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A. Groesbeck et al

Trustees of
Houston & Texas Central R.R. Co.

The State of Texas }
County of Harris }
of said County and State, Trustees,

Know all men by these presents that we Abraham
Groesbeck, W. J. Hutchins, F. A. Rice, and H. R. Baker

that certain tract or parcel of land situated in the county of Dallas State of Texas which we have caused to be laid off into lots and blocks and streets and alleys under the name of Richardson in accordance with the map or plan drawn by Theo. Horse and made a part hereof and herewith filed in the office of the clerk of the District Court for the county of Dallas. In consideration that the Houston and Texas Central Rail Way Company make their depot and station on the land designated for their use on said map have granted given and dedicated and do by these presents grant give and dedicate unto the said Houston and Texas Central Rail way company all that certain piece or parcel of land named known and designated on said map as "Rail Road Reservation" and being a strip of land running through said tract according to said Map along the line of the railroad track and on each side thereof. To have and to hold the same unto the said Houston and Texas Central Railway Company forever to be held occupied and enjoyed by said Railway company in such manner and for such purposes not inconsistent with its business as its officers and agents may see proper. The strip or parcel of land so designated on said Map as Rail Road reservation shall be a continuous strip or piece not intersected by any street or way. All other streets and ways laid off and designated on said map by names and running at Right Angles with said "Rail Road Reservation" shall not cross but shall abut upon and terminate at said Rail Road Reservation on both sides thereof. The said Rail Road Reservation may be used as a public highway only so long as the same remains open and unenclosed upon the express condition however, that the rights of the Railway company in the use and occupation thereof shall be paramount. Nothing in this deed shall be so construed as to prevent the proper municipal authorities from grading ditching paving or otherwise improving said land as a street so long as the same remains open and unenclosed may erect and maintain a convenient number of crossings and bridges over the Railroad at such places only however as shall best suit the convenience of said Railway company and be designated by its officers and agents. That the said Railway company in their use and occupation of said Strip of land or for the improvement thereof shall not in any manner be subject to the ordinances or regulations of the municipal authorities of said town but the said land or Rail Road Reservation shall by such municipal authorities be regarded as the private property of the said Railway Company over which the rights and dominion of said of said company shall be paramount. The said Railway company shall have the right to erect warehouses or any other buildings whatever upon said land designated as Rail Road Reservation and at any time hereafter to fence in and enclose said land or any part thereof and hold the same to the exclusion of the public and we do hereby give grant and dedicate to the public use as highway such portions of each of said streets and alleys other than the Rail Road Reservation laid off and designated on said map as may be contiguous to or adjoining any lots or blocks of land so laid off on said map which has been or may hereafter be conveyed by said Trustees to any other person, all other streets and alleys designated on said plan or map or portions of them not contiguous to lots conveyed by said trustees to be remain the private property of said Trustees or their successors or assigns and may be replotted or closed up at their option. Witness our hands this day of Eighteen Hundred and Ninety three.

A. Groesbeck
W. J. Hutchins