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DISTRICT CLERK
JIM SKINNER
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TAX COLLECTOR
AVORA OWENS
COUNTY TREASURER
BRUCE C. SUTTON
COUNTY ATTORNEY
J. T. CARNEY JR.
SURVEYOR

COUNTY OF BREWSTER

ALPINE, TEXAS

24 October 1959

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

Mrs. Kathryn M. Mueller
140 Castano Avenue
San Antonio, Texas

Dear Mrs. Mueller:

Attached are field notes and tracing of your ranch. Field notes written to comply with instructions from the General Land Office.

Since the blue-printing facilities in Alpine are out of order at this time I am unable to enclose prints. The photographer was not very successful in making photos.

I intended taking field notes to Del Rio for recording, but cannot spare the time-working day and night to catch up on local work.

You may mail or carry the notes to Del Rio for recording. The cost is \$1.00 per field note and \$1.00 per plat.

If any changes or corrections are found necessary by Mr. Sterzing he will notify me.

The Dod corner NW 1, Blk. 1, was selected by the Land Office for your NE corner. Your North line is on a line between NW 1, Blk. 1 and the corner which I placed for SW 3, Block L, near Fawcett Headquarters.

The set-up leaves all your fences off line: North and West fences are on your neighbors; your South line will dig deep into Davis pasture and the East line of Section 24, Block V-8 will be over 300 vars. East of your present fence.

Am preparing a map showing sections and existing fences. This will take time.

Sincerely

J. T. Carney, Jr.
J.T. Carney, Jr.

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NOV 10 1959
General Land Office

county 39325

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COUNTY OF BREWSTER

ALPINE, TEXAS

31 October 1959

COMMISSIONERS
GENE HENDRYX
PRECINCT NO. 1
ROBERT VALADEZ
PRECINCT NO. 2
TOM YARBRO
PRECINCT NO. 3
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J. P. PRECINCT NO 1

SEE COMMENTS ON ATTACHED PAGE.

Mrs. Kathryn M. Mueller
140 Castano Avenue
San Antonio, Texas

Dear Mrs. Mueller:

(Par 1) The enclosed sketch is an overlay of a plat I sent the Land Office for a decision on what corners to use and proration of excess acreage.

(Par 2) I understood Col. Miller to say that nobody intended changing any fences and it would not be necessary to establish and mark any corners- the main object at this time being to get the corrected field notes recorded and the final payments made for patenting the tracts.

(Par 3) As may be seen from the sketch, your North fence and West fence enclose an amount of acreage about equal to that enclosed by the Davis fence on the South. It appears that the fence along the East line of Section 24 was constructed on a line which was agreed upon from a standpoint of logical construction and maintenance.

(Par 4) I have no doubt that the ranch was surveyed prior to construction of original fences and that a search for corners along the North line and at interior points would have disclosed evidence of the survey. The Land Office has no record of anything subsequent to the Original Field Notes.

(Par 5) The Dod corner at NW 1, Blk. 1 may or may not be correct. Col. Miller told me that it had been bodily removed at some time between the day he first saw the mound and the time he first took his attorney on the ground to view the corner. We frequently find corners moved and bearings rigged to fit the Original description.

I hope that this sketch will give you a clear picture of the situation.

Yours truly,

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

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counter 39324

TOM CARNEY LETTER # 2 - October 31, 1959

Par. 1. - No comment.

Par. 2. - I did tell him that, since all ranchers in the vicinity were satisfied with their present fence lines and relatively little acreage was involved, I did not believe anyone would agitate a move to re-locate fence lines.

The next statement is far from true. We definitely employed Mr. Carney, and so told him on our first visit to Alpine, that we wanted to know the exact acreage contained within our present fences and that we wanted the true corners definitely marked, irrespective whether or not they lay within our pastures or outside of it. Of course we told him that, in addition, we wanted such corrected field notes as would enable us to patent the unpatented land involved. This, he thoroughly understood at the time. We repeated it several times.

Par. 3. - "It appears that the fence along the EAST line of Section 24 was constructed on a line which was agreed upon from a standpoint of Logical construction and maintenance."

This is an unwarranted assumption. In fact, were the fence built on the CORRECT line, 328 varas to the East, it would have run on easy-to-fence terrain and would have avoided two deep ravines - once moved slightly for convenience - to avoid one of the ravines wherein the corner was supposed to be.

Par. 4. - This was told him upon our original meeting and at least three or four times later - that Hodges had surveyed for fence lines, ^{ONLY} in 1914, and that such a survey did not require recording at the General Land Office. This he constantly chooses to ignore in his letters to us and to the Land Office.

Par. 4. - This is absolutely not true. I did tell him that the cap-stone, bearing the inscription, was once removed for a short time but that it had been returned thereto. Dod's bearing calls are still there on the ground and they check correctly. Saunders, Conklin and Carney, himself, checked these calls and found them correct.

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General Land Office

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Copies of Misc.
correspondence
received from
Col. Chas. P. Mueller
re J. T. Carney, Jr.
survey of his
ranch.

counter 39328.

File No. 51 - a
Val Verde County
Sketch File
Filed 19
By BILL ALLCORN, Com'r