

File No. 51
Val Verde County
Sketch File
Filed Nov. 17 19 59
BILL ALLCORN, Com'r
By V. E. Haring

Surveyor's Report of
Survey of Mueller Ranch
About 40 mi. N. 3° E. of
Del Rio

By J. T. Carney, Jr.
Nov. 6, 1959

See GLO Working Sk.

Hon. BILL ALLCORN, COMMISSIONER,
GENERAL LAND OFFICE,
AUSTIN, TEXAS.

Dear Mr. Allcorn:

On August 17, 1959, I began a survey of Sections in Blocks V8 and GC & SF Ry Co Block JAD 1, in Val Verde County, Texas, for Mrs. K.M. Mueller of San Antonio, Texas.

Colonel Mueller accompanied me to a large Stone Md. marked SW 3, JPH from which a windmill brs. N.89°W. about 1200 vrs., WF cut on rock brs. S.28°E.-8.5 vs. and a large rock mound marked SE 1, brs. South-826 vrs. I have no doubt that this is the SW corner 3, B.E. Wilson and NW 2, E.K. Fawcett described on GLO Working Sketch dated July 27, 1959.

From this beginning point, Variation 10°E., I traversed East and at 350.2 vrs. passed over the center of a small rock mound on the East slope of a ridge which evidently was placed as a line marker by a former surveyor. Continuing a total of 1283 vrs., drove an iron pipe in ground about 4 vs. South of a flat rock marked SW6 Blk D-NW1 Blk L., which flat rock and rock mound described on Working Sketch had been moved by road grading machinery and replaced as nearly as possible, according to Mr. Fawcett. Bearings on Working Sketch do not apply to any mound in this immediate area.

The L.M. Huffman C. Sur. June 1906 calls S.S. Line 3, B.E. Wilson -1196.0 vrs. from SW 3, JPH (which would place the corner in a grass field in flat draw) whereas C. Sur. E.K. Fawcett Sur. 2, calls 1283 vrs. to the same common corner. This difference of 87 varas was never checked out, and in the event the 1196.0 vara call is correct we have an excess of 40.7 varas easting from SW3 JPH to Mueller West fence. I used the 1283 vara call since I was working South of the conflict and the Saunders survey was more recent, consequently was short 46.3 vrs.

From the Iron Pipe set at SW 6, Blk D, I had planned to continue East for a distance of 5700 varas searching for additional corners, then South-5700 varas or until I reached the Mueller property. Mr. Fawcett had talked to Col. Mueller and requested that I establish a corner at SW 3, Blk. L and Col. Mueller OK'd the request. I ran South-5700vrs and established the corner, then East.

Having arrived at the Mueller West fence I proceeded Southward along the fence and at S.0°33'W.-1901.3 vrs. found an old Rk Md in fence marked SE 70 JAD1 (as I recall the GLO has no record of this corner). Continuing along fence, S.0°28'W. at 1891.6 vrs. SW corner post of Mueller Ranch; S.89°40'E.-5606.4 varas the lower SE fence corner post of Ranch; N.0°16'E.-1903.2 set Rk. Md. and Iron pin on steep North slope of canyon. (Fence does not cross canyon, but follows bluff.); From Rk Md and IP S.85°47'E. at 256.1 vrs. fence post where fence comes out of canyon; S.89°32'E.-3202.4 vrs.; S89°40'E.-3112 vrs.; S.89°36'E.-1018.8 vrs.; to an old fence corner post where fence originally turned North; Thence N.0°18'E.-1900 varas along remains of an old fence to a double 8" live oak on South cut bank of channel in creek. This L.O. was formerly used as NE fence corner post as evidenced by many strands of wire grown into wood and bark. From this Double 8" L.O. a Double L.O. about 20" dia. brs. N-12.7 and East-113.8 vrs., markings X on North side and U? on East side, and a Rk Md Mkd NW1 Blk1 Dod brs. S.-48.2 vrs. and East-532.7 vrs.

After a day of search for the P.G. Young corner at NE 56 Blk B, Dod, we found the Dod markings and mound whence X on rock brs. N.40°W.-8 vs. and a windmill at house brs, N.8°50'W. Col. Miller had additional sketches and reports concerning this corner. GLO Working Sketch calls for windmill -N.80°50'W.

From a point-a-point South-68 vrs. and East-90.7 vrs. from Rk Md Mkd NE 56 Dod I ran South-~~5700~~ 3500 vrs. and set an iron pin.

We made a thorough search for Rk.Md., whence L.O. 9" mkd X, brs. N.10°W. 80 vs Barton's NW 1 Blk 1. This corner if actually placed on the ground would probably have been destroyed by road work or creek flooding, but would have been in the vicinity of Double L.O. 20" marked X and J?. Rk.Md. called for at NW 75 NE 76, Blk. JAD 1 would have been, in my opinion, in a draw or where there is now a sheep pen.

Although GLO Working Sketch indicated no mounds along the South line of the ranch we searched as we traversed the fences.

See Ltr. attached for correction

Report of Survey in Val Verde
County, Texas.(Cont.)

Original corners as indicated on GLO Working Sketch which may or may not have been found on the ground, and which were not searched for are as follow:
Md. at NE 33, Blk. L, wh. Cedar 4" brs. S.80°W. 54 vs; Rk. Mds. at NE 27, NE 15, Blk. L and at NE 74, NE 71, Blk. JAD 1. All or any one of these mounds, if found on the ground, may give a clue as to why the boundaries of the ranch are reasonably uniform as fenced yet not one fence is on the line as projected from the Dod corner NW 1 Blk 1.

Col. Mueller did not see fit to let me make a search for these Corners. He insisted that a survey on the ground had never been made and that time and money would be wasted on any search for corners.

In view of the fact that recent surveys to the South and East are based upon the R.S. Dod re-survey and tied to his NW 1, Blk 1, I do recommend that the Sketch and Field Notes submitted by me be accepted.

The windmill bearing referred to in your letter of November 4, 1959, probably appeared in a Dod Report in the possession of Col. Miller. The GLO Working Sketch gives a bearing to a windmill which I interpret to read N.80°50'W. This is in reference to Dod NE 56 from W.T. Hope survey August 1925.

The only possible corner/or rock mound/^s that I did not examine on the boundaries of or within the ranch area were those on the Working Sketch at NE 69, JAD 1 and at NE 74, JAD 1. I was told of a Rk. Md. on a hill at SE 69 and SW 72 which I did not search for. ^s *No Md.*

Under the present construction no one will be surprised, and no one hurt too much. Any material change in construction which might tend to move all boundaries North any appreciable distance, say 200 varas or more, would prove disastrous.

Please advise if I may add to this report.

Sincerely yours,

J. T. Carney, Jr.

J.T. Carney, Jr.

Licensed State Land Surveyor
Box 641
Alpine, Texas

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General Land Office

"Attn - Jack Siberson"

COUNTY OFFICERS
FELIX P. MCGAUGHY
COUNTY JUDGE
J. W. FRAZER
COUNTY AND
DISTRICT CLERK
JIM SKINNER
SHERIFF, ASSESSOR
TAX COLLECTOR
AVORA OWENS
COUNTY TREASURER
BRUCE C. SUTTON
COUNTY ATTORNEY
J. T. CARNEY JR.
SURVEYOR

COUNTY OF BREWSTER

ALPINE, TEXAS

15 November 1959

COMMISSIONERS
GENE HENDRYX
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ROBERT VALADEZ
PRECINCT NO. 2
TOM YARBRO
PRECINCT NO. 3
REX IVEY JR.
PRECINCT NO. 4
W. G. FIELDER
J. P. PRECINCT NO 1

D-626

HON. BILL ALLCORN, COMMISSIONER
GENERAL LAND OFFICE
AUSTIN 14, TEXAS

Attn: V.E. Sterzing
Engineering Division

Dear Sir:

As you point out in your letter of 13 November 1959, the distance 5700 varas in my report on the Mueller Ranch survey in Val Verde County should read 9500 varas South from NE corner 56 Dod.

I concur in the correction.

Please advise me when plat and field notes have been duly recorded.

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General Land Office

Very truly yours,

J. T. Carney, Jr.
J.T. Carney, Jr.
Box 641
Alpine, Texas

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now

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By V.E. Staring

Surveyor's Report of
Mueller Ranch in
Val Verde Co. about
40 mi. N. 3° E. of Del Rio
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Nov. 6, 1959

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BRUCE C. SULLIVAN
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AVOYA OWENS
LAW COLLECTOR
SHERRILL VERBERG
JIM SKINNER
DISTRICT CLERK
COUNTY JUDGE
J. W. BRYANT
COUNTY JUDGE
BETTY B. MCGOUGH
COUNTY CLERK

VICTIM JR, TEXAS
GENERAL FUND OFFICE
HON. BILL ALLCORN, COMMISSIONER

COUNTY OF BREWSTER

12 November 1959
ALPINE, TEXAS

1 E. PRECINCT NO 1
W. G. FLETCHER
PRECINCT NO 4
PRECINCT NO 2
PRECINCT NO 3
PRECINCT NO 5
PRECINCT NO 1
PRECINCT NO 1
COMMISSIONERS

of 13 November 1959, the distance 2100 yards

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counter 39324