

Office of Wm H. LECKIE
Lock Box 103
Runge, Texas.

November 27th, 1924.

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DEC 3 1924
REFERRED TO MAP.

Hon J. T. Robison
Commissioner, General Land Office
Austin, Texas.

My Dear Commissioner:-

Herewith I am sending you for file in your office and due consideration, corrected field notes of the Feliciano Mancha and J.S.D.Byron surveys, and the James McCune grant; the same being contiguous surveys in Goliad County, south of the San Antonio river.

In explanations of the corrections in these surveys I beg to make the following detailed report.

Beginning with the Feliciano Mancha, the record shows that it was originally surveyed, ostensibly for two-thirds of a league and one labor of land, 3129 acres, by surveyor R.F.Hord, on June 15th, 1838. The Hord field notes call to commence at a described corner on the south bank of the San Antonio river, which was in effect the upper or N.W. corner of the Mancha. Thence meandered the river downward with eleven given meander courses to a marked corner; thence S.9.3/4°W. 6493 vs N.80.1/4°W. 2103 vs, and N.9.3/4°E. 8413 vs to the beginning. The lines and corners followed and described in the corrected field notes are those held and recognized by the property owners for over thirty years, and were probably reestablished when original marks and witness trees were still in evidence. The present lines of the Mancha are in exact agreement with the corners of the surrounding patented surveys, whose corners as originally placed in the prairie and marked by stones, are identified.

The point in this corrected survey of the Mancha is a question of area. Though it is given its full distance back into the prairie, according to the called distance of its longest line, and also its full width as called for, it falls short of the area described in its original field notes by approximately 100 acres. That there is wide room for error in Hord's calculation of area is revealed by an actual survey of the Feliciano Mancha's river front, compared with the meander courses set out in the Hord field notes. The meander courses given in the corrected field notes, and the plat attached, shows the river in fact from close survey along its south bank. The dotted lines in the plat represent the river according to surveyor Hord's meander courses, copied from the record of his survey, in the Surveyor's Office in Goliad. In truth and fact the San Antonio river does not run that way, and one may safely assert after an inspection of the river bank, and its adjoining territory both north and south, it never did since time began. Also the Hord field notes do not close apparently by a wide gap; and what figures he used to work out his area is a problem.

For a long period of years the owners of the Mancha have rendered to the Tax Assessor only the acreage covered by the Mancha lines as revealed by actual survey, leaving the shortage to go on the Unrendered Roll; and this corrected survey was made to eliminate that non-existing excess, and bring the public record into conformity with the facts upon the ground.

The J.S.D.Byron league was also originally surveyed by R.F.Hord on the day following his survey of the Feliciano Mancha, and joins it on its east side. It followed the river downward from the Mancha N.E. corner for a total base front of 2550 varas. Thence S.9.3/4°W. into the prairie a given distance for quantity.

After the Texas Revolution and the opening of the

Land Office an impression prevailed that the Mexican colonial grants were invalidated or abandoned, and many certificates were located on old grants along the south bank of the San Antonio river. Along in the 40's and later the grants owners returned, and reestablished their titles through the courts, wiping out many of the certificate locations entirely, and leaving others valid only so far as they were not in conflict.

The J.S.D. Byron as originally surveyed proves to be in conflict in its east side with two grants of one league each, to say; the Norberto Galan and James McCune. The corrected field notes and plat of the J.S.D. Byron show precisely the amount of conflict with those grants as their lines and corners are fixed and recognized upon the ground, thereby reducing the actual acreage in the Byron clear of conflict to 3836 acres.

In regard to the James McCune grant of a league of land, west and adjoining a Samuel McCamly league, it was titled November 30th, 1834, with a base front on the San Antonio river of 1666 varas; thence running back into the prairie S. 14.1/4° W. for quantity. There appears to have been an overlapping of jurisdiction between the Goliad colony and the Powers & Hewitson, whose headquarters were at Refugio.

The Powers & Hewitson empresarios granted titles to Inez ^{Rene} Dolores Carbajal, Samuel McCamly and James McCune to leagues in the order named, with frontage in each case on the San Antonio river, that placed them in conflict with prior grants titled to Nicholas Carbajal, Tomas Buentillo and Norberto Galan by the authorities at Goliad. The Texas law courts later to all appearance settled the question of title on the simple basis of priority, thereby maintaining the N. Carbajal, T. Buentillo, and N. Galan, whose titles are dated 1833, as against the others just named whose titles date from 1834. The McCamly grant is noted, and recognized by the General Land Office, as abandoned, and the patented Ruidosa Irrigation Company 640 acres, and the James Curtis, 96 acres ~~is~~ are occupying all the ground of that grant that is not in conflict with older titles. The James McCune is largely in conflict with the N. Galan in its north end, and with the Pedro Villa and Son, or George S. Villa, half-league in its south. Its lines and corners as described and set forth in the corrected field notes and attached plat, are adjusted to old stone corners found in the prairie, marking the lines and corners of the older grants, leaving clear of conflict on the McCune 1381.4/10 acres.

There are no opposing interests in ownership to come up in these corrections, as the corners and lines as described have been recognized by the property owners as true lines and corners for a period of over thirty years, and transfers and conveyances between owners, and tax renditions, have been made in the past in conformity therewith. Also it is to be noted from an inspection of the plat, that the rights of the State are fully protected, as every acre is covered and rendered by owners under one title or another.

Respectfully submitted.

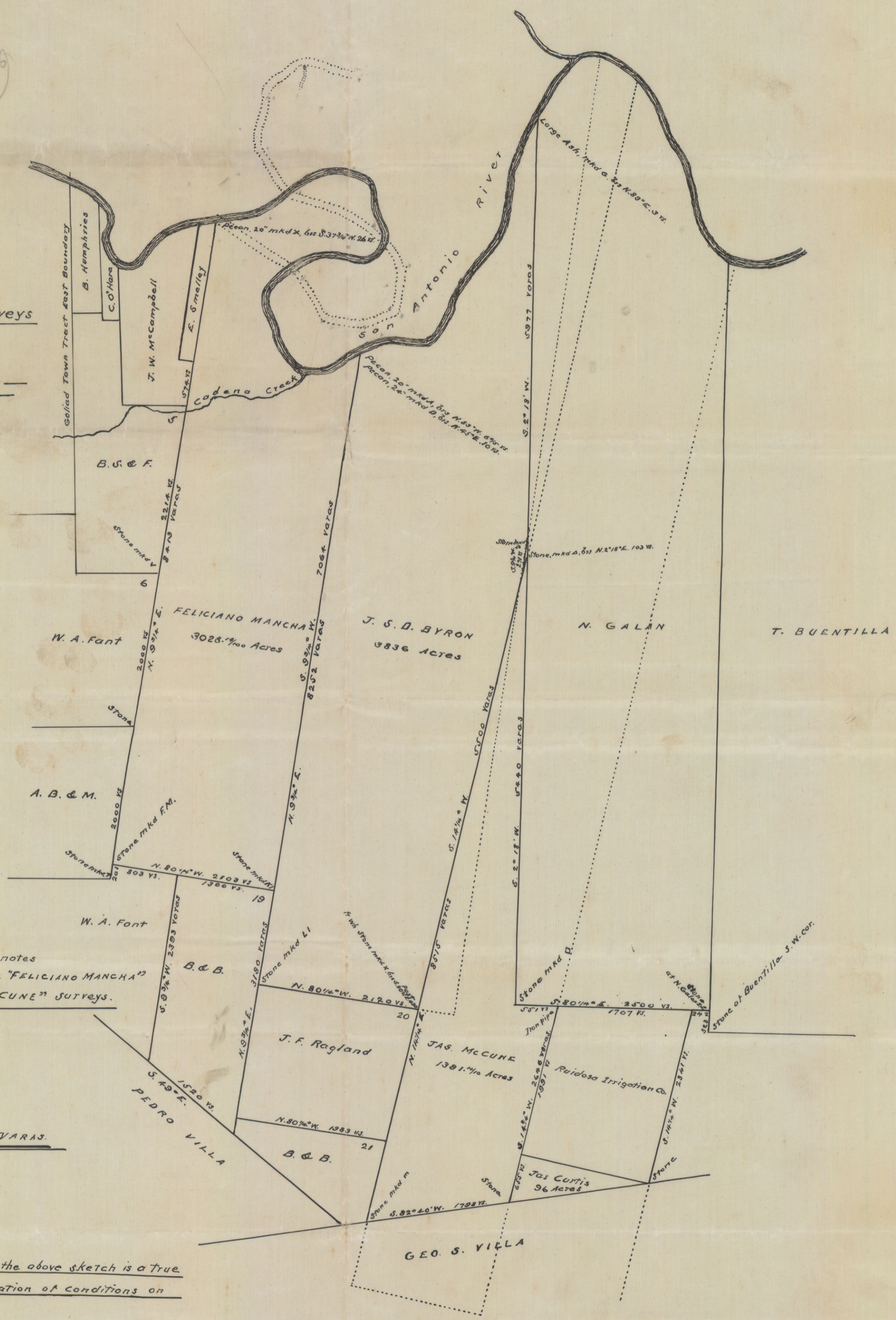
Wm. H. Leckie

Licensed State Land Surveyor

Sketch of Some Surveys
Goliad Co.
1924

W. A. Font
A. B. & M.
J. S. D. Byron
J. F. Ragland
Jas. McCune
GEO. S. Villa
Pedro Villa
B. & B.
B. S. & F.
J. W. McCampbell
E. Smalley
B. Memphis
C. O'Hara
Antonio River
Codena Creek
Long Ash mtd. 6 3/4 N. 89° E. 13 1/2
Pecan. 20" mtd. 6 1/2 S. 37° 30' W. 26 1/2
Pecan. 20" mtd. 3 1/2 N. 45° W. 6 1/2
Pecan. 20" mtd. 2 1/2 N. 45° E. 10 W.

Sketch of Some Surveys
— IN —
— GOLIAD COUNTY —



Attached to corrected field notes
and Surveyor's report on the "FELICIANO MANCHA"
"J. S. D. BYRON" and "JAS. McCUNE" surveys.

Scale 1 INCH = 1000 VARAS.

I hereby certify that the above sketch is a true
and correct representation of conditions on
the ground.
Given under my hand this 26th day of November, A. D. 1924.
Wm. H. Beckie
Licensed Land Surveyor.

