

MILITARY SITES IN TEXAS.

L E T T E R

FROM

T H E S E C R E T A R Y O F W A R ,

RELATIVE TO

The purchase of military sites in Texas.

JUNE 19, 1874.—Referred to the Committee on Military Affairs and ordered to be printed.

WAR DEPARTMENT, *May 20, 1874.*

The Secretary of War has the honor to transmit to the House of Representatives, copies of the proceedings of a board of officers consisting of Lieut. Col. S. B. Holabird, deputy quartermaster-general; Maj. A. P. Morrow, Ninth Cavalry; Capt. W. T. Gentry, Nineteenth Infantry.

The board was constituted by Special Orders No. 156, of 1873, from this Department, pursuant to the act approved March 3, 1873, entitled "An act to provide for the purchase, by the Secretary of War, of land for the United States, in the State of Texas, for the sites of forts and military posts."

The board recommends the purchase of the following military sites at the valuation set opposite each:

Fort Brown.....	\$25,000	Fort McKavitt.....	\$15,000
Fort Clark.....	7,000	Fort Quitman.....	3,840
Fort Concho.....	6,400	Fort Stockton.....	12,000
Fort Davis.....	9,000	Ringgold Barracks.....	10,000
Fort Duncan.....	10,920		
Fort Griffin.....	4,200	Total.....	106,360
Fort McIntosh.....	3,000		

The reports of the board have been made through, and approved by, the commanders of the Department of Texas, and Military Division of the Missouri, as required by the provisions of the act referred to, and as required by said act. The reports have been approved by the Secretary of War and the President, and are now transmitted for the action of Congress, with recommendation that an appropriation of \$106,360 be made for the purchase of the sites named. The board also forwarded a report relative to Fort Bliss, Texas, stating that \$30,000 is a fair valuation for the same, but, as General Augur and General Sheridan report that the company stationed at that post can be dispensed with in a few years, and that the present lease gives control of the property at the pleasure of the Government, a copy of the report is not transmitted.

Copies of papers are also transmitted relative to the establishment of

a new military post in Texas, on the line between Fort Griffin and Fort Sill, with report of the board as to the value of land in that vicinity.

Concurring in the views of General Sherman, authority is requested to select the land necessary. Copy of explanatory statement of the board, and copies of letters of Generals Augur and Sheridan as to the expediency of purchasing military sites in Texas, with indorsement thereon of General Sherman, are also transmitted.

WM. W. BELKNAP,
Secretary of War.

FORT DUNCAN, TEXAS.

[Special Orders No. 156.]

WAR DEPARTMENT,
ADJUTANT-GENERAL'S OFFICE,
Washington, July 31, 1873.

Pursuant to the act of Congress approved March 3, 1873, (War Department General Orders No. 43, March 21, 1873,) entitled "An act to provide for the purchase, by the Secretary of War, of lands for the United States, in the State of Texas, for the sites of forts and military posts," a board to consist of—

Lieut. Col. S. B. Holabird, deputy quartermaster-general; Maj. A. P. Morrow, Ninth Cavalry; Capt. W. T. Gentry, Nine-teenth Infantry, will assemble at San Antonio, Tex., on the 15th of August next, or as soon thereafter as practicable.

The board will be governed by the requirements of the act of March 3, 1873, and such instructions as it may receive from or through the Lieutenant-General commanding the Military Division of the Missouri.

Particular attention will be given to the data bearing upon the title of the lands.

The Quartermaster-General of the Army will forward to the commanding general of the Military Division of the Missouri all information in the possession of the quartermaster's department that will be of service to the board.

The proceedings of the board, with the approval or disapproval of the commanders of the Department of Texas and Military Division of the Missouri, will be promptly forwarded, by the latter, to the Adjutant-General of the Army, for the Secretary of War.

By order of the Secretary of War.

THOMAS M. VINCENT,
Assistant Adjutant-General.

Official:

E. D. TOWNSEND,
Adjutant General.

SAN ANTONIO, TEXAS, *September 15, 1873.*

SIR: At the meeting of the board convened under authority of the act of Congress approved March 3, 1873, held this day, it was—

Resolved, That the board is of the opinion that the tract of land, situated in the county of Maverick and State of Texas, belonging to John Twohig, and described as follows, viz: All the land adjacent to and including the military post known as Fort Duncan, commencing at the intersection of Garrison street (in the town of Eagle Pass)

with the Rio Grande, thence south along the margin of said river to the southwest corner of survey No. 32; thence east on the south boundary-lines of surveys Nos. 32 and 32½, 2,636 varas, to a stake and mound; thence due north to Garrison street above named; thence west along said Garrison street to the Rio Grande, and to the place of beginning, embracing the surveys numbered 32, 32½, 33, and part of 34, and containing 546 acres, more or less, is sufficient for the use of the United States for said military post; and therefore recommends the purchase of said land at the contract-price of \$20 per acre.

By the terms of the contract of lease now existing the buildings and improvements made on this land are to be left thereon for the benefit of the owner, when vacated by the United States. After purchase, should the post be no longer required by the United States, it is believed that these buildings, &c., can be sold for about the price that the board recommends shall be paid for the lands, or that the material in these buildings can or may be advantageously used elsewhere.

In addition to the body of land just described, the Government is also leasing the tract of land known as surveys numbered 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, and part of 49, making in all 5,000 acres, more or less. These additional tracts the board considers unnecessary for the use of the post.

Attention is invited to the article of agreement (4 1 b.) fixing the price to be paid for the land, and conditions connected therewith.

Mr. Twohig, the owner of the property, is prepared to furnish promptly good and sufficient title, should the Government buy it. As he is a well known and reliable citizen of San Antonio, it is not considered necessary to forward herewith any written guarantee to this effect. Copy of lease and plat of the property are inclosed herein.

Very respectfully, your obedient servants,

S. B. HOLABIRD,
Deputy Quartermaster-General, U. S. A.
A. P. MORROW,
Major Ninth Cavalry.
W. T. GENTRY,
Captain Nineteenth Infantry.

The ASSISTANT ADJUTANT-GENERAL,
Department of Texas, San Antonio, Tex.

Articles of agreement made and entered into this fifth day of June, one thousand eight hundred and sixty, between Major D. H. Vinton, quartermaster of the United States Army, on the one part, and John Twohig, of the city of San Antonio, in the county of Bexar, and State of Texas, of the other part, witnesseth:

That for and in consideration of the payments and covenants hereafter mentioned, to be made and performed by the said Major D. H. Vinton, quartermaster U. S. Army, for and in behalf of the United States of America, the said John Twohig, for himself, his heirs, executors, administrators, and assigns, has covenanted and agreed, and by these presents does covenant and agree, in manner following, viz:

First. That the said John Twohig, his heirs, executors, administrators, and assigns, shall let, rent, and lease to the United States of America all those certain tracts and parcels of land lying and being situated in the county of Maverick, and State of Texas, and described as follows, viz: All of the tract of land adjacent to and including the military post known as Fort Duncan, commencing at the intersection of Garrison

street (in the town of Eagle Pass) with the Rio Grande River; thence south along the margin of said river to the southwest corner of survey No. thirty-two; thence east on the south boundary-line of surveys Nos. thirty-two and thirty-two and one-half, two thousand six hundred and thirty-six varas, to a stake and mound; thence due north to Garrison street, above named; thence west along said Garrison street to the Rio Grande and the place of beginning, embracing the entire tracts known as surveys numbered 32, 32½, and 33, and parts of survey numbered 34. Also all of the following surveys lying above or north of the town of Eagle Pass, and which are known as surveys numbered 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, and 48; and also the undivided one-half of survey numbered 49, amounting in all to about five thousand acres, more or less.

Second. The United States, or their officers and agents, are to hold the said premises, with all and singular the rights and appurtenances thereto belonging, so long as they or any portion of them may be required by the United States for occupancy as a military post, not, however, to exceed the first day of January, one thousand eight hundred and seventy-six, reserving and granting the privilege to the United States to cut and use any timber or other material which may be found upon the land hereinbefore described, and which may be required for the erection or repairs of any and all public buildings and fences, or for other purposes connected with the said military post of Fort Duncan; also the right to cut and use from the described surveys of land whatever wood and coal may be required for fuel for the use of the troops which now or hereafter may occupy the said military post of Fort Duncan; for and in consideration of which the United States agree to pay, or cause to be paid, to the said John Twohig, his heirs, executors and administrators, the sum of one hundred and thirty dollars (\$130) per month for the use of the premises and privileges granted by this lease, in quarter-yearly payments, to commence from and to include the date of Post Orders No. 1, dated at Fort Duncan, Texas, on April 17, 1860, and issued by Lieut. Henry W. Closson, First Artillery, commanding the post; a copy of which orders, and also copies of two letters, one from P. Ryan, esq., to John Twohig, esq., dated October 26, 1859, and the other from John Twohig, esq., to Major D. H. Vinton, quartermaster United States Army, dated May 30, 1860, with the indorsements upon the letter, are hereunto annexed as parts and parcels of this agreement.

It is further agreed on the part of the United States, that the buildings, fences, erections, and improvements now made, and which may be hereafter made, on the aforesaid described surveys, shall be left thereon for the benefit of said John Twohig, when they shall no longer be required by the United States.

Third. If the United States shall, at any period before the termination of this lease, wish to purchase any of the before-described surveys of land and premises, the said John Twohig, his heirs, executors, administrators, and assigns bind themselves to sell it to the United States, the site on which the military post of Fort Duncan is situated, being surveys Nos. 32, 32½, and 33, and if more land be required by the United States, the said John Twohig, party of the second part, promises to sell any one or more of the surveys, numbered 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, and the undivided half of survey No. 49, at ten dollars per acre, if purchased by or before the 1st day of January, 1861, or at the rate of twenty dollars per acre if purchased after that date and within the period of the lease, and make a transfer by a good and sufficient title in the form required by law.

Fourth. And the said John Twohig, his heirs, executors, administrators and assigns, further agree and contract to warrant and defend the United States, their officers and agents, in the quiet and peaceable possession and occupancy of the said land and premises; and in case of any disturbance by suit or otherwise, will defend the same free of charge to the United States, in or before any court or tribunal in the State of Texas, or the Supreme Court of the United States.

This agreement or contract is made subject to the approval of the colonel commanding the Department of Texas.

In witness whereof the said parties to these presents have hereunto set their hands and seals, using scrawls by way of seals, this the day and date first above written, in quadruplicate.

Executed and delivered in presence of—

CHAS. DARROW.

CHAS. L. LIGE.

D. H. VINTON, [L. S.]
Major and Quartermaster.
JOHN TWOHIG, [L. S.]

Approved :

R. E. LEE,
Bvt.-Col. U. S. A., Commanding Dep't.

STATE OF TEXAS, *County of Bexar :*

This is to certify that the foregoing is a true and correct copy of the original copy.

In witness whereof I have hereunto set my hand and official seal, at office in San Antonio, this 30th day of June, A. D. 1869.

[NOTARIAL SEAL.]

THEO. HERTZBERG,
Notary Public, Bexar County.

[Orders No. 1.]

FORT DUNCAN, TEXAS,
April 17, 1860.

I. In accordance with Special Order No. 24, dated Headquarters Department of Texas, San Antonio, March 12, 1860, the undersigned hereby assumes command of this post.

The usual garrison custom and regulations will hereafter be strictly enforced.

II. In accordance with instructions of the department commander, no travel of any kind will be allowed over the parade. All teams and all persons will be required to confine themselves to the roads and walks, and a sentinel will be posted on the grounds, whose duty it will be to carry out this order.

III. Second Lieut. D. Ramsay is hereby appointed post-adjutant.

HENRY W. CLOSSON,
First Lieutenant First Artillery, U. S. A., Commanding.

Official :

DOUGLAS RAMSAY,
Second Lieutenant and Adjutant.

A true copy :

D. H. VINTON,
Major and Quartermaster.

STATE OF TEXAS, *County of Bexar :*

This is to certify that the foregoing document is a true and correct copy of the original copy. In witness whereof, I have hereunto set my hand and official seal, at office in San Antonio, this 30th day of June, A. D. 1869.

[NOTARIAL SEAL.]

THEO. HERTZBERG,
Notary Public, Bexar County.

EAGLE PASS, *October 26, 1859.*

DEAR SIR: Mr. Tivy has left here this day, not been able to finish the whole of the survey. However, he sends you the plot, and you can see how it is with his views of it. There are a few houses in Fort Duncan which are not in the plot. They had not time to survey the river flat, but about a certificate of it to tell where the corners are; had not time to run the line to Florancio Cornnales' place. I believe that the Bissop^o survey is a better possession than I have shown him when here.

Capt. Stoneman is here, with about 12 men of his command, 2d Cavi. He has requested quarters. I let him have them. He says he cannot pay rent, as he has no authority. The balance of his company is expected by the 5th of next month; will they get quarters free? If not, please state what rent they should pay.

Respectfully, yours,

P. REGAN.

JOHN TWOHIG, Esq.,
San Antonio.

A true copy:

D. H. VINTON,
Major and Quartermaster.

STATE OF TEXAS, *County of Bexar :*

This is to certify that the foregoing letter is a true and correct copy of the original copy.

In witness whereof, I have hereunto set my hand and official seal, at office in San Antonio, this 30th day of June, A. D. 1869.

[NOTARIAL SEAL.]

THEO. HERTZBERG,
Notary Public, Bexar County.

SAN ANTONIO, TEX., *May 30, 1860.*

DEAR SIR: During my interview with you yesterday, respecting the lease of Fort Duncan, the question arose as to the date from which I should receive rents. I beg leave to inclose herewith a letter dated October 26, 1859, from my agent at Eagle Pass, which will show you that he gave quarters to Captain Stoneman's command on that day, from which time the place has been occupied by the United States. Also a copy of Order No. 1, dated April 17, 1860, Fort Duncan, Tex. Those documents may aid you in determining from what date I am entitled to rent from the United States for the use of said premises.

I am, sir, very respectfully, your obedient servant,

JOHN TWOHIG.

Major D. H. VINTON,
Chief Quartermaster Department of Texas, San Antonio.

A true copy:

D. H. VINTON,
Major and Quartermaster.

STATE OF TEXAS, *County of Bexar* :

This is to certify that the foregoing letter is a true and correct copy of the original copy.

In witness whereof, I have hereunto set my hand and official seal, at San Antonio, this 30th day of June, A. D. 1869.

[NOTARIAL SEAL.]

THEO. HERTZBERG,
Notary Public, Bexar County.

[Indorsements.]

HEADQUARTERS DEPARTMENT OF TEXAS,
San Antonio, Tex., September 23, 1873.

Approved, and respectfully forwarded to the assistant adjutant-general, Military Division of the Missouri.

C. C. AUGUR,
Brigadier-General, U. S. A.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, Ill., October 1, 1873.

Approved, and respectfully forwarded to the honorable Secretary of War.

P. H. SHERIDAN,
Lieutenant-General Commanding.

ADJUTANT-GENERAL'S OFFICE, *October 6, 1873.*

Respectfully submitted to the Secretary of War.

E. D. TOWNSEND,
Adjutant-General.

Approved, and respectfully submitted to the President.

W. W. BELKNAP,
Secretary of War.

OCTOBER 11, 1873.

EXECUTIVE MANSION, *October 21, 1873.*

Approved.

U. S. GRANT.

WAR DEPARTMENT,
ADJUTANT-GENERAL'S OFFICE,
Washington, November 17, 1873.

Official copies :

E. D. TOWNSEND,
Adjutant-General.

FORT MCKAVETT, TEXAS.

SAN ANTONIO, TEX., *September 17, 1873.*

SIR: At the meeting, held yesterday, of the board convened under authority of act of Congress approved March 3, 1873, the following resolution was passed:

Resolved, That the board is of opinion that the tract of land situated in the county of Menard, (formerly part of Bexar,) and State of Texas, adjacent to and including the

military post of Fort McKavett, with the spring and cemetery, being the surveys numbered 290, 291, 292, 293, and 304, of Ting's Digest, No. 4, and containing 1,500 acres, more or less, is sufficient for the use of the United States for said military post. The board fixes \$10 per acre as a fair price for said tract.

The tract described in the resolution takes as much of the present reservation as the board considers necessary for the use of the post.

The contract of lease for this reservation will terminate December 31, 1875, and it stipulates therein that if the United States wishes to purchase before that time, the owners shall sell the same for \$10 per acre, but, as the article is understood, it is only on condition that the whole tract shall be taken; that is, twenty-three acres, more or less.

This property is now held in trust, in part, for minor heirs, and it is probable that no sale for a part of the tract can be made until after the termination of the present lease. As the present reservation leased contains about 2,373 acres, a large portion of which is not absolutely needed, the board did not feel justified in recommending the purchase of the entire tract at the rate fixed in the lease.

Inclosed are lease and tracing of the property.

Very respectfully,

S. B. HOLABIRD,
Deputy Quartermaster-General, U. S. A.
A. P. MORROW,
Major Ninth Cavalry.
W. T. GENTRY,
Captain Nineteenth Infantry.

The ASSISTANT ADJUTANT-GENERAL,
Department of Texas, San Antonio, Tex.

Article of agreement made and entered into this first day of December, one thousand eight hundred and fifty-five, between Bvt. Lt. Col. A. C. Myers, A. Q. M., U. S. A., on the one part, and E. D. Lane, of the county of Bexar, and H. A. Dooley, of the county of Camal and State of Texas, of the other part, witnesseth—

That for and in consideration of the payments and covenants hereafter mentioned, to be made and performed by the said Bvt. Lt. Col. A. C. Myers, for and in behalf of the United States of America, the said E. D. Lane and H. A. Dooley, their heirs and executors and administrators, have covenanted and agreed, and by these presents do covenant and agree, as follows, viz:

First. That the said E. D. Lane and H. A. Dooley, their heirs, executors, and administrators, shall let, rent, and lease to the United States of America a certain tract and parcel of land lying and being situated in the county of Bexar and State of Texas, and described as follows:

All that tract of land including and adjacent to the military post known as Fort McKavett, being surveys No. 286, 287, 288, 289, 290, 291, 292, 293, and 304 of Tivy's district, No. 4, and amounting to two thousand three hundred and seventy-three acres, more or less.

Second. The United States or their officers and agents are to hold the said premises, with rights and appurtenances thereto belonging, so long as they or any portion of them may be required by the United States for occupancy as a military post, not, however, to exceed the period of twenty years, dating from the first day of December, one thousand eight hundred and fifty-five, reserving the privilege to the United States to cut and use any timber or other materials which may be found upon the

land hereinbefore described and which may be required for the erection or repairs of any and all public buildings and fences, or for other purposes connected with the military post of Fort McKavett; also the right to cut and use from the described surveys of land whatever wood may be required for fuel for the use of troops which now or may hereafter occupy the said military post of Fort McKavett, for and in consideration of which the United States are to pay to the said E. D. Lane and M. A. Dooley, their heirs, executors, administrators, the sum of six hundred dollars per annum for the privileges and premises granted by this lease.

It is further agreed on the part of the United States that the buildings, fences, erections, and improvements now made, and which may be hereafter made on the aforesaid described survey, shall be left thereon for the benefit of said Lane and Dooley, when they shall be no longer required by the United States.

Third. If the United States shall, at any period before the termination of this lease, with [wish?] to purchase the aforesaid-described surveys of land and premises, the said E. D. Lane and M. A. Dooley, their heirs, executors, and administrators, bind themselves to sell the same to the United States at five dollars per acre, if purchased within three years from the date of this contract, or at the rate of ten dollars per acre if purchased after the expiration of the three years and within twenty years, and make a transfer by a good and sufficient title in the form required by law.

Fourth. And the said E. D. Lane and M. A. Dooley, their heirs, executors, and administrators, further agree and contract to warrant and defend the United States, their officers and agents, in the quiet and peaceable possession and occupancy of the said land and premises, and, in case of any disturbance by suit or otherwise, will defend the same, free of charge to the United States, in or before any court or tribunal in the State of Texas or the Supreme Court of the United States.

Fifth. The United States, for and in consideration of having had, occupied, and used a certain tract or parcel of land to the said Lane and Dooley belonging, lying and being situate in the county of Bexar and State of Texas, and known as Fort McKavett, from the date of the first occupancy of said post to the 30th day of November, 1855, inclusive, agree to pay to the said Lane and Dooley on the day of signing this instrument the sum of \$5,127.50, and the said E. D. Lane and M. A. Dooley, their heirs, executors, and administrators, agree and covenant that the payment of the above sum shall be in full for all rents or damages or on account of the use and occupation of the said tract or parcel of land and premises arising or occurring previous to the first day of December, 1855, or for all wood, posts, timber, lime, stone, hay, or anything else which may have been taken from said tract or tracts of lands, or from any land in the vicinity of Fort McKavett belonging to the said Lane and Dooley, by the United States, their officers, soldiers, or agents, and for all claims of whatsoever nature.

And the said Lane and Dooley, their heirs, executors, and administrators, further agree and contract to guarantee and defend the United States against all claims, of whatsoever nature, for rents or damages for or on account of the use and occupancy of said tract or tracts of land and premises, and for all wood, hay, posts, timber, or anything else which may have been cut or taken from any lands contained in the said tract or tracts to the said Lane and Dooley belonging from the date of the first occupancy of lands to the 30th day of November, 1855.

In witness whereof the said parties to these presents have hereunto set their hands and seals, dated the day and year first above written.

A. C. MYERS,

Brevet Lieutenant-Colonel, U. S. A.

Signed in presence of—

LLOYD J. BEALL,

Paymaster U. S. A.

ALFRED GIBBS,

Brevet Captain U. S. A.

E. D. LANE.

M. A. DOOLEY,

Per E. D. LANE.

His attorney.

HEADQUARTERS, DEPARTMENT OF TEXAS,
San Antonio, December 10, 1855.

Approved.

PERSEFER F. SMITH,

Brevet Major-General commanding Department.

THE STATE OF TEXAS :

I, J. M. Compant, county of Gillespie, clerk of the county court, said county and State, having compared the foregoing copy with the original, hereby certify that it is a true and correct copy of the original lease.

In testimony whereof I hereunto set my hand and affixed the impress of the seal of said county court, this the 29th day of March, A. D., 1870.

JOHN M. COMPANT,

County Clerk, Gillespie County.

FREDERICKSBURG, *October 27, 1873.*

DEAR SIR: In reply to yours of the 9th instant, I have the honor of stating that, in my opinion, no sale of the site of Fort McKavett can be made except strictly as provided for by the terms of the lease. Under the lease the United States can demand title to the 2,400 acres, and the court will enforce execution and delivery of title, because there is a valid agreement to that effect. But minors who have now inherited one-half interest in the land, cannot be bound by any new contract of sale.

Very respectfully,

A. O. COOLEY.

Maj. A. P. MORROW,

Ninth Cavalry, U. S. A.

[Indorsements.]

HEADQUARTERS DEPARTMENT OF TEXAS,
San Antonio, Tex., September 23, 1873.

Approved and respectfully forwarded to the assistant adjutant-general Military Division of the Missouri.

C. C. AUGUR,

Brigadier-General U. S. A.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, October 1, 1873.

Respectfully returned in order that the board of officers may ascertain and state definitely whether or not a less portion of the reserve of

Fort McKavett than the entire body of land now held by the Government can be purchased upon the terms fixed in the lease. If not, the commanding officer of the Department will please express an opinion regarding the propriety of purchasing the whole.

P. H. SHERIDAN,
Lieutenant-General Commanding.

HEADQUARTERS DEPARTMENT OF TEXAS,
San Antonio, Tex., October 10, 1873.

Respectfully returned to Lieut. Col. S. B. Holabird, deputy quartermaster-general, U. S. A., president of the board for the purchase of sites for military posts in Texas, inviting his attention to the indorsement of the Lieutenant-General commanding.

By command of Brigadier-General Augur.

C. MCKEEVER,
Assistant Adjutant-General.

Respectfully referred to Maj. A. P. Morrow, Ninth United States Cavalry, with request that he will investigate and make report upon the subject of the indorsement of the lieutenant-general commanding division of the Missouri.

S. B. HOLABIRD,
Deputy Quartermaster-General, U. S. A., President of the Board.
SAN ANTONIO, TEXAS, October 17, 1873.

Respectfully returned to S. B. Holabird, deputy quartermaster general, U. S. A., president of the board; attention invited to inclosed letter from Judge A. O. Cooley, administrator of the estate of the late J. D. Robinson, (which embraces the reservation of Fort McKavett.)

Other competent authority consulted, concur in Judge Cooley's opinion.

A. P. MORROW,
Major Ninth Cavalry.

Respectfully returned to the assistant adjutant-general, Department of Texas. Attention invited to the fifth indorsement hereon.

S. B. HOLABIRD,
Deputy Quartermaster-General, U. S. A., President of the Board.
SAN ANTONIO, TEXAS, February 2, 1874.

HEADQUARTERS DEPARTMENT OF TEXAS,
San Antonio, Texas, February 6, 1874.

Respectfully returned to headquarters Military Division of the Missouri.

Twenty-three hundred acres are not necessary as a site and reservation for this post, and, as it appears, if the Government purchases any, it must under the lease take the whole, it seems to me it would be advisable to let the lease expire and subsequently purchase what is required.

I can imagine nothing likely to increase the value of this property it may, however, save a great deal of trouble to purchase now.

C. C. AUGUR,
Brigadier-General, U. S. A., Commanding.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, February 26, 1874.

Respectfully referred to the assistant inspector-general military division of the Missouri.

By command of Lieutenant-General Sheridan :

R. C. DRUM,
Assistant Adjutant-General.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
ASSISTANT INSPECTOR-GENERAL'S OFFICE,
Chicago, March 20, 1874.

Respectfully returned to the adjutant-general of the division, having been examined and contents noted.

A. BAIRD,
Assistant Inspector-General, U. S. A.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, March 21, 1874.

Respectfully forwarded to the headquarters of the Army.

Action of the board approved and the recommendation of the department commander concurred in.

P. H. SHERIDAN,
Lieutenant-General, Commanding.

Approved and respectfully submitted to the President.

WM. W. BELKNAP,
Secretary of War.

WAR DEPARTMENT, *April 13, 1874.*

EXECUTIVE MANSION, *April 14, 1874.*

Approved.

U. S. GRANT.

WAR DEPARTMENT,
ADJUTANT-GENERAL'S OFFICE,
Washington, April 20, 1874.

Official copies.

E. D. TOWNSEND,
Adjutant-General.

FORT DAVIS, TEXAS.

SAN ANTONIO, TEXAS, *November 5, 1873.*

SIR: At a meeting of the board convened under authority of act of Congress, approved March 3, 1873, held yesterday, the following resolution was passed :

Resolved, That the board recommend the purchase of the tract of land upon which Fort Davis is situated, known as survey No. 6, lying and being in the county of Presidio, in the State of Texas, and described in the present contract of lease as follows: Beginning at a cottonwood 12 inches diameter, from which a cottonwood 22 inches diameter bears south 35° west, 13½ varas. Another, 34 inches diameter, bears north 23° west 53 varas. Fort Davis bears south 42° west 1,753 varas, the latitude of Fort Davis being, as determined by Major Emory, of United States Topographical Engineers,

30° 26' 23", longitude 6° 54' 27", Washington; Greenwich, 103° 36' 45"; thence 6° west 1,700 varas to a stake and mound; thence north 84° west 1,900 varas, to a rock-mound; thence south 84° east 1,900 varas to a stake and mound; thence south 6° west 200 varas to the place of beginning. Bearings marked X, being the same tract of land named in patent No. 170, issued by the State of Texas on the 23d day of August, 1856, and containing six hundred and forty (640) acres, for the use of the United States for said post.

The board is of opinion that \$9,000 is a reasonable price for said tract.

The board recommends the purchase of the whole tract, as its value depends entirely upon that part on which the post is immediately situated, and to cut this off would render the other part valueless to the owner.

The Government has expended a large sum of money upon Fort Davis, and the buildings are of a very substantial character.

In addition to the tract just described, the Government is now leasing four other tracts, but the board considers these unnecessary. They were originally rented for the use of the timber.

This post has been visited by two members of the board, Major Morrow and Captain Gentry.

John James, of San Antonio, is the owner of the tract described.

Very respectfully,

S. B. HOLABIRD,
Deputy Quartermaster-General, U. S. A.
A. P. MORROW,
Major Ninth Cavalry.
W. T. GENTRY,
Captain Nineteenth Infantry.

ASSISTANT ADJUTANT-GENERAL,
Department of Texas, San Antonio, Texas.

[Stamp.]

This agreement, made and entered into this twenty-ninth day of November, in the year of our Lord one thousand eight hundred and sixty-seven, (anno Domini 1867,) by and between John James, of the city of San Antonio, in the county of Bexar, in the State of Texas, of the first part, and Bvt. Lieut. Col. J. G. C. Lee, assistant quartermaster of the United States Army, for and on behalf of the United States of America, of the second part, witnesseth:

That the said party of the first part, for and in consideration of the rent and covenants hereinafter mentioned and contained, hath and by the presents doth grant, demise, and to farm let, unto the said party of the second part, the following named and described tracts or pieces of land, situate, lying and being in the county of Presidio, in the State of Texas aforesaid, viz: Survey No. 6, bounded and described as follows: Beginning at a cotton-wood, 12 inches in diameter, from which a cotton-wood, 22 inches diameter, bears south 35° west, 13½ varas. Another 35 inches diameter, bears north 23° west, 53 varas. Fort Davis bears south 42° west, 1,753 varas; the latitude of Fort Davis being, as determined by Major Emory, of the United States Topographical Engineers, 30° 26' 23", longitude 6° 54' 27", Washington, Greenwich, 103° 36' 45"; thence 6° west, 1,700 varas, to a stake and mound; thence north 84° west, 1,900 varas, to a rock mound; thence north 6° east, 1,900 varas, to a rock mound; thence south 84° east, 1,900 varas, to a stake and mound; thence south 6° west, 2,000 varas, to the place of

beginning; bearings marked \times ; being the same tract of land named in patent No. 170, issued by the State of Texas on the twenty-third day of August, 1856, and containing 640 acres. Also survey No. 8, bounded as follows: Beginning at a double live-oak, one 12 the other 11 inches diameter, near the north bank of the Limpia, north $83\frac{1}{2}^\circ$ west, 26,080 varas, from the beginning point of No. 6, from which a spring bears west 50° varas; a live-oak, 13 inches diameter, bears north 83° west, 14 varas; thence north 50° west, 1,344 varas; a three-pronged black-jack, from which a bunch of four live-oaks bears north 60° west, 24 varas; a post-oak, 6 inches diameter, bears south 10° east, $28\frac{1}{2}$ varas; thence south 30° west, 1,344 varas, a rock mound; thence north 30° east, 1,344 varas, to the place of beginning; bearings marked \times ; being the same tract of land named in patent No. 545, issued by the State of Texas on the fourteenth day of October, 1857. Also survey No. 9, bounded as follows: Beginning at the northwest corner of survey No. 8; a three-pronged black-jack, from which a bunch of four live-oaks bears north 60° west, 24 varas; a post-oak, 6 inches diameter, bears south 10° east, 24 varas; thence north 60° west, 1,344 varas, a stake and rock mound; thence south 30° west, 1,344 varas, a rock mound; thence south 60° east, 1,344 varas, a rock mound; thence north 30° east, 1,344 varas, to the place of beginning; bearings marked \times ; being the same tract of land named in patent No. 546, issued by the State of Texas on the 14th day of October, 1857. Also survey No. 27, bounded as follows: Beginning at a rock mound north, 700 varas from the north corner of Pablo Cassilas, survey No. 26; thence north 15° west, 1,344 varas, to a pinson tree 6 inches diameter, from which another 10 inches diameter bears north 21° east, 12 varas; another 13 inches diameter bears north 20° west, 16 varas; thence south 75° west, 1,344 varas, to a stake and mound; thence south 15° east, 1,344 varas, to a rock mound; thence north 75° east, 1,344 varas, to the place of beginning; being the same tract of land named in patent No. 50, issued by the State of Texas on the 21st of May, 1858. And also survey No. 28, bounded as follows: Beginning at a stake west corner of survey No. 27; thence south 75° west, 1,344 varas, to a rock mound; thence south 15° east, 1,344 varas, to a stake and mound; thence north 75° east, 1,344 varas, to a stake and mound; thence north 15° west, 1,344 varas, to the place of beginning, being the same tract of land named in patent No. 51, issued by the State of Texas on the 21st day of May, 1858, together with all and singular the appurtenances thereof and thereunto belonging or in anywise appertaining thereto; and together with the full privilege of cutting and using any timber, stones, or other material that may be found thereon, without charge to the United States. To have and to hold the said five tracts of land above respectively described with the appurtenances unto the United States of America, for fifty years from the 1st day of July, one thousand eight hundred and sixty-seven, yielding and paying therefor and thereout unto the said John James, his heirs and assigns, the yearly rent or sum of nine hundred dollars, payable monthly, whenever the quartermaster's department is in funds. And it is hereby expressly agreed and understood by and between the said parties hereto, that the said United States can vacate any or all of the said tracts or pieces of land above described at any time after first giving the said John James six months' notice thereof, through the proper officer of the quartermaster's department. And further, that the said United States, during the occupancy of the said tracts or pieces of land, shall peaceably and quietly have, hold, and enjoy the same, without any manner of let, suit, trouble, or hinderance whatever from any per-

son or persons whomsoever lawfully claiming the same. No member of Congress, officer, agent, or employé of the Government shall be admitted to any share or part in this contract or agreement, or derive any benefit to arise therefrom.

This agreement is subject to the approval of the Quartermaster-General of the United States Army.

In witness whereof the undersigned have hereunto placed their hands and seals at San Antonio the day and date first above written.

J. G. C. LEE, [SEAL.]

Brevet Lieutenant-Colonel and A. Q. M.

JOHN JAMES, [SEAL.]

Sealed and delivered in the presence of us:

E. F. MILLS.

J. HOYER.

In faith of which I do grant these presents in the presence of the witnesses undersigned, and in witness of the same do hereunto set my hand and seal at San Antonio, Texas, this 29th day of November, A. D. 1867.

[SEAL.]

JAMES HOYER,

Notary Public.

THE UNITED STATES OF AMERICA.

THE STATE OF TEXAS, *County of Bexar, ss:*

I do solemnly swear that the copy of the foregoing contract is an exact copy of a contract made by me personally with John James; that I made the same fairly, without any benefit or advantage corruptly to the said John James or any other person, and that the papers accompanying include all those to the said contract, as required by the statute in such cases made and provided.

[SEAL.]

J. G. C. LEE,

Brevet Lieutenant-Colonel and A. Q. M.

Sworn and subscribed to before me this 29th day of November, A. D. 1867.

[SEAL.]

JAMES HOYER,

Notary Public Bexar County.

Approved.

J. G. C. LEE,

Bvt. Lt. Col. and Chief Q. M., District of Texas.

Approved.

A. J. McGONNIGLE,

Bvt. Lt. Col. and A. Q. M., U. S. A.,

in charge O. C. Q. M. Fifth Mil. Dist.

HEADQUARTERS FIFTH MILITARY DISTRICT,

New Orleans, La., December 11, 1867.

Approved.

By command of Major-General Hancock.

GEO. L. HARTSUFF,

Assistant Adjutant-General.

[Indorsements.]

Respectfully referred to General Ekin for examination and return.

CHAS. THOMAS,

Assistant Quartermaster-General, Bvt. Maj. Gen., U. S. A.

QUARTERMASTER-GENERAL'S OFFICE,

January 13, 1868.

QUARTERMASTER-GENERAL'S OFFICE,

January 31, 1868.

Examined and respectfully returned to Bvt. Maj. Gen. Charles Thomas, Assistant Quartermaster-General United States Army. This lease is approved on condition that a letter be furnished this Office annually by the officer on whose report the property is borne, stating that the same is used by and is needed for Government purposes for the year next ensuing the date of said communication.

By order of the Quartermaster-General.

JAMES A. EKIN,

Deputy Quartermaster-General, Bvt. Brig. Gen., U. S. A.

[Indorsements, covering all.]

HEADQUARTERS DEPARTMENT OF TEXAS,

San Antonio, Tex., November 8, 1873.

Respectfully forwarded to headquarters Military Division of the Missouri.

If the site of this post is to be purchased, I do not regard the price fixed by the board unreasonable, and approve it

C. C. AUGUR,

Brigadier-General United States Army, Commanding.

HEADQUARTERS MILITARY DIVISION MISSOURI,

Chicago, November 15, 1873.

Respectfully forwarded, approved.

P. H. SHERIDAN,

Lieutenant-General, Commanding.

HEADQUARTERS OF THE ARMY,

Washington, November 19, 1873.

Respectfully submitted to the Secretary of War, approved.

W. T. SHERMAN,

General.

WAR DEPARTMENT,

ADJUTANT-GENERAL'S OFFICE,

Washington, November 22, 1873.

Respectfully submitted to the Secretary of War.

E. D. TOWNSEND,

Adjutant-General.

Approved, and respectfully submitted to the President.

WM. W. BELKNAP.

Secretary of War.

NOVEMBER 24, 1873.

EXECUTIVE MANSION, *November 26, 1873.*

Approved.

U. S. GRANT.

WAR DEPARTMENT,

ADJUTANT-GENERAL'S OFFICE,

Washington, December 4, 1873.

Official copy.

E. D. TOWNSEND,

Adjutant General.

FORT QUITMAN, TEXAS.

SAN ANTONIO, TEX., *November 5, 1873.*

SIR: At a meeting of the board convened under authority of act of Congress approved March 3, 1873, held yesterday, the following resolution was passed:

Resolved, That the board recommend the purchase of a tract of land, (containing six hundred and forty acres,) upon which Fort Quitman is situated, and described as follows: "Situated in El Paso County, on the east bank of the Rio Grande River, known as survey No. 179, in section No. 1, beginning at the bank of the river and extending north 45° east, 3,750 varas; thence north 45° west, 950 varas; thence south 45° west, 3,520 varas; thence, with the meanders of the river, down stream, as follows: South 5° east, 700 varas; south 33½° east, 75 varas; south 75¼° east, 440 varas, to the place of beginning," for the use of the United States for said military post.

The board is of opinion that \$6 per acre is a reasonable price for the tract just described. A suit is now pending in the courts of Texas (Anson Mills against Mary A. Maverick and others) in regard to the ownership, but it is understood that the parties will concur in making a valid title to the United States should they agree to accept the proposition.

Two of the members of the board, Major Morrow and Captain Gentry, have visited the post.

The board has recommended the purchase of the whole tract, as its value depends entirely upon that part upon which the post is situated and adjacent to the river.

The parties owning it would reasonably expect as much for this fraction as for the whole.

A. C. Hyde and B. S. Dowell, administrators for James Hubbell, are in possession at the present time.

Very respectfully,

S. B. HOLABIRD,
Deputy Quartermaster-General United States Army.
A. P. MORROW,
Major Ninth Cavalry.
W. T. GENTRY,
Captain Nineteenth Infantry.

ASSISTANT ADJUTANT-GENERAL,
Department of Texas, San Antonio, Tex.

[Indorsement.]

1ST.

HEADQUARTERS DEPARTMENT OF TEXAS,
San Antonio, Tex., November 8, 1873.

Respectfully forwarded to headquarters Military Division of the Missouri.

If the site of this post is to be purchased at all, which I do not recommend, the price fixed by the board is not deemed unreasonable, and is approved.

C. C. AUGUR,
Brigadier-General U. S. Army, Commanding.

2D.

HEADQUARTERS MILITARY DIVISION, MISSOURI,
Chicago, November 15, 1873.

Respectfully forwarded, approved.

P. H. SHERIDAN,
Lieutenant-General Commanding.

3D.

HEADQUARTERS OF THE ARMY,
Washington, November 19, 1873.

Respectfully submitted to the Secretary of War, approved.

W. T. SHERMAN,
General.

4TH.

WAR DEPARTMENT,
ADJUTANT-GENERAL'S OFFICE,
Washington, November 22, 1873.

Respectfully transmitted to the Secretary of War.

E. D. TOWNSEND,
Adjutant-General.

5TH.

Approved, and respectfully submitted to the President.

WM. W. BELKNAP,
Secretary of War.

NOVEMBER 28, 1873.

6TH.

Approved.

U. S. GRANT.

DECEMBER 1, 1873.

WAR DEPARTMENT,
ADJUTANT-GENERAL'S OFFICE,
Washington, December 5, 1873.

Official copy.

E. D. TOWNSEND,
Adjutant-General.

FORT STOCKTON, TEXAS.

SAN ANTONIO, TEXAS,
November 5, 1873.

SIR: At a meeting of the board, convened under authority of act of Congress approved March 3, 1873, held this day, it was—

Resolved, That the board is of opinion that the United States should purchase the tracts of land lying and being in the county of Pecos, (formerly Presidio,) State of Texas, situated on the El Paso stage-road, about eighty miles from Fort Davis, and the rights and privileges hereafter mentioned, viz: That tract of land known as survey 204, containing eight hundred and ninety-six acres; also that tract of land containing eighty acres, more or less, and known as the northern half of survey No. 151, the southern boundary of this tract being the northern boundary of survey No. 150, prolonged eastward across said survey, No. 151, together with all and singular the appurtenances thereof and belonging thereto.

Also the free use and privilege of conveying from the spring at the headwaters of the Comanche Creek, situated on survey known as No. 150, all water required for use of the post, which shall include the right of way to and from said spring, and the right to place rams, engines, conduits, with the necessary excavating details to set up engines, or to lay pipes, to carry water from the said head spring, situated on survey No. 150, aforesaid.

Also, that certain tract of land lying about three and one-half miles northeast of

Fort Stockton, on the Comanche Creek, containing twenty-five acres, more or less, now inclosed by a fence as occupied as post-garden, together with the full, entire, and necessary use of the irrigating-ditch water-privilege, now used and necessary for a post-garden, (excepting therefrom two houses and premises, situated on the northern half of survey No. 151, owned by the lessor and occupied, one by F. W. Corbit, post-trader, and the other by Seasarie Towas,) for the use of the United States for the military post of Fort Stockton.

The board is further of opinion that \$12,000 is a reasonable price for the same.

The size of the reservation might be reduced, but, as the valuable part is that which includes the post, and is situated upon the creek, (giving control of the water,) the owner will not sell it for any less than he will sell the whole. The small tract of twenty-five acres, about three miles from the post, leased for a garden, has been of great benefit this year, and its purchase is deemed advisable.

The buildings known as Gallagher's stores and Torras's house, have been excepted, as they are not used by the Government, nor considered necessary, and their estimated value by the owner (\$10,000) is considered too great.

Two members of the board—Major Morrow and Captain Gentry—have visited this post.

Peter Gallagher, of San Antonio, is the owner of the land described.

Very respectfully,

S. B. HOLABIRD,

Deputy Quartermaster-General, U. S. A.

A. P. MORROW,

Major Ninth Cavalry.

W. T. GENTRY,

Captain Nineteenth Infantry.

ASSISTANT ADJUTANT-GENERAL,

Department of Texas, San Antonio, Texas.

This agreement, made and entered into on the first day of July, in the year of our Lord one thousand eight hundred and seventy-three, between Lieut. Col. S. B. Holabird, deputy quartermaster-general, U. S. A., chief quartermaster Department of Texas, and his successors in office, for and on behalf of the United States of America of the first part, and Peter Gallagher, of the city of San Antonio, county of Bexar, and State of Texas, of the second part, witnesseth:

1. That for and in consideration of the payments and covenants hereinafter mentioned, to be made and performed by the party of the first part, the party of the second part shall and by these presents doth let, rent, and lease to the United States of America all those certain tracts, pieces, and parcels of land lying and being in the county of Pecos, (formerly Presidio) State of Texas, situated on the El Paso stage-road, about eighty miles from Fort Davis, viz:

That tract of land known as survey 204, containing eight hundred and ninety-six acres; also that tract of land containing eighty acres, more or less, and known as the northern half of survey No. 151; the southern boundary of this tract being the northern boundary of survey No. 150, prolonged eastward across said survey No. 151; together with all and singular the appurtenances thereof and belonging thereto; also the free use and privilege of conveying from the spring at the headwaters of the Comanche Creek, situated on survey known as No. 150, all water required for use of the post, which shall include the right

of way to and from said spring, and the right to place rams, engines, conduits, with the necessary excavating details, to set up engines, or to lay pipes to carry water from the said head spring situated on survey No. 150 aforesaid.

The United States shall have the privilege to cut and use any timber, to dig and use any stones, or to make use of any other material that may be found thereon suitable for building or defense, or for any other purpose or use coming within the requirements of a military post.

Also, that certain tract lying about three and a half miles northeast of Fort Stockton on the Comanche Creek, containing twenty-five acres, more or less, now inclosed by a fence and occupied as post-garden together with the full, entire, and necessary use of the irrigating-ditch water-privilege now used and necessary for a post garden.

To have and to hold the said tracts of land above respectively described, with the appurtenances thereof, so long as the said tracts may be required by the United States, not, however, to exceed a period of one year from the date hereof.

II. The United States reserves the right to quit, relinquish, and give up said premises within the one year mentioned above, by giving to the party of the second part one month's notice.

III. The said party of the second part further agrees that at the expiration of one year from the date hereof, the party of the first part, may, at his option, renew this lease, with the same covenants and agreements as herein contained.

IV. The said party of the second part further agrees and covenants to warrant and defend the United States, its officers and agents, in the quiet and peaceable possession and occupancy of the aforesaid premises, and, in case of any disturbance, by suit or otherwise, will defend the same, free of charge to the United States, in or before any court or tribunal in the State of Texas, or before any of the courts of the United States.

V. For and in consideration of the above covenants and agreements, the party of the first part hereby covenants and agrees to pay to the party of the second part, at the office of the chief quartermaster of the Department of Texas, or at such other place as said chief quartermaster may direct, for the tract of land known as survey No. 204, and for the northern half of survey No. 151, above described, the yearly rent on same of \$600 in United States currency; and for the tract occupied as a post-garden, also above described, the yearly rent or sum of \$200 in United States currency. Payment to be made monthly when the quartermaster's department is in funds for such purpose.

VI. No member of Congress nor any other officer or agent of the United States shall be admitted to any share or interest in this lease, or any benefit to arise therefrom.

This lease is made subject to the approval of the commanding officer of the Department of Texas, and the commanding officer of the Military Division of the Missouri.

In witness whereof the aforesaid parties do hereunto set their hands and seals at San Antonio, Tex., this 17th day of September 1873.

S. B. HOLABIRD,

*Deputy Quartermaster-General, United States Army,
Chief Quartermaster.*

J. Z. DARE.

JAMES CALLAGHAN.

PETER GALLAGHER.

Supplementary article.

It is mutually understood and agreed that the use of two houses and premises, situated on the northern half of survey No. 151, owned by the lessor, and occupied—one by F. W. Corbit, post-trader, the other by Seatoria Torras—are not included in the foregoing lease. Should these two buildings and premises be required for use of the post, then the party of the second part shall be entitled to a just compensation in addition to that specified in the foregoing lease.

S. B. HOLABIRD,
Deputy Quartermaster-General, United States Army,
Chief Quartermaster.

J. Z. DARE.

JAMES CALLAGHAN.

PETER GALLAGHER.

[Indorsements.]

HEADQUARTERS DEPARTMENT OF TEXAS,
San Antonio, Tex., November 8, 1873.

Respectfully forwarded to headquarters Military Division of the Missouri.

If the site of this post is to be purchased, I do not regard the price fixed by the board as unreasonable, and approve it.

C. C. AUGUR,
Brigadier-General United States Army.

HEADQUARTERS MILITARY DIVISION OF MISSOURI,
Chicago, November 15, 1873.

Respectfully forwarded, approved.

P. H. SHERIDAN,
Lieutenant-General Commanding.

HEADQUARTERS OF THE ARMY,
Washington, November 19, 1873.

Respectfully submitted to the Secretary of War, approved.

W. T. SHERMAN,
General.

WAR DEPARTMENT, ADJUTANT GENERAL'S OFFICE,
Washington, November 22, 1873.

Respectfully submitted to the Secretary of War.

E. D. TOWNSEND,
Adjutant-General.

Approved and respectfully submitted to the President.

WM. W. BELKNAP,
Secretary of War.

NOVEMBER 25, 1873.

Approved.

U. S. GRANT.

DECEMBER 1, 1873.

WAR DEPARTMENT, ADJUTANT-GENERAL'S OFFICE,
Washington, December 5, 1873.

Official copies:

E. D. TOWNSEND,
Adjutant-General.

FORT CONCHO.

SAN ANTONIO, TEX., *November 8, 1873.*

SIR: At a meeting of the board convened under authority of act of Congress, approved March 3, 1873, held yesterday, the following resolution was passed:

Resolved, That the board is of opinion that the tract of land in the territory of the county of Bexar, and State of Texas, situated in the forks of the Main Concho and North Concho rivers, known as survey No. 173, upon which Fort Concho is located, and containing 640 acres more or less, is sufficient for the use of the United States for said military post, provided the privilege to use the large spring situated on the tract known as survey No. 174, near its southern boundary, with the right to excavate, build tanks, lay pipes, erect engines, &c., and the right of way to and from, are granted.

The board is of opinion that \$10 per acre, with the rights and privileges of the spring situated on the tract just mentioned, is a fair price for the same.

In addition to this tract, the Government is now leasing two other tracts, surveys No. 174 and southern half of survey No. 680, containing 640 and 70 acres, respectively, paying a rental for the whole of \$650 per annum.

H. B. Adams and E. D. L. Wickes, of San Antonio, are the owners of the tract described.

Very respectfully,

S. B. HOLABIRD,
Deputy Quartermaster-General, U. S. A.
A. P. MORROW,
Major Ninth Cavalry.
W. T. GENTRY,
Captain Nineteenth Infantry.

ASSISTANT ADJUTANT-GENERAL,
Headquarters Department of Texas, San Antonio, Tex.

[Inclosure.]

This agreement made and entered into on the first day of July, 1873, between Lieut. Col. S. B. Holabird, deputy quartermaster-general, U. S. A., chief quartermaster Department of Texas, and his successors in office, for and on behalf of the United States of America, of the first part, and Hardin B. Adams and Edwin D. L. Wickes, of the county of Bexar, State of Texas, for and on behalf of themselves, their heirs, administrators, executors, and assigns, of the second part, witnesseth:

First. That for and in consideration of the payments and covenants hereinafter mentioned, to be made and performed by the party of the first part, the parties of the second part do hereby let, rent, lease, and demise to the United States of America all those certain tracts, pieces, and parcels of land, lying and being in the territory of Bexar County, in the State of Texas, viz: That tract of land situated in the forks of the Main Concho and North Concho Rivers, containing six hundred and forty (640) acres, and known as survey number one hundred and seventy-three, (173;) also that tract of land situated on the Main Concho River, containing six hundred and forty (640) acres, and known as survey number one hundred and seventy-four, (174;) and also that tract of land adjoining the above described survey number one hundred and seventy-three, (173,) containing seventy (70) acres, more or less, and known as the southern half of survey number six hundred and eighty

(680,) together with all and singular the appurtenances thereof and thereunto belonging, or in any wise appertaining thereto, and together with the full privilege of cutting and using any timber, stone, or other material that may be found thereon, without charge to the United States; to have and to hold the said three tracts of land above respectively described, with the appurtenances thereof, so long as the said tracts may be required by the United States, not, however, to exceed a period of one year from the date hereof.

Second. The United States reserves the right to quit, relinquish, and give up the said premises within the one year mentioned above by giving to the parties of the second part one month's notice.

Third. The said parties of the second part do further agree that at the expiration of one year from the date hereof the party of the first part may at his option renew this lease with the same covenants and agreements as herein contained.

Fourth. The said parties of the second part do further agree and covenant to warrant and defend the United States, its officers, and agents, in the quiet and peaceable possession and occupancy of the aforesaid premises, and in case of any disturbance by suit or otherwise will defend the same free of charge to the United States, in or before any court or tribunal in the State of Texas, or before any of the courts of the United States.

Fifth. For and in consideration of the above covenants and agreements the party of the first part hereby covenants and agrees to pay to the said parties of the second part, at the office of the chief quartermaster of the Department of Texas, at San Antonio, Tex., or at such other place as the said chief quartermaster directs, the yearly rent or sum of six hundred and fifty dollars (\$650) in United States currency, payments to be made monthly when the Quartermaster's Department is in funds for such purpose.

Sixth. No member of Congress nor any other officer or agent of the United States shall be admitted to any share or interest in this lease, or derive any benefit therefrom.

Seventh. This lease is made subject to the approval of the commanding generals of the Department of Texas and the Military Division of the Missouri.

In witness whereof the aforesaid parties do hereunto set their hands and seals at San Antonio, Tex., this first day of July, A. D. 1873.

(Executed in quintuplicate.)

S. B. HOLABIRD,
Deputy Quartermaster-General, U. S. A.,
Chief Quartermaster Department of Texas.

H. B. ADAMS,
E. D. L. WICKES,

By his attorney in fact, H. B. ADAMS.

Witnesses:

I. Z. DARE,
JOHN J. INCHMANN,
GEORGE W. CALDWELL.

Approved.

C. C. AUGUR,
Brig. Gen. U. S. A., Commanding Department.

NOTE.—Power of attorney from E. D. L. Wickes to H. B. Adams filed with this lease for the fiscal year 1872-'73.

[Indorsement on foregoing inclosure.]

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, July 15, 1873.

Approved by P. H. Sheridan, Lieutenant-General commanding.
JAMES B. FRY,
Assistant Adjutant-General.

[Indorsements.]

HEADQUARTERS DEPARTMENT OF TEXAS,
San Antonio, Tex., January 13, 1874.

Respectfully forwarded to Headquarters Military Division of the Missouri, approved.

The price fixed by the board is regarded as reasonable.

C. C. AUGUR,
Brigadier-General, U. S. A.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, Ill., February 26, 1874.

Respectfully referred to the assistant inspector-general Military Division of the Missouri.

By command of Lieutenant-General Sheridan :

R. C. DRUM,
Assistant Adjutant-General.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
ASSISTANT INSPECTOR-GENERAL'S OFFICE,
Chicago, Ill., March 20, 1874.

Respectfully returned to the adjutant-general of the division, having been examined and contents noted.

A. BAIRD,
Assistant Inspector-General, U. S. A.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, March 21, 1874.

Approved and respectfully forwarded to headquarters of the Army.

P. H. SHERIDAN,
Lieutenant-General Commanding.

Approved and respectfully submitted to the President.

WM. W. BELKNAP,
Secretary of War.

WAR DEPARTMENT, April 13, 1874.

EXECUTIVE MANSION, April 14, 1874.

Approved.

U. S. GRANT.

WAR DEPARTMENT, ADJUTANT-GENERAL'S OFFICE,
Washington, April 20, 1874.

Official copies :

E. D. TOWNSEND,
Adjutant-General.

FORT CLARK, TEXAS.

SAN ANTONIO, TEXAS, *November 11, 1873.*

SIR: At a meeting of the board, convened under authority of act of Congress, approved March 3, 1873, held yesterday, the following resolution was passed:

Resolved, That the board is of opinion that so much of the league of land (now leased by the United States) known as survey No. 234, constituting a tract described as follows: Beginning at the southwest corner of survey No. 283 as the initial point, and thence running westerly along the northern boundary-line of survey No. 234 to the northwestern corner of the latter; thence southerly along the western boundary-line of said survey 880 yards: thence easterly parallel to the southern boundary-line to Las Moras Creek; thence northerly along said creek to the point of intersection of the prolongation of the western boundary of survey No. 283 with said creek; thence along the line of said prolongation to place of beginning, including within its limits the site of Fort Clark and the head spring of Las Moras Creek, is sufficient for the use of the United States for said military post of Fort Clark.

The tract just described contains about 700 acres, and \$10 per acre is regarded a fair value for the same.

The Government is now leasing for the use of this post surveys No. 231, 232, 233, 234—7,510 acres in all; much more than is now considered necessary.

The location of the post and the head spring of the Las Moras Creek on the tract just described gives it its value. The land in itself is of very little intrinsic worth.

Mrs. M. A. Maverick, executrix, and the heirs of Samuel A. Maverick are the owners.

Very respectfully,

S. B. HOLABIRD,
Deputy Quartermaster-General, U. S. A.
A. P. MORROW,
Major Ninth Cavalry.
W. T. GENTRY,
Captain Nineteenth Infantry.

ASSISTANT ADJUTANT-GENERAL,
Headquarters Department of Texas, San Antonio, Texas.

S. A. MAVERICK'S WILL.

Considering the dangers of travel, it is at least prudent to make, as I do this, my last will and testament and deed in fee-simple of all and singular the land and property, real, personal, and mixed, held, owned, possessed, or claimed by me in this or any other State or country, (except as hereinafter excepted.)

I, Samuel A. Maverick, do hereby devise, give, and grant, in fee-simple, the one moiety or half to my wife Mary A., and the other half in equal shares to my living children, Sam., George M., Willie H., Mary B., and Albert; and if my wife should die before I do, or either of said children, without leaving wife or child living at my death, then the survivors to have the property according to the above disposition. All the property not distributed at my said wife's death is to go toward equalizing the value of each child's share.

So long as Mary A. finds it convenient, I wish her to exercise ownership and chief control of this administration without giving any bonds whatever, or being forced to account to any court, but merely having

this my will put upon the records of deeds, &c., in Bexar County, and anywhere else she pleases; and all transfers made by my said wife to the children, or to any other persons by way of bargain and sale, shall be good and effectual without the orders or intervention of any court or authority.

Said Mary A. can, if she pleases, associate with her (permanently or from time to time) any of the said children in the administration of this estate.

In case of my said wife's death, any one or more of said children may go on with the administration as my executor or administrator of this will, upon putting upon record in Bexar County a little agreement of all the surviving children; and to this end the minors Mary B. and Albert shall have the same effect and power to sign and act as those of full age. (And here I will add that I consider the said minors do not require to have any legally appointed or other guardians than their mother's protection.)

And such child or children as shall carry on the administration of this will, shall be excused and saved from the inconvenience of giving bonds for faithful performance, provided, that no one of the other children shall demand in writing that such bond be given.

I hereby except out of the bulk of my estate the house and lot at the northwest corner of the Plaza by the Sequia, given to my daughter-in-law, Ada (Bradley) Maverick, and such other property as said Mary A. may think proper to convey to her.

This paper is written hastily, but after a life-long determination as to its main features; and I hereby revoke a similar disposition (and all other wills) up to this date.

San Antonio, twenty-ninth of October, eighteen hundred and sixty-nine.

The chief use of this will to be to save my executors from going into bonds, in the probate court, with a long-winded inventory, and so forth.
SAMUEL A. MAVERICK.

At the request of S. A. Maverick, who says that the foregoing is his last will and testament, we subscribe as witnesses to his signature, all present and seeing each sign at the same time.

FRANK REICHERZER.
THEODORE BALDUS.
JUAN E. BARRERA.

STATE OF TEXAS, *County of Bexar* :

Personally appeared before me, the undersigned authority, Frank Reicherzer, Theodore Baldus, and Juan E. Barrera, all to me known, who being duly sworn by me, on their oaths do say that Samuel A. Maverick declared to them that he signed the foregoing instrument of writing, and that he declared the same to be his last will and testament; that they signed the same as witnesses, at the request of the said Maverick, in his presence and the presence of each other.

To certify which, I have hereunto set my hand and affix the impress of my official seal, at office in San Antonio, this 30th day of October, 1869.

[SEAL.]

PAYTON SMYTHE,
County Clerk, Bexar County.
By H. McCORMICK,
Deputy.

STATE OF TEXAS, *Bexar County* :

I, Mortimer Slocum, clerk of the district court of said county, (said court having jurisdiction in matters of probate,) do hereby certify the above and foregoing to be a true and correct copy of the original last will and testament of Samuel A. Maverick, deceased, now on file and of record in my office.

Witness my official seal and signature, at office in San Antonio, this 24th day of June, A. D. 1872.

[SEAL.]

M. SLOCUM,

Clerk District Court, Bexar County.

This indenture made this first day of July, anno Domini eighteen hundred and seventy-two, between Lieutenant Colonel S. C. Holabird, deputy quartermaster-general, U. S. Army, acting for and in behalf of the United States, of the first part, and Mary A. Maverick, executrix, party of the second part, witnesseth :

That the said party of the second part does hereby lease, demise, and let unto the party of the first part all those certain tracts and parcels of land hereinafter described, lying upon either side of Los Moras Creek, and in the county of Kinney, State of Texas, to wit : The league of land upon which the military post known as Fort Clark is situated, near the head-spring of said creek, being survey No. 234, (two hundred and thirty-four,) also survey No. 233, (two hundred and thirty-three,) No. 232, (two hundred and thirty-two,) and No. 231, (two hundred and thirty-one,) lying contiguously and upon either side of said creek ; survey No. 233, adjoining the league upon which said military post is situated, and extending down said creek a distance of about eight miles from said military post : to hold the said premises, with rights and appurtenances thereto belonging, so long as they or any portion of them shall be required by the United States Government for occupancy as a military post ; and it is hereby stipulated and agreed by the party of the second part, that a renewal of this present lease, upon the same terms and conditions, shall be made yearly, so long as the premises, or any portion of them, hereby leased, shall be required for military use, at the option of the United States Government.

The party of the second part by this lease grants to the United States the right to make use of any building-material (except timber and wood as hereinafter provided) which may be found upon the entire premises, hereinbefore described, for the erection or repair of any public buildings or fences or other purposes connected with said military post : provided, no timber or trees shall be cut by any person whatsoever within one mile of the flag-staff, or center of the parade-ground of said post, unless by proper military authority to clear off gardens, yards, building-ground, or for other necessary purposes connected with the military occupation of the post. No contractor nor other persons shall be allowed to cut any wood or timber upon the reservation except by authority of the party of the second part, and then only outside of the limits above described.

It is understood and agreed that should any exigency of the service necessitate the cutting of trees for fuel or timber upon these premises, or any part of them, by the troops, the same shall be paid for at a rate not exceeding two dollars per cord of one hundred and twenty-eight cubic feet. It is further agreed, however, that the United States shall have authority to cut and use any trees or timber required for fencing

any part of these premises, or for the preparation of stockades or other means of protection and the defense of the post from the public enemy.

The said party of the first part hereby agrees, on the part of the United States, to pay or cause to be paid to the party of the second part for the use of the premises and the privileges granted by this lease, rent, at the rate of fifty dollars per month, in quarter-yearly payments; the first payment to be made on the 30th day of September, 1872, if funds are on hand for that purpose; if not, so soon thereafter as funds may be obtained.

It is further agreed by the party of the first part that the buildings, erections, fences, and improvements, now made, and which may hereafter be made, upon said premises, shall be left thereon for the benefit of the said party of the second part, when they shall be no longer required by the United States to be occupied as a military post.

The party of the second part hereby covenants that she has full right to make this lease, and hereby binds herself, her heirs, executors, and administrators, to carry out faithfully all its terms and conditions.

It is further understood and agreed by the two parties that this lease goes into effect to include the first day of July, one thousand eight hundred and seventy-two. It is further stipulated and agreed that no member of Congress, nor any other officer, agent, or employé, of the United States, shall be admitted to any interest or share in this lease, or other results to arise therefrom.

This lease is subject to the approval of the commanding officer, Department of Texas, and of the Military Division of the Missouri.

In witness whereof the parties to these presents have hereunto set their hands and affixed their seals the day and year above written.

(Signed in quintuplicate.)

S. B. HOLABIRD,
Deputy Quartermaster-General, U. S. A.
MARY A. MAVERICK,
Executrix.

In presence of—
I. Z. DARC.
GUSTAV. FRASCH.

Approved.

C. C. AUGUR,
Brigadier General, Commanding Department.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, July 6, 1872.

Approved by P. H. Sheridan, Lieutenant-General, commanding.
JAMES B. FRY,
Assistant Adjutant-General.

[Indorsements.]

1st.

HEADQUARTERS, DEPARTMENT OF TEXAS,
San Antonio, Tex., January 13, 1874.

Respectfully forwarded to headquarters Military Division of the Missouri, approved.

The price fixed by the board is regarded as reasonable.

C. C. AUGUR,
Brigadier-General, United States Army.

2d.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, Ill., February 26, 1874.

Respectfully referred to the assistant inspector-general, Military Division of the Missouri.

By command of Lieutenant-General Sheridan.

R. C. DRUM,
Assistant Adjutant-General.

3d.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
ASSISTANT INSPECTOR-GENERAL'S OFFICE,
Chicago, March, 20, 1874.

Respectfully returned to the Adjutant-General of the division, having been examined and contents noted.

A. BAIRD,
Assistant Inspector-General, U. S. A.

4th.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, March 21, 1874.

Approved and respectfully forwarded to headquarters of the Army.

P. H. SHERIDAN,
Lieutenant-General, Commanding.

5th.

Approved and respectfully submitted to the President.

WM. W. BELKNAP,
Secretary of War.

WAR DEPARTMENT, *April 13, 1874.*

6th.

EXECUTIVE MANSION, *April 14, 1874.*

Approved.

U. S. GRANT.

WAR DEPARTMENT, ADJUTANT-GENERAL'S OFFICE,
Washington, April 20, 1874.

Official copies.

E. D. TOWNSEND,
Adjutant-General.

FORT McINTOSH.

HEADQUARTERS FORT McINTOSH, TEXAS,
January 2, 1874.

SIR: I have the honor to state that the newly-installed mayor of Laredo, Hon. Refugio Benevides, together with the town council, visited this post this morning for the purpose of consultation, relative to mak-

ing a grant of land to the United States Government for military purposes, and, after examination of the ground, decided as follows: "To make a free gift by deed to the Government of so much land (owned by the city) as it may need for military purposes out of the tract now under lease, excepting therefrom a road and crossing of the Rio Grande on the eastern boundary of the post, (this road and crossing is not essential to the post reservation,) to embrace all the ground now built upon, or in actual use; also to include the post cemetery and old earthwork of Fort McIntosh."

They further requested me to make known their wishes to the proper military authorities competent to act upon the subject, and desired that they might obtain an early reply, and, if favorable, they will have the boundaries surveyed and determined by the city surveyor, in connection with the post authorities, and execute a deed of gift to the Government for the same.

I would further state in this connection that all the prominent and responsible citizens of this place are engaged or interested in sheep and cattle-raising, in which they have suffered, and their business has become somewhat demoralized from the Indian depredations during the past eight months, the most destructive to human life having been the raid made about a month ago by those who were recognized to be beyond all doubt Comanches from the reservation. The authorities here and prominent citizens desire to extend to the government all facilities for maintaining a military post here for the protection of the country in this vicinity.

I would also state that the tract that the Government has at present under lease is much more than is needed for permanent occupation, and is calculated to contain over three thousand acres.

Very respectfully, your obedient servant,

B. M. CUSTER,

First Lieutenant Twenty-Fourth U. S. Infantry, Commanding Post.

The ASSISTANT ADJUTANT-GENERAL,

Headquarters Department of Texas, San Antonio, Tex.

HEADQUARTERS DEPARTMENT OF TEXAS,

San Antonio, Tex., January 16, 1874.

Respectfully referred to the chief quartermaster of the Department.
By command of Brigadier-General Augur:

J. A. AUGUR,

Acting Assistant Adjutant-General.

Respectfully returned with recommendation that the gift be accepted unless a purchase be made.

S. B. HOLABIRD,

Deputy Quartermaster-General, Chief Quartermaster.

CHIEF QUARTERMASTER'S OFFICE, DEPARTMENT OF TEXAS,

January 17, 1874.

HEADQUARTERS DEPARTMENT OF TEXAS,

San Antonio, Tex., January 20, 1874.

Respectfully forwarded to assistant adjutant-general, Military Division of the Missouri, to know if it is desirable to accept this proposition.

C. C. AUGUR,

Brigadier-General U. S. A., Commanding.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, Ill., February 26, 1874.

Respectfully referred to the assistant inspector-general, Military Division of the Missouri.

By command of Lieutenant-General Sheridan :

R. C. DRUM,
Assistant Adjutant-General.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
ASSISTANT INSPECTOR-GENERAL'S OFFICE,
Chicago, March 20, 1874.

Respectfully returned to the Adjutant-General of the Division; having been examined and contents noted.

A. BAIRD,
Assistant Inspector-General, U. S. A.

SAN ANTONIO, TEX., January 17, 1874.

SIR: At a meeting of the board convened under authority of act of Congress, approved March 3, 1873, held yesterday, the following resolution was passed:

Resolved, That the board is of opinion that the tract or parcel of land lying and being situated in the county of Webb, State of Texas, belonging to the city of Laredo, upon which the military post of Fort McIntosh is situated, and described as follows: "Beginning at a marked tree and stump on the left bank of the Rio Grande, just opposite to a small island in the river, visible in ordinary stage of water near to the head of the rapids, above the city of Laredo; running thence in a northeasterly direction to the southwest corner of Felix Gonzales City, lot No. —; thence north $6\frac{1}{2}^{\circ}$ west, to a stone on the northern boundary of the city of Ejedor, or grant of four corporation leagues; thence north $83\frac{1}{4}^{\circ}$ west, to a stone marking the northeast corner of Antonio Guerra's field, leaving and reserving to the said Guerra, his heirs and assigns, a road of 28 feet along this last-described boundary, as a right of way to his premises; thence south $19\frac{1}{2}^{\circ}$ west, 1,679 feet, to a stone marking the southeast corner of the said Guerra's field; thence south 81° west, to a hurs-athe tree on the left or east bank of the Rio Grande; and thence following the course of the stream to the beginning, containing 640 acres, more or less, is sufficient for the use of the United States for said military post.

The board is of further opinion that \$3,000 is a fair value for this parcel or tract.

The mayor and common council offer to donate this tract to the United States, and inclosed herewith is a copy of a communication from the commanding officer at Fort McIntosh in regard to the matter.

Very respectfully,

S. B. HOLABIRD,
Deputy Quartermaster-General, U. S. A.
A. P. MORROW,
Major Ninth Cavalry.
W. T. GENTRY,
Captain Nineteenth Infantry.

THE ASSISTANT ADJUTANT-GENERAL,
Headquarters Department of Texas, San Antonio, Tex.

HEADQUARTERS DEPARTMENT OF TEXAS,
San Antonio, Tex., January 26, 1874.

Respectfully forwarded to headquarters Military Division of the Missouri, approved.

It is also recommended that the Government accept the proposed donation of site of Fort McIntosh, with the understanding that it is to be

returned to the city when no longer required for Government uses. This will do away with the implied obligations to keep a military post at this place if accepted unconditionally.

C. C. AUGUR,
Brigadier-General, U. S. A., Commanding.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, Ill., February 26, 1874.

Respectfully referred to the assistant inspector-general military, Division of the Missouri.

By command of Lieutenant-General Sheridan.

R. C. DRUM,
Assistant Adjutant-General.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
ASSISTANT INSPECTOR-GENERAL'S OFFICE,
Chicago, March 20, 1874.

Respectfully returned to the adjutant-general of the division. Having been examined and contents noted.

A. BAIRD,
Assistant Inspector-General, U. S. A.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, March 21, 1874.

Approved and respectfully forwarded to headquarters of the Army.
P. H. SHERIDAN,
Lieutenant-General Commanding.

Approved and respectfully submitted to the President.

WM. W. BELKNAP,
Secretary of War.

WAR DEPARTMENT, *April 13, 1874.*

EXECUTIVE MANSION, *April 14, 1874.*

Approved.

U. S. GRANT.

WAR DEPARTMENT,
ADJUTANT-GENERAL'S OFFICE,
Washington, April 20, 1874.

Official copies :

E. D. TOWNSEND,
Adjutant-General.

FORT BROWN, TEXAS.

SAN ANTONIO, TEX., *January 16, 1874.*

SIR: At a meeting of the board convened under authority of act of Congress, approved March 3, 1874, held this day, the following resolution was passed:

Resolved, That if the United States have not a valid claim thereto, the board recommend the purchase of the tract or parcel of land lying upon the Rio Grande River, adjacent to the city of Brownsville, Texas, upon which the post of Fort Brown is sit-

nated, and known as the military reservation, (containing 320 acres, more or less,) for the use of the United States for said military post. The board is of the opinion that \$25,000 is a fair valuation for this tract.

The southern portion below old Fort Brown, is of little or no value, but it is deemed advisable to include it in the recommendation by reason of its location.

The property just mentioned is in litigation, but a receiver has been appointed by the district court, who is authorized by special order to rent or sell it, and receive the moneys therefor. The land upon which the national cemetery at Brownsville is situated was purchased in this way.

Very respectfully,

S. B. HOLABIRD,
Deputy Quartermaster-General, U. S. A.
A. P. MORROW,
Major Ninth Cavalry.
W. T. GENTRY,
Captain Nineteenth Infantry.

The ASSISTANT ADJUTANT-GENERAL,
Headquarters Department of Texas, San Antonio, Tex. :

[Indorsements.]

HEADQUARTERS DEPARTMENT OF TEXAS,
San Antonio, Tex., January 26, 1874.

Approved and respectfully forwarded to the assistant adjutant-general Military Division of the Missouri.

C. C. AUGUR,
Brigadier-General, U. S. A.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, Ill., February 26, 1874.

Respectfully referred to the assistant inspector-general Military Division of the Missouri.

By command of Lieutenant-General Sheridan :

R. C. DRUM,
Assistant Adjutant-General.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
ASSISTANT INSPECTOR-GENERAL'S OFFICE,
Chicago, March 20, 1874.

Respectfully returned to the adjutant-general of the division, having been examined and contents noted.

A. BAIRD,
Assistant Inspector-General, U. S. A.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, March 20, 1874.

Approved and respectfully forwarded to headquarters of the Army.

P. H. SHERIDAN,
Lieutenant-General Commanding.

Approved and respectfully submitted to the President.

WM. W. BELKNAP,
Secretary of War.

WAR DEPARTMENT, *April 13, 1874.*

H. Ex. 282—3

EXECUTIVE MANSION, *April 14, 1874.*

Approved.

U. S. GRANT.

WAR DEPARTMENT, ADJUTANT-GENERAL'S OFFICE,
Washington, April 20, 1874.

Official copies.

E. D. TOWNSEND,
Adjutant-General.

RINGGOLD BARRACKS.

SAN ANTONIO, TEX., *January 19, 1874.*

SIR: At a meeting of the board, convened under authority of act of Congress approved March 3, 1873, held on the 16th instant, the following resolution was passed:

Resolved, That the board is of opinion that a tract or parcel of land lying in the county of Starr, State of Texas, upon which the post of Ringgold Barracks is situated, (containing 200 acres, more or less,) and generally known as the military reservation, is sufficient for the use of the United States for said military post. The tract is laid off as follows: From the point where an extension of the southeast boundary-line of the post cemetery strikes the river, measure 1,000 yards nearly northeast along; thence 1,000 yards nearly northwest perpendicular, respectively to said boundary-line; thence to the river on a line parallel to said boundary-line; and thence along the river-channel to place of beginning. The board is of further opinion that \$10,000 is a fair valuation for the same.

The tract described was laid off by Lieutenant-Colonel McCook, Tenth Infantry, when in command of Ringgold Barracks, as a reservation for the post.

Messrs. Powers and Maxan, of Brownsville, Tex., are the attorneys and agents of the Garza heirs, claimants to the property, and will be prepared to give a clear title should it be purchased.

Very respectfully,

S. B. HOLABIRD,
Deputy Quartermaster-General, U. S. A.
A. P. MORROW,
Major Ninth Cavalry.
W. T. GENTRY,
Captain Nineteenth Infantry.

The ASSISTANT ADJUTANT-GENERAL,
Headquarters Department of Texas, San Antonio, Tex.

San Antonio, Tex., January 26, 1874.

HEADQUARTERS DEPARTMENT OF TEXAS,

Approved and respectfully forwarded to the assistant adjutant-general, Military Division of the Missouri.

C. C. AUGUR,
Brigadier-General, U. S. A.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, Ill., February 26, 1874.

Respectfully referred to the assistant inspector-general, Military Division of the Missouri.

By command of Lieutenant-General Sheridan.

R. C. DRUM,
Assistant Adjutant-General.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
ASSISTANT INSPECTOR-GENERAL'S OFFICE,
Chicago, March 20, 1874.

Respectfully returned to the adjutant-general of the division, having been examined and contents noted.

A. BAIRD,
Assistant Inspector-General, U. S. A.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, March 21, 1874.

Approved and respectfully forwarded to headquarters of the Army.

P. H. SHERIDAN,
Lieutenant-General, Commanding.

Approved and respectfully submitted to the President.

WM. W. BELKNAP,
Secretary of War.

WAR DEPARTMENT, *April 13, 1874.*

EXECUTIVE MANSION, *April 14, 1874.*

Approved.

U. S. GRANT.

WAR DEPARTMENT, ADJUTANT-GENERAL'S OFFICE,
Washington, April 20, 1874.

Official copy :

E. D. TOWNSEND,
Adjutant-General.

FORT GRIFFIN.

SAN ANTONIO, TEX., *January 21, 1874.*

SIR: At a meeting of the board, convened under authority of act of Congress approved March 3, 1873, held on the 19th instant, the following resolution was passed:

Resolved, That the board is of opinion that the following-named tracts, lying in the county of Shackelford, State of Texas, upon the south bank of Clear Fork of the Brazos River, viz, the tract known as survey No. 483, (containing 320 acres, more or less,) the tract known as survey No. 478, (containing 320 acres, more or less,) and a part of the tract now leased by the Government, known as survey 479, (containing 200 acres, more or less,) are sufficient for the use of the United States for the military post of Fort Griffin. The board is of further opinion that \$5 per acre is a fair valuation for this land.

The post is principally situated on survey No. 478, but the board considers it advisable to buy the contiguous tracts on account of the water privileges.

Survey No. 483 is owned by —— Veal, of Galveston, Tex.; No. 478 by D. M. Dowell, of Louisville, Ky., and No. 479 by T. E. Jackson, of Shackelford County, Texas.

Very respectfully,

S. B. HOLABIRD,
Deputy Quartermaster-General, U. S. A.

A. P. MORROW,
Major Ninth Cavalry.

W. T. GENTRY,
Captain Nineteenth Infantry.

The ASSISTANT ADJUTANT-GENERAL,
Headquarters Department of Texas, San Antonio, Tex.

[Indorsements.]

HEADQUARTERS DEPARTMENT OF TEXAS,
San Antonio, Tex., January 26, 1874.

Approved and respectfully forwarded to the assistant adjutant-general Military Division of the Missouri.

C. C. AUGUR,
Brigadier-General, U. S. A.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, Ill., February 26, 1874.

Respectfully referred to the assistant inspector-general Military Division of the Missouri.

By command of Lieutenant-General Sheridan.

R. C. DRUM,
Assistant Adjutant-General.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
 ASSISTANT INSPECTOR-GENERAL'S OFFICE,
Chicago, March 20, 1874.

Respectfully returned to the adjutant-general of the division, having been examined and contents noted.

A. BAIRD,
Assistant Inspector-General, U. S. A.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, March 21, 1874.

Approved and respectfully forwarded to headquarters of the Army.
 P. H. SHERIDAN,
Lieutenant-General, Commanding.

WAR DEPARTMENT, *April 13, 1874.*

Approved and respectfully submitted to the President.

WM. W. BELKNAP,
Secretary of War.

EXECUTIVE MANSION, *April 14, 1874.*

Approved.

U. S. GRANT.

WAR DEPARTMENT,
 ADJUTANT-GENERAL'S OFFICE,
Washington, April 20, 1874.

Official copies :

E. D. TOWNSEND,
Adjutant-General.

SAN ANTONIO, TEX.,
January 22, 1874.

SIR: At a meeting of the board, convened under authority of act of Congress, approved March 3, 1873, the following resolution was passed:

Resolved, The board having been informed that it is contemplated to establish a military post on the line between Fort Griffin and Fort Sill, or remove the last-named post

to another site, is of opinion that all the land which may be wanted for a reservation, either a large or small quantity, and of good quality, should be obtained at a rate not to exceed \$1.50 per acre. This the board considers a fair valuation for the best of unoccupied lands in that section of Texas.

Very respectfully,

S. B. HOLABIRD,
Deputy Quartermaster-General, U. S. A.
A. P. MORROW,
Major Ninth Cavalry.
W. T. GENTRY,
Captain Nineteenth Infantry.

The ASSISTANT ADJUTANT-GENERAL,
Headquarters Department of Texas, San Antonio, Tex.

WAR DEPARTMENT, ADJUTANT-GENERAL'S OFFICE,
Washington, May 15, 1874.

Official copy :

E. D. TOWNSEND,
Adjutant-General.

HEADQUARTERS DEPARTMENT OF TEXAS,
San Antonio, Tex., July 24, 1873.

COLONEL: I am directed to have the country west of Fort Richardson and north of Fort Griffin examined, with a view of ascertaining whether there is not a favorable point there for the establishment of a military post which shall be able to fulfill all the purposes required of the two posts above named. Yourself, Lieutenant-Colonel Buell, Eleventh Infantry, and Assistant Surgeon W. H. Forwood, are designated as a board to make the necessary examination of the country referred to, and to report thereon in relation to the purpose referred to.

The point should be beyond the settlements, have abundance of good water, and sufficient wood and grass, and, if possible, near abundant and good building material. The surgeon's report should cover all points affecting the healthfulness of the locality.

If possible the point selected should be on lands belonging to the State of Texas, that means may be at once taken to secure its title to the United States Government. To insure as far as may be this result, this point should not only be kept a secret by the board, and referred to only in its report and map, but the object of its going to that country should, as far as practicable, be covered by some other ostensible purpose, as a scout, or to find a road to Fort Sill.

You will please have made as full and correct a map of your route and the country about the selected locality as is possible, and if there is any officer, at either your post or Griffin, competent for this duty, you can detail him for it. You should have a good compass and odometer. For escort you had better take one company of cavalry from your post and one from Fort Griffin, with sufficient transportation from your post for the whole party, as there is no surplus transportation at Fort Griffin. It is desirable to have this work completed as soon as practicable. You will therefore proceed at once to Fort Griffin with Assistant Surgeon

Forwood, and start from that post. Lieutenant-Colonel Buell and Assistant Surgeon Forwood will be instructed to report to you, and you can acquaint them with the object to be accomplished.

Very respectfully, your obedient servant,

C. C. AUGUR,
Brigadier-General, U. S. A.

Col. W. H. WOOD,
Eleventh Infantry, commanding Fort Richardson, Texas.

[First indorsement.]

HEADQUARTERS DEPARTMENT OF TEXAS,
San Antonio, Tex., July 26, 1873.

Official copy respectfully forwarded to the assistant adjutant-general, Military Division of the Missouri, for the information of the Lieutenant-General commanding.

In case a suitable locality for a post of the character desired is found, in what way is a title to be secured to the United States?

Land-scrip can be purchased at low prices, I am told, but it requires the authority of the Secretary of War, and the approval of Congress, before the money is paid. No scrip can be purchased on such terms.

C. C. AUGUR,
Brigadier-General, U. S. A., Commanding.

[Second indorsement.]

HEADQUARTERS MILITARY DIVISION MISSOURI,
Chicago, August 5, 1873.

Respectfully forwarded for the information of the General of the Army.

P. H. SHERIDAN,
Lieutenant-General, Commanding.

[Third indorsement.]

HEADQUARTERS OF THE ARMY,
Washington, August 8, 1873.

Respectfully submitted to the Secretary of War.

Fort Richardson is out of place, and on private land. The new post should be nearly on a line from Fort Griffin to Fort Sill, where there are no settlements; but the moment a new site is indicated it will be covered by claims paid for in Texas scrip. If possible a title to four miles square should be secured before a dollar is spent in buildings.

W. T. SHERMAN,
General.

WAR DEPARTMENT, ADJUTANT-GENERAL'S OFFICE,
Washington, May 15, 1874.

Official copy :

E. D. TOWNSEND,
Adjutant-General.

FORT GRIFFIN, SHACKELFORD COUNTY, TEXAS,
August 2, 1873.

SIR: We, the undersigned farmers, stock-raisers, and other residents in the counties of Shackelford, Throckmorton, Stephens, Palo Pinto, and Young, and embraced in the jurisdiction of this military district, hearing of the proposed abandonment of Fort Griffin, would respectfully

submit the following memorial and petition for the retention of troops at the present site of Fort Griffin, Texas.

We would respectfully state that this section of country embraces important stock and agricultural interests second to none in the State, and that it is particularly exposed to raids from all the tribes in the Indian Territory, as well as those from New Mexico; that these raids occur nearly every month, and that we are constantly suffering from the loss of stock, the murder of our citizens, and the not unfrequent capture of women and children, and that while we have received all the protection that could be afforded by the small number of cavalry stationed at Fort Griffin, yet the removal of even that force can only result in retarding the development and prosperity of this section for years, and in either the abandonment of all the settlements located therein, or their exposure to devastation and annihilation, as our lives and property will then undoubtedly be at the mercy of these Indians, who visit us in such numbers that we are unable to resist them by reason of our scattered settlements and their distance apart. We believe it to be the policy and intention of the United States Government to encourage its citizens in settling up and developing the resources of this country, and to locate its troops at such points as will best afford protection to them in so doing.

We claim to be pioneers in this work. We have suffered much, and we cannot believe that the Government will ignore this fact, and thus abandon us to the cruelty of these savages.

We claim for the present site of Fort Griffin that it is not only eligible and suitable in all points relating to the comfort and wants of a military garrison, but that geographically it is as eminently adapted for the protection of the settlements as it is for the projected railroad interests in this section of country. We claim, further, that there is no other point as well adapted as a center or base from which to operate against all depredatory Indians, whether from New Mexico or the Indian Territory, and we believe that General Mackenzie's expedition last summer fully justifies this conclusion.

Your petitioners would further say that if the honorable Secretary will favorably consider this memorial, and continue this protection, we pledge ourselves to assist and co-operate with the Government in placing at its disposal all the land necessary to the present site of Fort Griffin, Texas, and for all the purposes required by the Government for that post, and on such terms, either by sale or lease, as the Government may dictate.

And your petitioners will ever pray.

J. A. Mathews.
W. L. Browning.
J. C. Lee.
C. K. Stribling.
A. M. Lared.
Green Riddle.
J. S. Steele.
K. Truby.
M. V. Hoover.
S. J. Connor.
Julius Wallach.
Henry Jacobs.
J. C. Lynch.
Geo. Wilhelm.
H. Palm.

James McAlpin.
S. A. Dalton.
Mary Driver.
W. H. Ledbetter.
G. W. Evans.
W. Medlin.
Jeff. T. Shaw.
Mrs. A. Clifton.
Robt. Hill.
G. H. York.
F. A. Franc.
Preston Bell.
John Sutherlin.
Lewis Robinson.
Thos. H. Bennett.

Wm. C. Graham.
Jacob Thompson.
Milton Sutton.
Roland Johnson.
Dudley Armstead.
John ^{his}X Anderson.
^{mark.}Quin ^{his}X Nagle.
^{mark.}J. W. Hillan.
Riley Carter.
Christ. Messnier.
Geo. Smith.
James McCarty.
John Lurn.

J. P. McLary.	D. J. Murphy.	J. C. Simpson.
George Knox.	T. E. Jackson.	D. Campbell.
E. L. Walker.	W. L. Cornett.	George James.
Levi Current.	J. G. Murphy.	G. Steger.
D. M. Emberlin.	M. V. Hoover.	Van Taylor.
A. Frank.	W. D. Howsley.	Sam. C. ^{his} X De Jarnett,
George Jones.	W. A. Pool.	William ^{mark.} Kennedy.
T. C. McCarty.	Geo. J. Shields.	S. W. Timmons.
Jerry James.	C. H. Hittson.	A. Timmons.
D. A. Thetford.	Milton Sutton.	Robert Thorp.
W. A. Fory.	Wm. Spencer.	F. C. Basl.
Holley Inyard.	O. D. Garrison.	R. Stockton.
John W. Poe.	C. L. Carter.	John Greater.
John C. Jacobs.	Lew. Mills.	Wm. Ray.
H. C. Smith.	Thomas Williams.	G. R. Carter.
Joseph B. L. Ware.	C. McAdams.	
J. J. Bragg.		

The Hon. SECRETARY OF WAR,
Through Post, Department, and Division Headquarters.

[Indorsements.]

HEADQUARTERS FORT GRIFFIN, TEXAS, *August 15, 1873.*

Respectfully forwarded to the assistant adjutant-general, Department of Texas.

In my judgment, the statements contained in this communication are, on the whole, quite correct. There is no doubt but the removal of troops to any great distance from here will cause the abandonment of this section of the country by the settlers.

For the retention of troops at this point, or some point near here, there are men who will secure the Government in this or any other good site, either by lease, sale, or donation, as the Government may demand.

GEO. P. BUELL,

Lieutenant-Colonel Eleventh Infantry, Commanding Post.

HEADQUARTERS DEPARTMENT OF TEXAS,
San Antonio, Tex., August 29, 1873.

Respectfully forwarded to the assistant adjutant-general Military Division of the Missouri.

A board of officers is now out examining the country north and east of Forts Griffin and Richardson, with a view of finding, if possible, a suitable point for a post that will fulfill all the conditions now required of those two posts. If such a point cannot be found it would be well to secure, through these parties, a title to the present site of Fort Griffin.

C. C. AUGUR,

Brigadier-General, U. S. A., Commanding.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, September 4, 1873.

Respectfully referred to the chief quartermaster of the division for his information.

To be returned.

• By command of Lieutenant-General Sheridan.

JAMES B. FRY,
Assistant Adjutant-General.

ASSISTANT QUARTERMASTER-GENERAL'S OFFICE,
Chicago, September 4, 1873.

Respectfully returned to the assistant adjutant-general Military Division of the Missouri.

Contents noted.

D. H. RUCKER,
*Assistant Quartermaster-General, U. S. A.,
Chief Quartermaster Military Division of the Missouri.*

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, September 5, 1873.

Respectfully forwarded to the headquarters of the Army in the absence of the Lieutenant-General commanding.

JAMES B. FRY,
Assistant Adjutant-General.

HEADQUARTERS OF THE ARMY,
Washington, September 8, 1873.

Respectfully submitted to the Secretary of War.

W. T. SHERMAN,
General.

WAR DEPARTMENT, ADJUTANT-GENERAL'S OFFICE,
Washington, May 15, 1874.

Official copy :

E. D. TOWNSEND,
Adjutant-General.

HEADQUARTERS DEPARTMENT OF TEXAS,
CHIEF QUARTERMASTER'S OFFICE,
San Antonio, Tex., December 15, 1873.

GENERAL: I have the honor to make the following explanations and representations for and on the part of the board in session in this State to purchase land for the sites of military posts.

When the board first met, letters of the inclosed form were addressed to all persons known to be interested in any way in the land made use of as sites for the military posts in Texas. Thus far the board has received no satisfactory answers. A few speculative sums have been named, varying from \$15,000 to \$100,000. In many instances the land upon which a post is situated is owned by several parties, and it is found to be practically impossible to have them agree upon any price that the board considers at all reasonable. The board, however, has consulted with owners and others, and hence formed the opinion *that were a reasonable price offered by the Government, that in every case the parties would accept it.* This appears to be the opinion of each owner in respect to every other owner than himself, hence the inference stated.

In the case of Fort Clark, the property belongs to Mary A. Maverick and several children of mature age; but they are unable to agree among themselves upon a price. In such a case, it will be seen that the business can be done only as the board has done it. The board might wait ten years for one member of the family to make up his or her mind, and then, as such person is in no way bound in the matter, he or she may change his or her mind before the business is consummated.

Generally these parties in interest do not see the board in person; but send an agent, who is supposed to determine the board to a price

more favorable to themselves; however, it has been observed that the opinion of such agents and owners is that the board will fix its own price, and that the owners will most probably accept that of the board. It is believed that the prices fixed by the board are, in every instance, many times the actual cost of the land, and far exceed its intrinsic value for other uses, and for that reason there can hardly be a doubt of the parties accepting the sums offered by the Government. It has been assumed, from the fact that this board is appointed, that the Government was not disposed to pay for accidental speculative values for the sites of these posts. There is every reason to believe that the sums fixed upon for these three posts, of Fort Clark, Fort Concho, and Fort Bliss, will also be accepted. If not, it is not seen how ownership of the land can be acquired.

There is a great reluctance on the part of the owners to commit themselves to any fixed price. Each person who has any land needed by the Government upon which buildings have already been erected, has visions of an easy fortune, and has fears that in some manner it will slip through his fingers.

The owner of Fort Stockton asks \$18,000 for his property, and \$10,000 besides for the house not purchased. He remarked, however, that he expected the board would fix its own price, and that probably it would not agree with his own. The owner of Fort Davis asked \$15,000 for all the tracts leased to the Government. The board excluded all these tracts except the one upon which the post stands, and the owner was asked his price for this one tract. He sent in the same price, \$15,000. The board only saw his agent, as the owner did not appear in person.

In the case of the Fort Quitman site, which is of very slight value, the sum of \$100,000 was named; but one of the attorneys for the parties in interest said that they would probably accept what they could get.

In the case of Fort Bliss the case is similar. No price has been yet obtained from the owners of the site of Fort Clark or Fort Concho.

The board has been obliged to consider many circumstances that seemed to affect the value of these sites, that cannot be fully explained, without spreading out all the details of individual information of the members and the peculiar facts of the case that would render the record very voluminous. To illustrate the matter, Fort Stockton is situated as it were in a desert, but at an important point, because it has a series of springs about it, that furnish the only good water for many miles around; also the only land that can be cultivated as a garden, &c., is in that vicinity. Much of the grain needed for the post is raised by irrigation from these springs. It is a very important point for a post. Other posts have prairie sites, the land of which is of little or no intrinsic value. The main difficulty, however, results from the fact that the posts have been located already, before the land was purchased, which very much complicates the questions that arise.

The board, however, is persuaded that these sums will be cheerfully accepted.

Respectfully submitted.

S. B. HOLABIRD,
Deputy Quartermaster-General, President of the Board.
A. P. MORROW,
Major Ninth Cavalry.

Brig. Gen. C. C. AUGUR,
*Commanding the Department of Texas,
San Antonio, Tex.*

[Inclosures.]

OFFICE OF BOARD CONVENED UNDER AUTHORITY OF
ACT OF CONGRESS, APPROVED MARCH 3, 1873,
San Antonio, Tex., ———, 1873.

SIR: You will see by the inclosed order the object for which this board is organized. You are respectfully requested to submit to it any proposition that you may see fit in regard to the sale of ——— to the United States. A copy of your deed, an abstract of title, and copies of plats of surveys of your tract, all duly certified by the proper officers, are required. Any explanation, statement, or information upon the subject of your ownership, or that of other persons, of this ———, will be thankfully received by the board.

Very respectfully, your obedient servant,

HEADQUARTERS DEPARTMENT OF TEXAS,
CHIEF QUARTERMASTER'S OFFICE,
San Antonio, Tex., December 17, 1873.

GENERAL: Since handing in our letter for the board, explaining action taken upon the sites of military posts, Mr. Peter Gallagher has called and signified verbally his willingness to accept the sum fixed upon by the board, namely, \$12,000.

I have the honor to be, very respectfully, your obedient servant,
S. B. HOLABIRD,
Deputy Quartermaster-General, U. S. A.
A. P. MORROW,
Major Ninth Cavalry.

Brig Gen. C. C. AUGUR,
Commanding the Department of Texas, San Antonio, Tex.

[First indorsement.]

HEADQUARTERS DEPARTMENT OF TEXAS,
San Antonio, Tex., January 13, 1874.

Respectfully forwarded to headquarters Military Division of the Missouri.

This paper should be considered in connection with the previous recommendations of the board, and explains why the board did not state in its proceedings whether the owners of military sites would accept the amount of valuation fixed by the board.

C. C. AUGUR,
Brigadier-General, U. S. A., Commanding.

[Second indorsement.]

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, Ill., February 26, 1874.

Respectfully referred to the assistant inspector-general Military Division of the Missouri.

By command of Lieutenant-General Sheridan:

R. C. DRUM,
Assistant Adjutant-General.

[Third indorsement.]

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
ASSISTANT INSPECTOR-GENERAL'S OFFICE,
Chicago, March 20, 1874.

Respectfully returned to the adjutant-general of the division, having been examined and contents noted.

A. BAIRD,
Assistant Inspector-General, U. S. A.

[Fourth indorsement.]

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, March 21, 1874.

Respectfully forwarded to headquarters of the Army.

P. H. SHERIDAN,
Lieutenant-General Commanding.

WAR DEPARTMENT,
ADJUTANT-GENERAL'S OFFICE,
Washington, May 15, 1874.

Official copies :

E. D. TOWNSEND,
Adjutant-General.

[Inclosures.]

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, Ill., March 4, 1874.

MY DEAR GENERAL: The last recommendation made by the board of officers, appointed under the act of Congress approved March 3, 1873, for the purchase of land occupied by military posts in Texas, now before me. I am willing to coincide with your views, and will so indorse, but the propriety of making purchases has been a matter of doubt in my mind. The rental of the ground is in most cases reasonable. The purchase will cost a good round sum, and it may soon be necessary to change many of the posts, especially if the Pacific Railroad goes on. May I therefore ask your opinion on this subject.

Very respectfully, your obedient servant,

P. H. SHERIDAN,
Lieutenant-General.

Gen. C. C. AUGUB,
Commanding Department of Texas.

HEADQUARTERS DEPARTMENT OF TEXAS,
San Antonio, Tex., March 12, 1874.

DEAR GENERAL SHERIDAN: I am just in receipt of your letter of the 4th instant. Since we have been able to effect satisfactory leases for our military posts in this department, I do not think I have in but one case recommended the purchase of such sites, and that was in the case of a new post being established north of Griffin.

The Rio Grande frontier of Texas is, practically for our work, an unchanging frontier. It is about the same in character and importance

now that it was in '48, and as it probably will be forty-eight years hence. The country between the Nueces and the Rio Grande can never be anything but grazing country, affording opportunity and facilities for predatory bands of thieves, Indian or Mexican—and Americans, too, for that matter. The Government can now, as well as hereafter, determine at what points of the frontier it desires to have troops. Having so determined, I do not see but it is as well to purchase those sites, if the price asked is reasonable. With the northern frontier of Texas it is quite different. Affairs there are changing every year; new settlements are springing up and advancing constantly—the pioneers and frontiersmen are pushed ahead every day. The advance, too, of the Southern Pacific Railroad will increase this change very materially, so that it will be almost impossible to say one year where troops may be required the next. On this changing frontier, I do not think it advisable for the Government to purchase military sites, so long as they can be leased on reasonable terms. In this category should be included all the posts in Texas north of Clark and Duncan.

It may be said, however, that the time of completion of this railroad is so uncertain, and the consequent changes on the frontier so remote, that the rents paid for the sites of those posts would pay for the sites themselves meanwhile. This may be so. Still, there will be changes on that frontier whether the railroad is completed or not, though perhaps not sufficient to involve any change of posts. Where there is so little that is fixed and definite concerning them, I do not recommend any expenditure for military sites, particularly when we have satisfactory leases for them during the pleasure of the Government.

I am, very respectfully, your obedient servant,

C. C. AUGUR,
Brigadier General, United States Army.

HEADQUARTERS MILITARY DIVISION OF THE MISSOURI,
Chicago, Ill., March 19, 1874.

GENERAL: Since the organization of the board for the purchase of the land occupied by military posts in Texas, in accordance with act of Congress of March 3, 1873, I have frequently had doubts in my mind of the wisdom of such purchases, and thought I would consult General C. C. Augur, commanding Department of Texas, in order to ascertain his opinions. The result has been the inclosed correspondence.

I am willing to modify the opinions which I had already almost formed with the view of coinciding with General Augur, so far as the posts along the Rio Grande are concerned; but I have grave doubts of the propriety, in an economical view, of the purchase of the sites on the northern frontier, namely, Forts Richardson, Griffin, Concho, McKavett, Stockton, and Davis. The completion of the railroad, or, if not, the advance of settlements, will, in the course of the next three or four years, overcome the necessity of these posts at their present locations, and require their transfer farther out.

Forts Davis and Stockton will go to the Pecos River, and the other posts to points north, nearer the Red River.

With this belief in my mind, I respectfully submit this and the other papers for the consideration of higher authority.

Very respectfully, your obedient servant,

P. H. SHERIDAN,
Lieutenant-General Commanding.

Gen. W. T. SHERMAN,
Headquarters of the Army, Washington, D. C.

[First indorsement.]

HEADQUARTERS OF THE ARMY,
Washington, March 23, 1874.

Respectfully forwarded to the Secretary of War. I concur with General Augur in regarding the Rio Grande as a frontier permanent enough to justify the United States in purchasing the necessary sites for forts and barracks.

The western frontier, however, is temporary, and there leases may answer, unless the purchase can be made at a reasonable price. In fact, the land occupied by most of the posts, such as Clark, McKavett, and Concho, has no real value, but is held high because the nominal owners have the advantage in the supposed necessity of the United States.

I think a site should be purchased for the proposed new post proposed to replace Richardson.

W. T. SHERMAN,
General.

WAR DEPARTMENT,
ADJUTANT-GENERAL'S OFFICE,
Washington, May 15, 1874.

Official copies :

E. D. TOWNSEND,
Adjutant-General.