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'A-B'

J. H. McNeill

Explanation
filed in the General
Land Office

Decemb. 3^d 1892.

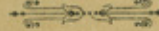
Dated Nov. 30, 1891.



J. H. McNutt.

Office in Court House.

COUNTY SURVEYOR
OF HAYS COUNTY.



SAN MARCOS:--Population 2326. Well located, fine schools and churches, society excellent
Electric lights and all the modern improvements.

HAYSCOUNTY:--Population 11,236. fine farming country. Stock raising profitable. Good grass
Lands well watered. Best society, enterprising people.

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San Marcos, Texas, Nov 30th 1891

W. L. McLaughly
Comm^r Genl. Ld. Office
Austin
Texas

Dear Sir

Yours of 29th inst received and
contents noted, My reply will be based upon the assumption that
you desire to do, what is right in all things, I am aware that
your theory would place Nos 5 and six, Brewer & Keeley, further
west - than they are located on the map, and where my work
places them, Mr Wallace the original surveyor of N^o 5 & 6 may
have placed ^(N.E. cor. of) N^o 3 at the S.W. cor of N^o 13 on his sketch, but he does
not say so in his notes, as recorded in this Office, nor does he
call for the south line of 13 - and as assumption or theory has
to settle the matter - My theory is, that the Wilson N^o 13 has been
erroniously thrown west, for the purpose of placing the David
Hill N^o 1. Cor. of S. N. Valley Dist. N^o 2 and N^o 3 - The opportunity was
furnished them, by one of Bartlett Sims' numerous mistakes,
he places the bearings of the Stephen Townsend N^o 14 S.E. cor, in his
notes, at the N.E. cor of the Amelia Wilson - The Wilson was located
(as you know) by Sims and Shackelford, at the same time or within

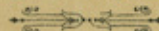


J. H. McNutt.

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Office in Court House.

COUNTY SURVEYOR
OF HAYS COUNTY.

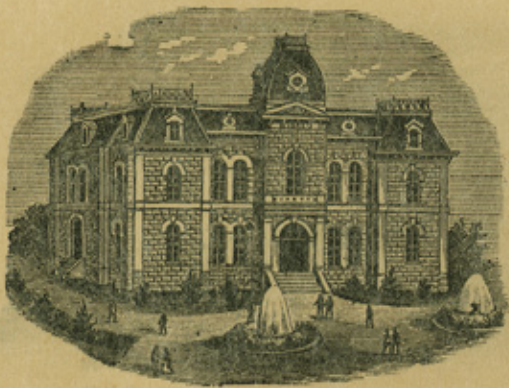


SAN MARCOS:---Population 2326. Well located, fine schools and churches, society excellent
Electric lights and all the modern improvements.
HAYSCOUNTY:---Population 11,236. fine farming country, Stock raising profitable. Good grass
Lands well watered, Best society, enterprising people.

San Marcos, Texas, 189

Running westward, a distance of over 4000 varas, to be exact,
4022 varas, to intersection of the East line of the Jesse Williams
N^o 4, (as I have located it,) we found nothing to indicate a
line or corner, although in running this distance, we had evidently
passed the corner of three surveys - the Burr N^o 1 Mory N^o 2 and
the Dusenberry N^o 3 - upon this work of ours, he bases his opinion, that
there is a vacant strip, between the Keeley & Brewer, and the
Smith, McKim, and Ringleton, of probably 100 varas - even admitting
for the sake of argument, that there is, ^(a vacancy) it is incapable of proof -
while there is proof, to the contrary, if stone mounds, in their
proper places, with occasional marks on the lines
can be taken as evidence -

As to the distance on the Pannell N^o 70, East line, to the
N.W corner of the Robertson N^o 71 - I will say that I have measured
this line twice, once in company with Mr Gross, and if you
pay any attention to the Calls of the Robertson, which places the
corner 220 varas, from the center of the river, south, ^(there is only 50 or 60 difference in my measurement) ^{and the calls of patent} the
Pannell line (or patent) calls, ^{for} 1040 or to the center of the Blanco
River. The Robertson patent, calls for Beginning at a point
on the east line of the Pannell N^o 70 1260 varas from its
North East corner, locating the N.W corner of the Robertson

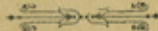


J. H. McNutt.

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Office in Court House.

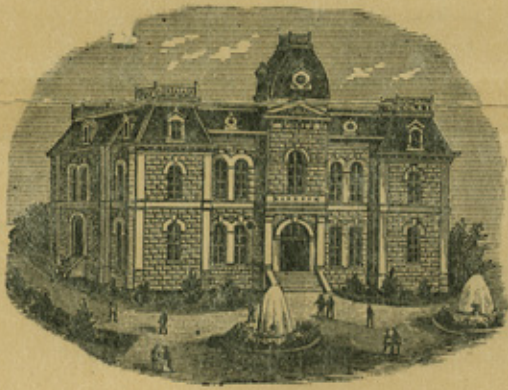
COUNTY SURVEYOR
OF HAYS COUNTY.



SAN MARCOS:---Population 2326. Well located, fine schools and churches, society excellent
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Lands well watered, Best society, enterprising people.

San Marcos, Texas, 189

a few days - in 1835 notably the Eggleston N^o 3. Carver N^o 4. Allen N^o 5. Gervais N^o 6
Dunn N^o 7, and a League west of the Dunn, which was located, and
now occupied by the Beckam N^o 800, and the Latum (not numbered on the
map,) Wilson N^o 13 Townsend N^o 14 Travis N^o 15. The idea seems to be
to me, that ^{he would} leave his lines, go west 2500 varas leaving the
best grounds for his work, to start a new series, to wit the Wilson
Townsend & Travis &c - again ~~James~~ R. Pace in 1846 in locating
the Thomas & Moore N^o 12 calls for the S.E. cor of N^o 14 (Townsend)
Thence East with the north line of the Amelia Wilson N^o 13
2500 vs - this places the N.E. cor of the Wilson, where it should
be, on the west line of the old survey, now occupied by the John Beckam
& Latum, I ran East 2500 vs from the S.E. cor of 14 (The Townsend)
and at a variation, meeting the natural decline, on the Wilson,
found an old mound - "work started wrong, is all wrong," is a
rule that applies, with, peculiar force in surveying. The S.E. cor
of Old 14 the Townsend is too far south probably 100 varas - running
into the Wilson - Mr Gross & myself, a short time ago, to settle
the question, as to how far the South line of the Wilson, was north
of (we will say,) the Pannell N^o 70, met at this corner (S.E. cor N^o 14)
and ran south 4000 vs, the result was to throw us south,
about that distance, from a marked line, to a point, where



J. H. McNutt, 4
Office in Court House.
COUNTY SURVEYOR
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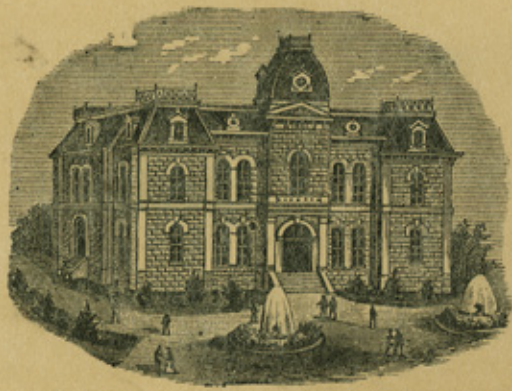
SAN MARCOS:---Population 2326. Well located, fine schools and churches, society excellent
Electric lights and all the modern improvements.

HAYS COUNTY:---Population 11,238. fine farming country, Stock raising profitable. Good grass
Lands well watered, Best society, enterprising people.

San Marcos, Texas, 1899

220 varas from the center of the river, according to Mr Groo's notes, we made the distance, from the N.E. cor of Pannell, to the center of the river 1040, I afterwards measured, the same ground, and ~~made~~ made it 985, ^{or} 940 to edge of the water and 45 to center. The north line of Pannell is 60 varas too long - but the owners of land on each side of the line, have accepted the present location of the corner, so you see that the difference between the calls and actual measurement is not worthy of notice - especially, as the fact exists, that to place the Pannell corner west, 60 varas, ^{the} ~~line~~ would strike the river at 1040, or very near it, as the river crosses the line running N45E - The parties interested, agreed upon a corner on the South Bank of the Blanco, for Robert's land (owner of a part of the Robertson) this of course, has no weight in settling this matter, ~~etc.~~

Now to sum up - I have measured the distance from the so called ~~point~~ ~~of~~ ~~the~~ ~~river~~ ~~to~~ ~~the~~ ~~center~~ ~~of~~ ~~the~~ ~~river~~ ~~and~~ ~~found~~ ~~it~~ ~~to~~ ~~be~~ ~~1040~~ ~~varas~~ ~~and~~ ~~the~~ ~~distance~~ ~~from~~ ~~the~~ ~~center~~ ~~of~~ ~~the~~ ~~river~~ ~~to~~ ~~the~~ ~~edge~~ ~~of~~ ~~the~~ ~~water~~ ~~is~~ ~~940~~ ~~varas~~ ~~and~~ ~~the~~ ~~distance~~ ~~from~~ ~~the~~ ~~edge~~ ~~of~~ ~~the~~ ~~water~~ ~~to~~ ~~the~~ ~~center~~ ~~of~~ ~~the~~ ~~river~~ ~~is~~ ~~45~~ ~~varas~~ ~~and~~ ~~the~~ ~~distance~~ ~~from~~ ~~the~~ ~~center~~ ~~of~~ ~~the~~ ~~river~~ ~~to~~ ~~the~~ ~~center~~ ~~of~~ ~~the~~ ~~river~~ ~~is~~ ~~1040~~ ~~varas~~ ~~and~~ ~~the~~ ~~distance~~ ~~from~~ ~~the~~ ~~center~~ ~~of~~ ~~the~~ ~~river~~ ~~to~~ ~~the~~ ~~center~~ ~~of~~ ~~the~~ ~~river~~ ~~is~~ ~~1040~~ ~~varas~~ ~~and~~ ~~the~~ ~~distance~~ ~~from~~ ~~the~~ ~~center~~ ~~of~~ ~~the~~ ~~river~~ ~~to~~ ~~the~~ ~~center~~ ~~of~~ ~~the~~ ~~river~~ ~~is~~ ~~1040~~ ~~varas~~ 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J. H. McNutt. 5

Office in Court House.

COUNTY SURVEYOR
OF HAYS COUNTY.

SAN MARCOS:---Population 2326. Well locate d, fine schools and churches, society excellent
Electric lights and all the modern improvements.
HAYS COUNTY:---Population 11,236. fine farming count. y, Stock raising profitable. Good grass
Lands well watered, Best society, enterprising people.

San Marcos, Texas, 1894

N. E. cor of the Amelia Wilson, to the N. W. cor of the Robertson N^o 71 and found
it to be eight thousand ~~and~~ two hundred and thirty ^{three} varas (8230)
now take off the 100 varas lost by measuring (as I believe) from
the wrong point, and you have 8130 varas. This no theory,
no guess work, but actual, measurement, over lines from
which the brush was removed. Welcome work against
theory and adverse reports. I am willing to correct
my notes so far as the calls for the corners of the Keely
and Brewer is concerned, although I believe them
correct, as it will not change the lines. But mark the
prediction, those surveys will never go west. I could
give strong reasons for the belief, but I have already, made
my communication too lengthy. but it is done in defence of the
right;— Now I wish to ask the question, if mere reports
from unofficial sources, are to be taken against my
sworn statements? If so, it is useless for me to send up notes,
in hope of getting a patent on them. I protest against the ouling.
If the survey don't balance, or they are ^(not) prepared according to law,
or if there is an apparent conflict; then they should be sent
back for correction. I send for your inspection a snap of my work
in the district, or neighborhood of the land in dispute, the birds
(over)

counter 26195

eye, mark in red ink, shew the errors interceded by
me, in the course of my labors in that vicinity - some of the lines
have been measured twice, - you will see from this map
that I speak, knowingly, - having measured all the lines
with careful chainmen, each having an outkeeper, and keeping
the outs myself - I was more careful, as the surveys, the Keely,
Brewer & Williams, had never been surveyed since the first location
and the map places the S. W. cor of the Williams with the N. W.
corner of the Robertson ^{71?} N° 70. and the north lines of the Pannell
N° 70 and the Carothers N° 69 - and Keely and Brewer, common
lines, Hence I believed, that my work would be closely
scrutinized.

I hope you will pardon me for implicating, this lengthy
communication upon you, but the diamond is generally found
buried beneath a heap of rubbish, so is truth, that for
which we are seeking

Respectfully yours

Jno. W. W. Swan

C. B. Hayes & Co. Agents

A. B.

Please return my map when you are through with it -
Merrill

Hayes Co. St. File
File # A B