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TO: R. S. Stevens

FROM: W. B. Nichols

Office of
THE TEXAS, WELLINGTON AND
Northeastern Railway.

Columbia, Brazoria Co., Texas

August 30th 1875

Hon. R. S. Stevens, General Manager

Hannibal & St. Jo. Ry.

Dear Sir:-

I have never acknowledged the receipt of the passes to Denison last spring, but allow me to do so now. It was a little favor asked at a time of great necessity on my part, and promptly complied with on your part, and for which I am under many obligations, but now I am in a condition to return the favor with ten fold interest, provided you are in a condition to accept it.

I am now engaged in organizing a company to build the largest city in Texas, it will be the city of the Gulf of Mexico. Now this new city is located on the Brazos river about 25 miles above the mouth or Gulf, at the first great bend from the gulf. At that bend the San Bernard River runs in three miles of the Brazos. Both streams are navigable far above this point and tide water runs some 15 miles above it. A sand bar has formed at the mouth of the Brazos about 100 yards wide and we expect to get an appropriation from Congress to remove it, then ships drawing 18 feet of water can enter the Brazos and from the mouth up to our city is from 40 to 60 ft. deep and from 150 to 200 yards wide with clay banks. Then a branch of the San Bernard head up near the Colorado River, and at Every rise a portion of the water from the Colorado runs down the San Bernard, and there we intend to cut a canal and run the Colorado into the San Bernard, for which the State allows us 30,720 acres of land for every three miles of canal.

Then the International and great Northern R. R. is completed and cars running within four miles of this place, which gives us an outlet to Houston New Orleans, and St. Louis over the Cairo and Fulton and Iron Mountain Rail Roads. Next we propose to induce the Texas Central to extend its line of road from Hemstead (where it forms a junction with the

¹ FROM: Book of letters to R.S.S., July 1875 to April 1876.

Houston and Austin line) down the Brazos River, crossing it at Richmond, thence down below the Brazos and San Bernard rivers to <?>, a distance of about 75 miles. That will give us an outlet to all the north west <?> by the M. K. & T. Ry. See R.R. magazine, Houston & Texas Cent.<?>.

Sir, it would make this letter too long to explain further, but I assure you that <?> is the grandest thing ever projected in the state of Texas. Now five of us have contracted for 2,200 acres of land to build this city on. We will get the deed about the 15th of September. Then we propose to lay out two thousand acres in lots, which will make over 8000 lots with wide streets and wide Alleys, and fine Parks.

Then we intend to dispose of them as follows.

First we will give away to actual settlers 1000 lots.

Then we will sell " " " 1000 "

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| at \$10 each which makes | \$ 10,000.00 |
| 1000 lots to settlers at \$25 each which makes | \$ 25,000.00 |
| 1000 " " " " \$50 " | \$ 50,000.00 |
| 1000 " " " " \$100 " | \$ 100,000.00 |
| 1000 " " " " \$200 " | \$ 200,000.00 |
| 1000 " " " " \$300 " | \$ 300,000.00 |
| 1000 " " " " \$500 " | <u>\$ 500,000.00</u> |
| total | \$1,185,000.00 |

Compare these prices with lots in Galveston, Houston, <?>, Lawrence, Hannibal and even Sedalia, and this <?> a greater city than any of them.

Now we have left out the 2,200 acres of land 200 acres and all the timber which is worth over \$50,000 and we have splendid <?> clay and wood for making brick right on the land, fresh water from two rivers and timber without end. For manufacturing, we expect to make a manufacturing of it.

Now Stevens, when we get this city laid out we will divide it into only 25 Shares and 10 of them to men of capital and who has influence in Congress, for one thousand each, which is an investment of \$40,000 for \$1,000.

Now Stevens, I have written this plainly because I am the originator and have the management of it at present and I am anxious to have you take one share, and help me through with it, and if you know of one or two men of capital that are

suitable for such an enterprise you may Explain it to them, and I will sell them a share a-piece for \$1,000 each. Stevens, you know what my misfortunes have been. I am broke, but men here have staked me with this enterprise, and now if you will take hold of it with me, we can make a quarter of a million out of it.

Hoping to hear favorably from you soon I am as ever your friend,

W. B. Nichols