

SURVEYOR'S REPORT

Palestine, Texas

October 10th, 1934

Messrs. Wolf, Wood, et al  
Tyler, Texas

Gentlemen:

As requested by you, I went upon the ground, and made a careful survey of the I. & G. N. R. R. Co. Survey, Abst. No. 428, in Cherokee County, Texas, and wish to report my findings as follows:

First: I went to the recognized S. E. corner of the D. W. McNabb Survey - as pointed out to me by Mr. C. H. Fain, who resides on the Robert Linard Survey - in that vicinity, and after checking conditions at this cor, I was convinced that he was correct, and that there is no doubt but what that is the correct corner of the D. W. McNabb Survey.

I found at this location, a large P. O. stump - which Brs. S. 2 Deg. E. 42 ft. or about 15 Vs - and a stump hole, of a large tree, which could have been where the 30" Hickory stood, as said stump hole about fits course and distance call for said Hickory - also, I find this location is at the intersection of an old marked line leading North and South, with a more recent line leading West, some 40 years old.

I then ran a line North and searched for ancient marks, only found one original mark, but numerous marks of from 20 to 40 years old, but feel certain that the line is in place, - the distance, however, is slightly full, but it is possible that I measured too far North for the N. E. cor. of the McNabb and N. W. cor. of the Jas. Nelson Surveys. I only found new corners in that vicinity and there seems to be a slight difference of opinion as to the exact location of said corner, as the original witness trees are down and there is very little old timber left standing. After checking the East line of the McNabb Survey and the North portion of the West line of the Jas. M. Nelson Survey. I then returned to the S. E. cor. of said McNabb Survey and proceeded to run a line South and found the line well established - finding an occasional old marked tree and quite a few trees with more recent markings.

I found the recognized S. W. cor. of the Jas. M. Nelson Survey, and the N. W. cor. of the Robt. Linard Survey - also pointed out to me by Mr. Fain - but Patent trees are no longer standing, but old marked line North & South, intersect old line East at this location and I feel certain that this cor. is properly located -- continuing South - finding considerable evidence along the West line of the Robt. Linard Survey - and the East line of the Hamilton and Herrendon Surveys - and finally - reached the S. W. cor. of the Robert Linard Survey - and the S. E. cor. of the W. S. Herrendon Survey, this corner seems to be recognized by all of the adjacent land owners as being correct, and there is an old line leading East and West from this location, found a rock corner and other evidence as well.

From this location, I then retraced the West line of the Robt. Linard Survey, which is also the East line of the W. S. Herrendon and the East line of the N. Hamilton Survey - a distance of 4294-9/10 feet, the call distance of the sum of both of said Herrendon and Hamilton Surveys, and set a 2" Iron pipe for the S. E. cor. of the I. & G. N. R. R. Co. Survey, Abst. No. 428, and marked witness trees as shown on my plat and field notes.

I then proceeded West with the North line of the N. Hamilton Survey, determined as stated above - and at 299 Vs. I ran a line North and made a careful search for marked trees that might have been marked by Mr. Guinn, when attempted to survey said I. & G. N. R. R. Co. Survey, but failed to find any trace of a line at or near this location, so I then proceeded West until I reached the East Bndy. line of the Levi Jordan

League - as marked on the ground - and searched for evidence of the N. W. cor. of the N. Hamilton Survey - and the S. W. cor. of the P. Newton Survey, but failed to find Patent trees called for.

I then retraced the North line of the Hamilton Survey, and the South line of Newton Survey - a distance of 1474 ft. or 530-7/10 Vs. The call distance of the South line of said Newton Survey - and set a 2" Iron pipe for the S. E. cor. of said Newton Survey, and the most Southern S. W. cor. of the I. & G. N. R. R. Co. Survey, Abstr. No. 428, and set up witness trees as shown on plat and field notes.

I then proceeded to run a line North 1616-6/10 Ft. or 582 Vs. and set a 2" Iron pipe for the N. E. cor. of said P. Newton Survey and an inner corner of said I. & G. N. R. R. Co. Survey. Then I ran a line West until I reached the East bndy. line of the Levi Jordan League at 1784 ft. I set a 2" Iron pipe for the N. W. cor. of the P. Newton Survey, and the S. W. cor. of the I. & G. N. R. R. Co. Survey, Abstr. No. 428, and marked witness as shown on Plat and field notes.

Then I ran a line N. 10 Deg. 43' W. which course seems to fit more nearly all the evidence found along said league line - it having been retraced a number of times as indicated on the ground, on slightly different courses, but nothing unusual in that, particularly, in old surveys, we expect to find this condition - at 1949.6 ft. I set a 2" Iron pipe for the N. W. cor. The I. & G. N. R. R. Co. survey and the S. W. cor. of the D. W. McNabb Survey - and marked witness trees as shown on plat & field notes. This point being due West of the S. E. cor. of the D. W. McNabb mentioned above in this report.

I then ran a line East - for the North line of said I & G N R R Co Survey - and the South line of the D. W. McNabb Survey - finding considerable evidence in the way of old marked trees along this line - at 3351-2/10 ft. I reached the S. E. cor. of said McNabb Survey - and the N. E. cor. of said I & G N R R Co. Survey, Abstr. No. 428 - and THENCE South with the West line of the Nelson and Linard Surveys - as above set out - and described - 3532-2/10 ft. to the Iron pipe set for the N. E. cor. of the N. Hamilton, and the S. E. cor. of the I. & G N R R Co. Survey, Abstract No. 428.

This, I believe, concludes my investigations in connection with this survey - but I should like to express my private opinion about some of the points involved. First: I do not feel that taking all the facts into consideration, that there is any vacancy existing between the East line of the Newton Survey and Mr. Guinn's call distance of 299 Vs. for South line of I & G N R R Co Survey. There is no evidence indicating that he stopped at 299 Vs. on the ground, to stop him at that distance, evidence on the ground would have to do so, because he said he reached the S. E. cor. of the Newton at that distance - which he could not have done, if the Newton Survey is held to its Patent call of 530-7/10 Vs. East from the East Bndy. line of the Levi Jordan League.

The truth of the matter as I find it, is that Mr. Guinn did not know that the North line of the Hamilton Survey is actually excessive in length - from the West line of the Linard Survey to the East line of the Jordan League - so when that we apply the correct distance - as found to actually exist, then all of the surveys will fit and be in place and will cause the I & G N R R Co Survey to join the Newton, and also make its S. W. cor. common with the N. W. cor. of the Newton, which should be - and make the West line of the I & G N R R Co Survey common with the East Bndy. line of the Jordan League and the N. W. cor. of the I & G N R R Co Survey common with the S. W. cor. of the D. W. McNabb Survey.

There is no doubt in my mind since my investigation on the ground but what Mr. Guinn intended to join the surveys - as I have indicated above, for there is certainly no evidence on the ground to indicate that he did otherwise.

Yours very truly,

*A. B. Chambers*  
 Licensed State Land Surveyor

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Survey, but failed to find patent trees called for. N.W. cor. of the N. Hamilton Survey - and the S.W. cor. of the P. Newton League - as marked on the ground - and searched for evidence of the

up witness trees as shown on plat and field notes. S.W. cor. of the I. & G. N. R. Co. Survey, Abstr. No. 428, and set Iron pipe for the S. E. cor. of said Newton Survey, and the most Southern call distance of the South line of said Newton Survey - and set a 2" South line of Newton Survey - a distance of 1474 ft. or 530-7/10 Vs. The I then retraced the North line of the Hamilton Survey, and the

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D. W. McNabb mentioned above in this report. on plat & field notes. This point being due West of the S. E. cor. of the S. W. cor. of the I. & G. N. R. Co. Survey - and marked witness trees as shown Iron pipe for the S. W. cor. of the I. & G. N. R. Co. Survey and the surveys we expect to find this condition - at 1949.6 ft. I set a 2" different courses, but nothing unusual in that, particularly in old retraced number of times as indicated on the ground, on slightly more nearly all the evidence found along said league line - it having been Then I ran a line N. 10 Deg. 43' W. which course seems to fit

Survey, Abstract No. 428. N. E. cor. of the N. Hamilton, and the S. E. cor. of the I. & G. N. R. Co. set out - and described - 3532-2/10 ft. to the Iron pipe set for the South with the West line of the Nelson and Linnard Surveys - as above N. E. cor. of said I. & G. N. R. Co. Survey, Abstr. No. 428 - and THENCE at 3521-2/10 ft. I reached the S. E. cor. of said McNabb Survey - and the considerable evidence in the way of old marked trees along this line - Survey - and the South line of the D. W. McNabb Survey - finding I then ran a line East - for the North line of said I. & G. N. R. Co

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Yours very truly,  
Licensed State Land Surveyor

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