montague, Clay and Wichita Counties are located on the northern border along Red River. The general surface is rolling, with wide level valleys along the numerous streams. The bottom lands along the Wichita and Red rivers and their tributaries are well wooded, with walnut, bois d'arc, elm and pecan, while in the eastern counties of this group, notably in Fannin and Grayson Counties, are large tracts of hickory and oak.



Realization.

The soil is admirably adapted to agriculture, and all standard grains and vegetables are grown profitably. In the bottom lands along the streams the soil is a deep black loam. In other localities it is of black sandy, chocolate and sandy loam. In the central and southern parts of Fannin, Grayson and Cooke Counties, the soil is principally what is known as the black waxy soil, a soil that is rich and productive and capable of the most trying cultivation.

These counties are well watered by numerous streams, by wells, at depths from 25 to 50 feet, and artesian wells from 600 to 800 feet in depth.

Fannin, Grayson and Cooke Counties are noted for their enormous crops of small grain, cotton, corn, oats and hay (alfalfa is also grown very successfully), and fine stock (the hog industry is large), while Clay and Wichita Counties are noted for their large wheat and oat crops, and the big cattle interests.



## COUNTY ASSESSOR'S REPORT.

COUNTY	ASSESSED VALUATIONS		TAXES		LIVE STOCK			
	1895	1900	1895	1900	No. of Head		VALUE	
					1895	1900	1895	1900
Fannin.....	\$10,049,775	\$10,890,315	\$ 99,864	\$101,997	71,479	73,839	\$828,080	\$ 914,460
Grayson....	17,118,025	19,597,702	167,059	182,665	23,823	89,871	88,841	1,408,645
Cooke.....	7,858,120	8,573,030	83,146	82,247	56,883	68,046	526,900	818,570
Montague...	3,897,000	6,718,930	46,931	62,335	68,963	77,200	114,410	1,081,863
Clay.....	4,603,598	4,940,319	46,251	58,206	62,450	67,326	619,160	779,260
Wichita.....	4,299,000	3,469,430	40,196	42,225	12,584	25,718	145,545	377,070

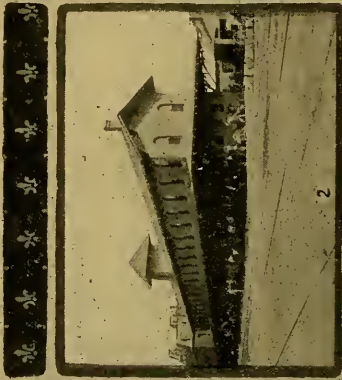
## GOVERNMENT CROP REPORT, 1900.

COUNTY	COTTON			CORN		WHEAT AND OATS		Fruits, Vegetables and Other Products	Total Value of Products
	Bales	Seed, Tons	Value	Bushels	Value	Bushels	Value		
Fannin....	101,027	50,514	\$5,152,333	3,100,000	\$620,000	641,700	\$ 108,755	\$365,000	\$6,246,138
Grayson....	63,430	31,715	3,224,930	2,750,000	400,000	3,250,000	1,437,500	437,600	6,400,030
Cooke.....	18,751	9,376	956,307	2,040,000	714,000	2,375,000	881,250	401,100	2,952,660
Montague...	31,483	17,244	1,758,900	75,000	30,000	250,000	125,000	120,000	2,033,900
Clay.....	7,760	3,830	335,760	100,000	40,000	815,000	377,500	167,750	981,210
Wichita....	.....	.....	.....	100,000	50,000	3,200,000	1,700,000	140,000	1,833,600





1



2



3



5



6



1—Flouring Mill. 2—M. K. & T. Depot. 3—Residence. 4—"The Denison" Hotel. 5—Cotton Mill. 6—Public School.

# GRAYSON COUNTY.

## Area and Population.

This county, organized in 1846, has an area of 613,708 acres, of which 409,000 acres are in cultivation. The soil is very productive and has been brought to a high state of cultivation. The county has a population (1900) of 63,661, an increase of 10,450 over the census of 1890.



Corn.

## Schools and Churches.

There are 152 public schools and colleges, receiving from the State school fund the sum of \$69,750, exclusive of the appropriations allotted to the city schools

for their support. There are 125 churches of leading denominations, with handsome and expensive edifices, in Denison, Sherman and other towns in the county.

## Cost of Lands.

Improved lands are rated at \$20 to \$50 per acre; unimproved lands \$10 to \$25 per acre, according to quality, improvements and location, and may be bought on favorable terms.

## Banks.

There are fourteen banks in the county, with deposits of over \$4,797,000.

## Railway Facilities.

The Missouri, Kansas & Texas Railway and several other lines traverse the county, affording easy access and the best of shipping facilities.

## Towns and Cities.

The principal towns and cities located on the Missouri, Kansas & Texas Railway are:

DENISON, the northern gateway to Texas, is located three miles south of Red River. It is a modernly built, attractive city of 12,000 inhabitants, with good waterworks system, electric car lines, several large wholesale houses, an ice factory, a cotton mill, cotton gins. At Denison are located the large shops of the Missouri, Kansas &



SHERMAN



Texas Railway, with a monthly pay-roll exceeding \$100,000; several foundries, flouring, planing and knitting mills. In addition to the exceptional railway facilities, there is coal, ore and raw material of various kinds near at hand, which offer the most favorable inducements for the location of manufacturing plants.



Cultivating Cotton.

The church and school facilities are of the best, the city having ten large brick school buildings and over thirty church organizations.

SHERMAN, the county seat, is an important lumber, grain and cotton center, with a population of 11,500. Sherman, one of the important educational centers of the State, has nine colleges and a fine system of public schools. The city has a system of electric street railways, connecting the city with Denison. The water supply is obtained from numerous artesian wells.

The industrial enterprises consist of five wholesale houses, two cotton seed oil mills (one the largest in the world), two oil refineries, three large flouring mills, a cotton mill, several pressed brick plants, a packing house, several planing mills, two ice factories, two collar factories, one broom and three cigar factories, all doing a profitable business.

#### Other Towns in the County.

Whitewright, with a population of 3,000; Van Alstyne, 3,000; Whitesboro, 2,500; Collinsville, 1,000; Tioga, 750; Pottsboro, 500; Bells, 500; Sadler, 200, are all prosperous and thriving towns, with good schools and churches. They are located in a rich farming and stock country, with the best of railway facilities.

Tioga has natural mineral springs, the waters of which possess wonderful curative properties.



Dairy near Denison.



BONHAM



1—Residence.  
2—Business Block.  
3—Cotton Mill.

4—Fannin County Court House.  
5—One of the Many Churches.

# FANNIN COUNTY.



Fannin County Cattle.

## Area and Population.

A Red River county, organized in 1838. Contains 570,240 acres with nearly 380,000 acres under cultivation, producing very large crops of cotton, corn, wheat and oats; fruits of all kinds do well. The fine stock interests are growing rapidly. The population is 51,793 (1900), an increase of 13,000 over the previous census.

## Schools and Churches.

The schools are high grade, receiving from the State \$4.75 for each school child. There are a number of colleges and business schools. All the religious denominations are represented, with many fine church buildings.

## Cost of Lands.

Improved lands are rated \$25 to \$50 per acre; unimproved lands \$15 to \$30 per acre.

## Railway Facilities.

The Missouri, Kansas & Texas Railway has recently extended its line from Denison to Bonham, the county seat, and in connection with one other line affords good transportation facilities.

## Towns and Cities.

BONHAM, the county seat, is a progressive business city of 6,500 inhabitants. Grain, cotton and live stock shipments are large.



Cotton and Corn  
near Bonham.

It has a fine system of public schools, a number of colleges, expensive churches, and handsome residences. Leading industries



1—High School.  
2—Business Block.  
3—Sanitarium.

4—Hotel.  
5—Flouring Mill and Grain Elevator.  
6—Cotton Compress.



are: Flouring mills, an ice factory, cotton seed oil mills, a cotton factory, planing mills, several cotton gins, and a furniture factory. Bonham is located in the heart of a rich and productive agricultural district.

#### Other Towns.

Honey Grove, with a population of 3,500; Ladonia, 200; Ravenna, 200; Leonard, 200, are rapidly growing towns.

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## COOKE COUNTY.

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A Bountiful Oat Harvest.

in the county. The population, as shown by the census of 1900, was 27,500.

#### Area and Population.

This is almost exclusively a farm and stock-raising district. The county was organized in 1849, and contains 597,120 acres, of which 300,000 acres are in cultivation.

There are over 2,000 farms

#### Schools and Churches.

A fine system of 105 public schools receive from the State and County fund the sum of \$32,053; and in addition, there are several colleges and business schools.

#### Cost of Lands.

Improved lands are rated at \$20 to \$50 per acre; unimproved lands from \$10 to \$25 per acre.

#### Banks.

The three National banks have deposits amounting to \$1,124,492.

#### Railway Facilities.

The railroad facilities are good. The Missouri, Kansas & Texas Railway traverses the county from east to west.

#### Towns and Cities.

The principal towns and cities located on the Missouri, Kansas & Texas Railway are:

GAINESVILLE, the county seat, an up-to-date city of 8,500 population, located in a rich farm and stock country. It has four large

flouring mills, cotton seed oil mills, cotton compresses, ice factories, foundry and machine shops, and is an important jobbing center, with several wholesale grocery, drug, hardware and implement houses. The city has fine schools and colleges, and a number of handsome churches.

It is well built and is equipped with waterworks and electric lights.

#### The Other Towns in the County.

Muenster (population 600) is a very prosperous German settlement. It is a thriving town, with all lines of business represented. This community has recently built a \$40,000 church building. Valley View, with a population of 400; Myra, 300, and Lindsay, 200, all have good school and railway facilities, and are surrounded by a good farm and stock country.



Registered Short Horns near Gainesville.

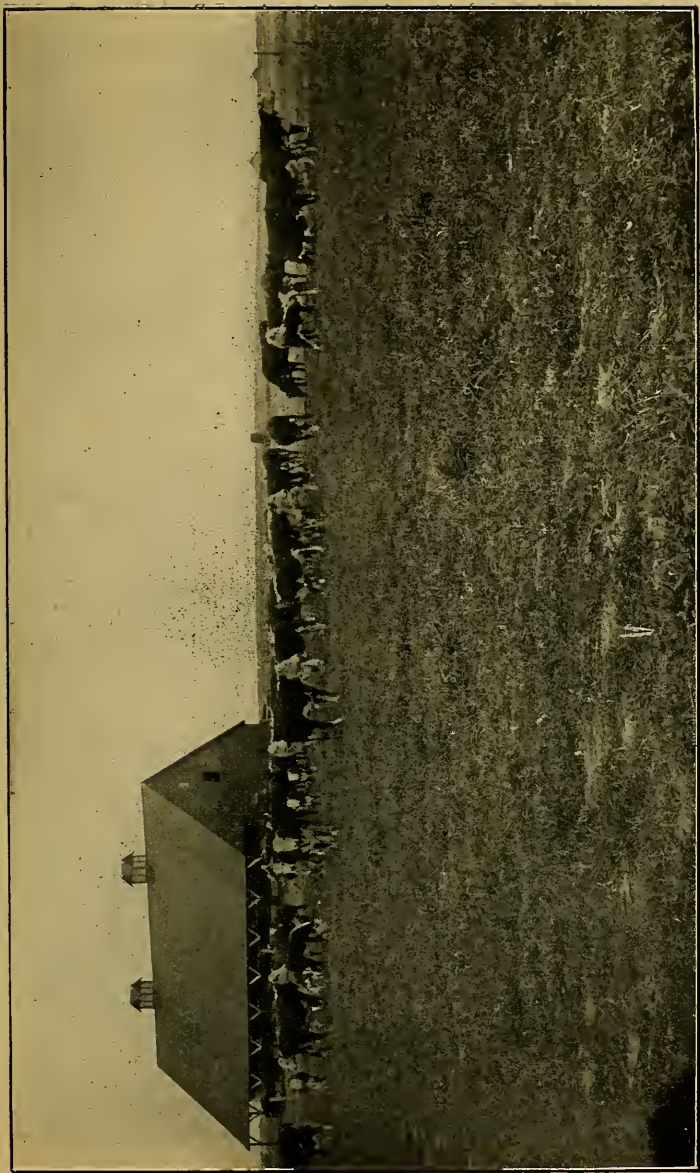
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## MONTAGUE COUNTY.

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#### Area and Population.

The county contains 583,566 acres, of which about 350,000 acres are in cultivation. The population (1900) was 25,000, an increase over the previous census of 7,000. The county is located in what is known as the "Upper Cross Timbers," and is about one-half prairie and one-half timber land. There are 4,600 farms in the county. The county was organized in 1848. The principal industry is farm-



Fine Hereford Ranch, Wichita County.

ing and stock raising. Considerable attention has been given of late to fruit and vegetables, for which the soil, a sandy loam, is especially adapted.

#### **Schools and Churches.**

One hundred and eight schools, with a State school fund of \$31,050, assure good educational advantages. There are more than 200 church organizations.

#### **Cost of Lands.**

Lands are cheap; improved lands costing \$5 to \$20 per acre; unimproved lands \$4 to \$6.

#### **Banks.**

The county has four banks, with deposits amounting to \$800,000.

#### **Railway Facilities.**

The Missouri, Kansas & Texas Railway traverses the county from east to west, touching the principal towns, and affords ample shipping facilities.

#### **Towns.**

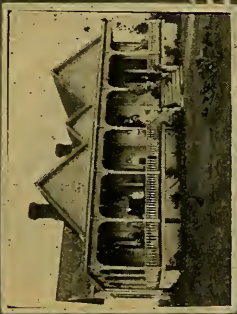
The principal towns are: St. Jo, Ringgold, Nocona, Bowie, Bonita, and Montague, the county seat. There are large deposits of asphalt near St. Jo, which are rapidly being developed. All the towns are well supplied with good business houses. Several cotton seed oil mills are scattered throughout the county.



Sheep Ranch, Montague County.



Fine Cattle  
near  
**HENRIETTA**



# CLAY COUNTY.

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## Area and Cultivation.

Organized in 1873, Clay County has a population of 9,231. It contains 718,080 acres, 40,000 acres under cultivation in its 800 farms. This is a fine stock district. Wheat is grown on a large scale, and the condition of the farmers and stockmen is flourishing.

## Schools and Churches.

There are 41 schools, receiving from the State fund \$20,807. There are 28 church organizations of leading denominations.

## Cost of Lands.

Improved lands are sold at \$6 to \$20 per acre, and unimproved lands \$4 to \$10 per acre, according to location and quality.

## Banks.

There are three banks in the county, with deposits amounting to \$460,000.

## Railway Facilities.

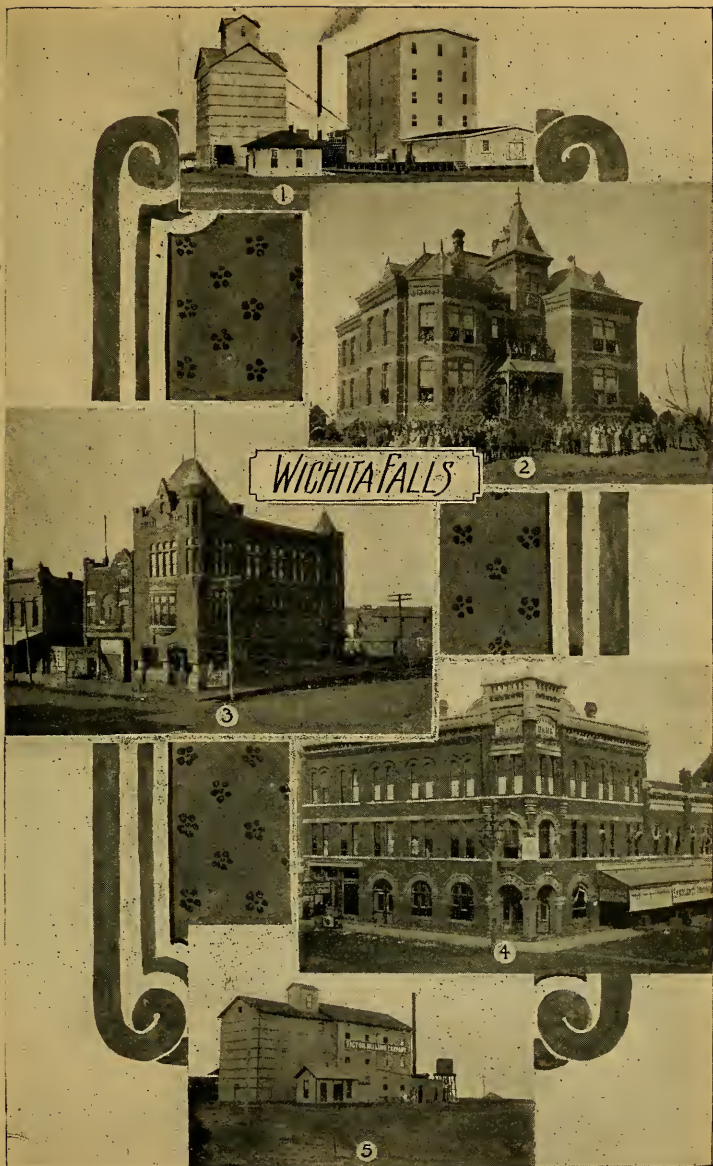
The Missouri, Kansas & Texas Railway runs east and west through the county, affording good shipping facilities.

## Towns.

HENRIETTA has a population of 2,000. It is a promising town, with good stores, schools and churches, and is quite a cattle and grain center. Several other towns in the county are growing rapidly.



Clay County Wheat Ranch.



WICHITA FALLS

1—Flouring Mill and Elevator.  
 2—High School.  
 3—Panhandle National Bank.

4—City National Bank.  
 5—Victor Flouring Mill.

# WICHITA COUNTY.

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## Area and Population.

A county of 376,960 acres area, with 95,000 acres under cultivation. The population is 5,806. This is one of the noted wheat and stock counties of North Texas, the soil being especially adapted to the growing of grain. The level surface of the country enables one man to handle as much as 400 acres. Wheat growing, with stock raising, makes this a very profitable country for the farmer. The Red and Wichita River Valleys are fine corn producing lands. The county is especially noted for its fine stock.

## Schools and Churches.

The county has twenty schools, receiving from the school fund \$17,602 each year. At Wichita Falls is located a fine high school building, costing \$40,000. The church organizations number twenty-six, representing all the leading denominations.

## Cost of Lands.

Improved lands are for sale at \$10 to \$20 per acre; unimproved lands from \$4 to \$10.

## Banks.

The county has three banks, with deposits of \$640,000.

## Railway Facilities.

The Missouri, Kansas & Texas Railway and two other lines traverse the county and afford adequate shipping facilities.

## Towns.

WICHITA FALLS, the county seat, has a population of 2,500. It is one of the important towns of this section of the State, and is well built, with good business blocks, a \$40,000 high school building, fine church and school facilities, and handsome residences.

The industries are: Three large flouring mills, ice factory, a large wholesale grocery house and a number of large implement houses. The city has recently installed a fine waterworks system, in connection with a large irrigation plant, to water more than 10,000 acres of land contiguous to the town.

Iowa Park is another good town, surrounded by a good agricultural country, having good schools, churches and good business houses.



Near Wichita Falls is located the town of GERALDINE, a new townsite and colony recently founded by the American Tribune Colony Company, of which Mr. P. H. Fitzgerald, of Fitzgerald, Georgia, fame, is president. The colony, which is being rapidly settled by people from Northern States, contains about 120,000 acres of very fertile land. An excellent start has been made, and the colony bids fair to become a very important one in a short time.

The new town is accessible either from Wichita Falls or from Holliday. A railroad line direct to the town is contemplated, and the rapid growth of Geraldine will make such a line a necessity within a short time. A large percentage of the shareholders are prosperous farmers from Iowa, Illinois, Nebraska, etc.



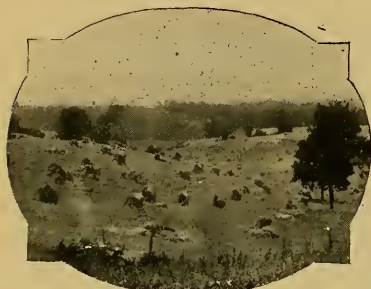
H. Specht's Ranch, Wichita County.

# CENTRAL AND SOUTHWESTERN TEXAS.

## "THE BLACK LAND COUNTIES."

The "Black Land Belt," traversed by the Missouri, Kansas & Texas Railway, embraces Hunt, Collin, Denton, Tarrant, Rockwall, Dallas, Johnson, Ellis, Hill, McLennan, Bell, Williamson, Falls, Travis, Caldwell, Hays, Comal and Bexar Counties, the rich prairie section of Texas, between the Red River, North Texas, and the Gulf Coast counties.

It is the largest rich body of prairie land in the world. The soil is especially adapted for raising corn, cotton, wheat and oats. Com-



Wheat Field.

mercial fertilizers, so commonly used in the Northern and Eastern States, are not used at all. These black waxy lands, which have been in continuous cultivation for more than thirty-five years, are today producing as large crops as when first put under cultivation. Good water is easily obtained, and in the towns and cities artesian wells furnish the water supply. The Brazos and Trinity rivers, and

several other streams, flow through a number of the counties. The river lands are very rich and productive. Considerable timber along the streams furnishes an abundance of lumber for local use.

In addition to the immense quantities of grain and cotton, this black land section produces large numbers of hogs and fine stock.



## COUNTY ASSESSOR'S REPORT.

Showing Increased Values and Live Stock.

COUNTY	ASSESSED VALUATION		TAXES		LIVE STOCK			
	1895	1900	1895	1900	No. of Head.		VALUE	
					1895	1900	1895	1900
Hunt .....	\$ 8,822,725	\$ 8,814,435	\$ 96,262	\$ 99,733	61,747	89,689	\$ 621,983	\$ 853,720
Collin .....	10,135,930	13,036,960	118,969	118,693	89,296	103,458	1,045,123	1,321,340
Denton .....	7,546,060	7,721,065	85,879	86,845	69,383	74,806	715,568	707,090
Tarrant .....	18,878,786	19,895,250	176,405	210,189	51,564	60,643	723,125	727,980
Rockwall .....	1,861,710	2,821,590	24,780	29,456	12,081	17,557	278,315	324,730
Dallas .....	33,326,080	34,097,790	356,097	310,479	59,779	83,593	917,960	1,169,705
Johnson .....	7,562,600	8,965,650	83,740	92,768	18,159	60,221	189,106	910,460
Ellis .....	12,182,111	14,857,795	97,706	155,826	47,557	82,120	580,561	1,148,135
Hill .....	10,447,150	10,801,165	124,890	128,361	69,753	83,892	1,072,210	1,246,685
McLennan .....	22,072,755	23,147,161	192,846	207,400	81,500	73,692	993,631	1,148,579
Falls .....	7,916,980	8,893,040	85,780	96,085	53,943	55,514	664,840	791,754
Bell .....	12,462,880	13,050,120	118,760	129,561	71,371	82,442	696,772	1,043,505
Williamson .....	12,081,420	13,163,220	108,021	110,187	87,495	94,610	981,345	1,192,000
Travis .....	13,455,320	13,854,950	56,637	56,440	75,785	51,746	624,261	406,785
Caldwell .....	3,752,804	4,645,390	34,183	51,860	25,120	29,408	299,635	417,030
Hays .....	2,559,560	2,938,400	22,120	38,463	25,977	29,138	207,855	356,750
Comal .....	2,198,636	2,442,203	22,886	23,647	18,335	19,829	141,895	146,460
Bexar .....	33,173,237	35,183,002	395,259	370,551	35,632	40,549	315,439	398,785

## GOVERNMENT CROP REPORT, 1900.

COUNTY	COTTON			CORN		WHEAT AND OATS		Fruits, Vegetables and other Products
	Bales	Seed, Tons	Value	Bushels	Value	Bushels	Value	Value
Hunt .....	83,752	41,876	\$4,271,352	3,345,690	\$1,672,845	670,000	\$ 199,000	\$ 463,700
Collin .....	70,963	35,482	3,618,119	3,750,000	1,500,000	1,425,000	637,500	961,200
Denton .....	40,000	23,000	1,890,000	520,000	170,000	2,500,000	3,100,000	660,900
Tarrant .....	30,868	15,434	1,574,300	2,121,900	848,700	525,000	185,400	442,800
Rockwall .....	22,202	12,000	1,132,300	875,000	340,000	1,200,000	435,000	360,000
Dallas .....	59,970	29,985	3,058,470	3,200,000	1,280,000	3,400,000	1,175,000	1,038,800
Johnson .....	42,790	21,395	2,182,290	1,300,000	520,000	1,500,000	825,000	620,000
Ellis .....	126,134	63,070	6,432,840	1,500,000	750,000	1,340,000	578,000	1,065,000
Hill .....	85,660	42,830	4,368,660	3,000,000	1,200,000	2,000,000	850,000	750,000
McLennan .....	86,447	43,224	4,508,800	2,000,000	800,000	1,220,000	450,000	780,500
Falls .....	61,450	30,725	3,133,950	1,894,675	947,330	223,500	182,500	340,000
Bell .....	66,276	33,100	3,379,600	2,100,000	840,000	1,380,000	690,000	580,000
Williamson .....	104,761	52,380	5,342,805	2,420,000	968,000	250,000	93,000	270,000
Travis .....	71,899	35,950	3,667,000	870,000	435,000	410,000	130,000	610,000

# HUNT COUNTY.

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## Area and Population.

This county, organized in 1846, contains 557,715 acres, of which 446,100 acres are in cultivation. The population in 1900 was 47,295, showing an increase of 16,400 over the last census. This is a fine farming county, the lands being rich and productive, and the fine stock interests are large. There are over 3,700 farms in the county.

## Schools and Churches.

There are 156 school houses in the county, receiving for their support the sum of \$68,745. In addition to the public schools there are a number of fine colleges and private schools. The churches number 80, of the leading denominations.

## Cost of Lands.

Improved lands are rated \$20 to \$50 per acre; unimproved lands \$5 to \$15.

## Banks.

The county has six banks, with deposits amounting to \$1,230,000.

## Railway Facilities.

In addition to the Missouri, Kansas & Texas Railway, there are six other lines, giving exceptionally good shipping facilities.

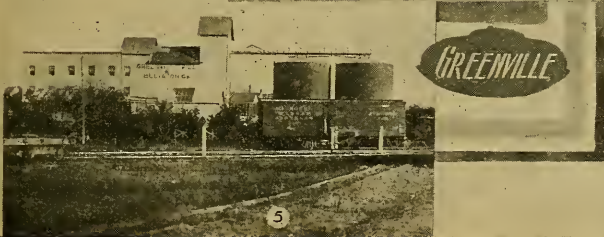
## Towns and Cities

Located on the line of the Missouri, Kansas & Texas Railway, are:



Near Greenville.

GREENVILLE, the county seat, with a population of 7,500, having a fine system of public schools, also six colleges and normals,



1—Cotton Compress.  
2—High School.  
3—In the Residence District.

4—M. K. & T. Ry. Depot.  
5—Flouring Mill and Grain Elevator.

and several handsome church edifices. It is a well built city, and an important business center. Among the leading industries are two large cotton seed oil mills, an oil refinery, cotton compresses, a cotton mill, four flouring mills, two hardwood factories, and a creamery.

#### **Other Towns.**

Celeste with 2,000, Kingston with 200, Wolfe City with 2,500, Commerce with 2,500, and Lone Oak with 1,500 population; all are good, industrious towns, in the midst of a rich agricultural country.

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## **COLLIN COUNTY.**

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#### **Area and Population.**

The county contains 566,420 acres, of which 550,000 acres are in cultivation. The population has increased very rapidly during the past few years. In 1900 it was 50,087, an increase over the previous census of 13,351. The farm lands are in a high state of cultivation, producing large crops of grain, cotton and alfalfa. It is a good stock country, shipping large numbers of hogs and cattle annually.

#### **Schools and Churches.**

It is well supplied with schools and churches, having 160 schools, employing 225 teachers; receiving for their support \$69,348. There are in addition to the public schools five high schools, six colleges, several business colleges and academies of music. The churches are represented by some 200 organizations.

#### **Cost of Lands.**

Improved lands are rated from \$40 to \$60 per acre; unimproved lands from \$12 to \$30.

#### **Banks.**

Eight banks in the county have deposits amounting to \$2,050,000.

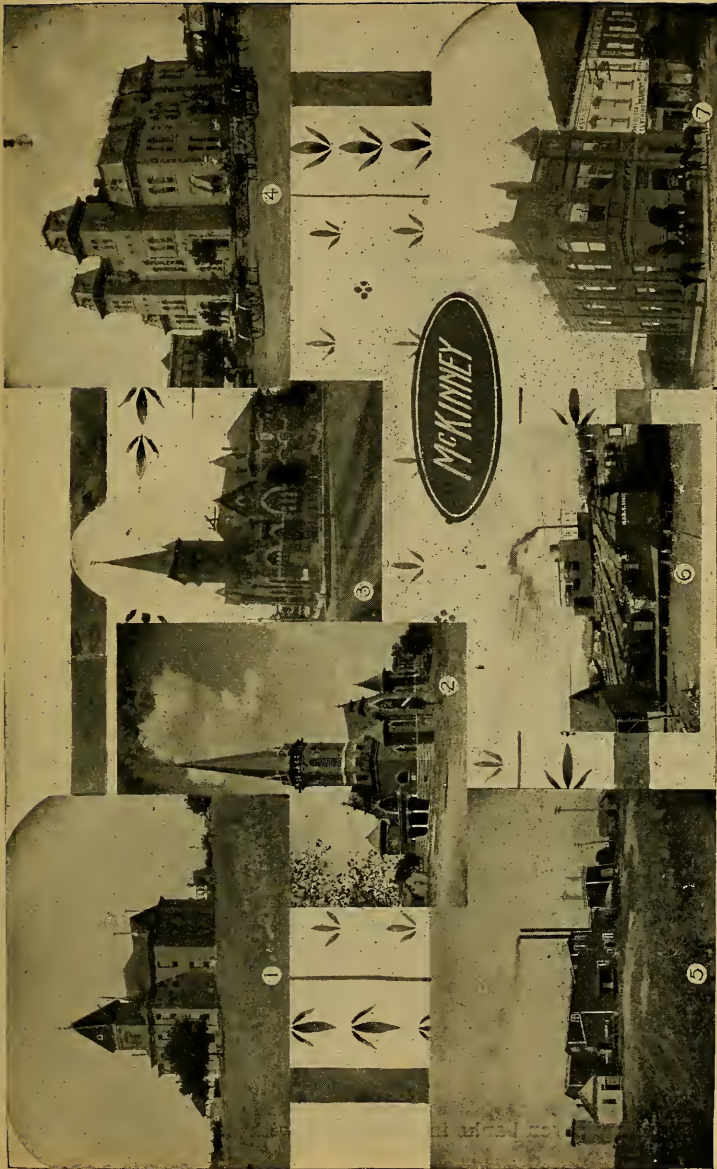
#### **Railway Facilities.**

The Missouri, Kansas & Texas Railway and four other lines afford the best of transportation facilities in all directions.

#### **Towns.**

The county contains a great many small, progressive towns, all situated in thickly settled farming districts.

McKinney, the county seat, is a thriving city of 4,500 inhabitants, located nearly in the center of the county. It has fifteen



1—High School.  
2 & 3—Churches in McKinney.

4—Collin County Court House.  
5—Cotton Gin and Compress.

6—Flouring Mill and Cotton Yards.  
7—Bank Building.

fine church buildings, a complete school system, with several large colleges and academies of music, a fine court house, a large packing house, three flouring mills and elevators, waterworks and electric light plants, two wholesale grocery houses, one wholesale drug house, and a number of other industries.

Farmersville, with a population of 2,000, has several steam cotton gins, a flouring mill, a number of good church buildings, a high school, and many mercantile establishments.



Collin County Hogs.

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## **DENTON COUNTY.**

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### **Area and Population.**

A county of 581,760 acres, 290,000 acres being under cultivation. Organized in 1846, it has a population of 30,000, an increase over the census of 1890 of 9,711. Large crops of corn, wheat, oats, cotton and alfalfa are produced. The county is noted for its fine stock.

### **Schools and Churches.**

The county has 96 public schools, receiving from the State and County over \$35,000 for their support. At Denton is located the "North Texas Normal," and several private schools. The churches are well represented by over 100 organizations.

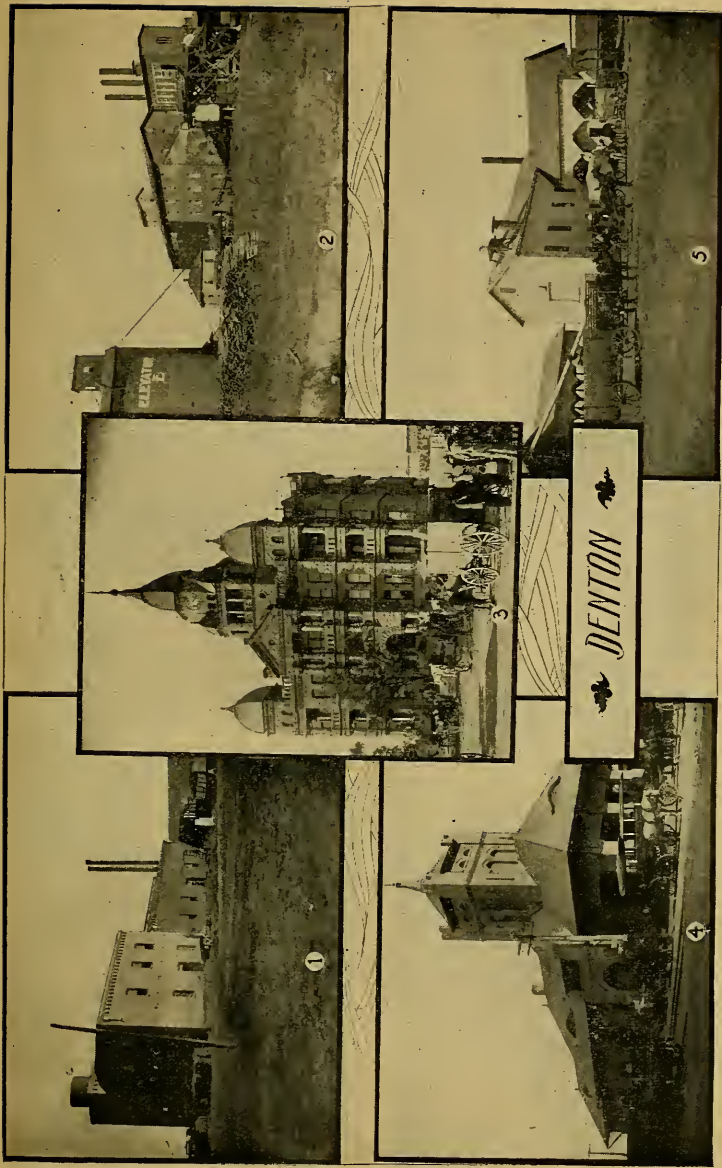
### **Cost of Lands.**

Improved lands are rated \$20 to \$50 per acre; unimproved lands \$10 to \$25 per acre.

### **Banks.**

There are seven banks in the county, with deposits of \$1,088,500.





1—Cotton Seed Oil Mill and Compress. 2—Flouring Mill and Grain Elevator. 3—Denton County Court House. 4—M. K. & T. Ry. Depot. 5—Cotton Gin.

### **Railway Facilities.**

The Missouri, Kansas & Texas Railway traverses the county with its main line and with the Dallas branch from Denton. There is one other railway in the county.

### **Towns.**

There are a number of good towns in the county, among which are:

DENTON, the county seat, with a population of 4,300, is a most attractive city, with fine school and church facilities, cotton seed oil mills, ice factories, several flouring mills and elevators, an excellent system of waterworks, electric light plant, several brick and tile plants, canning factory, and a planing mill. The business

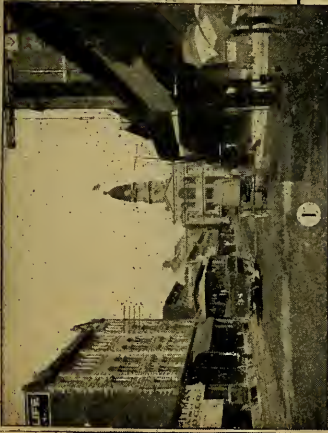


Feeding Cattle near Denton.

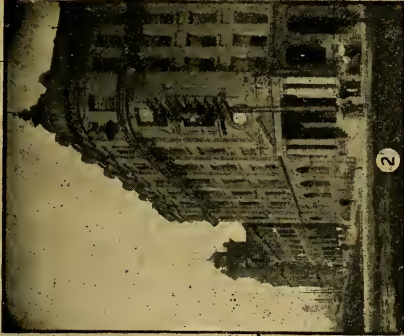
houses are substantial buildings, and there are many beautiful residences. The court house is a very handsome structure, costing \$132,000. Large shipments of flour, grain, hogs, cattle, brick, tile and pottery are annually made.

### **Other Towns.**

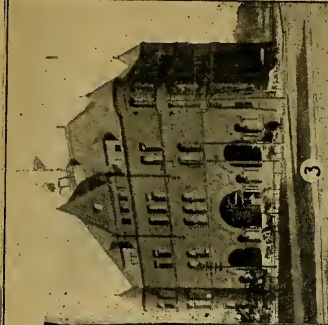
Pilot Point, with a population of 2,000; Lewisville, 1,200; Aubrey, 500; Roanoke, 300, are all good towns doing a thriving business, and showing a steady growth.



1



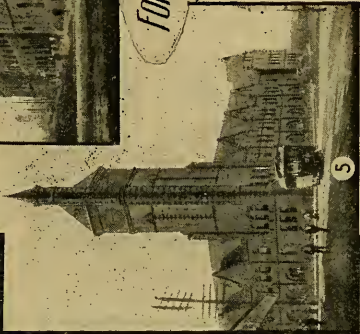
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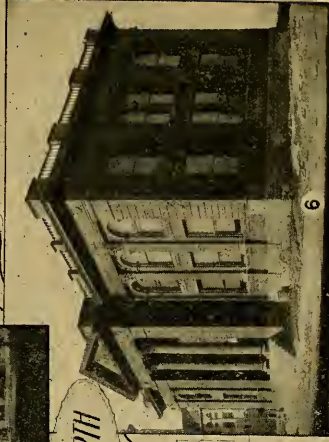
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5



6

1—Main Street, Showing Court House.  
2—Post Office.  
3—City Hall.  
4—Office Buildings.  
5—Union Station.  
6—Carnegie Library.

# TARRANT COUNTY.

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## Area and Population.

This county dates from 1850, and has an area of 556,000 acres, of which 190,700 acres are in cultivation. The population is 52,376, showing an increase over the previous census of 11,234. It is a fine farming district, and considerable attention is paid to fine stock.

## Schools and Churches.

There are in the county 104 public schools, receiving for their support from the State and County \$28,736. In addition to the county schools, Ft. Worth has twenty modern school buildings, a fine high school, five colleges, and a number of private schools. There are 120 church organizations, with many handsome edifices.

## Cost of Lands.

Improved lands are rated from \$25 to \$50 per acre; unimproved lands from \$10 to \$25 per acre.

## Banks.

The county has nine banks, with deposits of \$5,000,000.

## Railway Facilities.

Besides the Missouri, Kansas & Texas Railway, there are eight other lines traversing the county, affording the best of transportation facilities.

## Towns and Cities.

Ft. Worth, the county seat (population, 28,000), is one of the principal cities of Texas; Arlington, with a population of 1,600; Mansfield, 1,200; Grapevine, 1,200, are the principal towns. There are a number of smaller towns, having good schools, churches, and railway facilities.

## FT. WORTH

Is an important railroad, live stock and commercial center, having a population of 28,000, with fine business blocks, large office buildings, 42 handsome churches, 15 commodious public school buildings, the Polytechnic College, St. Ignatius Academy, Ft. Worth University, fine law and medical colleges, several business colleges, many miles of paved streets, extensive electric car lines, makes Ft. Worth an attractive city.

## A Few of the Industries are:

Six wholesale grain firms, three grain elevators, four wholesale grocery houses, two wholesale furniture houses, one wholesale drug

house, one wholesale dry goods house, twelve wholesale and retail hardware houses, one wholesale hat house, nine wholesale lumber firms, five ice factories, large packing houses, two large flouring mills, daily capacity 1700 barrels; cotton seed oil mills, two wholesale crockery houses, and a number of other industries.

Ft. Worth has nine banks, with deposits exceeding \$5,000,000.

It is the most important packing house center southwest of Kansas City. Two of the large packing houses of the North are here, and extensive improvements are now being made.

The milling interests are large, and vast quantities of flour are exported; the same is true of the packing house products.

### Many Fine Buildings.

The Tarrant County court house, built of Texas granite, costing \$400,000, is among the finest of its class in the United States.

The Federal building, costing \$175,000, built of red sand stone, is a most attractive building.

The Carnegie Library building is one of the points of interest in the city.

The vast buildings of the breweries represent an investment of over one million dollars.

The New Union Station is the finest south of St. Louis.

The many lofty office buildings, numerous business blocks, fine hotels and many handsome residences, compare most favorably with those of any city much larger than Ft. Worth.

The Ft. Worth Board of Trade takes a most active interest in the city's welfare, and has been the means of locating many large industries.

There are nine railway lines, including the Missouri, Kansas & Texas Railway, centering in Ft. Worth.



Tarrant County Cotton.

# ROCKWALL COUNTY.



Rockwall County Wealth.

## Area and Population.

This is the smallest county in the State, having an area of 96,000 acres, of which 76,000 acres are in cultivation. The county was

organized in 1873, and has a population of 8,531. The farm lands are fertile and productive.

## Schools and Churches.

The schools number 26, receiving from the State and County fund the sum of \$12,000. In addition to the public schools there are two high grade colleges. The religious denominations number 30.

## Cost of Lands.

Improved lands are rated \$40 to \$60 per acre; unimproved lands \$15 to \$25 per acre.

## Banks.

Three banks in the county have deposits of \$300,000.

## Railway Facilities.

The Missouri, Kansas & Texas Railway affords the county transportation and shipping facilities north, east, south and west.

## Towns.

ROCKWALL, the county seat, with a population of 1,500, is the largest and most important town, having good business buildings, fine schools and churches, two cotton seed oil mills, several grain elevators, and many attractive residences. Royse, with 1,000, and Fate, with 600, are the other principal towns.



Harvest Scene near Rockwall.

# DALLAS COUNTY.

## Area and Population.

There are 572,249 acres in this county, of which 430,000 acres are in cultivation. It was organized in 1846, and now has a population of 82,726, an increase over the previous census of 5,684. It is the most populous county in the State, and among the first in taxable values.

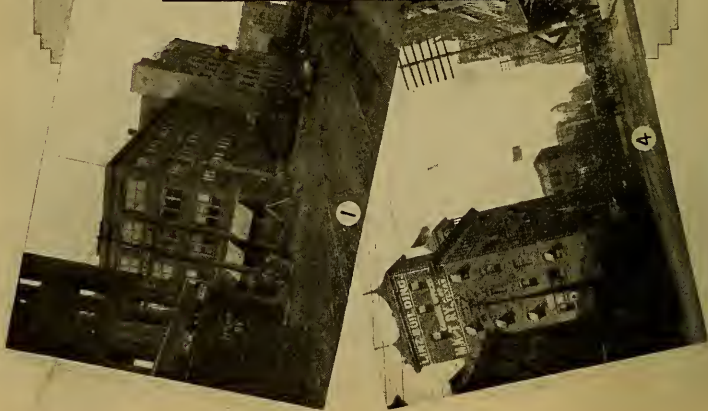
## Schools and Churches.

There are in the county 152 schools, receiving for their support the sum of \$123,086. In addition, there are four colleges, two medical schools, and a number of fine business colleges. The county has 225 religious organizations, with many handsome and expensive churches.

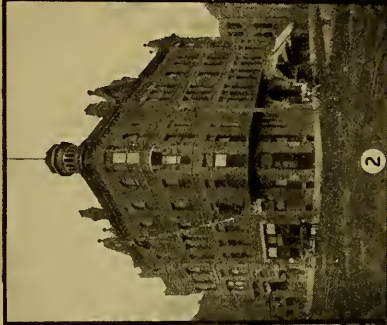
## Cost of Lands.

Improved lands are rated \$30 to \$50 per acre; unimproved lands \$10 to \$20 per acre.





1

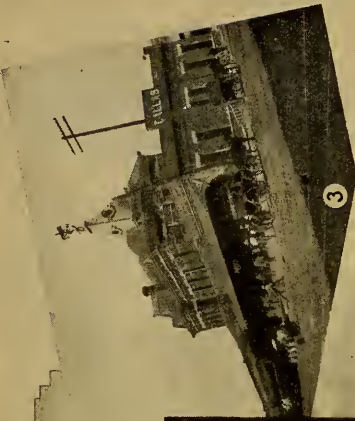


2

# DALLAS



3



4

1—Wholesale District. 2—Dallas Club. 3—M. K. & T. Ry. Depot and Dining Station. 4—Main Street. 5—Carnegie Library.



## Banks.

The banking facilities are the best. There are seven banks, with deposits of over \$7,800,000.

## Railway Facilities.

In addition to the Missouri, Kansas & Texas Railway, eight other lines traverse the county, affording transportation facilities in every direction.

## Cities and Towns.

Dallas, the county seat, is one of the most important cities of Texas. Lancaster, with 1,200, and several other towns, afford good home markets.

### DALLAS.

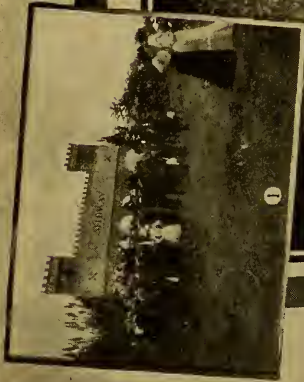
One of the most important manufacturing and wholesale centers in the Southwest, with a population of over 70,000. It is a modern, thriving commercial center, with exceptional railroad facilities, and located in the center of the richest and most thickly settled portion of the State. Its churches, fine business blocks, office buildings, big mercantile and manufacturing establishments, elegant residences, paved streets, and electric railway lines, make it one of the most attractive cities of the Southwest. The educational facilities are of the highest order; twenty private schools, sixteen public schools, several business colleges, convents, medical colleges, and conservatories of music, are included in the list. There are 48 church edifices, many of them handsome and expensive, representing all the different denominations.

### A Large Wholesale Center.

The volume of the wholesale trade of Dallas is estimated as follows:

Agricultural implements.....	\$15,000,000
Groceries .....	6,000,000
Hardware .....	1,250,000
Dry goods and clothing.....	3,000,000
Leather, saddlery, harness, etc.....	3,250,000
Tobacco and cigars.....	1,000,000
Drugs and liquors.....	2,500,000
Coal .....	2,500,000
Meat, packed.....	1,200,000
Boots and shoes.....	600,000
Miscellaneous .....	300,000
Total.....	<u>\$36,600,000</u>

TEXAS STATE FAIR SCENES



1



2



3



4



5



6

DALLAS

1—The Midway.  
2—Agricultural Building.

3—In the Poultry Building.  
4—Part of the Grounds.

5—Implement Building.  
6—Exposition Building.

Dallas is the second largest distributing point for agricultural implements in the world, and ranks first in the United States in the manufacture of saddlery and harness goods.

There are five banks, with deposits exceeding \$6,500,000; also a number of loan and trust companies, affording an abundance of money for all enterprises.

#### Factories.

The Government Census Bulletin, issued January, 1901, shows Dallas has

	1900.	1890.	Per cent of inc.
Number of establishments.....	373	312	1.6
Capital .....	\$6,897,015	\$6,250,118	10.4
Wage-earners—average number...	3,756	3,556	5.7
Miscellaneous expenses.....	665,954	595,257	11.9
Cost of materials used, including the custom work and repairing.....	6,270,870	4,354,769	44.0
Value of products.....	11,480,499	9,054,766	26.8

Among the most prominent are: A hat and shoe factory, two large packing houses, a large cotton mill, brewery, oil refineries, trunk, cigar, saddlery and harness factories.

The Dallas Commercial Club, an organization composed of the prominent business men of the city, takes a most active interest in the welfare of the city, and has done much to make Dallas a great wholesale and manufacturing center.

#### THE GREAT TEXAS STATE FAIR.

Is held at Dallas each Fall, and is conceded to be the largest combined Fair, Exposition and Race Meet in the United States. Since its organization, fifteen years ago, it has paid out more than \$750,000 in premiums, purses and attractions, and more than a half million dollars for buildings and permanent improvements.

Its grounds contain 200 acres. It has a full mile regulation trotting track, and seven-eighths of a mile running track. Its grandstand will seat 5,000 persons. It has six miles of gravel drives and walks throughout the grounds, protected by shade trees and adorned with ornamental shrubbery and beautiful flower beds.

The Exposition building contains 70,000 square feet of floor space, Machinery Hall contains 30,000 square feet, and the Implement and Vehicle Departments have more than 80,000 square feet. The Poultry Department has room for 4,000 birds; the Live Stock Department has stalls for 500 head of cattle, 300 head of exhibition

horses, and 750 head of hogs; the Racing Department has 580 box stalls for the flyers.

The magnificent Music Hall has 3,300 opera chairs, besides the immense seating space of the balconies and galleries.

The Ladies' Art, Textile and Culinary Department Hall is a model of comfort and convenience, with floor space of 26x400 feet.

The new Floral Hall has more than 6,000 square feet.

The Farm and Mill Department, having 21x300 feet of floor space, is where the products of Texas are displayed for the home-seeker.

The purses of the Racing Department amount to over \$30,000 each year.

The outlay for the "Attracting List" will be equal to this amount, and the premiums in the Live Stock Department are as large as those of any other State Fair in the country.

The Exhibition Kennels, 60x150 feet, are for the use of the Bench Show, and have room for more than 400 dogs.

The large exhibit of fine stock is one of the prominent features of the Fair, and the stock is as fine as can be seen in any State.

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## JOHNSON COUNTY.

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### Area and Population.

This county, organized in 1854, has an area of 462,122 acres, with 230,000 acres in cultivation.

The population is 33,819, an increase of 11,506 over the census of 1890.

It is a fine farming and stock county; the lands are rich and productive. The fine stock interests are very important.

### Schools and Churches.

The county has 96 schools, receiving \$44,795 from the State and County school funds. There are six colleges and private schools, and 125 churches in the county.

### Cost of Lands.

Improved lands are rated \$20 to \$40 per acre; unimproved lands \$10 to \$15 per acre.

### Banks.

Five banks in the county have deposits amounting to over \$1,250,000.

### Railway Facilities.

The county has good transportation facilities in the Missouri, Kansas & Texas Railway and two other railway lines.

### Towns.

CLEBURNE, the county seat, with a population of 9,000, and modern improvements, is a well built city, with fine business blocks and many handsome residences. The schools are the best.



Cotton and Corn near Alvarado.

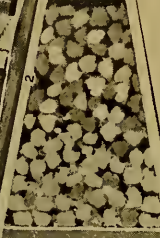
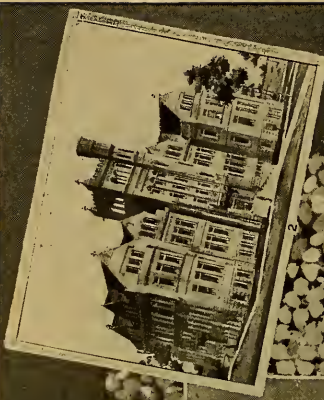
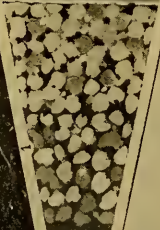
The city has many expensive churches. There are a number of important industries, such as two cotton seed oil mills, cotton compress, two ice factories, creamery, flouring mills and elevators, two wholesale grocery and dry goods houses.

### Other Towns.

Alvarado, with 2,000 population, is an important business point, on the Missouri, Kansas & Texas Railway, surrounded by a very rich and productive agricultural country. Grand View, with 1,500; Venus, with 800; Burlison, with 500, and Joshua, with 500, are all live, growing towns, with good schools, churches and business firms.



A Good Load.



5



# WAXAHACHIE

1—Cotton Mill. 2—Trinity University. 3—Bird's-eye View. 4—Cotton Yards. 5—Ellis County Court House.

# ELLIS COUNTY.

## Area and Population.

This is one of the richest farming counties in the State, having an area of 620,160 acres, of which 413,500 acres are in cultivation, producing annually large crops of corn, cotton and grain. A great deal of attention is given to fine stock. The county was organized in 1850. The census of 1900 shows a population of 50,059, an increase over the 1890 census of 18,285.

## Schools and Churches.

One hundred and forty public schools receive from the school fund the sum of \$94,660. Five colleges, several private schools and academies of music, afford excellent educational facilities. There are in the county 135 church organizations of leading denominations.

## Cost of Lands.

Improved lands are rated at \$35 to \$60 per acre; unimproved lands \$20 to \$35 per acre.

## Banks.

The banks number 14, with deposits of \$2,370,000.

## Railway Facilities.

The Missouri, Kansas & Texas, and four other roads, furnish the transportation facilities.

## Towns and Cities.

WAXAHACHIE, the county seat, is an attractive city of 6,000 inhabitants. It is a modern city, with fine business blocks and many beautiful residences. It is famous as the largest interior cotton market in the world, disposing, in one year, of 65,000 bales of cotton, the largest amount of cotton ever purchased direct from the growers. Many thousand head of cattle are fattened each year. During the year 1901 the farmers of the county marketed \$250,000 worth of mules.

The leading industries are: A \$175,000 cotton mill, two large cotton seed oil mills, ice factories, flouring mills and elevators, and three wholesale grocery houses.

The court house, built of Texas granite and red sand stone, cost \$175,000. It is one of the most handsome buildings of its kind

in the country. The schools and churches are the best, and would be a credit to a city many times larger.

#### Other Important Towns.

Ennis, population, 7,000; Italy, 2,500; Milford, 2,000; Ferris, 2,000; Palmer, 1,500; Midlothian, 1,500, are all live, industrious towns, with substantial business firms, the best of schools and churches, and surrounded by a rich farming and stock country.



Cultivating Cotton near Waxahachie.

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## HILL COUNTY.

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#### Area and Population.

One of the rich farming counties of Central Texas. Hill County has an area of 659,200 acres, of which 495,000 acres are in cultivation. The population (1900) was 41,355, showing an increase over the previous census of 13,772. It is a very rich farming country, the principal crops being corn, cotton, wheat and oats. The live stock interests are important, and the hog industry has grown rapidly during the past few years.

#### Schools and Churches.

The county has 133 public schools, receiving from the State school fund \$56,335. There are ten private schools and colleges, and at Hillsboro is located a fine Conservatory of Music. It has 135 church organizations, with handsome and expensive edifices.

#### Cost of Lands.

Improved lands are rated from \$20 to \$40 per acre; unimproved lands from \$10 to \$25 per acre.





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HILLSBORO

1—Hill County Court House. 2—M. K. & T. Ry. Depot and Dining Station. 3—Hillsboro Cotton Mill. 4—Cotton Seed Oil Mill. 5—Bird's-eye View of Hillsboro.

### Banks.

The deposits of the eleven banks amount to \$1,350,000.

### Railway Facilities.

The county has the best of shipping facilities; the Missouri, Kansas & Texas Railway and five other lines traverse the county.

### Towns.

HILLSBORO, the county seat, with a population of 7,500, is a well built town, with modern improvements. The business blocks are composed of expensive and costly buildings. The leading industries are: A cotton mill, several flouring mills, cotton seed oil mills, one of the largest cotton compresses in the State, ice factory, broom factory, and two wholesale grocery houses. Hillsboro is a large grain and live stock center.



These Little Pigs Go to Market.

During the year of 1901, over 300 cars of hogs were shipped to California, and over 400 cars of horses, mules and cattle were shipped north. The schools are of the best, and there are many handsome churches and beautiful residences.

### Other Towns.

Itaska, with 3,000 population; Hubbard, 4,000; Mt. Calm, 1,500; Abbott, 800, and Blum, 500; also a number of others. These are all important trading centers, located in a rich farming country.



Farm near Hillsboro.

# **McLENNAN COUNTY.**

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## **Area and Population.**

Situated in the center of the black land belt and about the center of the State, this county has an area of 693,120 acres, of which 460,000 are in cultivation. It is a rich, productive county, with a population of 59,772, showing the remarkable increase over the census of 1890 of 20,568. The county was organized in 1850.

## **Schools and Churches.**

McLennan County has 137 public schools, receiving from the State and County school fund \$129,823; seven fine colleges, several private schools and two business colleges. There are 140 church organizations in the county, having many large and expensive edifices.

## **Cost of Lands.**

Improved lands are rated \$25 to \$40 per acre; unimproved \$12 to \$15 per acre.

## **Banks.**

The deposits of eleven banks amount to \$3,500,000.

## **Railway Facilities.**

The Missouri, Kansas & Texas Railway, in addition to eight other lines, traverse the county, affording exceptionally good railroad facilities.

## **Towns and Cities.**

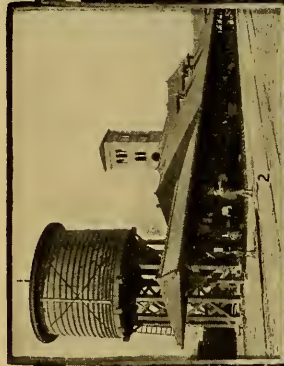
WACO, the county seat, is one of the important cities of Texas. It has a population of 22,000, and is an enterprising, progressive city. All lines of business are represented on a large scale, and an enormous business is transacted. It is the Athens of Texas, having a fine system of public schools, seven large prosperous colleges, several business colleges, and a number of private schools.

## **Other Towns.**

Moody, with a population of 1,300; McGregor, 1,500; Crawford, 550, and West, 900, are thriving towns, doing a large business; with fine schools and churches, and good railway facilities.



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WACO

1-3-6—Universities. 2—M. K. & T. Ry. Station. 4—The Business Section. 5—City Hall in Distance.

## WACO, THE CENTRAL CITY OF TEXAS,

Is one of the important commercial and educational centers of Texas. The volume of business in 1901 amounted to over \$30,000,000. The Census Bureau Bulletin, issued January, 1901, shows Waco has:

Industrial establishments numbering.....	166
Capital invested.....	\$2,096,741
Wage-earners, average number.....	1,227
Total wages .....	\$ 469,129
Miscellaneous expenses.....	222,381
Cost of material used, including custom work and repairing .....	1,477,642
Value of products.....	2,693,907

Waco has 166 factories, among the most important being: Iron, wood, awning and tent, mattress, ice, brick, wagon and buggy factories, one alone employing over 500 hands.

The other industries are: Flouring mills and elevators, two large wholesale houses, cotton and woolen mill, wholesale shoe house, cotton seed oil mills, packing house, wholesale dry goods house, nine implement and machine houses, wholesale saddlery and harness house, four cotton compresses.

### The Educational Facilities are Unequaled.

A fine system of public schools, with a good high school; Baylor University, Add-Ran University, Academy of the Sacred Heart, Saint Basil's College, Paul Quinn's College, three business colleges, Conservatory of Music, twelve private schools, and ten ward schools.

Waco has many handsome and costly churches.

### Railway Facilities.

Thirty passenger trains every day leave and arrive. Ten railroad outlets, including the Missouri, Kansas & Texas Railway, afford the finest shipping facilities.

### Many Improvements Are Being Made.

During 1901 the amount expended for new buildings exceeded \$1,000,000, including a new court house, a new suspension bridge (eighth largest in the United States), a packing house, Baylor University building, Saint Basil's College, an ice storage plant, the new \$50,000 depot of the Missouri, Kansas & Texas Railway, grain elevators, etc.

Waco has one of the finest Natatoriums in the country; a fine system of waterworks, supplied by 23 artesian wells; fine electric

street car service, two electric light plants, and one gas plant; the largest auditorium in the State, with a seating capacity of 5,000.

Waco has two active and efficient organizations for promoting commerce, manufactories and industrial enterprises, the Waco Business Men's Club and the Young Men's Business Club.



Cattle and Corn near Waco.

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## BELL COUNTY.

### Area and Population.

A Central Texas black land county, with an area of 656,000 acres, of which 430,000 acres are in cultivation. The lands are very productive. Large crops of grain and cotton are raised. The live stock interests are given much attention. The population is 46,000, an increase over the census of 1890 of 12,663. The county was organized in 1850.

### Schools and Churches.

The country has 144 schools, receiving for their support the sum of \$83,465. At Belton there are five large colleges. The churches number 185, with many handsome and expensive edifices.

### Cost of Lands.

Improved lands are rated \$30 to \$50 per acre; unimproved lands \$10 to \$25 per acre.



1—Bell County Court House and Opera House.  
2—Cotton Seed Oil Mill.  
3—Baptist Church.  
4—Methodist Church.  
5—M. K. & T. Ry. Depot.

### **Banks.**

Eleven banks in the county have deposits of \$2,000,000.

### **Railway Facilities.**

The Missouri, Kansas & Texas Railway and another line afford good shipping facilities.

### **Cities and Towns.**

BELTON, the county seat, has a population of 4,500. It is one of the important educational centers of the State, having a fine system of public schools and five large colleges, several private schools and schools of music. Belton has a \$100,000 cotton mill, a cotton seed oil mill and several flouring mills.

Temple, the railroad center of the county, has a population of 6,000, a fine system of schools, and many handsome churches. The jobbing interests are large. The town does a large cotton business. Railroad shops, located here, give steady employment to a large number of men, as also does the cotton compress and an oil mill.

There are a number of other thriving towns in the county, among them: Holland with 500 population and Troy with 250.



Sheep Ranch, Bell County.



# WILLIAMSON COUNTY.

## Area and Population.

This is among the richest agricultural counties in the State. It was organized in 1840, and contains 766,080 acres, of which about two-thirds is in cultivation. The surface of the county is undulating, with a wooded area embracing about a fourth of the county. The soil of the prairie is the stiff, black, waxy kind, producing heavy yields of cotton, corn, wheat and oats. Fruits and vegetables are grown to perfection. Stock raising is



Of Good Breeding.

profitable. The county has many herds of fine stock. The census of 1900 gives the population as 38,072.

## Schools and Churches.

The educational facilities are good, the county having over one hundred and fifty public and private schools. The appropriation received from the public school fund is \$43,286.

The Southwestern University of Texas, one of the finest schools of its kind in the South, is located at Georgetown.

The religious organizations are represented by many costly church buildings.

## Cost of Lands.

Improved lands are rated \$20 to \$40 per acre; unimproved lands \$5 to \$15 per acre.

## Banks.

Ten banks in the county have deposits amounting to \$860,000.

## Railway Facilities.

The county has two railroads. The Missouri, Kansas & Texas Railway passes, from north to south, through the center of the county.

## Towns and Cities.

TAYLOR (population, 6,500) is the principal railroad and commercial center of this section of the State. It has a number of large



1—Fine Horse Ranch near Taylor.  
 2—Flouring Mill.  
 3—Public Square.

4—Farm near Taylor.  
 5—Main Street.

wholesale jobbing houses, cotton seed oil mills, a cotton factory, cotton compresses, ice factories, electric light and power plants; a fine system of public schools, colleges and private schools. Its churches are expensive, and the city is beautified by a large number of handsome residences. It is a modern city of progressive business men and growing industries.

#### Other Towns.

GEORGETOWN, the county seat, population 3,500, has good public schools, colleges and many costly church edifices. Here is located the Southwestern University, and the Texas Chautauqua grounds, which, each summer, brings a large number of visitors to the city. A large volume of business is transacted annually.

Bartlett, with 1,000 population; Round Rock, 1,000; Hutto, 1,500; Liberty Hill, 1,000, and Lelander, 800, are the other important business towns of the county; all progressive, pushing towns with a future.



Near Taylor.

# FALLS COUNTY.

## Area and Population.

Situated nearly in the center of the State, Falls County, organized in 1850, contains 496,640 acres, about one-third of which is



Cutting Clover.

in cultivation. The population (1900) was 33,342. This is distinctly a farming county. The bottom lands are exceedingly fertile and adapted specially to the growth of cotton, corn and fruit. A large part of the fruits grown in the State come from this county. About half of the county is black rolling prairie land; the remainder, in the Brazos bottom and brown sandy upland, is covered with timber. In the county

are several large flouring mills, two cotton seed oil mills, cotton gins and cotton compresses.

## Schools and Churches:

The county has one hundred and ten public schools, receiving from the State school fund \$41,605. There are one hundred and fifty churches, representing the leading religious organizations.

## Cost of Lands.

Improved lands are rated \$20 to \$40 per acre; unimproved lands \$8 to \$15 per acre.

## Banks.

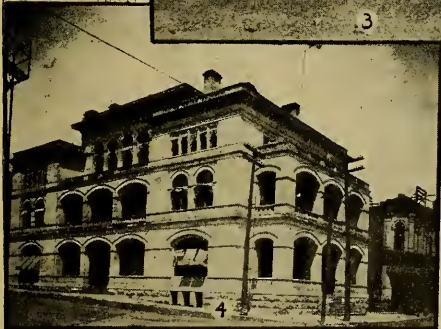
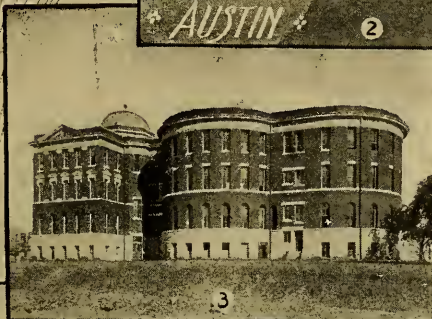
Four banks, with deposits of \$550,000, do the banking business of the county.

## Railway Facilities.

Three lines of road traverse the county. The Missouri, Kansas & Texas Railway passes through the western part.

## Towns.

MARLIN, the county seat (population, 3,200), is one of the noted health resorts of the State. The waters have wonderful curative



1-2-5—State University Buildings. 3—High School. 4—Post Office.

powers for rheumatism. The hotel accommodations are excellent, and the bathing facilities unsurpassed. It is an important business center, with a large number of mercantile houses. In addition to the public schools there are several private schools and colleges, many costly churches and many attractive residences.

#### **Other Towns.**

Groesbeck, population 1,500; Lott, 700, and Chilton, 300, are all progressive business centers.

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## **TRAVIS COUNTY.**

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#### **Area and Population.**

A county with 260,000 acres in cultivation out of a total area of 568,742 acres. The population is 47,386, showing an increase over the census of 1890 of 11,064.

#### **Schools and Churches.**

The public schools number 102, and receive for their support \$49,000. At Austin are located twelve colleges, the State University and Law School, making this an important educational center of Texas. There are over 100 church organizations.

#### **Cost of Lands.**

Improved lands are rated \$25 to \$50 per acre; unimproved lands \$5 to \$10 per acre.

#### **Banks.**

The county has four banks, with deposits of \$3,750,000.

#### **Railway Facilities.**

In addition to the Missouri, Kansas & Texas Railway, there are three other railways in the county, affording excellent railroad facilities.

#### **Cities and Towns.**

AUSTIN, the capital of the State, with a population of 23,000, is the great educational center of Texas, having twelve colleges, among them the State University and Law School, a fine system of public schools, and many handsome churches. Here is located the State Capitol, a very handsome and imposing structure, costing

over three and a half million dollars, and being the seventh building in size in the world. The city has many important industries, is modern in every particular, and has numerous large, imposing business buildings and handsome and expensive residences.

#### Other Towns.

Manor, with 500 population; Merriltown, 100, and New Sweden with 100, are growing towns.



Angora Goat Ranch.

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## CALDWELL COUNTY.

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#### Area and Population.

Contains 338,239 acres, of which a third is in cultivation. The county was organized in 1848, and has a population of 21,765. The



Clark Library, Lockhart.

general surface is level; the black, waxy prairie soil yields large crops of corn and cotton, fruits and vegetables. Stock raising is carried on extensively all over the county.

### Schools and Churches.

Caldwell County has sixty schools, with an annual State appropriation of \$27,460. The church organizations are represented by forty churches of the leading denominations.

### Cost of Lands.

Improved lands are rated \$20 to \$50 per acre; unimproved lands \$10 to \$30 per acre.

### Banks.

The county has three banks, with deposits of \$300,000.

### Railway Facilities.

Three lines of road afford good shipping facilities. The Missouri, Kansas & Texas Railway enters the county on the east and passes through the north-central part.

### Towns and Cities.

LOCKHART, the county seat (population, 3,000), is the largest town in the county. It is well built, thoroughly modern, with fine public schools, several costly churches, a fine public library, and many attractive residences. The leading industries are two cotton seed oil mills, two cotton compresses, one brick plant, soap factory, broom factory, ice and cold storage plant, and a large wholesale grocery house.

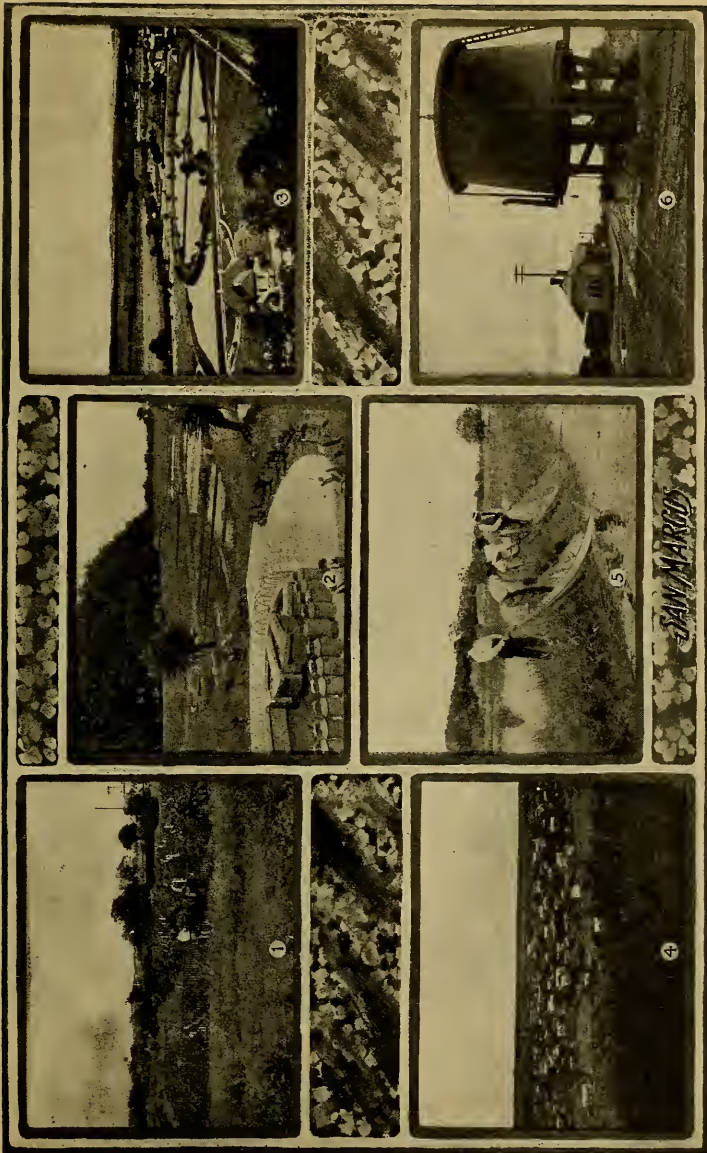
### Other Towns.

Luling, population 2,000; Maxwell, 500; Martindale, 300, are all important, thriving towns.



Christian Church, Lockhart.





1—Near San Marcos. 2-3-5—Government Fish Hatcheries. 4—Bird's-eye View. 6—M. K. & T. Ry. Depot.

# HAYS COUNTY.

## Area and Population.

The county, organized in 1848, contains 436,120 acres, of which a fifth is in cultivation. The population is 14,142. The



“Katy” Scenery.

prairie lands are the black waxy and very productive. The principal crops are cotton, corn, oats, fruits and vegetables. The county is well watered by the Blanco and San Marcos rivers. The San Marcos river, so famous for its matchless beauty and wonderful springs, has its source near the town of San Marcos, and gushes from the mountain side a full-grown river. It furnishes water power sufficient for manufactories of large capacity.

## Schools and Churches.

There are forty schools in the county, receiving from the State school fund \$17,600. In addition, there are two large colleges.

The leading religious organizations are represented by about forty-five churches.

## Cost of Lands.

Improved lands are rated \$35 to \$40 per acre; unimproved lands \$5 to \$15 per acre.

## Banks.

There are three banks in the county, with deposits amounting to \$425,000.

## Railway Facilities.

Two lines of road furnish good shipping facilities. The Missouri, Kansas & Texas Railway passes through the eastern part of the county.

## Towns.

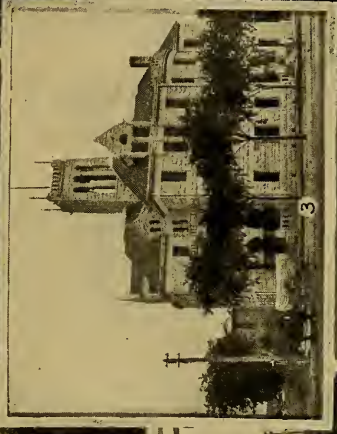
SAN MARCOS, the county seat (population, 2,300), is the most important town in the county, and does a flourishing business in all lines. It is located in a rich farming and stock county, and



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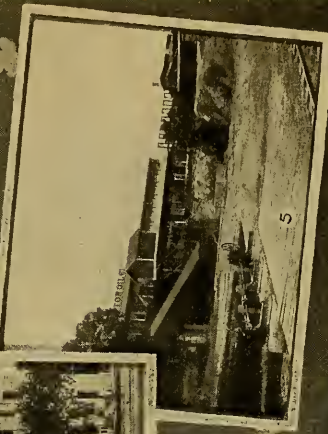


3

*NEW BRAUNFELS*



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1—Flouring Mills and Grain Elevators. 2—Landa Mill. 3—Comal County Court House.  
4—Park and Street Scene. 5—Cotton Seed Oil Mill.

has a large wholesale grocery house, two large cotton seed oil mills, a number of cotton gins, waterworks and electric light plant. Here also are located the U. S. Fish Hatcheries. The San Marcos river,

passing through the town, furnishes power for a large number of manufacturing plants.

It has several public schools, also the M. E. Church College. The city has many costly churches and attractive residences.

#### Other Towns.

Kyle, population 1,000; Buda, 500, and Dripping Springs, are important business points.



Grazing.

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## COMAL COUNTY.

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#### Area and Population.

Organized in 1846, it contains 420,720 acres. The census of 1900 shows the population to be 7,008, consisting almost wholly of thrifty and industrious Germans. The soil is black waxy and very rich, producing large crops of corn, cotton, oats, fruits and vegetables. Fine stock raising is given much attention and has proven a very profitable industry.

#### Schools and Churches.

There are a number of schools in the county, which receive from the school fund \$7,647. Most of the religious organizations are well represented.

#### Cost of Lands.

Improved lands are rated \$40 to \$50 per acre; unimproved lands \$5 to \$20 per acre.

#### Railway Facilities.

The county has good transportation facilities furnished by two roads. The Missouri, Kansas & Texas Railway passes through the central portion of the county.

#### Towns.

NEW BRAUNFELS, the county seat (population, 2,100), is the most important town in the county. The Comal river furnishes ample

water power for extensive manufactories. The town has a large cotton seed oil mill, flouring mills, cotton gins, electric power and light plant, and a number of large mercantile houses, a fine system of public schools, many churches and attractive residences.



Cattle Feeding near New Braunfels.

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## **BEXAR COUNTY.**

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### **Area and Population.**

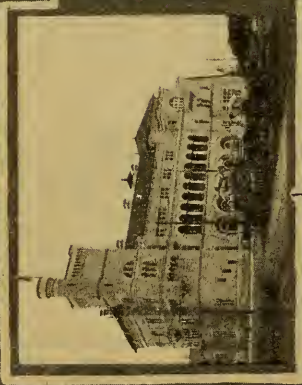
Situated in the heart of Southwestern Texas, this county ranks second in population and taxable value. It is one of the oldest counties in the State, being settled in 1689, and organized in 1838. It contains 752,000 acres, of which 160,000 acres are in cultivation. The soil of the county is a black sandy loam and black waxy. The principal crops are cotton and corn, fruits and vegetables. The stock interests are large. The county has a population of 73,367, an increase since the 1890 census of nearly 20,000.

### **Schools and Churches.**

The educational facilities are of the best, being represented by 150 schools, several colleges, private schools and business colleges. The public schools receive from the State school fund \$132,292. The church organizations number 95, represented by many handsome and expensive buildings.

### **Cost of Lands.**

Improved lands are rated \$20 to \$30 per acre; unimproved lands \$5 to \$10 per acre.



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*SAN ANTONIO*

1—Post Office.  
2—Alamo Plaza and Main Business Street.  
3—The "Alamo."

4—Bexar County Court House and San Antonio River.  
5—Military Plaza and Business Blocks.  
6—City Hall.

### Banks.

Nine banks in the county have deposits amounting to over \$8,000,000.

### Railway Facilities.

The transportation facilities are of the best; five different lines traverse the county. The Missouri, Kansas & Texas Railway passes through the northern part of the county, to San Antonio, its terminus.

### Towns and Cities.

SAN ANTONIO, the county seat, is the great health and winter resort, and the commercial, railroad and live stock center of Southwest Texas.

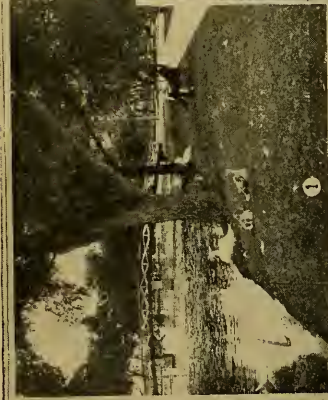


Shipping Wool, Bexar County.

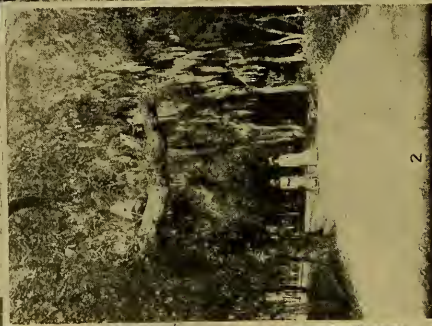
## SAN ANTONIO, THE CITY OF MISSIONS,

Is the gateway between the United States and the Republic of Mexico. As a health and pleasure resort this quaint, beautiful city stands foremost. The population of 53,000 is cosmopolitan in make-up, with the picturesque Mexican much in evidence.

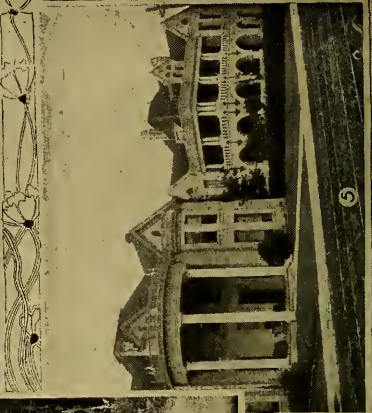
The city is built on a high, rolling, well drained country. The streets for the most part are well paved, following, in a way, the contortions of the beautiful San Antonio river, a small stream lined on either bank for its entire distance with the beautiful verdure of tropical plants and native trees. In the newer part of the city the streets are more regular in shape, and the buildings and residences modern in construction.



RESIDENCE  
AND  
PARK SCENES



SAN ANTONIO





There is an indescribable "something" about San Antonio ever present that fastens upon the visitor as well as the inhabitant a joyous memory that never fades. Perhaps it is the historical interest, the Alamo, the grand old Missions, the picturesque Mexican, the delightful climate, the beautiful plazas (parks); perhaps it is all of these and the many other things that make the city so attractive.

The public school system is very thorough. In addition to the sixteen commodious public school buildings, there are twenty-six colleges and private schools. There are fifty-five churches, many of them being costly and handsome edifices.

Among the many manufacturing establishments are: Two of the largest breweries in the South, several flouring mills, machine shops, foundries, iron works, binderies and printing houses, and cement and tile works.

There are eleven wholesale houses, representing all branches of trade, with a trade extending all over Southwest Texas and Old Mexico.

The ten banks are strong financial institutions, with deposits aggregating \$8,000,000.

San Antonio, the southwestern terminus of the Missouri, Kansas & Texas Railway, has four other lines of railway. A beautiful new passenger station is being constructed by the M. K. & T. and G. H. & S. A. Rys.

## HISTORICAL.

San Antonio was settled in 1689. The Alamo, on Alamo Plaza, was built in 1718. San Fernando Cathedral, on Main Plaza, was built in 1734. Mission Concepcion de la Acuna, two miles from Main Plaza, in 1731; Mission San Jose, four miles south of Main Plaza, in 1720; Mission San Juan, six miles south of Main Plaza, and Mission Espada, eight miles south of Main Plaza, in 1731.

Governor Antonio Cordero was the first of four Governors to occupy the Governor's Palace, No. 105 Military Plaza, in 1749. He was tried for treason, executed, and his head was placed upon a pole where the City Hall now stands.

The Veramendi Palace, No. 128 Soledad street, was occupied by Governor Veramendi, who was the father-in-law of Col. James Bowie.

Milam was killed in the rear of the Veramendi Palace, Dec. 5, 1835, by a sharpshooter, from the top of a cypress tree standing where the old court house now stands. His grave is in the center of Milam Square.

Eight battles for the Independence of Texas were fought in and around San Antonio in 1776, 1812, 1813 (two battles), 1835 (three battles), and 1836, under Spanish, French, Mexican, Mexican Charter, and Texas flags. After the independence of Texas, and when the Republic became one of the States in the Federal Union, the United States flag was used until the outbreak of the Civil War, when the Confederate flag was temporarily used, followed by the United States flag after peace was restored. Thus San Antonio has thrived successively under eight different flags.

Santa Anna invested San Antonio February 23, 1836, in command of a force estimated at from four to six thousand soldiers, and Colonel Travis, with a force of 188 men, was driven into the Alamo. After a siege of eleven days, the Alamo fell on March 6, 1836, and the entire garrison was killed and their bodies burned.

The officers defending the Alamo were Colonel W. B. Travis, James Bowie, Davy Crockett, J. B. Bonham and J. Washington.

The battle of San Jacinto was fought April 21, 1836. "Remember the Alamo" was the slogan. Santa Anna was defeated and captured, thus ending the war and giving independence to Texas.

Previous to the Civil War, General Robert E. Lee and General Albert Sidney Johnston were stationed in San Antonio and had their headquarters on the corner of Crockett and Lasoya streets. They resided in the old Howard mansion on South Alamo street.

General Albert Sidney Johnston also resided on the west side of St. Mary's street, where No. 225 St. Mary's now stands, the third door south of Houston street.

San Antonio has been a military point of importance ever since the annexation of Texas. The present Government Post (second largest in the United States) contains 206 acres. It was selected on account of its strategical position and the exceedingly healthy climate. As it exists at present, it comprises quarters for 14 companies, 43 sets of officers' quarters, offices, commissary and quartermaster's depot, a large corral for horses, all erected at an expenditure approximating \$1,000,000.

#### NATURAL HOT SULPHUR BATHS, SAN ANTONIO, TEXAS.

San Antonio has hitherto been known to tourists and invalids chiefly for its scenic beauty, its historic associations, and its salubrious, anti-malarial climate, and these features have been sufficient to attract thither thousands of annual visitors from all parts of the country. The announcement that to its other attractions has recently been added a magnificent sanitarium, including a superb

modern hotel and an elegantly appointed bath house, supplied with natural hot sulphur-saline water of remarkable medicinal properties,

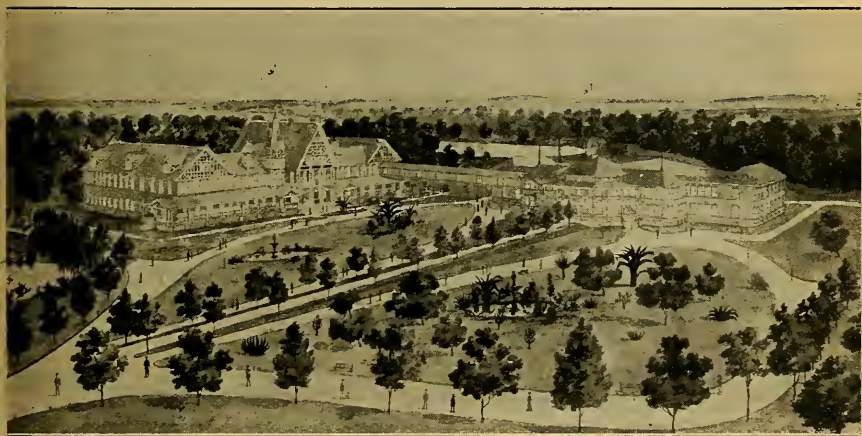


Bath House, Sulphur Wells Hotel,  
San Antonio.

portion of the city there lay a subterranean stratum charged with hot medicinal waters of wonderful curative value. These health-giving waters have at last been rendered available to the public. They flow at the rate of 300,000 gallons daily from a volcanic geyser 2000 feet deep, issuing from the ground at a natural temperature of 104 degrees Fahrenheit, the approved degree of heat for bathing purposes.

will, therefore, be a pleasant surprise to old friends and an additional incentive to those who have never experienced the delights of a sojourn in this quaint and healthful old city.

For several years it has been known that under the southern



Bird's-eye view Sulphur Wells Hotel and Bath House, San Antonio, Texas.

The water is so strongly impregnated with alkaline and saline compounds, as well as with free sulphur, that it is unquestionably the strongest and most remarkable mineral water yet discovered.

It has already proven a specific in all skin and blood diseases, and is nature's remedy for rheumatism, neuralgia, catarrh, malaria, sciatica, jaundice, constipation, etc., for all troubles of the liver, kidneys, stomach and bowels, and for complaints peculiar to women.

Perhaps the greatest advantage, outside of the therapeutic value of the water, which this new resort offers to invalids, is the fact that the climatic conditions of San Antonio are such that the baths may be taken at any season of the year with perfect safety and with the best possible results. San Antonio has no rainy season, is absolutely free from malaria at all times, and its dry, warm, balmy winters make it a natural haven for people from colder latitudes.

The San Antonio hot water contains 285.5 grains of mineral to the gallon, chief among which is free sulphur, the virtues of which as a skin and blood remedy are known to every one. No other



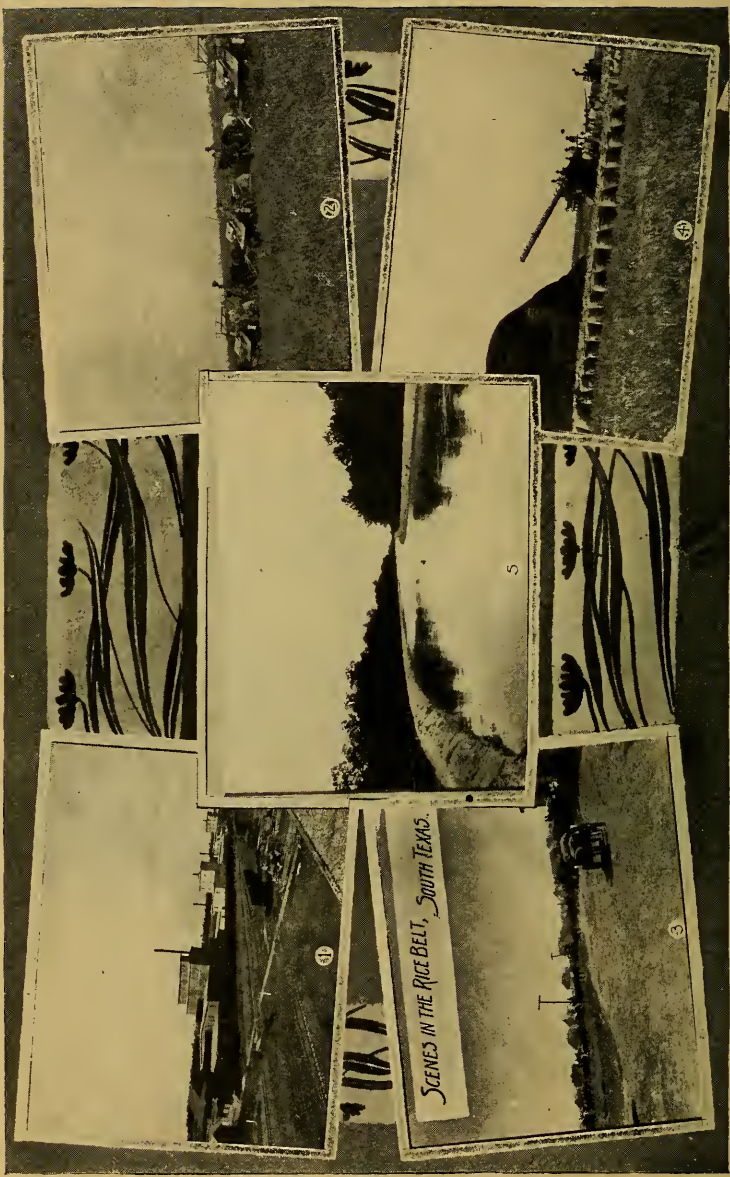
San Antonio River, near Sulphur Wells Hotel.

known water carries this amount of free sulphur in conjunction with natural heat. Among its other constituents are: bromide of sodium, a valuable nerve tonic; carbonate of magnesia, a gentle laxative; lithia, invaluable in the treatment of kidney diseases; iodide of sodium and sesquioxide of iron, blood purifiers and general tonics; phosphate of soda, a regulator of both liver and bowels; chloride of sodium, a fine tonic in the bath and of great value in malarial cases.

The bath house and natatorium is handsome and modern in design, construction and finish, and is surpassed by none in the country in the perfection of its appointments. It contains forty-five private bath rooms for the hot sulphur baths, with tile floors and marble partitions, equipped with solid porcelain tubs. There are separate departments for vapor, Turkish, Russian, Roman, needle and shower baths, and skillful masseurs are in attendance. Spacious parlors, and cooling rooms at graded temperatures, have been provided, as well as 200 individual dressing rooms for bathers. The bath house has three large plunge baths or swimming pools, each 64 by 90 feet, lined with white enameled brick, one for ladies,

one for gentlemen and one for mixed parties. These pools are supplied with the hot salt-sulphur water and are emptied and thoroughly cleaned every 48 hours, besides being freshened with a constant supply of 100,000 gallons daily running in and out of the pools. Cold showers are provided after using the pools. These pools are exclusively for pleasure bathers; invalids are not permitted to use them.





1—Rice Mills.

2—Harvesting.

3—Hauling Rice to Market.

4—Threshing.

5—Irrigation Canal.

SCENES IN THE RICE BELT, SOUTH TEXAS.



2



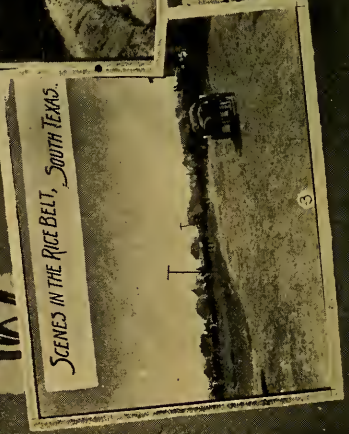
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# SOUTH TEXAS.

## "THE GULF COAST COUNTIES."

What is known as the Gulf Coast Country of Texas borders on the Gulf of Mexico and extending from fifty to seventy-five miles inland, runs from the Sabine river, on the east (the State lines of Louisiana and Texas), westward to Corpus Christi. The counties embraced in this section, immediately tributary to the Missouri, Kansas & Texas Railway, are: Harris, Galveston, Bastrop, Fayette, Colorado, Austin, Waller, Fort Bend, Wharton, Matagorda, Brazoria, Liberty and Jefferson.

The entire section is prairie land, about one-fifth of the area being rich alluvial river bottom lands.

The prairie soil, as a rule, is very fertile, producing great quantities of early fruits and vegetables for Northern and home markets; also semi-tropical fruits. The rice industry in this section has developed rapidly during the past two years and has proved to be a most valuable crop (see article on rice, appearing else-

where), while on the river bottoms of the Brazos, Colorado, Trinity, Caney and other rivers, large crops of sugar cane, cotton and corn are produced. The river lands of South Texas are recognized as being the richest sugar and cotton lands in the United States, producing from twenty



A Harris County Home.

to twenty-five tons of cane per acre, worth on an average of four dollars per ton; and from one to one and a half bales of cotton per acre.

The surface is sufficiently rolling to afford good drainage. The lands are easily cultivated. Pure drinking water is to be had at a depth of from twenty to sixty feet. Artesian wells, at a depth of from 400 to 800 feet, furnish an inexhaustible supply of water.

Large tracts of fine timber border the rivers, and motts of live oak and other timber are scattered over the broad prairies.

The climate is one of the chief attractions of this section. The temperature is rarely above 95 degrees or below 20 degrees Fahrenheit. A continuous Gulf breeze makes this a delightfully healthful climate the year round.

It is an excellent stock country, known far and wide as the greatest breeding section of the United States. An abundance of nutritious grasses, covering the prairies, furnishes ample food, and the short, mild winter makes cattle raising a profitable industry. The cattle raised in this section are being graded up very rapidly.

## COUNTY ASSESSOR'S REPORT.

COUNTY	ASSESSED VALUATION		TAXES		LIVE STOCK			
	1895	1900	1895	1900	No. of Head		VALUE	
					1895	1900	1895	1900
Bastrop .....	\$ 5,587,555	\$ 6,235,710	\$ 55,460	\$ 62,655	34,194	38,086	\$325,718	\$516,486
Fayette .....	8,308,000	8,468,350	82,900	83,450	63,932	50,724	820,805	618,150
Colorado .....	5,410,178	5,924,690	54,909	62,766	34,959	34,085	420,030	445,995
Wharton .....	3,852,493	5,045,952	38,690	57,450	11,268	35,650	118,536	421,260
Maagorda .....	3,120,412	3,414,650	32,985	35,241	87,819	77,711	603,238	779,653
Austin .....	3,947,924	4,060,837	38,597	37,872	28,860	23,422	256,030	256,285
Waller .....	3,280,966	3,145,562	36,789	35,813	27,019	25,332	204,358	225,800
Harris .....	26,989,265	34,102,993	301,326	341,556	37,251	58,938	291,896	476,020
Galveston .....	20,200,500	25,998,590	172,936	289,447	13,298	11,127	132,261	107,219

## BASTROP COUNTY.



Cotton Platform, Bastrop.

### Area and Population.

Organized in 1837, this county has an area of 503,920 acres, with 210,000 acres in cultivation. Population, 26,845. The county produced in 1900, 35,054 bales of cotton, valued at \$1,577,430; corn, 620,000 bushels, and other products, valued at \$793,400; total value of farm products, \$2,620,830. The live stock interest is large, and the stock is well graded.

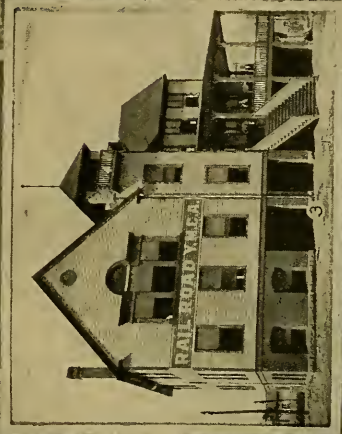




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1—M. K. & T. Ry. Depot and Dining Station.  
2—Cotton Platform.

3—Young Men's Christian Association Building.  
4—Cotton Compress.  
5—Cotton Gin.

### Schools and Churches.

There are 107 schools, employing 204 teachers and receiving from the school fund \$33,608. There are 120 church organizations with many handsome buildings.

### Cost of Lands.

Improved lands may be purchased at \$20 to \$30 per acre; unimproved lands at \$5 to \$15 per acre.

### Banks.

Three banks have on deposit over \$275,000.

### Railway Facilities.

The Missouri, Kansas & Texas Railway, in addition to another line, affords good transportation facilities.

### Towns.

BASTROP, the county seat (population, 3,000), has good schools, churches, and a number of large mercantile establishments. The town has a good system of waterworks and electric lights, cotton seed oil mill, and several other industries.

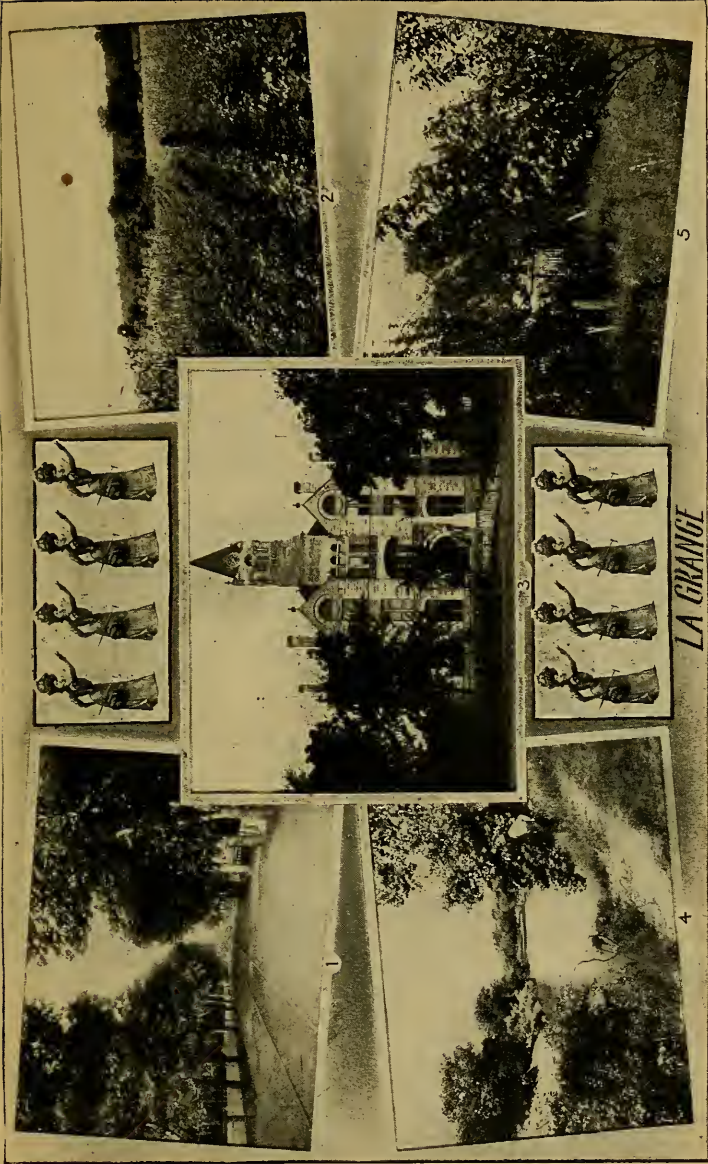


A Star Crop.

Smithville, an important division point on the Missouri, Kansas and Texas Railway, is the largest town in the county, having a population of 3,500. The shops of the railway are located here, giving employment to a large number of men. The town has a good system of public schools, fine churches, a Young Men's Christian Asso-

ciation building, cotton seed oil mill, compress, and good mercantile houses.

Elgin, with 2,000 population, is located in a fine country, and enjoys a large trade. It is the junction of the M. K. & T. and H. & T. C. Rys. All mercantile lines are well represented. The schools are of the highest order, and the leading religious denominations are represented by handsome churches.



**LA GRANGE**

1—Residence Street. 2—Corn and Cotton, Colorado River Bottoms. 3—Fayette County Court House. 4—Colorado River near LaGrange. 5—Pear Orchard near LaGrange. Top and bottom—The "Katy" Octette.

# FAYETTE COUNTY.



Jersey Cows.

## Area and Population.

This is among the oldest counties in the State. Organized in 1837, it contains 526,320 acres, of which 210,000 acres are in cultivation, and has a population of 36,542, mostly industrious German farmers. The soil is very productive; the crop report of 1900 shows the county produced 40,832 bales of cotton, valued at \$1,837,340; of corn, 1,240,000 bushels; oats, 60,000

bushels; other products valued at \$910,000; total value of farm products amounting to \$3,289,840.

## Schools and Churches.

The county has good schools, supported by the State public school fund. The churches are numerous and of varied denominations.

## Cost of Lands.

Improved lands are to be had at \$20 to \$45 per acre; unimproved lands \$8 to \$15 per acre.

## Banks.

The county has five banks, with deposits of \$450,000.

## Railway Facilities.

There are three railroad lines, including the Missouri, Kansas & Texas Railway.

## Towns.

LAGRANGE, the county seat, is an attractive town, with a good system of waterworks and electric lights, fine schools and handsome churches, and an imposing court house, a cotton seed oil mill and a compress. All lines of business are well represented.

## Other Towns.

West Point, Flatonia, Schulenberg, and Fayetteville, are growing towns, located in good farming sections, and have the best of school, church and railroad facilities.



**COLORADO RIVER.**  
**An Important Factor in the Rice Industry.**

# COLORADO COUNTY.

## Area and Population.

Colorado County has an area of 614,400 acres, with 120,000 acres in cultivation, and a population of 22,203. The principal products are cotton, corn, rice, fruit and vegetables. The rice crop has proven very profitable, having been developed in the last few years. The acreage for 1901 was 15,000 acres, producing on an average 40 bushels per acre. The rice companies have an extensive system of canals, taking water from the



Oat Field.

Colorado river. Artesian well irrigation for the farmers operating on a smaller scale has proven profitable.

The county also produces large crops of sugar cane, the yield being as high as 20 tons per acre, worth \$4 per ton.

The live stock industry is an important one, stock being raised at a small expense.

## Schools and Churches.

The county has 126 schools, employing 140 teachers. It receives from the school fund \$30,000. There are 150 church organizations in the county.

## Cost of Lands.

Improved lands on sale at \$15 to \$20 per acre; unimproved lands \$6 to \$15 per acre.

## Banks.

There are four banks in the county, with deposits of \$450,000.

## Railway Facilities.

The Missouri, Kansas & Texas Railway, the Cane Belt Railway, connecting with the "Katy" at Sealy, and two other lines, afford good transportation facilities.

## Towns.

COLUMBUS, the county seat, one of the oldest towns in the county, has good schools and churches, a fine court house, and a number of large mercantile establishments.

Eagle Lake is growing rapidly, being the center of the rice and sugar districts. It is well built, with the best of shipping facilities, good schools and churches, several large mercantile houses, a rice mill, sugar mill, and a number of other important industries.

Rock Island is a new town of Northern people, with good schools and churches, business houses and attractive residences. Rice is being grown extensively in this section.

Garwood, another new town, is located in a good country, and is developing rapidly; rice growing being the leading industry.

Chesterville, located in the eastern part of the county, has made a splendid record.

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## **AUSTIN COUNTY.**

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### **Area and Population.**

Austin County is in the midst of one of the finest farming sections of Southern Texas. The Brazos river forms the eastern boundary. Organized in 1837, it has a population of 20,676, and an area of 455,040 acres, of which about one-third is in cultivation. Cotton, corn, fruits and vegetables are the principal crops. Fruit and vegetables are shipped to northern markets.

### **Schools and Churches.**

The county has a good system of public schools, receiving from the State school fund, \$21,598.

The religious organizations are well represented.

### **Cost of Lands.**

Improved lands are sold at \$20 to \$30 per acre; unimproved lands \$6 to \$10 per acre.

### **Railway Facilities.**

There are four railroad lines in the county. The Missouri, Kansas & Texas Railway passes through the center of the county from east to west, forming a junction with the Cane Belt Railway at Sealy.

### **Towns.**

SEALY, population 1,000, is the junction point of the Missouri, Kansas & Texas and Cane Belt Railways. It is an important railroad center and is growing rapidly in importance as a distributing point. All lines of business are in a flourishing condition. Belle-ville, the county seat, population 1,400; Cat Springs, 1,200; New Ulm, 600; Industry, 350, and Wallis, 300, are important business centers.

# WALLER COUNTY.

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## Area and Population.

Situated on the Brazos river, in the southeastern portion of the State, this county, organized in 1873, has a population of 14,246. It contains 319,360 acres, of which one-half is in cultivation. There is



Picking Beans near Brookshire.

an immense body of land on the Brazos river, of a deep reddish-brown alluvium, which is highly productive and susceptible of continuous cultivation. Cotton, corn and sugar cane, potatoes and other vegetables yield well. Fruits are also

raised in large quantities. About two-thirds of the county is prairie land, covered with native grasses, furnishing a fine range the entire year for large herds of cattle.

## Schools and Churches.

There are fifty-seven public schools, two colleges and a State Normal. The State school appropriation is \$16,330. All the leading denominations are represented by some forty churches.

## Cost of Lands.

Improved lands are sold at \$15 to \$25 per acre; unimproved lands \$5 to \$10.

## Banks.

The county has two banks, with deposits of \$100,000.

## Railway Facilities.

The Missouri, Kansas & Texas Railway passes through the southern part of the county from east to west, and affords ample shipping facilities.

## Towns.

HEMPSTEAD, the county seat (population, 2,500), has a large cotton seed oil mill, and several other industries. It is a well built town, with a large volume of trade.

Brookshire, on the Missouri, Kansas & Texas Railway, in the southern part of the county, is the center of the fruit and vegetable growing district. Waller and Patterson are the other principal towns.



# FORT BEND COUNTY.

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## Area and Population.

This county, organized in 1837, now has a population of 16,538. It contains 568,960 acres, of which one-third is in cultivation. The Brazos river traverses the county from the northwest to the southeast. Its wide bottom lands are of deep alluvial soil, very fertile, and producing large crops of corn, cotton and sugar cane. The sugar industry has developed rapidly, and has proven remunerative. One of the largest sugar refineries and paper mills in the South is located at Sugarland.



“Twas dis a-way.”

## Schools and Churches.

The county has good schools and churches. The State school fund is \$15,898.

## Cost of Lands.

Improved lands can be purchased at \$15 to \$30 per acre; unimproved lands \$5 to \$10 per acre.

## Railway Facilities.

The county has four railroad lines, affording good transportation facilities.

## Towns.

RICHMOND, the county seat (population, 1,600); Sugarland, 1,000, and Rosenberg, 500, are the most important towns in the county. All lines of business are represented.

# WHARTON COUNTY.

## Area and Population.

Organized in 1846, Wharton County now has a population of 16,942, with an area of 750,080 acres, of which 70,000 acres are in cultivation. Sugar, rice, cotton and corn are profitably grown. The production of rice and sugar cane is increasing each year, and these crops now rank as leading staples.

## Schools and Churches.

Sixty-four schools, with a school fund of \$20,487, and many good churches, give the best of educational facilities.

## Cost of Lands.

Improved lands are rated at \$20 to \$40 per acre; unimproved lands \$6 to \$10 per acre.

## Banks.

Two banks have deposits of \$125,000, and yearly handle large sums in transacting the business incident to the marketing of rice and sugar cane.

## Railway Facilities.

The Cane Belt Railway, connecting with the Missouri, Kansas & Texas at Sealy, gives good shipping facilities.

## Towns.

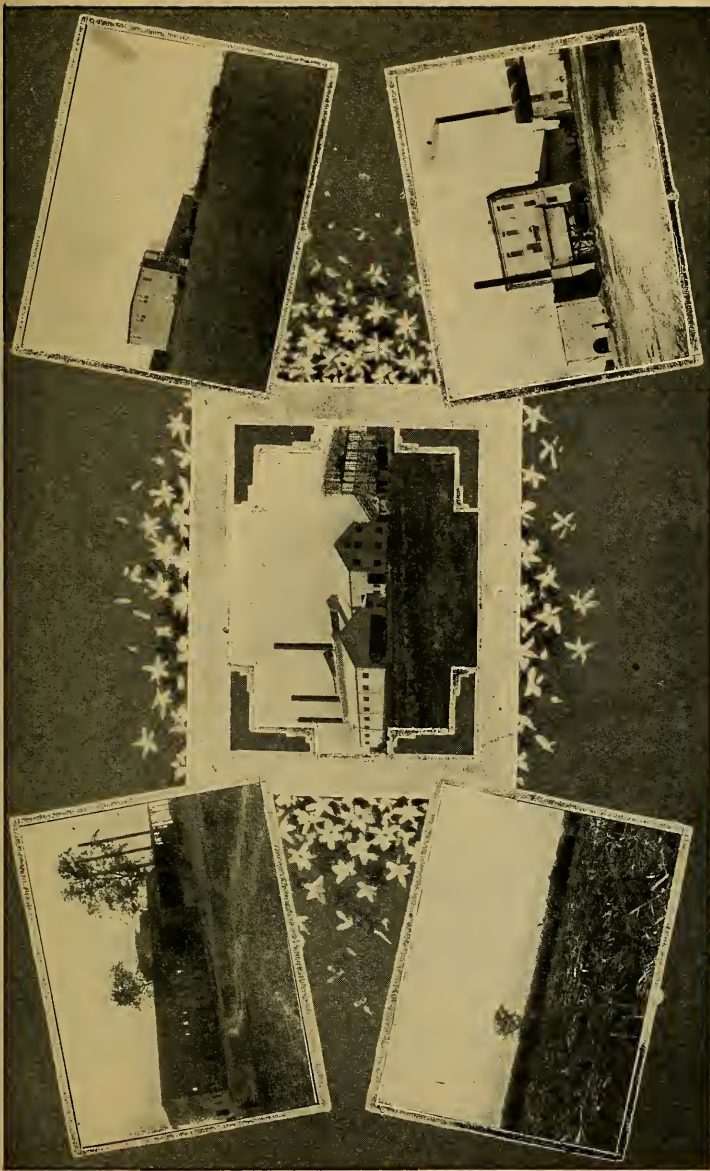
WHARTON, the county seat, is the largest town in the county, having a good system of public schools, a number of churches, a sugar mill, a cotton seed oil mill, good mercantile establishments, and a splendid country trade.

El Campo, with a population of 1,000, is located in a good farming and stock country.

Lane City, a new town on the Cane Belt R. R., is growing rapidly, being situated in the center of the rice and sugar-growing district.



Straight-away.



Sugar Refineries and Rice Mills along the Cane Belt Railway, South Texas.

- 1—Glen Flora Sugar Mill, Capacity 350 Tons of Cane per day.
- 2—Bay City Rice Mill and Warehouse.
- 3—Sugar Cane Fields, Bonus Plantation.
- 4—Lake Side Rice Mill, Capacity 1200 Bags per day.
- 5—Lake Side Sugar Refinery, Capacity 1200 Tons of Cane per day.

# MATAGORDA COUNTY.

## Area and Population.

Bordering on the Gulf, this county has an area of 913,920 acres, with 45,000 acres in cultivation. The population has nearly doubled in the past few years. The cultivation of rice is the leading industry. The county has a number of large irrigation canals, and produced in 1901 nearly a million bushels of rice. Cotton, corn and fruits are also grown successfully. The "Caney Bottom Lands" are noted for their wonderful fertility.

## Schools and Churches.

The county has thirty-three schools. The school fund is \$7,688. There are forty churches, of leading denominations.

## Cost of Lands.

Improved lands are sold at \$15 to \$30 per acre; unimproved \$8 to \$15 per acre.

## Banks.

The county has one bank, at Bay City, with deposits of \$75,000.

## Railway Facilities.

The Cane Belt Railway affords good shipping facilities in connection with the Missouri, Kansas & Texas Railway at Sealy.

## Towns.

BAY CITY, the county seat, is one of the important towns, having a population of 1,200, with good business houses, a fine court house,



Threshing Rice near Bay City.

a good system of schools, a number of churches, and attractive residences.

Matagorda, with 500 population, is one of the oldest towns in this part of the State, located on Matagorda Bay; it has solid business houses, good schools and church organizations, and is the headquarters for the duck hunters during the winter.

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## **HARRIS COUNTY.**

### **Area and Population.**

The area of the county is 1800 square miles, with about one-fourth in cultivation. The population in 1900 was 63,786. It is a prairie county, well watered, producing abundant crops of cotton, rice, fruits and vegetables; a large acreage is in rice.

### **Schools and Churches.**

The county has a sufficiency of good public schools, a number of business colleges and private schools. The church organizations number about ninety, with many handsome and expensive edifices.

### **Cost of Lands.**

Improved lands sell at \$15 to \$40 per acre; unimproved lands \$10 to \$20 per acre.

### **Banks.**

There are eight banks, their clearings for the year of 1901 amounting to \$404,301,440.

### **Railway Facilities.**

The county has excellent transportation facilities, there being fourteen railroads other than the Missouri, Kansas & Texas Railway.

### **Cities and Towns.**

HOUSTON, the county seat, has a population of 44,633. It is the greatest railway center of the State, and does a very large business in all lines.

La Porte, one of the great resorts of the State, has a promising future as a shipping point of considerable importance. Katy, Genoa, Harrisburg and Webster are thriving towns, all having good schools, and located in a fine fruit and vegetable section, with good shipping facilities.



1—Buffalo Bayou.

2—Main Street.

3—M. K. & T. Ry. Station.

4—One of Houston's Churches.

5—Office Buildings.

6—Residence Street.

## HOUSTON

Is the great railroad and commercial center of the South, and the center of the lumber, sugar, rice and oil interests of Texas.

Is a modernly built city, with many handsome office buildings, large wholesale and retail stores, an extensive electric street railway system, many miles of well paved streets, beautiful parks, a fine system of public schools, and many handsome residences and expensive churches.

There are fourteen railroads entering the city, including the Missouri, Kansas & Texas Railway.

The eight banks show clearings for 1901 amounting to \$466,426,159, as compared with 1900 clearings of \$394,859,480—an increase over 1900 of \$71,566,679.

Total tonnage of freight of the railroads converging at Houston for the past fiscal year, 5,595,152 tons.

The Census Bulletin, issued January, 1901, shows the manufacturing interests of Houston as follows:

	1900.	1890.	In-crease.
Number of establishments.....	507	210	141.4
Capital .....	\$ 6,925,865	\$3,509,434	97.3
Wage-earners—average number...	4,580	2,711	68.9
Total wages .....	2,405,770	1,353,628	77.7
Miscellaneous expenses.....	662,012	315,114	111.4
Cost materials used, including the custom work and repairing...	5,735,703	3,638,205	57.7
Value of products.....	10,568,175	6,832,943	54.7

Manufacturing and industrial establishments, including cotton compresses, cotton seed oil mills, rice and lumber mills, breweries,



Orchard near Houston.

and a number of other enterprises; capital employed, about \$10,000,000.

The principal industries of the city are now using Texas oil for fuel, instead of wood and coal, at a great saving.

Sales of merchandise and manufactured articles (estimated), \$65,000,000.

Houston holds the world's record on cotton receipts—2,534,050 bales for one season.

The city is making a very rapid growth, and all lines of business show a remarkable increase.



Jacks and Jennets.

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## CALVESTON COUNTY.

### Area and Population.

With an area of 673 square miles, of which about one-fourth is in cultivation, Galveston County boasts of a population of 44,116. There is very little farming done in the county, the lands in cultivation being in fruits and vegetables, for which the soil is especially adapted. The excellent shipping facilities and home markets make this a profitable industry.

### Schools and Churches.

There are twenty-five public schools in the county, employing one hundred and ten teachers, receiving from the school fund



\$30,000; fine city schools and colleges, the State Medical School, and a number of private schools and business colleges.

The church organizations number thirty, with many handsome and expensive buildings.

#### **Cost of Lands.**

Improved lands may be bought at \$20 to \$50 per acre; unimproved lands \$10 to \$20 per acre.

#### **Banks.**

There are nine banks, with clearings in 1901 amounting to \$378,435,800.

#### **Railway Facilities.**

The Missouri, Kansas & Texas Railway and four other lines afford the best of transportation facilities.

#### **Cities and Towns.**

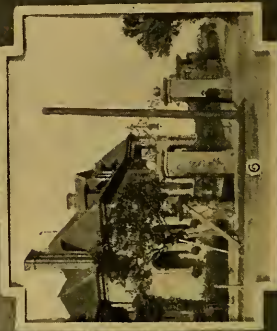
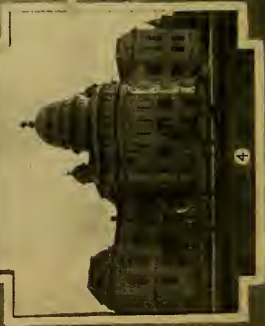
GALVESTON, the county seat, with a population (1901) of 37,789, is the great sea port of Texas and the Southwest.

#### **Other Towns.**

Dickinson, League City, Texas City and Lamarque are good towns, with schools and churches. The principal industry is fruit and vegetable raising.



"Along the Way."



*GALVESTON*

1—Galveston Court House.  
2—Rosenberg Monument.

3—Union Station.  
4—Ball High School.

5—Wharfs and Grain Elevator.  
6—Residences on Broadway.

## GALVESTON.

Galveston is located on a deep water harbor, and has excellent railway facilities, extensive wharfs and terminals. It is a port for twenty-three lines of European steamers, two lines to Mexico, one line to Cuba, two lines to New York, and two lines to Japan and the far East. Thus it will be seen that Galveston is to the great South-west what New York City is to the Eastern and Central States.



Strawberries, Galveston County.

Notwithstanding the calamity that befell this beautiful city in the great destructive tidal wave in October, 1900, the city has been rebuilt and many new enterprises are planned. The volume of business during the year 1901 shows a healthy increase.

The bank clearings for the year 1901 were \$378,435,800, compared with \$323,506,300 for 1900.

During the same year, 1,961,380 bales of cotton, valued at \$85,857,145, were exported through Galveston, compared with 1,535,202 bales, valued at \$73,333,364, in 1900.

The wheat exports through Galveston during 1901 were 15,704,465 bushels, valued at \$11,476,205, compared with 14,180,345 bushels, valued at \$8,999,073, for 1900.

The flour exported amounted to 144,073 barrels, valued at \$472,607.

During 1901, 18,071 carloads of grain were received at Galveston, compared with 17,624 cars received during 1900.

The lumber exported for 1901 amounted to 31,423,000 feet, valued at nearly half a million dollars.

There were 347 vessels clearing from Galveston in the foreign trade during 1901, with a net tonnage of 786,100.

Galveston wharf and terminal facilities are equal in convenience to any port in the country, having greater wharfage area than any other port except New York.

During 1901, 91,950 loaded cars were handled in the yards of the Galveston Wharf Company, compared with 82,374 cars handled during 1900.

The receipts for the Galveston Post Office for 1901 were the largest in its history.

During 1901 over \$4,000,000 were spent for permanent improvements.

Galveston is noted for its many beautiful homes, fine churches, and unexcelled educational facilities. The State Medical College is located here.

The wholesale business is large, having a number of large grocery, dry goods and clothing houses.

Galveston now has a storage capacity of over 3,000,000 bushels of grain, having three immense elevators, and can handle 70,000,000 bushels during a season.

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## BRAZORIA COUNTY.

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Cotton Field.

### Area and Population.

Organized in 1837, the county contains 946,560 acres, with about a fifth in cultivation. The Brazos river flows through the center of the county from the north to the south. The ground is nearly level, about half of it being covered with valuable timber.

The soil is exceedingly rich, yielding large crops of cotton, corn, sugar cane, fruits and vegetables. The population is 14,861.

### Schools and Churches.

The educational facilities are good. The public schools receive from the State school fund \$19,973 for their maintainance.

The leading religious organizations are represented by good churches.

### Cost of Lands.

Improved lands sold at \$15 to \$30 per acre; unimproved lands \$6 to \$12 per acre.

### Railway Facilities.

The county is traversed by three railroad lines.

## Towns.

ANGLETON, the county seat, has a population of 600; Velasco, 600; Alvin, 1,000; Columbia, 1,000, and Brazoria, 400. These are the most important towns in the county, and are good business locations.

Alvin is located in the center of the fruit and vegetable-growing district; a very large acreage is devoted to this industry.

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# LIBERTY COUNTY.

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## Area and Population.

Organized in 1837, this county has a population of 8,102. It is situated in Southeastern Texas, and contains 750,080 acres, about one-fourth being in cultivation.

The general surface is level, about one-fourth of the county is prairie, furnishing fine range for stock. The remainder is nearly all wooded, with long leaf pine, oak and hickory. The principal crops are cotton, corn, rice, fruits and vegetables. A very large acreage is devoted to rice



Cotton Compress.

growing, and there is an extensive system of canals.

## Schools and Churches.

The public schools receive \$7,813 from the State school fund. The various religious organizations are well represented.

## Cost of Lands.

Improved lands are rated at \$15 to \$25 per acre; unimproved lands \$5 to \$10 per acre.

## Railway Facilities.

The county has two railroad lines, furnishing good transportation facilities.

## Towns.

LIBERTY, the county seat (population 900), and Dayton (population 300), are the principal towns.

# JEFFERSON COUNTY.

## Area and Population.

This county is located in the extreme southeastern part of the State, on the Gulf of Mexico. It was organized in 1838, and contains 660,480 acres, with about one-fourth in cultivation. The rice acreage amounts to nearly 35,000 acres, with about eighty miles of canals. This county has attracted world-wide attention owing to the recent oil discoveries in and about Beaumont.

## Schools and Churches.

The county has thirty-nine schools, employing forty-nine teachers, and receives from the State school fund the sum of \$27,630. All the leading religious denominations are represented.

## Cost of Lands.

Improved lands are rated \$25 to \$50 per acre; unimproved lands \$15 to \$20 per acre.

## Banks.

The six banks in the county have deposits of over \$4,000,000.

## Railway Facilities.

The county has several railroad lines, affording adequate transportation facilities.

## Towns.

BEAUMONT, the county seat (population 9,427), is the lumber, rice and oil center of Southeastern Texas. It has a good system of public schools, many costly churches, imposing business blocks, and many handsome residences. Since the wonderful oil development the growth of Beaumont has been very rapid. The leading industries are represented by several large rice mills, extensive saw and planing mills, an iron foundry, large wholesale jobbing houses, oil refineries, and a number of other plants. The city is well built, and has all modern improvements.

Port Arthur (population 900) and Sabine Pass (400) are both deep water ports, and transact a large business.

# EAST TEXAS COUNTIES.

"THE FRUIT AND TIMBER BELT."

East Texas, traversed by the Missouri, Kansas & Texas Railway, comprises Hopkins, Rains, Wood, Camp, Morris, Cass, Marion, Harrison, Trinity, Polk and Tyler Counties. This section of the State is heavily timbered with fine merchantable woods, making the lumber industry very important. Large deposits of brown hematite iron ores, as well as large bodies of lignite and potter's clay, are found in Camp, Cass, Marion and Harrison Counties. The natural resources afford many opportunities for industrial development. Building material is very cheap, and fuel can be had for the cutting.



Packing Peaches.

The sandy loams and red soils of this section are especially adapted to the growth of fine fruits and vegetables and high grade tobacco. As the "Fruit Belt" this section of the State is known far and wide (the articles of fruits shown herein show the development and large profits that are being made in this line). Fair crops of cotton, corn and cereals are also grown. East Texas has a great abundance of pure water in wells at a depth of from 15 to 25 feet and from the numerous springs.

Lands are cheap and can be purchased on very favorable terms.

## COUNTY ASSESSOR'S REPORT.

COUNTY	ASSESSED VALUATION		TAXES		LIVE STOCK			
	1895	1900	1895	1900	No. of Head		VALUE	
					1895	1900	1895	1900
Hopkins .....	\$4,669,538	\$5,662,595	\$57,153	\$57,949	66,614	55,422	\$407,672	\$566,550
Rains .....	933,349	1,233,365	12,819	14,504	14,423	21,345	108,557	158,460
Wood .....	1,611,011	3,463,420	16,702	38,385	25,072	40,895	43,496	176,583
Camp .....	1,122,233	1,238,105	16,951	19,125	5,891	11,429	56,778	103,466
Morris .....	795,823	961,626	9,822	11,899	15,534	11,221	113,868	108,148
Marion .....	1,738,416	1,600,213	26,500	23,825	6,358	10,958	39,694	104,351
Harrison .....	3,969,359	4,856,975	69,739	52,081	29,961	28,186	294,267	379,495
Trinity .....	1,834,021	2,050,000	7,900	10,056	6,260	17,025	53,750	152,000
Polk .....	2,688,208	3,056,258	22,275	30,640	47,616	49,224	294,453	314,797
Tyler .....	1,864,492	1,958,829	22,700	22,860	34,117	30,656	196,613	176,889

# HOPKINS COUNTY.



Cotton Compress.

## Area and Population.

Of the 504,787 acres, 336,500 are under cultivation in the 2,700 farms of this county. Organized in 1846, it now has a population of 27,950. Located in the East Texas timber belt, besides lumber, the county produces large crops of cotton, corn, fruits and vegetables, for the growth of which the soil is especially adapted. There are many large orchards

and a large acreage devoted to vegetables.

## Schools and Churches.

The county has fine educational facilities; 100 public schools, 125 teachers, receiving from the school fund \$33,378; a normal school and a good college.

The religious organizations number over 100, of the leading denominations.

## Cost of Lands.

Improved lands are to be had at from \$10 to \$20 per acre; unimproved lands from \$6 to \$10 per acre.

## Banks.

The three banks have deposits amounting to \$780,000.

## Railway Facilities.

In addition to the Missouri, Kansas & Texas Railway, there is one other road traversing the county, giving a good outlet to northern markets.

## Towns.

SULPHUR SPRINGS, the county seat, has a population of 4,500. The town has a handsome \$100,000 court house, a normal school, college, a fine system of public schools, and a number of fine church buildings. The industries are: Two cotton seed oil mills, ice plant, bottling works, tannery, bonnet factory, pressed brick plant, cotton compress, three furniture factories, and a number of wholesale houses.

Cumby, with 1,000 population, is another good town, in a flourishing district.



# RAINS COUNTY.

## Area and Population.

A county containing 170,880 acres, with about 60,000 acres in cultivation. Two-thirds of the county is covered with heavy timber. Farming and stock raising are the principal means of livelihood on the 1,500 farms in the county. Vegetables and small fruits are grown successfully. The population in 1900 was 6,127, having increased about 2,500 since the previous census.



Onions.

## Schools and Churches.

There are thirty schools in the county, employing forty teachers, receiving \$10,000 from the State school fund. There are thirty churches of leading denominations.

## Cost of Lands.

Improved lands are rated from \$8 to \$20 per acre; unimproved lands from \$4 to \$15 per acre.

## Railway Facilities.

The Missouri, Kansas & Texas Railway passes almost centrally through the county and is the main outlet for northern markets.

## Towns.

EMORY, the county seat, has a population of 600; Point, 300. These are the principal towns. All lines of business are well represented and in a flourishing condition.



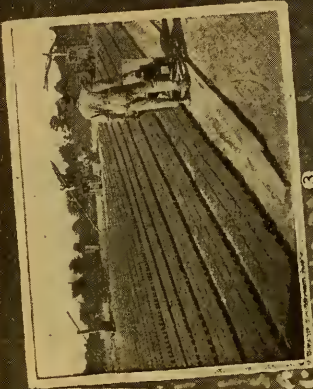
WINSBORO



1



2



3



4



5



6

1—M. K. & T. Ry. Track and Depot.  
2—Pottery.

3—Brick Yards.  
4—Saw Mill Pond.

5—Lumber Yards and Saw Mills.  
6—Tram Line Hauling Saw-logs

# WOOD COUNTY.

## Area and Population.

One of the timber counties of East Texas, with an area of 259,774 acres, of which about 90,000 acres are in cultivation. Organized in 1850, it now has a population of 21,048. Located in the fruit belt, fruit and truck farming are given a great deal of attention. The county produces good crops of cotton and corn, and stock raising is an important industry.

## Schools and Churches.

There are 84 schools in the county, employing 95 teachers, receiving from the school fund \$25,498. The churches number 75, of the leading denominations.

## Cost of Lands.

Improved lands are rated from \$12 to \$20 per acre; unimproved from \$6 to \$10 per acre.

## Banks.

The two banks have deposits amounting to \$125,000.

## Railway Facilities.

The Missouri, Kansas & Texas Railway, with two other lines, serve the county with good transportation facilities.

## The Principal Towns in the County are:

MINEOLA with a population of 1,725; Winsboro 1,000, and Quitman, the county seat, 300; all are live, progressive towns, with every line of business well represented. Goods schools and churches. Industries, such as lumber and shingle mills, cotton seed oil mills, cotton compresses, and creameries.



Lumber Yard, Winsboro.

EL BERTA, a new town, located 16 miles southeast of Winsboro, on the Texas Southern Railway, is being colonized principally by

people from the North, and bids fair to soon be a prosperous, thriving community. Orchards are being planted, and with the splendid facilities for marketing products, it promises to be one of the most important fruit and vegetable centers of East Texas.

# CAMP COUNTY.

## Area and Population.

In the timbered district of the State is Camp County, with an area of 128,640 acres, of which 52,000 acres are in cultivation. Organized in 1874, the population now is 9,146. The products are cotton and corn, fruits and vegetables. There are a number of large peach orchards in the county, and the fruit and truck farming has proven very profitable.

## Schools and Churches.

The county has good public schools, employing 52 teachers, receiving for their support the sum of \$12,690. There is also a fine college and several private schools. The churches number 40, of the leading denominations.

## Cost of Lands:

Improved lands are for sale at from \$12 to \$25 per acre; unimproved lands from \$6 to \$10 per acre.

## Banks.

There are two banks, with deposits of \$150,000.

## Railway Facilities.

The Missouri, Kansas & Texas Railway traverses the county and affords good shipping facilities in every direction.

## Towns.

PITTSBURG, the county seat, is located in the center of the county, in a prosperous territory. It has a population of 2,000; a good system of public schools and a \$13,000 college; Carnegie library costing \$12,000, and a number of fine churches. The town is growing rapidly and has a promising future. The industries are: a furniture factory, an oil mill, textile, woolen and cotton mills, foundry and an electric light plant.

Pittsburg has, within reach, large fields of lignite or brown coal, and fire clay, beside the railroad track about three miles from the city, and within equal distance are inexhaustible hills of brown hematite iron ore of the finest quality, and adjoining these are great forests of pine, gum, oak and other hard wood timbers.

Leesburg, with 300 population, and Pine, with 150, are the other towns of importance.

# MORRIS COUNTY.

## Area and Population.

Located in the northeastern part of the State, this county was formerly heavily timbered; with a total area of 155,322 acres, 110,000 acres are under cultivation. Organized in 1875, it has a population of 8,220. The principal products are cotton, corn fruits and vegetables.



East Texas Tomatoes.

## Schools and Churches.

The thirty-seven schools employ fifty teachers, and receive for their support the sum of \$12,175. There are thirty church organizations.

## Cost of Lands.

Improved lands are for sale at from \$6 to \$10 per acre; unimproved lands from \$4 to \$6 per acre.

## Banks.

The three banks have deposits amounting to \$200,000.

## Railway Facilities.

There is one other line in addition to the Missouri, Kansas & Texas Railway that traverses the county.

## Towns.

DAINGERFIELD (population 1,000), the county seat, enjoys a large trade, has good mercantile establishments, cotton seed oil mills, a cotton gin factory, and a good system of public schools, and several churches. There are large shipments of fruit and vegetables from Daingerfield each year, considerable attention being paid to fruit and vegetable culture in this section.

## Other Towns are:

Omaha with 750 population, and Naples with 800, are both good business locations.

# CASS COUNTY.



Negro Cabin.

## Area and Population.

Organized in 1846, with a total of 652,178 acres, of which about one-third is in cultivation, Cass County now has a population of 22,841. The general surface of the county is undulating. Three-fourths of the county is covered with a heavy growth of oak, pine, hickory, cypress and walnut timber. Cotton and corn are grown successfully, but the soil is especially adapted to the growth of fruits and vegetables. Apples grown here are very superior in flavor and perfect in form

## Schools and Churches.

The county has 96 schools, employing over 200 teachers, receiving from the school fund over \$30,000 for their support. The various religious organizations are well represented, with a number of fine church edifices.

## Cost of Lands.

Improved lands are rated from \$10 to \$15 per acre; unimproved lands from \$5 to \$8 per acre.

## Railway Facilities.

The Missouri, Kansas and Texas Railway and two other railroad lines furnish good shipping facilities.

## Towns.

LINDEN, the county seat, with a population of 600; Atlanta, 2,000; Queen City, 800, and Hughes Springs, 400, are the important towns in the county. Hughes Springs, on the line of the Missouri, Kansas & Texas Railway, is a well-known summer resort, and is noted for the curative powers of the waters in cases of malaria and other fevers.

These towns all transact a large business, and are in a very flourishing condition.



JEFFERSON

1—Near Jefferson. 2—Iron Furnace.

3—Lumber Yards. 4—Country Road.

5—Post Office.

6—The Bayou.

# MARION COUNTY.

## Area and Population.

The area of the county is 258,630 acres, with 60,000 acres in cultivation. It was organized in 1860, and has a population of 10,754.



Saw Mill, Jefferson.

The county is in the northeastern part of the State, the Louisiana State line forming the eastern boundary. The principal crops are cotton, corn, fruit and vegetables, and stock raising is an important industry. Iron ore in large quantities is found in several parts of the county. It has been used for a number of years in the manufacture of plows, stoves, car wheels, etc.

This ore is said to make the finest car wheels of any ore in the world.

## Schools and Churches.

The county has 57 schools, with 66 teachers, and receives from the school fund the sum of \$16,306. There are 125 churches, with many fine buildings.

## Cost of Lands.

Improved lands are rated at from \$6 to \$12 per acre; unimproved lands from \$4 to \$6 per acre.

## Banks.

There is one bank in the county, with deposits of \$130,000.

## Railway Facilities.

The county is traversed by the Missouri, Kansas & Texas Railway.

## Towns.

JEFFERSON, the county seat, has a population of 2,800, and is the principal town of the county. It has a number of churches, a good school system, a cotton compress, a cotton seed oil mill, iron works, a plow factory, flouring mill, several large lumber mills, a new Federal court house and post office building.

## The Other Towns are:

Kellyville, Smithland, Lodi, Lasater and Hartsaw, are in a flourishing condition with bright prospects of future growth.



# HARRISON COUNTY.

## Area and Population.

The county contains 574,884 acres, with about one-half in cultivation, the principal crops being cotton, corn, fruits and vegetables. Organized in 1845, in North-eastern Texas, on the boundary line of Texas and Louisiana, it is one of the oldest counties in East Texas. The census of 1900 gives the population as 31,878.



Cotton Compress.

## Schools and Churches.

There are 130 public schools in the county, employing 149 teachers, and receiving for their support from the State school fund \$38,856. In addition to the fine system of public schools, there are several colleges. The religious organizations number over 100, with many costly churches.

## Cost of Lands.

Improved lands are to be had at from \$8 to \$15 per acre; unimproved lands from \$4 to \$8 per acre.

## Banks.

The two banks in the county have on deposit \$750,000.

## Railway Facilities.

The county has fine railway facilities. In addition to the Missouri, Kansas & Texas Railway, there are three other lines traversing the county. The Texas Southern Railway has recently been completed from Marshall to Winsboro, connecting with the Missouri, Kansas & Texas Railway at that point, giving this county a great impetus.

## Towns and Cities.

MARSHALL, the county seat, with a population of 10,000, is one of the important cities in Northeast



Peanuts.

Texas. It has a fine system of public schools, several colleges, many costly churches, and handsome residences. The leading industries are: a large car wheel works, iron foundries, cotton compress, cotton gins, saw and planing mills, ice factories, and a number of other manufacturing plants.

**Other Important Towns are:**

Hallville, population 300; Jonesville, 200, and Waskom, 300.

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## **TRINITY COUNTY.**

### **Area and Population.**

This county, organized in 1850, contains 453,120 acres, of which about one-fourth is in cultivation. The principal crops are cotton, corn, fruits and vegetables. At Glendale are located large commercial orchards. The lumber industry is very large; there are fifteen saw mills in the county. At Groveton, the county seat, is located one of the largest saw mills in the State. The census of 1900 gives the population as 10,976.

### **Schools and Churches.**

There are sixty schools in the county, employing eighty-five teachers, and receiving for their support the sum of \$12,917 from the State school fund. The church organizations number seventy-five, of the leading denominations.

### **Cost of Lands.**

Improved lands are sold at from \$6 to \$10 per acre; unimproved lands from \$3 to \$8 per acre.

### **Banks.**

There is one bank in the county, with deposits amounting to \$75,000.

### **Railway Facilities.**

There are two lines of road in the county; the Missouri, Kansas & Texas Railway runs through the county from east to west.

### **Towns.**

GROVETON, the county seat, with a population of 2,000; Trinity, 1,000; Glendale, 300; Saron, 300; Westville, 300; Willard, 350, are the important towns, doing a large business, with good business houses and an increasing trade.

# POLK COUNTY.



A Texas Melon Patch.

sandy loam, adapted for fruits and vegetables. The county was organized in 1846, and contains 710,760 acres, with a population of 14,477.

## Schools and Churches.

The county has seventy-six schools, employing ninety teachers, and receives from the State school fund \$15,632. The leading religious organizations are well represented.

## Cost of Lands.

Improved lands are to be had at from \$6 to \$15 per acre; unimproved lands from \$3 to \$5 per acre.

## Railway Facilities.

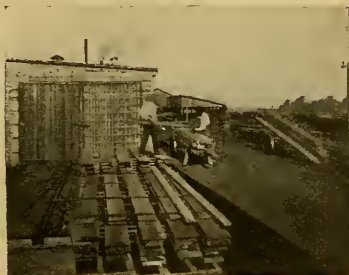
Two lines of road traverse the county; the Missouri, Kansas & Texas Railway passes through the county from east to west.

## Towns.

LIVINGSTON, the county seat, has a population of 1,200; Corrigan, 500; Moscow, 600; Leggett, 300; Colita, 150. Livingston and Corrigan are both good business centers, with a number of large mercantile houses.

## Area and Population.

Situated in the eastern part of the State, the general surface is slightly broken, and there is an abundance of timber, principally pine, pecan, oak, walnut, cypress and cedar. The lumber industry is an important one. Cotton and corn are the leading crops. The soil is a



Saw Mill near Corrigan.

# TYLER COUNTY.

## Area and Population.

This county was organized in 1846, and contains 587,520 acres, with about 80,000 acres in cultivation. Corn, cotton, potatoes, vegetables and fruits are the principal crops. The soil is light sandy and black loam. The census of 1900 shows the population to be 11,889.



A Texas Vineyard.

## Schools and Churches.

There are forty schools in the county, employing seventy-five teachers, receiving from the State school fund the sum of \$12,611 for their support. The leading religious denominations are each represented.

## Cost of Lands.

Improved lands are rated from \$10 to \$20 per acre; unimproved lands from \$4 to \$8 per acre.

## Railway Facilities.

There are two roads in the county; the Missouri, Kansas & Texas Railway passes centrally through the county.



Lumber Yard at Colmesneil.

## Towns.

COLMESNEIL, with a population of 2,000; Woodville, the county seat, with 1,500; Warren, with 1,200, are the leading towns in the county, each having large mercantile houses and doing a good business. The lumber industry is important; there are several large saw mills located at Colmesneil.



SHREVEPORT

1—Bridge Across Red River.  
2—Business Section.

3—Post Office.  
4—Court House.

5—Main Street.  
6—Cotton Yards.

## SHREVEPORT, LA.,

With a population of about 20,000, is one of the important wholesale and distributing centers of the South.

Bank clearings in 1901 exceeded \$300,000,000.

Eight railway lines enter the city, affording superior distributing facilities.

Four cotton compresses, one the largest in the world; a \$100,000 cotton mill and six brick plants, three cotton seed oil mills, and five banks, speak well of the commercial prosperity of Shreveport.

It is the geographical center of the largest pine district in the world.

It is the third interior cotton center in the world, with a maximum of actual receipts reaching 312,000 bales.

It is the largest wholesale grocery market in the South.

It has 95 manufacturing enterprises, which pay over one million dollars annually to labor.

Is equipped with street railways and other essentials of municipal life.

It has a large number of fine business blocks, a magnificent court house, a handsome post office building, many handsome homes and costly churches, the best educational advantages, with a fine system of public schools, colleges and private schools.

During 1901 over a half million dollars was expended for new buildings, and a like sum for paved streets.

Shreveport is the southeastern terminus of the Missouri, Kansas & Texas Railway, and one of the principal gateways between Texas and the Southeast.

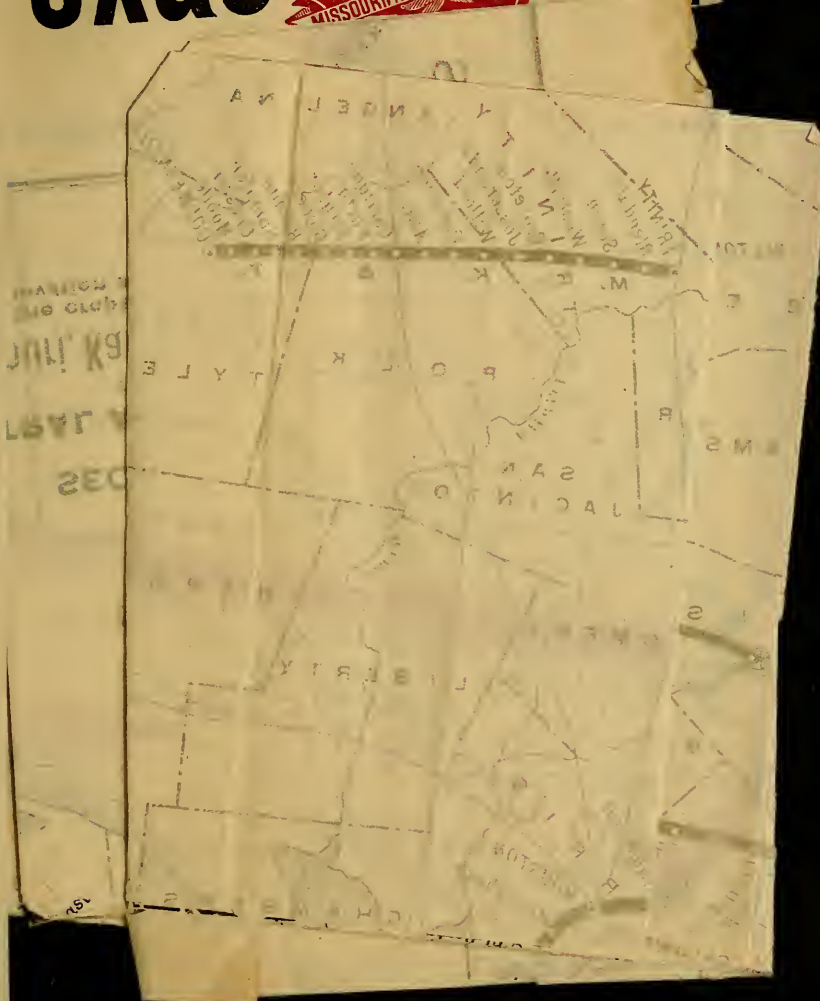
The country tributary to Shreveport is a rich farming country, in the Red River Valley. Cotton and corn yield abundantly; during the past few years alfalfa has been grown extensively, producing from 10 to 12 tons per acre, worth \$5 to \$7 per ton.



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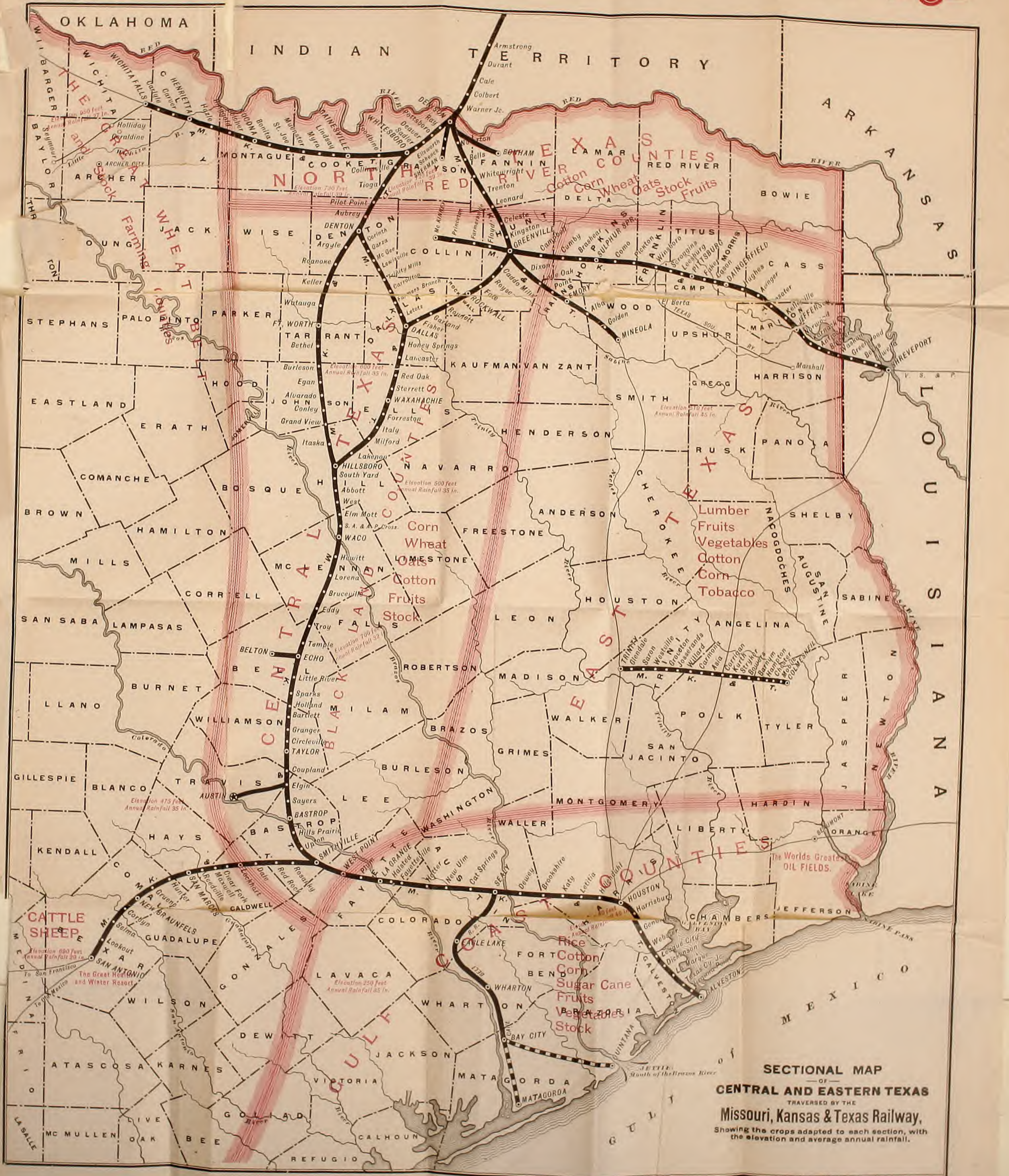








# Lines of the M. K. & T. Ry. of Texas



**SECTIONAL MAP**  
 OF  
**CENTRAL AND EASTERN TEXAS**  
 TRAVERSED BY THE  
**Missouri, Kansas & Texas Railway,**  
 Showing the crops adapted to each section, with  
 the elevation and average annual rainfall.













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