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D-675

CHAS. R. HEDKE

MEM. AM. SOC. C. E.

San Antonio, Texas

February 20, 1941.

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Hon. Bascom Giles, Commissioner,
Texas General Land Office,
Austin, Texas.

MAR 6 1941

Dear Mr. Giles:

REFERRED TO MAP

On the 10th. inst. a report was sent you which covered the general problems encountered for the re-survey of the school sections for the J.D. Cage matter in Brooks County. Herewith are provided the field notes of the survey made by the writer, with a map of the area covered which is intended to conform with the recommendations made in the report and in consequence the former analysis and these data should be considered together.

Field notes of the general survey made in the search for the existing original corners to surveys 650, 652, 654, 656, 662, 664, 666, 702, 704, 706, 708 and 714, of the Texas Mexican Railway Company Block.

Beginning at the SE corner of the El Tule Grant, J.J. Guerra, original grantee, being also the NE corner of survey 703, a corner fence post for the property division fences on the west side of the old Rio Grande City roadway, from which a 28 inch live oak tree, marked by four dim hacks, \equiv , bears S 19° W, 97 yrs., and a 30 inch live oak tree, marked (very old) X, bears S 72° 15' E, 134 yrs., which bearing trees conform substantially to those provided in the original field notes for this corner, being given as, for the first above identically the same, while for the second one as, 15" L O .mkd. X, bears S 72° E - 130 yrs.:

thence - S 89° 43' W., along a fence line with ample evidence that the present fence replaced a former one; at 1,486 yrs. searched for a corner post for surveys 703 and 704; at 1,813.7 yrs. the present fence line turns north; along a former fence, at 2,960.6 yrs. found an old live oak post, set in the ground, plainly marked "701" on the west face of its squared top, and a new cedar post was set adjacent thereto;

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thence - S 00° 30' W., along a cleared line made by an oil company survey several years ago, for
2,419.2 vrs. where a cedar post was set for the preliminary corner on the south of surveys 701 and 704;

thence - S 89° 45' E., along the cleared line of a former survey where at
1,238.4 vrs. an old live oak post was found set in the ground, plainly marked " 702 A " on the west face of its squared top, and a new cedar fence post was set adjacent thereto;

thence - e a s t along a formerly cleared line; at 289 vrs. found the top of a broken live oak post, lying on the ground, plainly marked " 703 " and a search was made for the portion of this post left in the ground, but nothing could be found; at 755.3 vrs. the west fence line of the old Rio Grande City roadway; along new line, at 1,017 vrs. pasture fence, at
1,778.7 vrs. found an old live oak post set in the ground, no markings, from which a 36 inch live oak tree on which a blaze was made, the center of which bears N 82° 32' E., 41.8 vrs; a new cedar fence post was set adjacent to this post.
This old post is considered to be the south-west corner of the Gaudalupe Grant and the south-east corner of survey 703 as it conforms in direction and distance with the original field notes from the NE corner of survey 705 for which an old post set in the ground was found and marked "NE 705" which post is 166 vrs. east from the above.

thence - N 00° 50' W., 2,438.3 varas to the point of beginning.

The above area closes fairly well, involves five corners found on the ground and considered to be the original ones. An extension survey from the above basic survey developed another original corner, being an old post on the west line of survey 702, for a north corner of survey 855. With six posts found in the ground and one broken off, all of which were so old that a moderate push with a hand could break them off, all similar in character of markings and depth of setting, with directions and distances in good conformity with the original notes from a found, well witnessed, and important survey corner for the region, no doubt should be left in the consideration that the original corners for the surveys involved were found and that the position for the second unit of the block survey is well established.

A second closed area was developed as follows:

Beginning at the north corner common to surveys 705 and 706, being an old post, plainly marked " NE 705 " and being N 89° 44' E., 166.5 varas from the SE corner of survey 703, with a new cedar fence post adjacent thereto,

thence - e a s t through considerable brush; at 1,468.6 vrs. a pasture fence; 1,900 vrs. set a temporary post; searched for a corner with no success;

thence - s o u t h at 543 vrs. a roadway; at 1,440 vrs. a roadway; at 1,900 vrs. 1,900 vrs. set a temporary post; could find no corner here; at 2,570.4 vrs a corner for this area;

thence - e a s t at 493 vrs. set a stake and searched for a corner and recorded witness tree, with no success; at 1,857.6 vrs. found the evidence of an abandoned well; at 1,930 vrs. a cleared N & S line of the former oil company survey and roadway; at 2,394 vrs. set a stake and searched for a original survey corner and the bearing trees provided therefor, but no satisfactory evidence was found; at 2,913 vrs. a north and south fence line, with ample evidence that present fence replaced a former old fence;

thence - S 00° 32' E., along said fence line; at 334.9 vrs, and 11.9 vrs. east, a well and windmill; at 1,044 vrs. a large live oak tree with an old blaze thereon, on the fence side; at 1,638 vrs. a cleared east and west line of a former oil company survey with roadway thereon; at 1,863. a stake, 115.5 vrs east of a large live oak tree, marked with an, X, which was not so very old; at 2,550 vrs. another E & W cleared line; at 3,800 vrs. set a temporary stake; at 4,259 vrs. the Brenda Well; at 4,266.8 vrs. the center of an old water pond; at 4,343.7 vrs. a fence corner, for property division, with a fence line from the east; at a temporary post, 5,710.3 vrs., a cleared line of a former survey with a roadway to the west;

thence - w e s t at 1,900 vrs. set a temporary post; at 3,800 vrs. set a temporary post; at 5,059 vrs. a cleared N & S former survey line; at 7,308 vrs. an old roadway leading to a gate, 55 vrs. south on the property line fence; at 7,657.5 vrs., 2 vrs. south of a property fence corner. Here a large live oak tree, plainly marked " A M " as provided in the original field notes for the south corner common to surveys 665 and 666 was found, and a corner established therefrom, N 2° E. 73 vrs., a new cedar post, was north 37.9 vrs. from this point;

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- thence - N 89° 57' W., along the property line fence; at 892 vrs. an 18" live oak tree, well blazed, 1 vr. south of fence line; at 1,138 vrs. the east fence line of the old Rio Grande City roadway; along the evidence of a former fence line, at 1,896.7 vrs., the evidence of an old former fence corner and set a temporary post;
- thence - N 00° 19' W., along a former fence line, at 1,941.3 vrs. set a temporary post;
- thence - e a s t along the general line of a former fence, at 1,391.6 vrs., found the evidence of a former fence corner post and set a temporary post;
- thence - n o r t h at 843.7 vrs. found the evidence of a former fence corner post 2 vrs, east of the line, set a temporary stake; at 1,731.2 vrs. a fence line (E & W) ; at 1,999.6 vrs., a point 5 vrs. west of a property line fence corner, and 311.7 vrs. south and 5 vrs west of another property line fence corner;
- thence - e a s t along the fence line; at 289 vrs. a gate on the west line fence of the old Rio Grande City roadway; along a new line thru the brush, at 478 vrs. again on the west fence line of said roadway; at 2,412 vrs. set a temporary post, from which a large live oak tree, marked = , bears S 75° E - 19 vrs, found no original field notes by which to identify this tree;
- thence - n o r t h thru very heavy brush, set a temporary post at 1,769.7 vrs.
- thence - e a s t and set a stake at 873.7 vrs.
- thence - n o r t h set a temporary post at 670 vrs.
- thence - N 00° 40' E., to the point of beginning. 1,900 vrs.

The above area closes fairly well. An analysis of the proper distances shows that the north corner common to surveys 705 and 706 is 8,243.8 vrs. north and 2,790.2 vrs. east of the south corner common to surveys 665 and 666, both of which corners are considered to be the ones set in the original survey. The support for the position of the corner in the second unit of the original survey has been

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given on page two herein, and in addition attention is directed to the field notes of survey 855, wherein the distance from the SW corner of survey 702 to the NW corner of 708 is given as 2,996 vrs, and to the field notes for survey 708 where the distance from its NW corner to the SE corner of survey 705 is given as 807 vrs, thereby making a total distance of 3,803 vrs. for the south line of surveys 702 and 705 through the data provided by the adjoiners.

The presence of a property line fence both on the east and west of the found south corner of surveys 665 and 666, in substantial agreement and possibly in exact agreement with the locations under the original corners, suggested that a search for the corners of surveys within the basic survey, according to course and distance from the found corner, might provide support ^{for} the first unit of the original survey. Extension esurveys were made to each of the corners involved and a diligent search was made for the corners and bearing trees as provided in the field notes, but nothing satisfactory was found. Then the Sun Oil Company's survey data was obtained, which was studied and analyzed, with the result that the found corner was supported in position under the shortage of 10.5 vrs. per mile, in an east and west direction, and a shortage for the north and south direction of 12.7 varas per mile. This appears as a sound support that the south corner common to surveys 665 and 666 is in line with found corners to the east and south, 10 or more miles in distance, through surveys which joined but made by different parties.

Survey 708 has its SE corner 300 vrs. east of the NE corner of survey 650 and the length of its south line is given as 5,400 vrs. This clearly places the SW corner of survey 708, 600 vrs. east of the NW corner of survey 652, and the SE corner of survey 705 is 807 vrs. east of the NW corner of survey 708, which makes the E & W distance between the NW corner of survey 652 and the SE corner of survey 705 is then 1,407 vrs, according to the field notes for survey 708.

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From an inspection of the map it is seen that when a distance of 1,900 vrs. is added to the above 1,407 vrs, or 3,307 vrs. is the east and west distance between north common corner to surveys 705 and 706, and the south common corner to surveys 665 and 666. The north and south distance between the same corners is four miles plus 670 vrs. or 8,270 vrs, according to the original field notes. With the data given on page 4, above, it follows that -

for called distance N & S , being 8,270 vrs.,
for same measured distance 8,243.8 vrs.

showing a shortage of 26.2.vrs, or six varas per mile.

for called distance E & W, being 3,307 vrs.
for same measured distance 2,790.2 vrs.

shortage being 516.8 vrs.

From the above it is clear that the first and second units of the original survey for this block were not coordinated in the field. They were independent surveys, sufficient and correct within themselves, but not in adjustment between themselves. Since insufficient corners, from the original survey of the first unit, necessitates retaining the original course and distance, no corrected field notes for this unit are possible and the former ones must prevail. The changes possible in the field notes for the second unit are so minor that they appear not to be justified. For the fill-in survey 708 the following field notes are offered for approval or correction :

State of Texas, Brooks County, Survey No. 708 -

Corrected field notes of a survey of 679.9 acres of land in Brooks County, Texas, about S 20° W, 10 miles, from Falfurrias, made for the State of Texas, it being the quantity of land to which it is entitled by virtue of Land Scrip, 303 issued to the Texas Mexican Railroad Company, by W.C. Walsh, Commissioner of the General

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Land Office, on the 22nd. day of July, A.D. 1881, being Survey Number, 708 ,
 Brooks County: Beginning at the south corner common to Survey 705, T.M.R.R.
 Co., L.S. 302, and Survey 706, T.M.R.R.Co., L.S.302, a cedar fence post set
 three feet into the ground, marked "705" on its NW face, "706" on its NE face,
 and "708" on its south face, and situated S 00° 40' W., 1,900 varas from the
 NE corner of said survey 705, where an original corner survey post was found;
 Thence, east with the south line of said survey 706, at 1,900 vrs. a cedar post
 was set for the south corner common to survey 706 and Survey 707, T.M.R.R.Co,
 L.S. 303, east with the south line of survey 707 and Survey 141, L.S.123, issued
 to A. C. H. & B, trnasferred to B.Longoria. 5,105 varas, to the NW corner of
 Survey 709, T.M.R.R.Co., L.S.304, a cedar post marked "141" on its N face, "709"
 on its SE face and "708" on its SW face, for the NE corner of this survey;
 Thence, south with the west boundary line of said survey 709, 643.8 varas, to
 its SW corner on the north boundary line of Survey 649, T.M.R.R.Co., L.S. 280,
 to a stake for the SE corner of this survey;
 Thence, west with the north boundary lines of said survey 649, 650, T.M.R.R.
 Co., L.S. 280, Survey 651, and Survey 652, both T.M.R.R.Co., L.S.281, 5,962 varas
 to the ^{UPPER} SE corner of Survey 855, C.C.& S.F.R.R., L.S. 4/1352, a stake for the
 SW corner of this survey;
 Thence, north with the east boundary line of said survey 855, 643.8 varas to
 its NE corner, a cedar post set on the south boundary line of survey 705, for
 a corner of this survey;
 Thence, east with the south boundary line of said survey 705, 857 varas to the
 point of beginning, with the original survey variation of N 9° 30' E, found
 changed to N 10° 11' E., as of November 18th. 1940 when the survey was completed.

David Grimes) Chain carriers.
 Louis M. Baltes)

Chad P. Hedke
 Licensed State Land Surveyor.

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Attention is directed, for the above corrected field notes for Survey No. 708, that its original adjoiner on the east, Survey 709, has not been changed in any respect and is the same on the ground now as was fixed by its corrected field notes; that the same is true for its original adjoiner, Survey 855, on the west, where the NW corner of survey 708 is .630 vrs. south and 2,996 vrs. east of a found original corner of of Survey 855. The area for Survey 708 has been increased by about 40 acres to the State with no injury to any ownership, as all of this involved area belongs to Mr. J. D. Cage

All of the information available indicates that the first unit of the survey for this T.M.R.R. Co. Block is now found to be slightly short for its measurements, and, consequently short for its survey areas, but the existing original corners are so few and far apart that the cost for a complete and accurate re-survey and adjustment of the area is too great for the amount of land involved and its present value. The same is true for the second unit of the original survey and in consequence only the fill-in survey (708) has been recommended for correction. If the above analysis and correction meets with your approval, kindly advise me. Also let me know where the standard forms for use in filing such field notes can be secured.

Respectfully submitted -

W. R. Heake
 Licensed State Land Surveyor.

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FEB 25 1941

REFERRED TO MAP

Sketch file 708
 Brooks
 Comm
 (see folder)
 Filed
 Record Division
 Register
 T.M.R.R. Co. Block
 Section 17
 T.M.R.R. Co. Block
 Section 17
 T.M.R.R. Co. Block
 Section 17

Brooks County

(see rolled sk. No. 16)

for use in filing such field notes can be secured.

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 the original survey and the consequence only the fill-in survey (708) has
 Jan 6, 1941 and the same is true for the second unit of
 account, the survey in the amount of the area is too great for the amount of
 figures are and the same is true for the second unit of
 messengers and, consequently short for its survey area, but the existing or-
 survey for file T.M.R. Block is now found to be slightly short for its
 Filed March 6, 1941
Bascom Gites, Comr
Catherine Fischer the Clerk
 Descriptive: Report (field notes)
Portion J.D. Cage Owner
ship, T-M P. Co. Block

All of the information available indicates that the first unit of the

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 for Survey 708 has been increased by about 40 acres to the State with no
 and S. 330 are east of a found original corner of of Survey 822 . The area
 Survey 822, on the west, where the NW corner of survey 708 is . 630 are. south
 corrected field notes; that the same is true for its original adjointer,
 changed in any respect and is the same on the ground now as was fixed by its
 No. 708, that its original adjointer on the east, Survey 703, has not been
 Attention is directed, for the above corrected field notes for Survey

REFERRED TO MAP

FEB 22 1941

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Respectfully submitted

[Signature]

Licensed State Land Surveyor.



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Counter 16228