



Hunt Institute for Botanical Documentation  
5th Floor, Hunt Library  
Carnegie Mellon University  
4909 Frew Street  
Pittsburgh, PA 15213-3890  
Contact: Archives  
Telephone: 412-268-2434  
Email: [huntinst@andrew.cmu.edu](mailto:huntinst@andrew.cmu.edu)  
Web site: [www.huntbotanical.org](http://www.huntbotanical.org)

The Hunt Institute is committed to making its collections accessible for research. We are pleased to offer this digitized version of an item from our Archives.

#### *Usage guidelines*

We have provided this low-resolution, digitized version for research purposes. To inquire about publishing any images from this item, please contact the Institute.

#### *About the Institute*

The Hunt Institute for Botanical Documentation, a research division of Carnegie Mellon University, specializes in the history of botany and all aspects of plant science and serves the international scientific community through research and documentation. To this end, the Institute acquires and maintains authoritative collections of books, plant images, manuscripts, portraits and data files, and provides publications and other modes of information service. The Institute meets the reference needs of botanists, biologists, historians, conservationists, librarians, bibliographers and the public at large, especially those concerned with any aspect of the North American flora.

Hunt Institute was dedicated in 1961 as the Rachel McMasters Miller Hunt Botanical Library, an international center for bibliographical research and service in the interests of botany and horticulture, as well as a center for the study of all aspects of the history of the plant sciences. By 1971 the Library's activities had so diversified that the name was changed to Hunt Institute for Botanical Documentation. Growth in collections and research projects led to the establishment of four programmatic departments: Archives, Art, Bibliography and the Library.

STATE OF TEXAS, COUNTY OF HARRIS 1969

NO. 84568 084568

CARL S. SMITH  
ASSESSOR AND COLLECTOR  
HOUSTON, TEXAS

\*Sign only if this property is your residence homestead, and not rendered during the assessing period January 1 to April 30, 1969. I do solemnly affirm that this property designated herein is my residence Homestead, that I have not claimed homestead elsewhere for the year 1969.

SCHOOL OR VILLAGE

SAN, JAC, JR, COLLG.

ACCOUNT NUMBER

34 8 14 7

SEQUENCE NUMBER

2202195100

1  
PLEASE  
DO  
NOT  
DETACH  
RETURN  
ALL  
COPIES  
WITH  
PAYMENT

POPENOE WILSON  
ANTIGUA GUATEMALA  
CENTRAL AMERICA

(X)

SIGNATURE

ASSESSED VALUE LAND

80

OCTOBER DISCOUNT

.01

AMOUNT DUE OCTOBER

2.08

ASSESSED VALUE BUILDING

NOVEMBER DISCOUNT

.01

AMOUNT DUE NOVEMBER

2.08

TOTAL ASSESSED VALUE

80

DECEMBER DISCOUNT

.01

AMOUNT DUE DECEMBER

2.09

LT 7 BLK 14 SOUTH HO

HOMESTEAD

(H)

STATE TAX

.34

CO. & CO. WIDE DIST. TAX

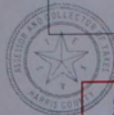
1.59

SCHOOL OR VILLAGE TAX

.16

AMOUNT DUE JANUARY

2.09



PAID 4 4 5 9 JAN 6 1969  
S&CO PAID RECEIPT WHEN  
PAID IN THIS COLUMN 2.09

SEE  
REVERSE  
SIDE

Dear sir & Bro. :

I have been going over an armful of Barsaloux papers, with abundant notice of delinquent taxes, property & school, on lot 7 block 14, and certificate of having them paid. The sensible thing seems to be to send you the deed showing the title in Maude. I also have the certificate of title, which must go clear back to Ponce de Leon or somebody; it's too heavy to mail but we have it if and when needed. I thought that Dahl had arranged to have Maude's title transferred to you as heir, and had sent you the new deed; maybe not; if no, then the deed in her name will be sufficient to start proceedings if and when you want to.---I still have \$3500 in Pete's account, and am getting \$80.80 each month from the govt, nearly \$1,000 a year. His cost is a little over \$3,000 a year, which by current rates here is reasonable.---I suppose that responsibility for Peter if I am out of the game will be your executor. I don't know anything about Peter's being thrown on the state if you are out; I'd suppose it might depend on the amount of your estate; I'll see if I can find out.---Hugh just isn't a letter writer; doesn't write to his sisters or anyone else; born that way, I guess. You remember how POP sent Parkie a beautiful watch that had belonged to Uncle Will; had WFF on the lid; it was a year before he got an acknowledgment.---I'm going to keep on living till the day I dies.---Hoping you are the same, and with much, much love to sister,

Paul [Popenoe]

# INDIANA OIL PURCHASING COMPANY

POST OFFICE BOX 591

TULSA 2, OKLAHOMA

DIVISION ORDER DEPARTMENT  
G. C. GETGOOD  
SUPERVISOR

August 5, 1959

DRILLING DISTRICT 4  
(Pan American Petroleum Corporation)

Reference File 22384/Cole

Mrs. Maude E. Barsaloux  
986 North Los Robles  
Pasadena, California

Dear Mrs. Barsaloux:

Please refer to the enclosed copy of our letter dated  
July 3, 1959, and advise.

G. C. GETGOOD

BY *Wanda Carner*  
(Mrs) Wanda Carner

WC



WADSWORTH, FRASER, McCLUNG & DAHL

ATTORNEYS AT LAW

4050 WILSHIRE BOULEVARD, SUITE 312

LOS ANGELES, CALIFORNIA 90005

TELEPHONE 385-8011

W. H. WADSWORTH  
1887-1960  
E. L. FRASER  
CHARLES E. McCLUNG  
ROBERT H. DAHL  
JAMES A. NICKOLOFF

August 9, 1966

Dr. Paul Popenoe  
2503 North Marengo Avenue  
Altadena, California 91001

Re: MAUDE E. BARSALOUX

Dear Dr. Popenoe:

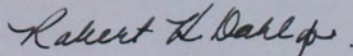
I enclose herewith copies of the following  
for your file:

1. Pan American Petroleum Company's  
letter dated August 1, 1966.
2. Carl S. Smith's letter dated August  
3, 1966.
3. Original Delinquent Tax Statement.

I recommend that the taxes be paid as quickly  
as possible.

The title company in Texas advises us that  
certain problems are encountered in the execution  
of a Joint Tenancy Deed in Texas. Our recommenda-  
tion is for Mrs. Maude E. Barsaloux to execute a  
Deed directly to your brother, Mr. Wilson Popenoe.

Very truly yours,



ROBERT H. DAHL, of  
Wadsworth, Fraser, McClung & Dahl

RHD/gjb

Enclosures

10-28-70

Mr. Popenoe,

We did not send you a statement for the previous years as you had not rendered your property with us. We still have previous owners name on our records, but will change it to your name for 1971.

We are also enclosing a statement for 1970.

Pasadena School Tax Office

TAX STATEMENT

PLEASE RETURN THIS  
STATEMENT WITH YOUR  
TAX PAYMENT

PASADENA INDEPENDENT SCHOOL DISTRICT  
LUCILLE HOPKINS, TAX COLLECTOR  
BOX 1318, PASADENA, TEXAS 77501

NO. 26907

STATEMENT OF TAX UPON THE FOLLOWING DESCRIBED PROPERTY

NAME AND ADDRESS

REAL ESTATE  
PROPERTY TAX  
YEAR 1970

JAMES G BARSALOUX

7 14 SO HOUSTON

TOTAL AMOUNT DUE IF PAID BY JAN. 31, 1971	
ASSESSED VALUE	AMOUNT TAX DUE
240	4.51

LAND	IMPROVEMENTS	TOTAL VALUE
240		240

TAXES DUE OCT. 1, DELINQUENT FEB. 1 - ASSESSING PERIOD JANUARY & FEBRUARY.  
STAMPS ARE NOT ACCEPTED.







Oct. 30, 1970

Mr. Wilson Popenoe  
Antigua, Guatemala

Dear Sir:

The reason I wrote inquiring about your property was that I was making a deal for lot 6, block 14. The deal did go through and I purchased lot 6 on Sept 29. I, also, wrote the owners of lot 5 in hopes that I might be able to purchase either lot 5 or 7. These lots are 50' by 140'. There isn't much you can do with 50 ft. frontage.

The land in that area was subdivided in blocks and lots over 50 years ago. At present there are

pumps and oil tanks,  
you might even call this  
the "slum area" of South  
Houston. Low income families  
lives in small houses  
and trailer houses. There  
are no buildings or trailers  
on block 14 at present time.

As for the school tax  
all property ~~own~~ owners  
in Texas has to pay taxes to  
state, county, school, and  
city (if located in city  
limits). If your taxes become  
delinquent for a long period  
the county, city, or school  
can sell your property for  
taxes. In your case, the  
school had not checked the  
county records for ownership.

The lot owners of block  
14 are like yourself, out  
of the United States or at

<sup>least</sup> 1 out of 5 of Texas. Most of them  
has inherited the property.  
The lot that I purchased from  
Mrs. Miller was purchased  
by her in 1918. She sent  
me her deed and all the  
tax receipts from 1918.

If you do have some-  
one in Houston that you  
know, I highly recommend  
your getting in touch  
with him.

Respectfully,  
Henry W. Wilbourn, Jr.





OFFICE OF  
**CARL S. SMITH**  
ASSESSOR AND COLLECTOR OF TAXES  
HARRIS COUNTY  
HOUSTON, TEXAS 77002

November 23, 1970

Dr. Wilson Popenoe  
Antigua Guatemala  
Central America

Dear Sir:

Thank you for your payment of taxes, for which you will find enclosed receipt No. 84085.

It is not our policy to recommend any particular Real Estate Agent, however, we are forwarding your letter to the Houston Board of Realtors and perhaps they will recommend someone to handle the sale of your South Houston lot for you.

Sincerely,

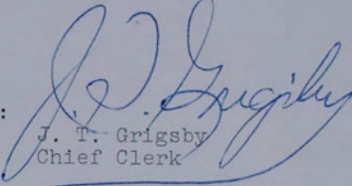
Carl S. Smith  
Tax Assessor-Collector  
Harris County, Texas

JTG:or

Enc.

CC- Houston Board of Realtors  
401 W. Alabama  
Houston, Texas 77006

By:

  
J. T. Grigsby  
Chief Clerk

STATE OF TEXAS, COUNTY OF HARRIS 1970

NO. 84085

084085

CARL S. SMITH  
ASSESSOR AND COLLECTOR  
HOUSTON, TEXAS

*OK*  
Sign only if this property is your residence homestead, and not rendered during the assessing period January 1 to April 30, 1970. I do solemnly affirm that this property designated herein is my residence homestead, that I have not claimed homestead elsewhere for the year 1970.

SCHOOL OR VILLAGE

SAN JAC JR COLLG

ACCOUNT NUMBER

34 8 14 7

SEQUENCE NUMBER

2202195100

1  
PLEASE  
DO  
NOT  
DETACH!  
RETURN  
ALL  
COPIES  
WITH  
PAYMENT

POPENOE WILSON  
ANTIGUA GUATEMALA  
CENTRAL AMERICA

(X)

SIGNATURE

ASSESSED VALUE LAND

80

OCTOBER DISCOUNT

.01

AMOUNT DUE OCTOBER

2.07

ASSESSED VALUE BUILDING

NOVEMBER DISCOUNT

.01

AMOUNT DUE NOVEMBER

2.07

TOTAL ASSESSED VALUE

DECEMBER DISCOUNT

.00

AMOUNT DUE DECEMBER

2.08

HOMESTEAD

STATE TAX

CO. & CO. WIDE DIST. TAX

SCHOOL OR VILLAGE TAX

AMOUNT DUE JANUARY

.30

1.62

.16

2.08

LT 7 BLK 14 SOUTH HO



PAID 30 OCT 8 1 3 4 DECEMBER 2 70  
VALIDATED IN THIS COLUMN 2.07

SEE  
REVERSE  
SIDE  
FOR  
INFORMATION

Antigua, Guatemala, 15 November 1970

Mr Henry W. Welbourn  
2614 Oaks Drive  
Pasadena, Texas 77502.

Dear Mr Welbourn:

Replying to your letter of October 30, I desire to advise that I will sell Lot 7 Block 14 if the deal can be consummated without any expense to me. I am not clear about this. I wrote to my brother in California to send me the papers. He has done so, and I find that the last need was a quitclaim in favor my mother-in-law Maude Barsaloux. In her will she named me executor and left everything she had to me. Apparently on books of Harris county title of Lot 7 Block 14 was transferred to me, and I have been paying taxes as you know

Probably you can ascertain locally if a bill of sale can be made out which I can sign and which will give you title to the land. This without cost to me. If this is not possible, I will just let things stand as they are; go on paying taxes to Harris County and Pasadena School District and receiving the oil royalties which are variable in amount but which I think have been equal to pretty good interest on the value of the lot.

Sincerely yours,

Wilson Popenoe



Dec. 11, 1870

Dear Mr. Peponce:

I got a report from the title co. There are no clear records of the transfer of this property from one generation to the next.

I have turned the information over to an attorney, It shouldn't be too difficult to establish clear records by checking probate court records.

If you could let me know where your wife's Grandfather's, Father's, and mother's wills were probated it may speed up the transaction.

Thanks.

Respectfully  
Henry W. Wilbourn, Jr.

Antigua, Guatemala 15 December 1970

Mr Henry W Wilbourn Jr.  
2614 Oaks Drive  
Pasadena, Texas

Dear Mr Wilbourn:

I have your letter of 11 December, asking me to let you know where my wife Helen Barsaloux Popenoe's grandfather's will was probated, also those of my wife's father's and mother's wills were probated.

My wife's grandfather Napoleon Barsaloux was a resident of Chicago Illinois and his will must have been probated there. BUT do we need to go into that. I have just gone through the papers I have here and find a Warranty Deed, executed in Harris County, (or maybe it was made out in Chicago, for it was sealed by a notary public in Cook County, Illinois, 3 January 1918. By the terms of this deed Napoleon Barsaloux, who was the purchaser of the lot under consideration conveyed the property to his son James Barsaloux, my wife Helen's father.

I also have a Quitclaim Deed executed at the American Consulate in Guatemala City 4 August 1959, by the terms of which my wife Helen Barsaloux Popenoe conveyed the property to her mother, Maudie Barsaloux. From this I take it that my wife must have inherited the property from her father and then transferred it to her mother, who left it to me in her will when she died in Pasadena California.

In a memorandum I have here, from C.E. Cherry to Maudie Barsaloux, after the death of James Barsaloux, he mentions an Abstract of Title furnished to Napoleon Barsaloux at the time he acquired the property we are talking about.

I believe my brother Paul Popenoe in Pasadena, California has this Abstract of Title which together with the papers I have mentioned may be adequate to effect a transfer of the property. What do you think? My brother did not send me the Abstract of Title when I took up this matter with him a few months ago because it was accompanied by a large number of delinquent tax statements and so on, and air mail to Guatemala from the U S is very expensive. In writing me, he said that he did not think I ought to accept an offer for the property without adequate information regarding its value. I haven't the slightest reason to mistrust you, and I don't, but on one of the last tax bills I received the assessed value was noted as \$400. I don't know just how this feature is handled in Texas but I have always understood that assessed values were very much lower than market values. What do you suggest that I do to protect myself fully, and do the local people tell you that the papers I have mentioned above eliminate the need for spending time and money getting copies of the wills of Napoleon Barsaloux, James Barsaloux and Maude Barsaloux?

Sincerely yours,

Wilson Popenoe



**C. E. CHERRY**

REAL ESTATE

PROPERTY MANAGEMENT - INSURANCE

1368 EAST 55TH STREET

CHICAGO

June  
Twelve  
1957

Mrs. Maude B. Barsaloux,  
986 N. Los Robles,  
Pasadena 6, Calif.,

Dear Mrs. Barsaloux:

Following Helen's request of Lucille to contact me and obtain Warranty Deed to the South Houston lots, Lucille phoned me and I went through Jim's old file and located same which I delivered to her together with the original Contract for Deed by Western Land Co. to Napoleon Barsaloux; and also copy of Oil lease by Jim and you to Ralph A. Johnson (apparently a nominee for the Stanolind Oil and Gas Co. since the Lease was subsequently assigned to them, and the monthly dividends paid to Jim and later to you by Stanolind.) I have often wondered if there were since other successful drillings in that area which resulted in increased dividends for you.

I had a few lines from Helen in which she suggested that I send the remaining papers in the file to you. I have arranged them all in order, packed them in a carton and shall forward them to you by American Express Co.

In this carton you will find a package containing other papers in connection with the So. Houston lot and oil lease, together with monthly remittance slips for the early dividends up to the date of Jim's passing. Also enclosed the Abstract of Title furnished to Napoleon Barsaloux at the time he acquired the property.

Papers in connection with some property near Brownsville Texas, including Warranty Deed to Helen M. Barsaloux; This plot I believe was 10 acres of sandy soil, salt water covered, on the Gulf. The attached correspondence and map sketch I believe indicates that it has no value for raising citrus fruits, Jim thought it had no value unless at some future time there might be a successful oil drilling in the area. I believe that he even failed to make the payment of the small annual taxes on the property.

Other Papers in various envelopes I have indicated by:  
Riveria Syndicate, Peoples Public Finance & Thrift,  
Syndicate Property #12, Mary L. Crane Papers, Twitchell Papers,  
Chicago Lloyds and C. A. A. Bond Papers, A. C. Jones, Stock Papers,  
Metropolitan Hibernia Fire Ins. Co. Papers, Standard American Fire  
Ins. Co. Papers.

6	5	4	3	2	1
7	8	9	10	11	12
13	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

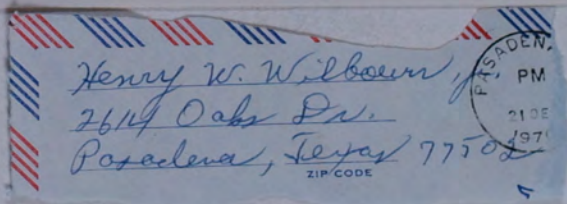
Dec. 21, 1970

Wilson Popenoe  
Antigua Guatemala

Dear Mr. Popenoe:

I discussed your recent letter with my attorney. He suggested that if you would mail the warranty deed from Napoleon Barsaloux to James Barsaloux to me then I could have it recorded here in Harris County. Apparently it hasn't been recorded here. I will ~~will~~ return it to you. For your own protection it should be recorded here.

The attorney also mentioned that it maybe necessary to get some





"heirship" affidavits. I never heard of them before.

In regard to the assessed value on the tax notices you will note that the Harris County value is very low, the Pasadena School District's is a little higher and the South Houston City ~~is~~ is lots higher. The city taxes are assessed lots higher. For instance where I live the City of Pasadena it has assessed the property \$9,200.00. I gave only a little over \$1,600.00 for it, so they have it assessed close to 60% higher. I doubt if I could get \$1,600.00 for it now.

Merry Christmas and  
a Happy New Year.

Respectfully,  
Henry W. Wilbourn, Jr.

Antigua, Guatemala 4 January 1971

Mr Henry W Wilbourn  
2614 Oaks Drive  
Pasadena Texas 77502

Dear Mr Wilbourn:

In response to your letter of 21 December last, I am enclosing herewith the Warranty Deed by the terms of which Napoleon Barsaloux transferred title to his son James Barsaloux. Before issuing this warranty deed Napoleon Barsaloux had an abstract of title to the property.

I also enclose Quitclaim deed by the terms of which my former wife Helen Barsaloux Popence ceded her interest in the property to her mother Maude Barsaloux. By the terms of her will I inherited all of her property (which consisted only of this property and a small amount of money in the bank.

It seems to me these papers are all that should be required, since the title was searched at the time Napoleon Barsaloux bought the property and was found to be good.

You can now take up the matter with you attorney and advise me regarding the situation, as he sees it.

Sincerely yours,

Wils n Popence