



British Ranches: Creating Your Own

Objective:

TLW identify how the cattle industry changed in the mid-to-late 1800s because of foreign investors and owners. TLW examine land titles and barbed wire to understand how ranches were established.

Subject: Social Studies/Texas History

Grade Level: Seventh

Time: Two 45-60 min sessions

TEKS:

History 7.6; Science, technology, and society 7.20 (C); Social Studies 7.21, Social Studies 7.22

Materials:

- Copy of Land title as example
- Sample of Barbed Wire

Land Title and Barbed Wire Activity

Break the class into groups of three or four and give each group a copy of the land title/deed and a piece of barbed wire. (Warn them to handle the barbed wire carefully so they do not hurt themselves). Talk about the changes British ranchers brought to ranching in the West. Mention the introduction of barbed wire and the closing of open ranges. Also, describe what the land deed was and how it showed who owned the property.

1. Instruct each group to pretend they are a new group of investors and that their goal is to create a big ranch.
2. Tell them they must create their own land title, which states their corporation's name and the name of their new ranch.
3. They must also determine where their ranch will be, how it will be set up, and who will oversee the daily operations (manager they know, one of them, or someone else). Have them explain why they choose their specific location (good land, near water, etc). They must decide what kind of ranch they will have (cattle or sheep), where they will purchase their livestock from and who they intend to get it to their ranch (what modes of transportation will they utilize). The group must be able to justify all of their choices.
4. Tell them to be creative with their project!

Assessment:

1. Grade the group activity on originality and creativity.
2. Give each student a sheet to tell who did what in his or her group and how much their teammates helped.

XIT Land Deed

This Indenture Witnesseth, That the grantors, **The Capitol Freehold Land and Investment Company, Limited**, an incorporated Company, of London, England, and **Sir William Quartin Gwart**, of Belfast, in Ireland, Trustee, and **The Right Honourable Sir Herbert Gustave Maxwell**, Baronet, M. P., of 49 Lennox Gardens, London, England, Trustee, for and in consideration of the sum of one dollar and other good and valuable considerations in hand paid, do hereby convey unto Theodore Simmerman, Senior

_____ of the County of Clinton _____ and State of Illinois _____ the following described real estate, situated in the County of Dallam _____ in the State of Texas: Four hundred thirty five (435) acres being _____ acres of land out of Capitol League Number 76; _____ acres of land out of Capitol League Number _____; _____ acres of land out of Capitol League Number _____ and _____ acres of land out of Capitol League Number _____ and particularly described as all _____

of Survey or Section Number Forty-one (41) ~~Forty-one~~ Block Number Seven (7) _____ North, of Range Number _____ East, of a "Capitol Syndicate Subdivision" as shown by Plat of such Subdivision of record in the Deed Records of said County of Dallam _____ in the State of Texas. Volume 12 _____ Pages 562-565;

Together with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in any wise incident or appurtenant.

To have and to hold, all and singular, the premises before mentioned, unto the said Theodore Simmerman, Senior _____, his heirs and assigns forever; and the said **The Capitol Freehold Land and Investment Company, Limited**, does hereby grant, bargain, sell and release all of said premises unto Theodore Simmerman, Senior _____, his heirs and assigns forever; and it does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular, the said premises unto the said Theodore Simmerman, Senior _____, his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same or

any part thereof. All the covenants herein shall be held to be so limited as to be covenants of warranty on the part of the Capitol Freehold Land and Investment Company, Limited, only.

~~And it is agreed and understood that, of the consideration for this conveyance there remains unpaid the sum of Dollars, evidenced by promissory notes of \$ each, and one of \$ secured by a trust deed covering the above described lands, in favor of George Findlay, Trustee, of Cook County, Illinois, or his successor in trust, said notes and trust deed all being of even date herewith and executed by the grantee above named, and further to secure the payment of said notes, the vendor's lien is hereby retained against the above described property and any improvements thereon until the said notes and all interest thereon are fully paid in accordance with their tenor and effect, when this deed shall become absolute, and it is agreed that a release of said trust deed by the said George Findlay, Trustee, or his successor in trust, shall constitute a release of the vendor's lien so reserved.~~

In Witness Whereof, the said **The Capitol Freehold Land and Investment Company, Limited**, of London, England, has caused these presents to be signed and sealed by its duly authorized attorneys in fact, and the said **Sir William Quartus Ewart, Trustee**, and the said **Right Honourable Sir Herbert Eustace Maxwell, Trustee**, by their duly authorized attorneys in fact, have hereunto set their hands and seals this first day of September, in the year of our Lord one thousand nine hundred and eight.

The Capitol Freehold Land and Investment Company, Limited, *Seal*

By *John Villiers Farwell, Jr.*
W. J. Littlejohn
Attorneys in fact.

William Quartus Ewart, *Seal*
Trustee.

By *John Villiers Farwell, Jr.*
W. J. Littlejohn
Attorneys in fact.

Herbert Eustace Maxwell, *Seal*
Trustee.

By *John Villiers Farwell, Jr.*
W. J. Littlejohn
Attorneys in fact.

STATE OF ILLINOIS, }
COUNTY OF COOK. } ss.

Before me, Nora G. Seifried, a notary public in and for said State and County, on this day personally appeared John Villiers Farwell, Jr., and W. J. Littlejohn known to me to be the persons whose names are subscribed to the foregoing instrument as attorneys in fact for **The Capitol Freehold Land and Investment Company, Limited, and William Quartus Ewart and Herbert Eustace Maxwell, Trustees**, and acknowledged to me that they executed the same for the purposes and the consideration therein expressed and in the capacity therein stated as the act and deed of the said **The Capitol Freehold Land and Investment Company, Limited, and William Quartus Ewart and Herbert Eustace Maxwell, Trustees**.

In testimony whereof, I have hereunto set my hand and the seal of my office this the 4th day of Sept 1908.