

16
Sk. File 3
Bailey County.

Contents:

Sk. File No. 3.
Sk. File No. 3A.
Copy of Letter
Sent Blums.

Counter 13937

The Leon & Blum Ld Co
Galveston

Jours of 24th + 30th ult together with sketch
of Blks A B C + F in Bailey Co to hand +
the same filed with your letter of Protest.
There appears to have been no applications yet
filed to purchase strip South of Blk C + F
+ North of Presidio + Hansford Co Sekt Lds.
I find that Blk A, Blum + Blum is definitely
connected to Capitol League No 628
+ it appears that by constructing said
Blks A, B + C, therefrom by course + dist
South, will not reach said County Sekt
lands by about 1157 rs, also shown by
your Surveyor's report of 30th inst + accom-
panying sketch thereto. No natural objects,
except Coyote Lake called for in f notes of
Surveys No 81 + 93, that might change
the position of surveys in either of said blocks
to cause them to reach said Co Sekt lands,
or justify giving excess North + South in
said Blocks. Your Surveyor should have
identified the EB line of No 93 where it inter-
sects S bank of Coyote Lake 1600 rs N of its SE
(or SW)

Cor, & then measured South to N B line
of N^o 142 Hansford Co Sch League, and
then from same point on lake, North to
S B line of League 628, noting distance
to North bank of Lake, which according
to f notes of Sur N^o 81, is 980 or S
of the N W cor of N^o 81. Blk F ties
definitely to Blk A, and while Sec 12 of
said Blk calls for the S E cor of 52
Blk C, and for N line of N^o 142 Unorg Co Sch
land, does not necessarily fix said
Cor of N^o 52 on said League line. While
there are calls in some of the Surveys of
Blk F, for Coyote & Monument lakes, they
are too indefinite to control over the be-
ginning call in Sur N^o 1 of said block.
From the data now on file here it seems
that a vacancy exists, especially South
of Blk C, and not on the North of
Blk A, as your sketch indicates.

10/8/1901 Hill

Doftom
Staten
ret to Hill

Wrote L. W. Blum
Land Co. 10/1/01.
W. L. W.

The Leon & H. Plum Land Co

Galveston

Replying to yours of 18th inst, relative to Blks A, B,
C &c in Bailey Co, would suggest that you have
the necessary survey, report & sketch made & signed
by duly authorized Surveyor, to show the true relative
position of surveys, Lakes &c therein, to the Unorgan-
-ized Co S&L Land on the S & E, & Capitol
Leagues on the North, & file the same here.
Would also suggest, that if said Lakes control
the surveys in said Blocks, & close out vacancy
on the South, that you also return Corrected
field notes for Sur No 4 in Blk A, & No 1 in
Blk C, eliminating calls for Capitol Leagues
on the North, & have patents to said survey
canceled, & reissued on our f notes so
omitting said calls, for if the vacant strip
of 1157 rs in width, is not on South of Blk
C, it is evidently on the North of Blocks
A & C.

10/22/1901

Hill

(Answer & ret this
to Hill)

Ans 10/23/01

Clamp

Bailey Co #3

Plat fills

This goes with
sk fills 3+3A,
Bailey County,

Counter 13942

HAS FOR SALE
LANDS AND TOWN PROPERTY IN
152 COUNTIES IN TEXAS.
WRITE FOR LIST.

The Leon & H. Blum Land Company.

AUTHORIZED CAPITAL STOCK \$2,000,000.

ADDRESS ALL LETTERS TO THE COMPANY.

Galveston, Texas, September 16th 1901

Hon Charles Rogan
Commissioner of the General Land Office,
Austin, Texas,

Dear Sir,

We are in receipt of a letter from Mr J. R. Coats of Weatherford, Texas, to whom we sold our Bailey County Ranch, consisting of Blocks A, B, & C, patented in the name of Melvin Blum & Blum, Block K, patented to Leon Blum and Block O, in the name of T. H. Jones, in which he states that several parties have filed out a certain strip of land in Bailey County, which shows on the Land Office Map of said County to be vacant, lying between Blocks B and K, on the North and the Palo Pinto and Hansford County School Land on the South, and that the County Surveyor of Crosby County has recently surveyed said strip for said parties, and calls upon us to look after the matter for him. We beg to enter our protest against the issuance of Patents on said land for the reason that we claim it, and believe that our patents cover said strip. Sam Chalk surveyed Blocks A, B & C, for Melvin Blum & Blum, and while he does not call for the North line of the Palo Pinto & Hansford County School Land Leagues in his field notes of Sections 44 to 52 inclusive in Block C, M & B & B, we beg to call your attention to the field notes of Section 12 Block K, which was surveyed and located for Leon Blum about one year later, which are as follows, to wit: "Beginning at a mound the S.W. corner of Survey N^o 11 this Block (K); thence South 2003 varas to the South East corner of Survey N^o 52 Block C, for Melvin, Blum & Blum, same being an earth mound

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and three pits on the North line of League N° 142 for unmorgaged
leasements; thence East 1234 yards to a large earth mound
originally made by L. M. Moore contract Surveyor for a corner;
thence North 2003 varas to the South East corner of N° 11 this
Block; thence West 1234 varas to the beginning.

Evidently at that time the Surveyor who located Sec 12 Blk
K. satisfied himself that the mound and three pits called for,
was the corner established the year before by Sam Chalk for
the S. E. corner of Sec 52 Block C. as his work was then fresh
upon the ground. Another proof that Block C & K. connect
with the Mansford County School Land is the calls for Monument
& Coyote Lakes going Northward. We have a Land Office sketch
before us which shows said vacancy, and locates said Lakes
according to the calls, but they are too far North. You have
to commence on the North line of the Mansford County School
Land and build up Northward to harmonize the calls for
said Lakes in the field notes of the Sections in Blocks A. B.
and K which call for them. We have had this question
thoroughly tested. Now let us take into consideration the work
done by Mr Chalk on the North line of Block A. Melvin
Blum & Plum. He tied Sections 8, 9, 10 and 11 Block A.
to the Capitol Leagues 629 and 630, whose positions upon the
ground are unmistakable and do not admit of a doubt.
From the N. E. cor of Sec 11 Blk A. follow Chalk Southward,
and at 7 miles he established the N. W. cor of Sec 93 Block
A. Thence East 1900 varas to N. W. cor Sec 94 in Coyote Lake.
This is error and according to the calls you do not reach
the Lake. It is the same distance further South as the
strip on the South side of Block C. is shown to be wide.

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Galveston, Texas.

The simple question in the whole matter is, Mr Chalk made a mistake in chaining down South from the Capital Leagues to Coyote Lake, and we are of the opinion that this fact does not vitiate our title to all the land lying between the Palo Pinto Co and Hansford County School Land Leagues on the South and the Capital Leagues on the North. The position of the Capital Leagues are unmistakable; Coyote and Monument Lakes are natural objects and in the midst of large bluffs which have not changed, and we are of the opinion that their positions were determined both by Mr Chalk and the Surveyor who located Blk K, by running North from a point on the North line of the Hansford Co School Land. Natural objects and unmistakable corners control over course and distance, and we have no doubt but what we are entitled under the law to said strip. Of course you are not officially informed of the facts set forth above but they are nevertheless true, as we have had the matter thoroughly investigated. We would be pleased to have you exhibit this letter to the Attorney General and get his opinion upon the subject, before taking further steps in the premises. Provided you decide to issue patents to the parties who have filed upon the strip of land, we will be very much pleased for you to furnish us with their names in order that we may serve them with notice, that as soon as patents issue, we will bring suit for trespass to try title as soon as the patents issue. Please consider our contention and advise us of what a claim you will take, if any, with reference to disposing of said strip of land. Awaiting your reply,

SEP 28 1901
Inclosed in General Land Office
with reference to disposing of said strip of land.
reply, \$.....

Respectfully,

The Leon & H. Blum Land Company.

By *E. R. Cheesborough* President

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The Leon & H. Blum Land Company.

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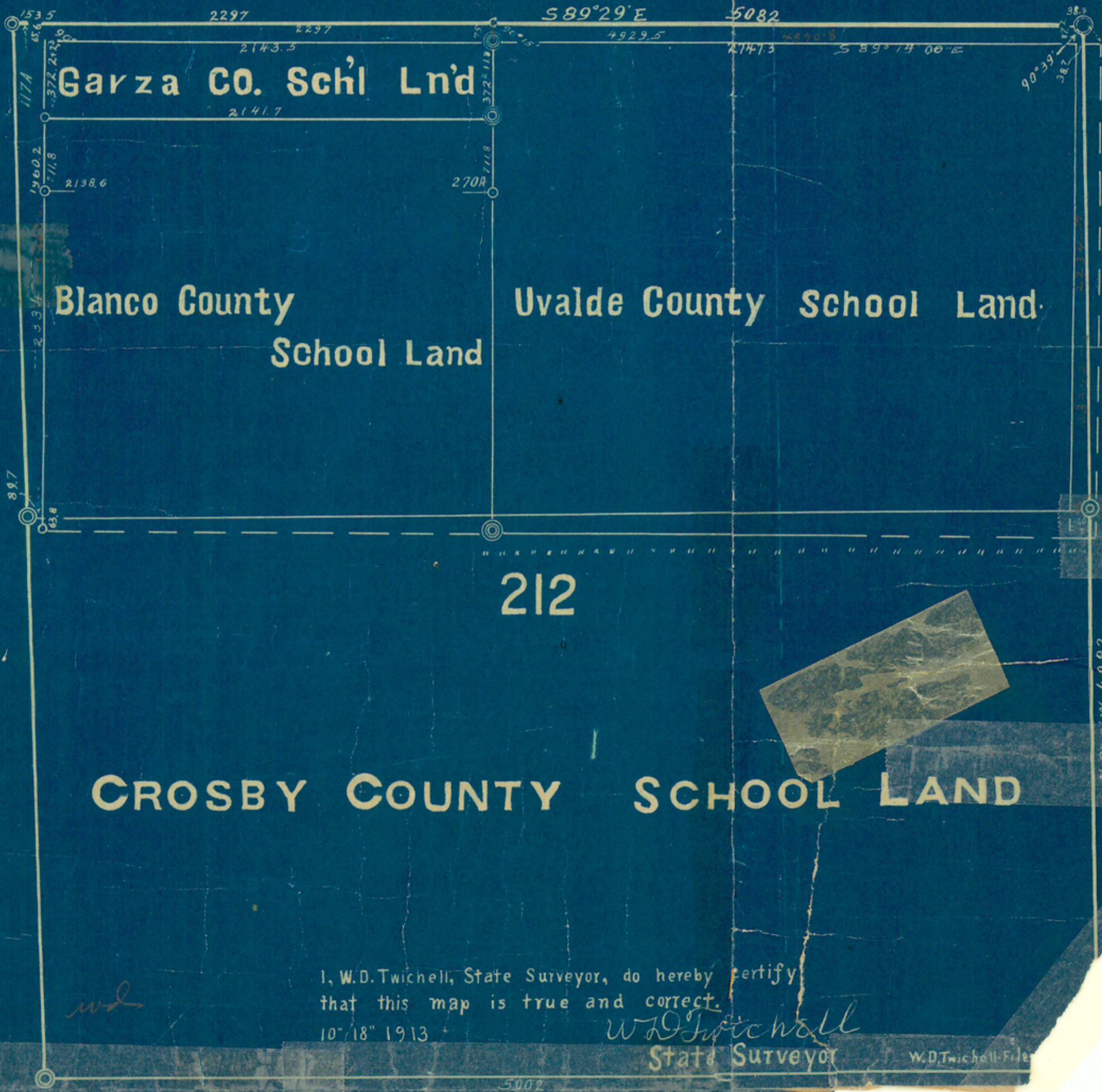
ADDRESS ALL LETTERS TO THE COMPANY.

Galveston, Texas,

P. S. This letter was written by Mr Wilcox our Surveyor, at our request, who carefully surveyed this tract of land before we sold it to Mr Coritts, and is familiar with all the field notes, corners, natural objects &c, mentioned in the descriptions of said land. We are anxious, if possible, to avoid a suit, and if either you, or the Attorney General desire to consult him personally upon the subject, we will have him visit Austin, and explain all the details connected with the location of said lands to you, at any time you may suggest.

L & H B Ld Co

ack'd 9/23/07



Garza Co. Schl Lnd

Blanco County School Land

Uvalde County School Land

CROSBY COUNTY SCHOOL LAND

I, W.D. Twichell, State Surveyor, do hereby certify
 that this map is true and correct.
 10-18-1913

W.D. Twichell
 State Surveyor

W.D. Twichell - File

Sketch forwarded to Judge J.M. Boren Aug.