

File No Sketch File # 51
BLANCO County
Excess Acreage: Tra. P-1881 & 51806

REPORT

Filed December 16 1998

GARRY MAURO, Com'r

By Douglas Howard
see R/d. SK 16

To the General Land Office

Garry Mauro - Commissioner

Re: Area approximately 13.5 miles N. 70 deg. E. from Johnson City,
Blanco County, Texas

I hereby submit Corrected Field Notes, Sketch and Report of Survey for the J.I. & C.H. Senour Survey No. 2, situated in Blanco and Hays Counties and for the G.W. Koon Survey No. 82, situated in Blanco County to support Nancy W. Frasher's request to purchase excess acreage.

The original Survey No. 2 was made on February 6 and 7, 1878 by Hardin, along with the Waco Mfg. Survey No. 1 and the B.R. Brigham Survey No. 9.

The Surveys called for adjoinders and are shown correctly on Klappenbach's sketch dated August 29, 1894 found in the J.L. Smith Survey No. 90 file and on his sketch and survey of the T.C.R.R. Co. Survey No. 89.

Brigham was killed in the Battle of San Jacinto on April 21, 1836 and the Survey was patented to his heirs on April 14, 1879. His niece married John Hancock, the grantee of the patent for the Waco Mfg. Co. Survey dated August 13, 1885. In June 1887 Hancock purchased the Brigham Survey. Charles Hancock (likely a family member) was a chain carrier on the Brigham Survey. These Surveys along with the John Green, Jr., the Tom Smith and James Brantley Surveys were part of the 9300 acre Holton Ranch partitioned in February 1921, found of record in Volume 37, page 482 of the Deed Records of Blanco County. Surveys No. 2 and 90 were not part of the Ranch.

The south line of the Waco Mfg. Co. Survey No. 1 is marked by four original corners found on the ground by Klappenbach in 1894, by Matejowsky in 1931, by Smith in 1976 and recovered during my 1997 surveys.

Deadmans Creek and the Pedernales River along the east line of the Brigham Survey as shown on my sketch were located from surveys made for the Partition Deed found of record in Volume 280, page 81 of the Deed Records of Hays County, which includes the referenced Surveys.

Running from the found S.E. reentrant corner of the Waco Mfg. Co. Survey (N.W. corner of the James Brantley Survey No. 26) East 344

Counter 14697

varas; thence north, intersects the river near the mouth of Deadmans Creek as shown on Hardin's original sketch dated January 6, 1878.

Running east from the S.W. corner of the Brigham Survey to the river supports the bearing and distance call along the river in the Waco Mfg. Co. Survey.

The S.W. corner of the Brigham, witnessed by the tree bearing N. 58 1/2 deg. E. 98 1/2 varas was found by Enderle in 1939 when making his surveys for the J.L. Smith Survey No. 90. The area has been bulldozed, however I found a distinct root depression bearing N. 59 deg. E. 100 varas from a 1/2 inch dia. steel bar found set at the fenced corner post. Enderle found the distance from this corner to the S.E. reentrant corner of the Smith Survey to be 375 varas. My distance to this corner is 373.3 varas which accounts for the 1 1/2 vara excess distance from the corner post to the tree remains.

There is clearly excess distance in some of the calls for the Brigham and Waco Mfg. Co. Surveys. When Matejowsky made corrected field notes for Survey No. 2, he ran north from the S.W. corner of the Waco Mfg. Co. Survey the call distance of 1206 varas and apparently did not investigate the true location of either the Waco Mfg. Co. or Brigham Surveys.

My construction shows that the east line of the Waco Mfg. Co. Survey must extend from it's S.E. reentrant corner to the river. This requirement along with the river call to the S.E. corner of the Brigham Survey, the call for adjoinder and the fact that the original surveys were made on consecutive days by the same surveyor indicate that the Brigham, the Waco Mfg. Co. and the Senour Surveys adjoin as shown on my construction.

In addition to the foregoing evidence, Hardin provided proof that the surveys adjoin. He called for bearings to prominent peaks located S.E. and South from the N.W. corner of the Waco Mfg. Co. Survey. The N.W. corner of the Waco Mfg. Co. Survey, as correctly located in the south line of the Brigham Survey, is on the south edge of a hill and provides a panoramic view to the S.E. and South. Prominent peaks are clearly visible at Hardin's bearing calls, however dense L.O tree foliage now prohibits exact bearing observations directly from the corner. The call for the N.W. corner of the Waco Mfg. Co. Survey as located by Matejowsky is at the base of the hill and from this corner

the peak bearing S 10 E is completely blocked by a nearby ridge and the remaining peaks are hardly visible and are not noteworthy.

Matejowsky's survey of the Senour No. 2 calls for adjoinder with the N.W. corner of the Waco Mfg. Co. Survey, which places the true north line of No. 2 in it's original location as surveyed by Klappenbach and shown on my construction.

Most of the original corners recovered by Egbert Smith when making his surveys for S.F. 16299 in 1972 and the James D. Hurlbut Survey (cancelled John Butler Survey) in 1976 were found, including the S.E. and S.W. corners of the Senour No. 62, the measurements verified and the locations used in this construction.

When Enderle made his corrected survey for the J.L. Smith in 1939, he found the N.W. corner of the G.W. Koon Survey on the bank of the Pedernales River. I found a scattered mound and scarred L.O. now 24 inch dia. bearing S.W. as described by Watson in 1880 (Enderle and Klappenbach called for the tree bearing N.W.) Constructing the Koon Survey from this corner, located on the slope of a high bank, approximately 60 feet above the water, using Enderle's calls for the Smith Survey, preserves the calls for the T.C.R.R. Co. Survey No. 89, which also check well with the location of the John Green Survey and N.E. corner of the 2.83 acre Sneed Survey made in 1995. Based on the close distance checks, it appears likely that Enderle also found the original N.E. corner of the Koon on the ground in 1939 at the location shown and this distance was used.

The S.E. corner of the Koon Survey is located on a bluff approximately 300 feet above the Pedernales River. Based on the excess distance in the call for the east line of the Koon, and the configuration of the old fence and the river, it appears that Watson probably overlapped the H. & O.B.R.R. Co. Survey No. 61. Given this, it is unlikely that Enderle found the original S.E. corner, however using his distance from the N.E. corner of Survey No. 61, the resulting bearing appears to be consistent with many of the bearings between known corners in the overall construction.

August 14, 1998

Charles Ottmers
Licensed State Land Surveyor

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Blanco County
Surveyors Report (3pg.)
 Filed 16 Dec. 1998
 GARRY MAURO, COMMISSIONER
 By G.B. Thonston

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the peak bearing S 10 E is completely blocked by a nearby ridge and the remaining peaks are hardly visible and are not noteworthy.

Matejowsky's survey of the Senour No. 2 calls for a binder with the W.W. corner of the Waco Mts. Co. Survey, which places the true north line of No. 2 in its original location as surveyed by Knapenbach and shown on my construction.

Most of the original corners recovered by Edbert Smith when making his surveys for S.F. 15229 in 1972 and the James D. Hurst Survey (cancelled John Butler Survey) in 1976 were found, including the S.E. and S.W. corners of the Senour No. 62. The measurements verified and the locations used in this construction.

When Enderle made his corrected survey for the J.L. Smith in 1939, he found the W.W. corner of the G.W. Koon Survey on the bank of the Pedernales River. I found a scattered mound and scarred L.O. now 24 inch dia. bearing S.W. as described by Watson in 1880 (Enderle and Knapenbach called for the tree bearing W.W.). Constructing the Koon Survey from this corner, located on the slope of a high bank, approximately 60 feet above the water, using Enderle's calls for the Smith Survey, preserves the calls for the T.C.R.R. Co. Survey No. 89, which also check well with the location of the John Green Survey and N.E. corner of the 2.83 acre Sneed Survey made in 1955. Based on the close distance checks, it appears likely that Enderle also found the original W.W. corner of the Koon on the ground in 1939 at the location shown and this distance was used.

The S.E. corner of the Koon Survey is located on a bluff approximately 300 feet above the Pedernales River. Based on the excess distance in the call for the east line of the Koon, and the configuration of the old fence and the river, it appears that Watson probably overlapped the H. & O.B.R.R. Co. Survey No. 61. Given this, it is unlikely that Enderle found the original S.E. corner, however using his distance from the N.E. corner of Survey No. 61, the resulting bearing appears to be consistent with many of the bearings between known corners in the overall construction.

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