

File No. Sketch File 50
BLANCO County
2.83 ac, about 13.5 ac. N. 75° E
Filed July 28 19 95
By GARRY MAURO, Com'r
Douglas Howard
See Rld. SK. 15

REPORT

To the General Land Office

Garry Mauro - Commissioner

Re: Area approximately 13.5 miles N. 75 deg. E. from Johnson City,
Blanco County, Texas

I hereby submit Field Notes, Sketch and Report of Survey for an unsurveyed area adjoining the John Green, Jr. Survey No. 1, Abstract No. 226 and the T.C.R.R. Co. Survey No. 89, Abstract No. 1126, in Blanco County, to support Good Faith Claimant, Robert C. Sneed's request to purchase.

This tract of land was part of a survey made for J.L. Smith by Richard Klappenbach on August 29, 1894 but was excluded from a corrected survey made August 24, 1939 by B.L. Enderle, which was patented to E.M. Shahan. The area excluded was, according to Enderle's measurements and calculations, 0.2 acre and appeared to be in the bed of the Pedernales River. In fairness to the original surveyors, the river is bordered on both banks by 160 ft. (high) steep terrain and/or bluffs and accurate measurements by chaining would have been difficult, if not impossible.

The east (upland) boundary of Survey No. 90 as laid out by Enderle in 1939 is a deeded and fenced property line and current measurements agree well with his calls.

The S.W. line of the Green Survey is established on the ground by the river calls for the Tyler Tap R.R. Co. Survey No. 101, Abstract No. 839, made September 10, 1879 by John M. Watson; by the T.C.R.R. Co. Survey No. 89, made August 29, 1894 by Richard Klappenbach and by boundary fences constructed along the line as a result of a Partition Deed dated February 23, 1921, found of record in Volume 37, pages 482-485 of the Deed Records of Blanco County, Texas. The location of the S.W. line is verified by numerous measurements made on the ground, and by adjoining deed calls. The south corner of the Green could be reset by running (patent calls) along the accepted S.W. line, S. 45 deg. E. 220 varas from the north bank or S. 45 deg. E. 160 varas from the south bank. Either option is consistent with the width of the river, however the north bank is a well defined bank on the main channel and the south bank is along a gravel bar and an intermittent channel. On the basis of this evidence, I ran S. 45 deg. E. 220 varas from the north bank.

As evidenced by W. von Rosenberg's retracement survey and report dated November 17, 1877, found in GLO File, Travis 2nd Class, No. 6, the calls for the Green Survey could not verify the locations of it's
(continued on page 2)

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corners on the ground.

Running N.E. at a right angle to the accepted S.W. line of the Green Survey, from the South corner established by the river calls, intersects the fence along the east line of the J.L. Smith Survey at 1625.3 varas. The patent call, allowing for the corner excluded from Enderle's 1939 survey, is 1619.8 varas. On the basis of this evidence, I prorated the excess distance and set the N.E. corner of Survey No. 89 at 986.4 varas (instead of at the call distance of 983 varas.)

The distance along the fence from the E.S.E. corner of Survey No. 90 to it's S.E. reentrant corner checks the patent call 1.7 varas. Running west, from this accepted property line corner 73.5 varas to the east line of Survey No. 89, shown in Enderle's construction, results in a grid bearing of N. 0 deg. 24 min. 19 sec. W. (N. 0 deg. 02 min. 17 sec. W. geod.) to the (set) N.E. corner of Survey No. 89.

On the basis of the above construction, I attempted to locate the S.E. corner of Survey No. 89 on the ground. I found a possible mound bearing N. 24 deg. E. 30.8 varas from the calculated location, near a cleared pipeline easement. The uncertain recovery was rejected in favor of the construction based on actual property line fence corners very likely set at Enderle's 1939 locations.

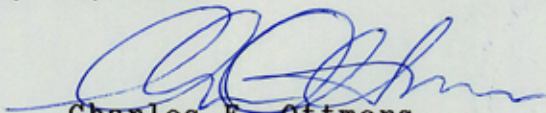
Having verified the location of the N.E. corner of Survey No. 89, in the S.E. line of the Green Survey, for the N.W. corner of the unsurveyed tract, I ran along said S.E. line to the west bank of the Pedernales River; thence up the west and N.W. bank of the river, with it's meanders, to intersect with the east line of Survey No. 89; thence along said line, northerly to the place of beginning.

The actual area of the excluded parcel, based on this construction is 2.83 acres.

It is possible that a portion of this area, calculated at 0.2 acre based on Enderle's 1939 survey, has accreted since the original Green Survey was made in 1841, as evidenced by the shape of the river and the (now) "permanent" sand and gravel bars in the area.

There are no producing oil or gas wells within 5 miles of this survey.

Respectfully submitted July 14, 1995


Charles E. Ottmers
Licensed State Land Surveyor

Blanco Co. Sk. File 50

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corners on the ground.

Running N.E. at a right angle to the accepted S.W. line of the Green Survey, from the South corner established by the river call, intersects the fence along the east line of the J.L. Smith Survey at 1825.3 varas. The patent call, allowing for the corner excluded from Raderle's 1939 survey, is 1619.8 varas. On the basis of this evidence, I proposed the excess distance and set the N.E. corner of Survey No. 89 at 386.4 varas (instead of at the call distance of 983 varas).

The distance along the fence from the E.S.E. corner of Survey No. 90 to it's S.E. reentrant corner checks the patent call 1.7 varas. Running west, from this accepted property line corner 73.5 varas to the east line of Survey No. 89, shown in Raderle's construction, results in a grid bearing of N. 0 deg. 24 min. 19 sec. W. (N. 0 deg. 02 min. 17 sec. W. good.) to the (set) N.E. corner of Survey No. 89.

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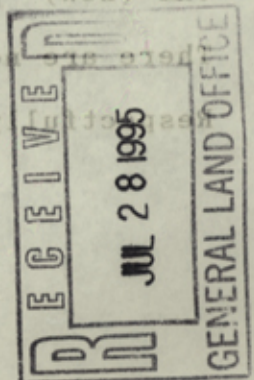
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There are no producing oil or gas wells within 5 miles of this survey.

Submitted July 14, 1995



Charles E. Olmstead
Licensed State Land Surveyor



Plano Co. 24 File 50

Center 1409

County # 78892