

See R/d. Sk. 5
File No. Sketch File 32
Angelina County
SF-16527
Filed Apr. 4 19 94
By GARRY MAURO, Com'r
Douglas Howard

REPORT OF SURVEY
S.F. 16527
ANGELINA COUNTY, TEXAS
28 March 1994

The earliest Title survey in this area of the county was the four leagues for Lieutenant Jesus de la Garza, made by Carvajal in April 1834, which was constructed 10000 varas square. Later in the year came Wm. McFarland, on Christmas Day, to place the David McCoy League, making no call for any adjoinder or tie and misclosing by 11 varas. Thereupon comes the survey for Title issued 13 May 1835 for John Bush, which states to begin at a 10-inch white oak on Col. Bean's south line, runs East 770 varas to a 6-inch post oak and North 650 varas to a 3-inch post oak, but calls for no adjoinders. However, the final call running North calls to adjoin Col. Bean's line, which we presume to be the E boundary of the McCoy, without basis. The subsequent survey by same surveyor for Milton Garrett's Title, issued 15 May 1835, begins at NE corner of the Bush, and calls to adjoin its E boundary.

Seven years later came W. M. Simpson to survey a Third Class for Elisha Price, presumably beginning in the W boundary of the McCoy League, though not calling for it, and (also presumably) adjoining its west boundary.

Then six years later comes W. G. Lang in February 1848 to place a Third Class for Samuel Cheatham, running to the E bank of the Neches River, and presumably adjoining the W boundary of the Price, though not finding either of its west corners or the sweet gum line tree in its W boundary.

Later that spring, 11 May 1848, Lang returned to place 1/3 League for James Maffett, a First Class claimant. He begins 650 varas North of the SE (corrected from "NE") corner of P. E. Bean's (de la Garza) 4 League survey, but found neither the Bush nor the Garrett surveys, and obviously conflicted with the Garrett. This completed all the first 14 years of survey work in the subject area.

In December 1891, F. M. Gibson came to the area to survey a Pre-emption for W. F. Van, and in his 1927 report of said work he claims to have recovered the SE corner of the de la Garza 4 Leagues and both N corners of the McCoy League, a feat that none of the three surveyors during the fourteen years following Christmas 1834 had accomplished. In Gibson's 1891 field notes, he calls to begin at the identically sized landmarks called for by Lang 43 years earlier, runs North 153 varas to S boundary of the 4 Leagues, East with it 6742 varas, and South 119 varas to adjoin the recovered N boundary of McCoy League. His call is then West 3772 varas to the original NW corner of the McCoy, which lies 34 varas North of the Price boundary. (His 1927 report indicates that in 1891 he found no conflict between the McCoy and the Price).

Nine years after Gibson came G. W. Gray to do a survey along the E bank of the Neches River for J. J. Carter, in the which he fails to find either of the W Cheatham corners by Lang in 1848, but calls to adjoin its west boundary; nevertheless, he indicates no other ties.

Then finally in February 1952 J. O. Booker placed a 35.10 acres vacancy (S.F. 15607) for Allie Durham, still the current owner,

lying west of the Van survey, but using Gibson's corner for common corner of Cheatham Van, Carter and Durham.

We find that the deeded corners of the McCoy and Bush Surveys involved with a 1003.617 acre deed to Temple-Inland Forest Products Corporation, surveyed by James E. Weaver in 1986, leave excess distances, both North and West, compared to the Working sketches of the heretofore discussed surveys. The concrete monument and disc marked A-213 at the currently accepted NE corner of the McCoy League, for example, lies geodetic East 8072.19 varas and North 102.07 varas from the NW corner of the Cheatham Survey (common with Van, Carter, and Durham); whereas the calls total East 7970.8 varas and North 34 varas. Additionally, it lies geodetic South 795.80 varas and West 759.33 varas from the currently accepted and monumented SW corner of the Maffett on E boundary of de la Garza; whereas, the calls on the Bush are East 770 varas and North 650 varas (adding the W. F. Van 119 varas, the call should be North 769 varas, taking the Maffett call to actually have been 650 varas North of the SE corner of de la Garza).

This places the occupied SW corner of the Maffett at East 8831.51 varas and North 897.86 varas from the recovered NW corner of the Cheatham; whereas the calls are East 8740.8 varas and North 803 varas.

The occupied and monumented N boundary of the Bush survey (line of old wire in and through post oaks, some very old) is N 89° 37' 49" E 967.98 varas; call is East 997 varas. This line crosses the NE course creek bed 2 varas wide at 594.6 varas, however (original Maffett call is 570 varas).

The deed monuments of E boundary of the McCoy League bear geodetic N 1° 07' 56" E, but the bearing to E fence of Rowan Cemetery in the League is S 0° 30' 14" W, and the original calls to foot of hills (line of cane and timber) fit well with this latter location of E boundary (the NE corner found by Weaver, 1986, was from a pre-1960 deed, and reputedly dates back to circa 1915. It is at Grid Coordinates: X=3695982.083; Y=672303.008). However, per instruction from GLO staff, we have set the NE corner of the McCoy at 119 varas South from lower NW corner of the Bush, set 770 varas West of the 4 League corner. The only current creek crossing call that fits well in occupied location is Durham Creek on N boundary of the Elisha Price Survey, the which, though lying 5580 varas west, does confirm the longitudinal location of the McCoy NE corner as deeded, and deed monuments along W boundary of McCoy lie West 4991.92 varas and 4990.71 varas from it. The 40-inch pin oak found near the SE corner of the J. J. Carter Survey (by G. W. Gary, 1900), lies S 1° 32' 52" E 397.48 varas from the recovered NE corner, and the 36-inch pin oak stump (tree recently fell into the river) bears S 5° 13' 33" E 426.90 varas from same. We therefore have used the recovered common corner of the Cheatham, Carter, Van, and Durham to set South 440 varas, per Lang's 1848 call (falls in river), and placed the S boundary of the Garza 4 Leagues (NW corner of Van, by Gibson, 1891) at N 0° 23' 12" E along Booker's line 153 varas.

Intersecting East from this connected NW corner of Van to a point South from the occupied, monumented, and deeded SW corner of Maffett, we have placed the SE corner of the 4 Leagues where

28th March 1994

Gibson appears to have found it, at Grid Coordinates: X=3698081.656; Y=672547.367; Central Zone, 1927 Datum. This leaves the upper W boundary of the John Bush at North 744.78 varas (call 650 varas), assuming that the Maffett and the Bush adjoin (without other basis than similar courses and distances). Therefore, running East, the called 6742 varas from the previously constructed NW corner of the Van, we set its NE corner at Grid Coordinates: X=3692287.893; Y=672263.912; in the Temple-Inland's 1003.617 acres deed.

Consequently we placed the SE corner of the Van at South 119 varas, passing the Temple-Inland deed line at 49.75 varas.

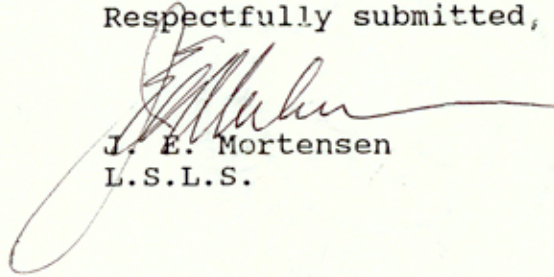
Since Bush does call for the S boundary of Col. Bean (de la Garza 4 Leagues) for its Beginning Point, we placed its line 770 varas West of its SE corner (even though the surveyor also calls for the W boundary of the Bush to run with Col. Bean's line), at Grid Coordinates: X=3695945.551; Y=672442.859. Cause of 1 April 1915, in District Court of Angelina County, Mrs. Annie V. Truelove versus Lou Red, with Judgment based on survey of 28 November 1914 under Judge's order, states that The Beginning Point, with stumps of original witness trees fallen, was found in the de la Garza line, and that the NE corner of McCoy League was found 120 varas South from it, adding that the two old hacked and blazed lines remained 120 varas apart across the entire N boundary of McCoy League.

The surveyor of the Bush did not call for or find the McCoy League, and Gibson placed the McCoy at 119 varas south of the 4 Leagues; therefore, we placed the NE corner of the McCoy at Grid Coordinates: X=3695961.703; Y=672112.729, 68.90 varas S 8° 54' 46" W from its monumented, deeded, occupied, and recognized corner.

All Texas Central Zone Coordinates herein shown are based on the published location of U. S. Coast and Geodetic Survey monument at Rowan Cemetery fence marked "2885 1947" and the grid bearing between it and the U. S. Coast and Geodetic Survey monument marked "D557 1947". Surface distances are all reduced by 0.99989226 for grid distances from the first said monument.

This construction leaves a vacancy of 27.79 acres lying East of the Van Survey (11.76 acres of which lies within the said Temple-Inland deed boundary), and we have prepared and submit field notes and sketch therefor.

Respectfully submitted,


J. E. Mortensen
L.S.L.S.

VOID

File No. Sketch File 32
Angelina County

See Report
Dated Apr. 4, 1994

Filed Nov. 12 19 93

GARRY MAURO, Com'r

By Douglas Howard
VOID

REPORT OF SURVEY
S.F. 16527
ANGELINA COUNTY, TEXAS
30 August 1993

The earliest Title survey in this area of the county was the four leagues for Lieutenant Jesus de la Garza, made by Carvajal in April 1834, which was constructed 10000 varas square. Later in the year came Wm. McFarland, on Christmas Day, to place the David McCoy League, making no call for any adjoinder or tie and misclosing by 11 varas. Thereupon comes the survey for Title issued 13 May 1835 for John Bush, which states to begin at a 10-inch white oak on Col. Bean's south line, runs East 770 varas to a 6-inch post oak and North 650 varas to a 3-inch post oak, but calls for no adjoinders. However, the final call running North calls to adjoin Col. Bean's line, which we presume to be the E boundary of the McCoy, without basis. The subsequent survey by same surveyor for Milton Garrett's Title, issued 15 May 1835, begins at NE corner of the Bush, and calls to adjoin its E boundary.

Seven years later came W. M. Simpson to survey a Third Class for Elisha Price, presumably beginning in the W boundary of the McCoy League, though not calling for it, and (also presumably) adjoining its west boundary.

Then six years later comes W. G. Lang in February 1848 to place a Third Class for Samuel Cheatham, running to the E bank of the Neches River, and presumably adjoining the W boundary of the Price, though not finding either of its west corners or the sweet gum line tree in its W boundary.

Later that spring, 11 May 1848, Lang returned to place 1/3 League for James Maffett, a First Class claimant. He begins 650 varas North of the SE (corrected from "NE") corner of P. E. Bean's (de la Garza) 4 League survey, but found neither the Bush nor the Garrett surveys, and obviously conflicted with the Garrett. This completed all the first 14 years of survey work in the subject area.

In December 1891, F. M. Gibson came to the area to survey a Pre-emption for W. F. Van, and in his 1927 report of said work he claims to have recovered the SE corner of the de la Garza 4 Leagues and both N corners of the McCoy League, a feat that none of the three surveyors during the fourteen years following Christmas 1834 had accomplished. In Gibson's 1891 field notes, he calls to begin at the identically sized landmarks called for by Lang 43 years earlier, runs North 153 varas to S boundary of the 4 Leagues, East with it 6742 varas, and South 119 varas to adjoin the recovered N boundary of McCoy League. His call is then West 3772 varas to the original NW corner of the McCoy, which lies 34 varas North of the Price boundary. (His 1927 report indicates that in 1891 he found no conflict between the McCoy and the Price).

Nine years after Gibson came G. W. Gray to do a survey along the E bank of the Neches River for J. J. Carter, in the which he fails to find either of the W Cheatham corners by Lang in 1848, but calls to adjoin its west boundary; nevertheless, he indicates no other ties.

Then finally in February 1952 J. O. Booker placed a 35.10 acres vacancy (S.F. 15607) for Allie Durham, still the current owner,

lying west of the Van survey, but using Gibson's corner for common corner of Cheatham Van, Carter and Durham.

We find that the deeded corners of the McCoy and Bush Surveys involved with a 1003.617 acre deed to Temple-Inland Forest Products Corporation, surveyed by James E. Weaver in 1986, leave excess distances, both North and West, compared to the Working sketches of the heretofore discussed surveys. The concrete monument and disc marked A-213 at the currently accepted NE corner of the McCoy League, for example, lies geodetic East 8221.12 varas and North 76.69 varas from the NW corner of the Cheatham Survey (common with Van, Carter, and Durham); whereas the calls total East 7970.8 varas and North 34 varas. Additionally, it lies geodetic South 794.43 varas and West 757.34 varas from the currently accepted and monumented SW corner of the Maffett on E boundary of de la Garza; whereas, the calls on the Bush are East 770 varas and North 650 varas (adding the W. F. Van 119 varas, the call should be North 769 varas, taking the Maffett call to actually have been 650 varas North of the SE corner of de la Garza).

This places the occupied SW corner of the Maffett at East 8978.46 varas and North 871.12 varas from the NW corner of the Cheatham; whereas the calls are East 8740.8 varas and North 803 varas.

The occupied and monumented N boundary of the Bush survey (line of old wire in and through post oaks, some very old) is N 89° 36' 24" E 967.28 varas; call is East 997 varas. This line crosses the NE course creek bed 2 varas wide at 594.55 varas, however (original Maffett call is 570 varas).

The deed monuments of E boundary of the McCoy League bear geodetic N 1° 07' 56" E, but the bearing to E fence of Rowan Cemetery in the League is S 0° 30' 14" W, and the original calls to foot of hills (line of cane and timber) fit well with this latter location of E boundary (the NE corner found by Weaver, 1986, was from a pre-1960 deed) is at Grid Coordinates: X=3695982.083; Y=672303.008. However, we have set the NE corner of the McCoy at 119 varas South from lower NW corner of the Bush, set 770 varas West of the 4 League corner. The only current creek crossing call that fits well in occupied location is Durham Creek on N boundary of the Elisha Price Survey, the which, though lying 5580 varas west, does confirm the longitudinal location of the McCoy NE corner as deeded. Using the 40-inch pin oak found witnessing the SE corner of the J. J. Carter Survey (by G. W. Gary, 1900), we have placed the common corner of the Cheatham, Carter, Van, and Durham at North 440 varas, per Lang's 1848 call, and placed the S boundary of the Garza 4 Leagues (NW corner of Van, by Gibson, 1891) at North another 153 varas.

Intersecting East from this connected NW corner of Van to a point South from the occupied, monumented, and deeded SW corner of Maffett, we have placed the SE corner of the 4 Leagues where Gibson appears to have found it, at Grid Coordinates: X=3690072.715; Y=672617.499; Central Zone, 1927 Datum. This leaves the upper W boundary of the John Bush at North 718.12 varas (call 650 varas), assuming that the Maffett and the Bush adjoin (without other basis than similar courses and distances).

Therefore, running East, the called 6742 varas from the previously constructed NW corner of the Van, we set its NE corner at Grid Coordinates: X=3692317.827; Y=672335.951; in the Temple-

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File No. Sketch File 32
Angelina County

Filed Nov. 12 19 93

GARRY MAURO, Com'r
By Douglas Howard

Inland's 1003.617 acres deed.

Consequently we placed the SE corner of the Van at South 119 varas, passing the Temple-Inland deed line at 75.73 varas.

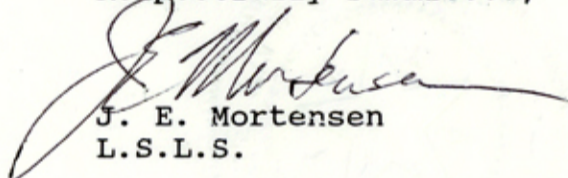
Since Bush does call for the S boundary of Col. Bean (de la Garza 4 Leagues) for its Beginning Point, we placed its corner in that line 770 varas West of its SE corner (even though the surveyor also calls for the W boundary of the Bush to run with Col. Bean's line), at Grid Coordinates: X=3695936.601; Y=672512.993. Cause of 1 April 1915, in District Court of Angelina County, Mrs. Annie V. Truelove versus Lou Red, with Judgment based on survey of 28 November 1914 under Judge's order, states that The Beginning Point, with stumps of original witness trees fallen, was found in the de la Garza line, and that the NE corner of McCoy League was found 120 varas South from it, adding that the two old hacked and blazed lines remained 120 varas apart across the entire N boundary of McCoy League.

The surveyor of the Bush did not call for or find the McCoy League, and Gibson placed the McCoy at 119 varas south of the 4 Leagues; therefore, we placed the NE corner of the McCoy at Grid Coordinates: X=3695952.752; Y=672182.868, 44.52 varas S 13° 43' 11" W of its monumented, deeded, occupied, and recognized corner.

All Texas Central Zone Coordinates herein shown are based on the published location of U. S. Coast and Geodetic Survey monument at Rowan Cemetery fence marked "Z885 1947" and the grid bearing between it and the U. S. Coast and Geodetic Survey monument marked "D557 1947". Surface distances are all reduced by 0.99989226 for grid distances from the first said monument.

This construction leaves a vacancy of 27.49 acres lying East of the Van Survey, and we have prepared and submit field notes and sketch therefor.

Respectfully submitted,


J. E. Mortensen
L.S.L.S.

File No. Sketch File 32
Angelina County

Filed Nov. 12 19 93

By GARRY MAURO, Com'r
Douglas Howard

See Report
Dated Apr. 4, 1934

VOID
County
1933
Nov. 18
CARTER, JAMES
VOID

REPORT OF SURVEY
S. P. 15527
ANGELINA COUNTY, TEXAS
30 August 1933

The earliest title survey in this area of the county was the four leagues for Lieutenant Jesus de la Garza, made by Carvajal in April 1834, which was constructed 10000 varas square. Later in the year came Wm. McFarland, on Christmas Day, to place the David McCoy league, making no call for any adjoining or tie and misclosing by 11 varas. Thereupon comes the survey for title issued 15 May 1835 for John Bush, which states to begin at a 10-inch white oak on Col. Bean's south line, runs East 770 varas to a 6-inch post oak and North 650 varas to a 3-inch post oak, but calls for no adjinders. However, the final call running North calls to adjoin Col. Bean's line, which we presume to be the E boundary of the McCoy, without basis. The subsequent survey by same surveyor for Milton Garrett's title, issued 18 May 1835, begins at NE corner of the Bush, and calls to adjoin the E boundary.

Seven years later came W. M. Gibson to survey a third class for Elisha Price, presumably beginning in the W boundary of the McCoy league, though not calling for it, and (also presumably) adjoining its west boundary.

Then six years later comes W. G. Land in February 1848 to place a third class for Samuel Chestam, running to the E bank of the Neches River, and presumably adjoining the W boundary of the Price, though not finding either of its west corners or the west gum line tree in its W boundary.

Later that spring, 11 May 1848, Land returned to place 1 1/2 leagues for James Mallett, a first class claimant. He begins 650 varas North of the SE (corrected from "NW") corner of P. E. Bean's (de la Garza) 4 league survey, but found neither the Bush nor the Garrett surveys, and obviously conflicted with the Garrett. This completed all the first 14 years of survey work in the subject area.

In December 1851, F. M. Gibson came to the area to survey a first class for W. F. Van, and in his 1927 report of said work he claims to have recovered the SE corner of the de la Garza 4 leagues and both N corners of the McCoy league, a fact that none of the three surveys during the fourteen years following Christmas 1834 had accomplished. In Gibson's 1851 field notes, he calls to begin at the identically sized landmark called for by Land 43 years earlier, runs North 153 varas to S boundary of the 4 leagues, East with 154 1/2 varas, and South 119 varas to adjoin the recovered N boundary of McCoy league. His call is then West 172 1/2 varas to the original NW corner of the McCoy, which lies 34 varas North of the Price boundary. (His 1927 report indicates that in 1851 he found no conflict between the McCoy and the Price.)

Nine years after Gibson came G. W. Gray to do a survey along the E bank of the Neches River for J. J. Carter, in the which he calls to find either of the W Chestam corners by Land in 1848, but calls to adjoin its west boundary; nevertheless, he indicates no other ties.

Then finally in February 1852 J. O. Booker placed a 35.10 acres vacancy (S. P. 15607) for Allice Durham, still the current owner,

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OCT 21 1993
GENERAL LAND OFFICE

lying west of the Van survey, but using Gibson's corner for common corner of Cheatham Van, Carter and Durham.

We find that the deeded corners of the McCoy and Bush surveys involved with a 1003.617 acre deed to Temple-Inland Forest Products Corporation, surveyed by James E. Weaver in 1886, leave excess distances, both North and West, compared to the Working sketches of the heretofore discussed surveys. The concrete monument and ditch marked A-213 at the currently accepted NE corner of the McCoy League, for example, lies geodetic East 8221.12 varas and North 76.69 varas from the NW corner of the Cheatham Survey (common with Van, Carter, and Durham); whereas the call is East 7970.8 varas and North 34 varas. Additionally, it lies geodetic South 784.43 varas and West 757.34 varas from the currently accepted and monumented SW corner of the Mallett on E boundary of de la Garza; whereas, the call on the Bush is East 770 varas and North 550 varas (adding the W. P. Van 119 varas, the call should be North 769 varas, taking the Mallett call to actually have been 650 varas North of the SE corner of de la Garza).

This places the occupied SW corner of the Mallett at East 8278.46 varas and North 871.12 varas from the NW corner of the Cheatham; whereas the calls are East 8740.8 varas and North 803 varas.

The occupied and monumented N boundary of the Bush survey (line of old wire in and through post oaks, some very old) is N 89° 36' 24" E 927.28 varas; call is East 927 varas. This line crosses the NE course creek bed 2 varas wide at 824.55 varas, however (original Mallett call is 570 varas).

The deed monuments of E boundary of the McCoy League bear geodetic N 1° 07' 56" E, but the bearing to E fence of Rowan Cemetery in the League is 2° 30' 14" W, and the original calla foot of hills (line of cane and timber) fit well with this latter location of E boundary (the NE corner found by Weaver, 1886, was from a pre-1860 deed) is at Grid Coordinates: X=365282.083; Y=672303.008. However, we have set the NE corner of the McCoy at 119 varas South from lower NW corner of the Bush, set 770 varas West of the 4 League corner. The only current creek crossing call that fits well in occupied location is Durham Creek on N boundary of the Eliza Price Survey, the which, though lying 5580 varas west, does confirm the longitudinal location of the McCoy NE corner as deeded. Using the 40-inch pin oak found witnessing the SE corner of the J. J. Carter Survey (by G. W. Gary, 1900), we have placed the common corner of the Cheatham, Carter, Van, and Durham at North 440 varas, per Lang's 1848 call, and placed the S boundary of the Garza 4 Leagues (NW corner of Van, by Gibson, 1891) at North another 153 varas.

Intersecting East from this connected NW corner of Van to a point South from the occupied, monumented, and deeded SW corner of Mallett, we have placed the SE corner of the 4 Leagues where Gibson appears to have found it, at Grid Coordinates: X=365007.715; Y=672617.499; Central Zone, 1927 Datum. This leaves the upper W boundary of the John Bush at North 718.12 varas (call 650 varas), assuming that the Mallett and the Bush adjoin (without other data than similar courses and distances).

Therefore, turning East, the called 6742 varas from the previously connected NW corner of the Van, we set the NE corner at Grid Coordinates: X=365317.827; Y=672335.951; in the Temple-

Page 2 of 3
County: Adair
Nov 15 19 93
GARY MARCO Com'r
OCT 21 1993
GENERAL LAND OFFICE

Counter 78707

Inland's 1003.617 acres deed.

Consequently we placed the SE corner of the Van at South 119
varas, passing the Temple-Inland deed line at 75.73 varas.

Since Bush does call for the S boundary of Col. Bean (de la Garza
& Leagues) for its Beginning Point, we placed its corner in that
line 770 varas West of its SE corner (even though the surveyor
also calls for the W boundary of the Bush to run with Col. Bean's
line), at Grid Coordinates: X=355235.601; Y=672512.923. Cause
of 1 April 1915, in District Court of Angelina County,
Mrs. Annie V. Truelove versus Lou Red, with Judgment based on
survey of 28 November 1914 under Judge's order, states that
The Beginning Point, with stakes of original witness trees
fallen, was found in the de la Garza line, and that the NE corner
of McCoy League was found 120 varas South from it, adding that
the two old backed and placed lines remained 120 varas apart
across the entire N boundary of McCoy League.

The surveyor of the Bush did not call for or find the
McCoy League, and Gibson placed the McCoy at 119 varas south of
the 4 Leagues; therefore, we placed the NE corner of the McCoy
at Grid Coordinates: X=355252.752; Y=672182.888, 44.52 varas
S 13° 43' 11" W of its monument, deeded, occupied, and
recognized corner.

All Texas Central Zone Coordinates herein shown are based on the
published location of U. S. Coast and Geodetic Survey monument at
Rowan Cemetery fence marked "2885 1917" and the grid bearing
between it and the U. S. Coast and Geodetic Survey monument
marked "D557 1917". Surface distances are all reduced by
0.999822 for grid distances from the first said monument.

This construction leaves a vacancy of 27.49 acres lying East of
the Van Survey, and we have prepared and submit field notes and
sketch therefor.



By Douglas Howard
GARRAMARO, Clerk
Nov. 15 19 93
County Angelina
Sketch File 35



Count 70708