

SURVEY REPORT

The purpose of this survey is to establish the correct boundaries of Survey No. 497, C. & M. RR. Co., Survey No. 494.4, C. Hicks, and Survey No. 494.2, F. A. Hicks, and determine the quantity of excess acreage for purchase through a deed of acquittance. The surveys are located about 17 miles S 71°15' W of the City of Bandera, just inside Bandera County, Texas, near the Medina-Bandera County line.

The first surveys in the area were performed by J. A. Tivy in November 1846. In June 1875, C. Montague staked Survey No. 533 1/2, an adjoining survey to those I am surveying. Sam Stephens staked Survey Nos. 493, C.C.S.D. & R.G.N.G. RR. Co., and Survey No. 494, State on September 4, 1878. He staked Survey No. 491, H. & O.B. RR. Co. on September 3, 1878 and corrected Survey No. 533 1/2 on May 15, 1878. On October 27, 1879, Sam Stephens staked Survey No. 497, C. & M. RR. Co. and Survey No. 498, State, on July 7, 1881, he staked Survey No. 500, State, and on July 24, 1881, he staked Survey No. 286, State. Sam Stephens staked most of the early surveys in this area within Bandera County.

Other surveyors operating in the area during this period were Louis Bohme, mainly in Medina County, and Louis Polk. Later surveyors were W. R. Fletcher and Henry V. Haass, Medina County. In November 1879 and March 1880, Louis Bohme established surveys along the northern boundary of Medina County, all of which overlapped into Bandera County. Survey Nos. 288, State, and 291, Fritz Rothe and Brothers, encroached upon Survey No. 494 established by Stephens just a year earlier. Other junior surveys which are found to encroach are Survey No. 551, G.C. & S.F. RR. Co. and Survey No. 552, State, surveyed by Louis Polk in early February 1885.

After obtaining original field notes and working sketches from the General Land Office and after careful study of these notes, I began the field work to attempt to locate the original corners established over 150 years ago. I first began to relocate the corners I had found back in 1978 and 1979 for Survey No. 500, G. Hicks, and Survey No. 515, Mrs. Julia McKenzie. I also recovered the mound on the northeast corner of Survey No. 533, Benjamin Allen. Having found these corners again and re-establishing control, I began my search for other corners. I found the northeast, southeast, and southwest corners of Survey No. 533 1/2, rock mounds only, no bearing trees. I found the northwest and northeast corners of Survey No. 493, the northeast corner also being the northwest corner of Survey No. 494.4. The distance

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The survey is to establish the correct
location of the survey line between
the survey line and the survey line
of the City of Bandera, Texas
in the Bandera County

See Rolled SK. 10

File No. Sketch File 36

Bandera County

Date Filed: Feb. 2, 1999

David Dewhurst, Commissioner

Douglas Howard

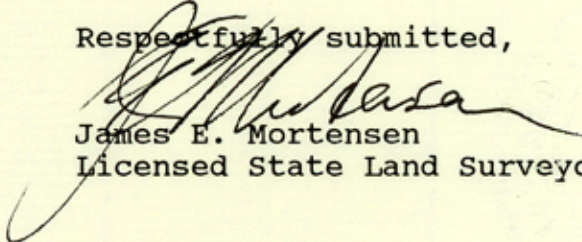
between these corners is 43 varas longer than call and the bearing is S 89-35-32 E rather than due East, but the existence of the mounds establishes the line.

The upper northeast corner of Survey No. 494.4 was established by using call bearing (East) from the rock mound at its northwest corner and intersecting the southwest line of Survey No. 533 1/2 established by using the bearing of its northeast line (N 19-40-00 W) from the rock mound found at the south corner of Survey No. 533 1/2. The lower northeast corner of Survey No. 494 was established using the call distance along the southeast line of Survey No. 533 1/2 from the rock mound at its south corner. The southwest corner of Survey No. 494 was established using call bearing and distance from its northwest corner. The southeast corner of Survey No. 494 and of Survey No. 494.4 was established using call bearing (East) from the previously established southwest corner and intersecting the call bearing (South) from the previously established lower northeast corner. By using call bearing and distances to establish the southwest and southeast corners of Survey No. 494, a conflict and overlap is created with Survey Nos. 288, 291, 551, and 552. Since these surveys are junior to Survey No. 494, their boundaries must be amended to match the senior survey.

The northeast corners and the northwest corners of Survey No. 497 were found or set in 1979 and recovered during our recent field work. The upper southeast corner of Survey No. 497 was set using call distance along the southwest line of Survey No. 533, having a bearing only 7 minutes different from the bearing along the northeast line of Survey No. 533 1/2 between two found rock mounds. The interior corner of Survey No. 497 (the west corner of Survey No. 533 1/2) was established by intersecting the bearings of the southeast line and northeast line of Survey No. 533 1/2 as established from the found rock mounds. The southwest corner of Survey No. 497 was established by intersecting the call bearing from the found northwest corner of Survey No. 497 and the bearing between the found northwest and northeast corners of Survey No. 493.

I believe these surveys accurately represent the land actually staked on the ground by Sam Stephens in 1878 and 1879. After traversing the terrain and experiencing the ruggedness of the hills and the vegetation, I understand how this large error could have occurred considering the equipment used in that time period.

Respectfully submitted,


James E. Mortensen
Licensed State Land Surveyor

Bandera Co. Sketch File 36 M2

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