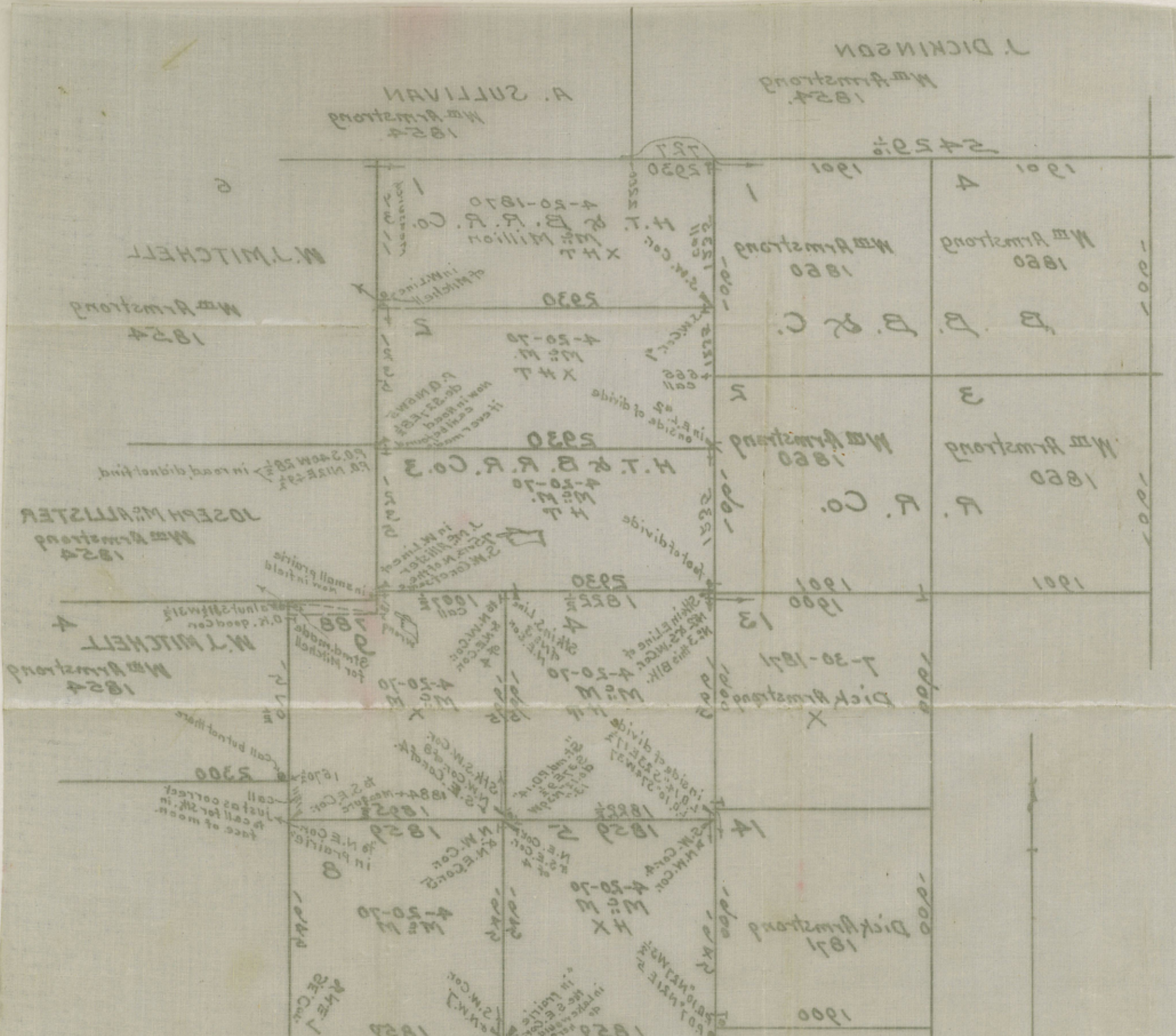


Counter 14631

Brown Co. 30
Sketch File No. 30
This statement which
was made by the
Co. Surveyor of
Brown Co. Texas
1883

but moon or lake and
been just as near the
sec statement which
fair guess. At most of
Surveyor made rather
At some of these cor the
Scale 12 to 1
first course
and direction
beginning cor.
Stake.
Fort T.
Stone mound.
Note -



J. DICKINSON

Wm Armstrong
1824

A. SULLIVAN
Wm Armstrong
1824

2452 1/2

1901 A
Wm Armstrong
1860

1901 1
Wm Armstrong
1860

B. B. & C.

1901 5
Wm Armstrong
1860

1901 3
Wm Armstrong
1860

1901 5
Wm Armstrong
1860

R. Co.

1901 13
Dick Armstrong
1871

1901 13

1901 13
Dick Armstrong
1871

1900

1900
Dick Armstrong
1871

1900

1900
Dick Armstrong
1871

1900

1900
Dick Armstrong
1871

1900

1900
Dick Armstrong
1871

1900

1900
Dick Armstrong
1871

1900

1900
Dick Armstrong
1871

1900

1900
Dick Armstrong
1871

1900

1900
Dick Armstrong
1871

J. DICKINSON

W^m Armstrong
1854.

A. SULLIVAN

W^m Armstrong
1854

5429 1/2

727

2930

1901

4

1901

1

2200

1

6

W^m Armstrong
1860

W^m Armstrong
1860

4-20-1870
H.T. & B. R. R. Co.
M^c Million
X H T

W. J. MITCHELL

B. B. B. & C.

2930

W^m Armstrong
1854

4-20-70
M^c M.
X H T

3

2

W^m Armstrong
1860

W^m Armstrong
1860

4-20-70
M^c M.
H T

P.O. S. 40 W 28 1/2
P.O. N. 12 E 49 1/2
in road, did not find.

JOSEPH M^c ALLISTER
W^m Armstrong
1854

1901

1901

13

2930

1007 1/2

788

4

7-30-1871
Dick Armstrong
X

4-20-70
M^c M.
H T

4-20-70
M^c M.
X

W. J. MITCHELL

W^m Armstrong
1854

4-20-70
M^c M.
H T

4-20-70
M^c M.
X

Walnut St 1 1/2 W 31 1/2
O.K. good Cor.

2300

Call but not there
call just as correct
to call for Stk. in
face of moon.

4-20-70
M^c M.
H X

4-20-70
M^c M.
X

Dick Armstrong
1871

4-20-70
M^c M.
H X

4-20-70
M^c M.
X

1900

1859

1859

-Note-

• Stone mound.

• Fort. Tie.

† Stake.

→ Beginning Cor.
and direction of
first course.

Scale, 1/2 = 1000 fms.

At some of these Cor. the
Surveyor made rather
fair-guess. At most of
them he had just as well
guessed Pine or Maple
trees. As to his prairie
calls, he could have

put moon or lake
been just as near the truth.

4-20-70
M^c M.
E T

4-20-70
M^c M.
E T

1859

1859

Mark E. Raydale
Co. Surveyor of
Brown Co. Texas

Counter
16632



Block 3

Jesse Dickinson -
5-3-54
W^m Armstrong

A.W. Sullivan
5-3-54
W^m Armstrong

P.O. S30 E 5
" N 23 W 6 1/2

P.O. S86 E 4
" S 72 W 8 1/2

P.O. N46 E 2 1/2
" S 55 E 2 1/2

Stk. on W. Side br.
P.O. N13 1/2 E 16 1/2
" N 29 E 20
" N 67 W 55 1/2

B.B.B. + C Ry. Co.
8-18-1860
W^m Armstrong

H.T. & B. Ry. Co.
4-20-70
by J.H. McMillion
Re. Sur. by R.G. Armstrong
no date - (1874?)

P.O. N25 E 5
" N 55 E 10 1/2

W.J. Mitchell
Surveyed 5-2-54
W^m Armstrong

P.O. S 38 m
" S 67 E 23

B.B.B. + C Ry. Co.
8-18-60
W^m Armstrong

H.T. & B. Ry. Co.
4-20-70
McMillion

Jas. McAllison
Surveyed 5-2-54
W^m Armstrong

P.O. N81 W 22 1/2
" S 58 E 47

13

H.T. & B. Ry. Co.
4-20-70
McMillion

Mitchell
5-2-54

(F.N. - N 1/2 by Ragsdale
10-1-20 makes
distance E+W. 1940)

H.T. & B. Ry. Co.
4-20-70
McMillion

4-20-70
McMillion

Stk. on
S.O. 10 N 76 E 13
" 10 S 88 E 9 1/2

Stk. on
P.O. 10 S 27 W 3 1/2
" 7 N 21 E 5

P.O. N 47 W 7 1/2
" 10 S 61 W 5 1/2

March 20th, 1924

Mr. Mark E. Ragsdale,
Brownwood,
Texas.

Dear Sir:

This is in answer to your favor of the 10th instant, enclosing plat and statement concerning your investigation of the location of certain surveys in the Northeast part of Brown County, the purpose of which was to determine or verify the correct location of the NW $\frac{1}{4}$ of Section 4, Certificate 21/642, HT&B Rwy Co, as surveyed by you in 1920, and referred to in my letter of October 29th, 1923.

its
If I understand your report correctly it seems that you have not made any recent investigation on the ground and that, with the exception of the work heretofore done by you in connection with your survey of the NW $\frac{1}{4}$ of No. 4, the principal part of your report is based on the field notes of surveys on record in the County Surveyor's Office, and that you locate Surveys Nos. 1, 2, and 3, HT&B Rwy Co, shown in your plat according to the calls in the field notes of Survey No. 1 for creek crossing near the SE corner and the call in No. 3 for the SE corner to be 75 varas North of the SW corner of the James McAllison Survey, which you seem to consider as controlling calls. In this connection it is noted that when you were surveying the NW $\frac{1}{4}$ of No. 4 you found the branch called for in field notes of No. 1 to be 1311 varas (instead of 1205) South of its NE corner, where a fence crosses same, claimed as the West line of the W. J. Mitchell Survey, however, there is nothing to show that this fence is correctly placed on that line, hence there appears some uncertainty as to the correctness of the creek crossing at this place.

In regard to the call in the field notes of No. 3 for its SE corner to be in the West line of the McAllison Survey 75 varas North of its SW corner,

#2 ---- Mark E. Ragsdale.

N. E.
will say that by comparison of the combined distances North and South, given in the field notes of Surveys Nos. 1, 2, and 3, with the combined distances of the Allison and Mitchell Surveys, it will be noted that the SE corner of No. 3 will fall 184 varas North of the SW corner of the McAllison Survey instead of 75 varas as called, and it will also be noted that according to the distances in same field notes that the SE corner of No. 3 and the SE corner of No. 2 will fall 75 varas North of the NW corner of said McAllison Survey.

I herewith enclose copy of a plat of Mc Million's sketch showing above distances, which would indicate that in writing out the field notes of No. 3 the call for 75 varas shown on said plat at NE corner of No. 3, was erroneously written into the description at the SE corner of No. 3. This theory is borne out by the call in the field notes of Survey No. 9 made by the same Surveyor on the same date, which calls for 184 varas from the SW corner of the McAllison to the NE corner of No. 9 and the SE corner of No. 3, just as shown by said sketch.

Therefore, in view of this apparent error and the uncertainty in the passing call for creek crossing above referred to, I am of the opinion that neither of these calls should be considered as locative or controlling in establishing the boundaries of Surveys Nos. 1, 2, and 3.

If you should have occasion to make further investigation on the ground, and should find any facts that would help clear up this matter, I would be glad to have your report on same.

Yours very truly,

Commissioner

Clerk/c
Enc

Counter
16635

Brownwood Texas ³⁴³³
March 10th 1924

Hon. J. S. Robison
Austin, Texas,

Dear Sir:- The reason I did not write you sooner is I have been trying to get a chance to go up there and measure across the north end of No. 1, but I just have not had the time. My wife and I have both been sick and I have had and now have some sewer construction on hand, which gives me but little time.

The party who owns or controls No. 9 is like the hen sitting on goose eggs; pushing out. The S.W. Cor. of the Mitchell⁴, does not appear and the fence line is quite a bit too far south according to the West line, call, 15-70 $\frac{1}{2}$ m.

I am sorry Hibbs has given you, me and the Land Office this trouble, your time and that of the Office would pay more than the value of that strip of flint rocks and chimney brush.

Thanking you for your patience toward me I remain

Your friend
Mark A. Postdale

See answer to this 3/26/24

W. P. Clark

RECEIVED

MAR 12 1924

REFERRED TO MAP

Brownwood, Texas, March 10, 1924.

Hon. J. T. Robison, Com. of General Land Office,
Austin, Texas.

Dear Sir:-

I have before me your letter of October 29th, 1923, touching the location of the northwest 1/4 of Section No. 4, Certificate No. 21/642 as located by the H. T. & B. B. R. R. Co. which I surveyed for Mr. Daniel Ford.

I also have the map and letter sent to you by the "State Surveyor" touching a survey made for Hibbs, part of the same section No. 4.

I send you herewith a sketch of that country, showing dates of surveys, by whom made and their connections, which, I feel sure if you will look into and consider, you will agree with me or at least see that I am not such a sinner as others would have me be, and which sketch, I have made from surveys actually made by me and from the records of my office, not from rotten sticks found, "which are said to be the corner trees".

My records show that the W. J. Mitchell Nos. 4 and 6, the the Joseph McAllister, the Augustus Sullivan and Jesse Dickinson were located by Wm. Armstrong in May 1854.

Wm. Armstrong was a good surveyor and his lines and corners can be found where ever he made them; which were along a broken line as he ran through the country. He noted branches, springs and other natural objects, as well as the tops of hills, divides, etc. But no man has ever found one of his corners off of these lines; for instance, no one has ever found a corner, of any of that B. B. B. & C. R. R. Co.'s surveys located by him, except those on the line of the Dickinson, which West line proceeds north as far as I have ever gone along same, but nothing off of this line, and I have never found one of his surveys short. All of that B. B. B. & C. work, along this one ~~and~~ line is a mile and 70 yrs. a mile and 70 yrs, as far north as I have traced it; also, the north line of the No. 4 B. B. B. & C. R. R. Co. (a common line of the Dickinson is too long) and the Dickinson shows by subdivisions to be too long. I surveyed the north line of No. 1

E'

Counter 16637

H. T. & B. R.R. Co. along the Dickinson, but I do not now remember its length; but I feel sure not too short.

You will please note that No. 1, B. B.B. & C. R. R. Co. calls to begin 727 vrs. west of the southeast corner of the Dickinson; calls for bearings and the "foot of divide". Thence west 1901 (gives bearings for the common corner of it and No 4 and all O. K.) Thence South 1901. Thence east 1901 to stone mound on West side of "divide". Thence north 1901 to the beginning. He calls for good corners on the south of said No. 1 and 4 and 2 and 3 of this Block but none have ever been found so far as I am able to find out. I have never found them and I have hunted faithfully. These four were located by Wm. Armstrong in 1860.

Please note that No. 1, H. T. & B. R.R. Co. Survey, begins at the N. W. corner of the ~~Wm.~~ Mitchell No. 6, on the South line of the Sullivan; Thence west 2930 vrs. to a stone mound at the foot of the "divide", the north east corner of No. 1, B. B. B. & C. R. R. Co.

Thence South 1235 vrs. to a stake ((nothing more.)) Thence East 2930 vrs. to a stake in the west line of the Mitchell.

Thence north 30 vrs. cross branch, 1235 vrs. to the beginning. The branch is there and I found while surveying for Mr. Ford, that it is 1311 vrs. to the beginning from the corner 30 vrs. south of the only branch on the west line of the McAllister or Mitchell, and the lands are fenced and occupied in accordance with same.

I would not have you think that McMillion surveyed this land; he did not, only on paper. He got this branch call and that "foot of divide" talk from Wm. Armstrong's notes.

No. 2 of the same Block calls to begin at the southeast cor. of No. 1; Thence south 1235 vrs. to a stake and P. O. bearings which I failed to find, Thence west 2930 vrs. to a stake in the east line of No. 2, B. B.B. & C. R. R. Co. Armstrong calls for the "side of the divide," so McMillion thinks he is safe in doing so.

Thence north 665 vrs. past the corner of Nos. 1 & 2, which can't be done if he began the survey 1311 vrs. south, in place of the call 1235 vrs. from the Sullivan south line; and "1235 to the S. W. cor. of No. 1," Thence east 2930 vrs. to beginning.

No. 3 calls to begin at a stake in the East line of B. B.B. & C No. 2 and the south west corner of No. 2 of this Block, Thence South 1235 vrs. to a stone mound at the "foot of divide", (and nothing more) Thence east 2930 vrs. to a stake in the West line of the J. McAllister, "75 vrs. North of the South West Cor. of same." It shall

thank you to note, that it is a stake 75 vrs. north and not "an old Stone mound" 184 vrs. north of the McAllister southwest corner," that the original field notes call for.

I had that 184 vrs. disease myself for a while but finally recovered when I found it would not work.

No. 4 begins at a stake (not a stone mound) in the East line of No. 2, B. B. B. & C. R. R. Co. and the southwest corner of this Block, but let it go ^{" "}stone mound it cuts no ice.) Thence south, "at 95 vrs. pass the south east corner of said No. 2 " Armstrong's field notes would make it, 97 vrs. and McMillion is 76 vrs. south of what his field notes call, by reason of the excess in No. 1 of this Block, even if there be no other excess in the width of either 2 or 3. The truth is, neither of the Armstrongs or McMillion were ever anywhere about this broken, shinnery covered, rocky mountain; everything shows they were guessing. Indians were here in those days and those men did not need to go into the roughs; 1995 vrs. to a stake and L. O. bearings 14 inches and 10 inches, There never has been any clearing about this ^{place} and there is no reason why those trees cannot be found, had they ever been there. I have spent more than a day looking for them. I feel sure they never were there.

X Thence East 1822 1/2 vrs. to a stone mound, P. O. 14" S. 37 E. 9 1/2 vrs. Do. 12" N. 39 W. 13 ves. This corner was fudged in by some surveyor and all the property holdings go from it. I accepted it because it would have created trouble with everyone for a mile around; so I accepted and marked all the bearings, except the P. O. stump, if I had made it, I would have set it in the correct spot. I think this corner was made by the surveyor sent by the R. R. Co. from Dallas to survey No. 9 and perhaps No 5 for the purpose of sale. As it is, it will hurt no one.

Thence North ("not N. 17' W.") 1995 vrs. to a stake in the South Line of No. 3, and calls for no other survey either at the north east or south east, the statement of the state Surveyor to the contrary notwithstanding. The east line of No. 4 cannot be shoved over by No. 9 as shown on his map. I found by actual measure on the ground that, that "Old Stone Mound made for the north west corner of No. 9" was 1110 vrs. west of the west line of the McAllister; and you will note that neither 4 nor 9 call for this Great Stone Mound; also, the fence line proceeding southward from the said Old Stone Mound runs S. 1-19' East which is supposed by Hibbs to be the West line of No. 9. While I was there trying to

figure out what the trouble was, Hibbs told me he did not want to go East of that fence because it belonged to "Uncle Dave Wagner". That is the reason the "Old Stone Mound" was found there.

About No. 9 E.T. R.R.Co. survey; it calls for No. 4 H. T. & B and for nothing else for the two first calls (which No. 4, does not call for said No. 9 at all) therefore No. 9 cannot fix anything about No. 4. Thence north 1995 vrs. to the north east corner of said No. 4, Thence East 1007-1/2 vrs. (100 vrs. short) to the south east corner of No. 3 and the west line of the McAllister. Please note that No. 3 southeast corner is fixed at 75 vrs. north of said southwest corner of McAllister; Thence south 184 vrs. to said South west corner. But it is only 75 vrs. and is a good corner. I have seen the stone mound in the little prairie. Suppose you were to back out from the northwest corner of the Mitchell No. 4, (The State Surveyor is correct when he said that is the best corner in the country, which was made by Armstrong, however, in 1854 not by McMillion in 1870,) 788 vrs. to the point in the field and prairie, the southwest corner of the McAllister. Then north 184 vrs. to that very "Old Stone Mound" ((which was not there when I was surveying for Ford, and No. 9 does not call for). You would cut 109 vrs. off of the south side of No. 3 when No. 9 now has more land than 640 acres.

There is only one correct way to locate No. 4, H. T. & B. Survey and that is from the southwest cor. of No. 3 of the same Block.

To do this No. 3 must be located either by going to the northwest corner of No. 1, this Block, and the north East Cor. of No. 1, B. B. B. & C. R.R.Co. and run south, disregarding everything to a point west of the south east corner of said No. 3, and then begin at said No. 3 South east corner (a point 75 vrs. north of the southwest cor. of the McAllister, run west to an intersection, or reverse the operation. Remember there never was an original corner of this Block of Surveys, south of the J. Dickinson line on the West side of said Block.

I desire to say that it gives me genuine pleasure to refer you to the Land Office map, a copy of which you sent me, dated 1910, which shows the Southeast cor. of No. 3 -75 vrs. north and not 184 vrs. from the corner in the prairie.

I desire to say, further, that I have surveyed across those mountains from the west line of the McAllister twice, besides what I have done along the line of the Dickinson, Sullivan and Mitchell No. 6 and I never have failed to find an excess.

To state, that to "Begin at the corner ~~at the corner~~ of the
Mirchell No. 4, the Walnut corner and "Every thing will fit" is what
I would call Joseph Weldon Bailey Bunk. Look at the South line of
said No. 4 and the North line of No. 5, the same line; can it be
1822-1/2 and 1859 vrs. and be all right? or "fit"?

At the common line of Nos. 8 & 9, it cannot be both 1895-1/2
and 1859 vrs. at the same time. The north line of No. 9 cannot be both
1795-1/2 and 1895-1/2 vrs.; ^{total length} 184 varas is not equal to 75 vrs., also
to say that he reached the East line of No. 2, B. B. & C. Co. when he
admits that he was 100 vrs. shy for No. 3, H. T. & B. and that he "Had"
no field notes for either, ^{side} ~~side~~ No. 2 or No. 13 E. T. R.R. Co.,
appears to me to be a demonstration of nerve, gall, ignorance and pre-
sumption, and such a statement would not stand the test in a back woods
J. P. Court, let alone a court of proper jurisdiction. No Surveyor
can find stakes, artificial mounds, lines and corners where they
never existed. *Especially when he has no field notes.*

If there be an error at all in the location of the north
west 1/4 of said No. 4, and I think there is not, it is too far East.

The only trouble I see about the Hibbs ^{South} West 1/4 of No. 4,
H. T. & B. B. R.R. Co. is, it is 124 vrs. too far north.

I remain very truly,

Your friend,

Mark E. Rogbale

County 16642

1881-1882

Sketch Files
Brown County

Statement & Sketch
by Mark E. Ragsdale
N.E. part County -

- 3-10-24 -

W. H. Brown

I remember very clearly,

H. W. B. B. H. B. Co. is. It is 154 A.S. lot for lot north

The only change I see about the title deed is of No. 4

Sketch File No. 50.

Brown County

Mark E. Ragsdale St. & State.

N.E. Part of County.

Filed March 12, 1924 193

J. H. Walker, Comm.

J. T. Robinson

File Clerk

Descriptive: 17M. N. 20E. Brownwood.

Extends into Comanche Co.

It shows the location of the north

part of the corner where the
corner monument was located. It shows
the location of the north
part of the corner where the
corner monument was located. It shows
the location of the north
part of the corner where the
corner monument was located.

1881-1882 and 1881-1882. It shows the location of the
corner monument where the
corner monument was located. It shows
the location of the north
part of the corner where the
corner monument was located.

Page No. 2.