

File No. Sketch File 35

Bandera County
9.47 acres

Filed March 17 19 97

REPORT

GARRY MAURO, Com'r

Douglas Howard

To the General Land Office
Garry Mauro - Commissioner

Re: Area about 34 miles N70W of Bandera, Texas

I hereby submit Field Notes, Sketch and Report of Survey for 9.47 acres of unsurveyed land adjoining east of the Wm. Davenport Survey No. 176, north of the Wm. Davenport Survey No. 278, west of the Wm. Davenport Survey No. 162 and south of the H.E. & W.T.R.R. Co. Survey No. 161, to support landowner Claude Haby's Good Faith claim to purchase the acreage.

The Haby family settled in the area circa 1880 and owned most of the surrounding lands. Mr. Haby's father patented the J.C. Thompson Surveys adjoining west of the 9.47 acre tract and adjoining west of Survey No. 176 in 1928. The area is high (average 2300 ft.), rocky, mountain cedar country. Most of Haby's ranch has been cut over, stacked and burned several times and is free of cedar, however in the process most of the interior survey corners were lost.

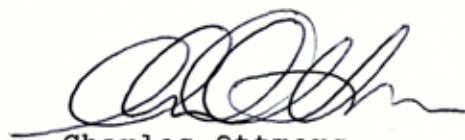
Positive recoveries were made on numerous corners on the western part of the ranch and on adjoining ranches to the east. As shown on the attached sketch, good bearing and distance checks were obtained between most of the corners recovered, being within about 15 varas in 4 miles (east-west). Positive recoveries were made on the north and south corners of the 1877 G.B. & C.N.R.R. Co. Survey No. 919, however there is excess north-south distance from the corners recovered for the Tex. Central R.R. Co. Survey No. 281, conflicting with the Wm. Davenport Survey No. 162 and it's adjoining Surveys on the south and west. The N.W. corner of Survey No. 278 was reset using patent calls for Surveys No. 280, 277 and 278, running from the S.W. corner of Survey 281. All of the Surveys used in constructing the 9.47 acre tract were made by Sam Stephens between 1876 and 1880.

The S.W. corner of the A.B. & M. Survey No. 175 was recovered in excellent condition with a living, marked P.O. tree and rock mound in position. The N.W. corner of Survey No. 176 and the S.W. corner of Survey No. 162 are also considered good recoveries with a very old B.J. stump, rock mounds found as shown, and close checks obtained with the patent calls.

Mr. Haby and I spent several hours and returned 3 times in our attempts to find the S.E. corner of Survey 176 and the S.W. corner of Survey 278, but found no traces of the trees or the rock mounds.

Mr. Haby took an active interest in the survey and spent many additional hours talking to relatives and neighbors about the lost corners and spent days looking for evidence on his own. The success we had in recovering corners were due in part to his efforts.

Respectfully submitted



Charles Ottmers
Licensed State Land Surveyor