



MAP
 of
 certain Surveys in Blocks 1 & 2
 G. C. & S. F. Ry. Co.
 Block 2 Tex. & Mex. & Block 5 H. & T. C. RR. Co.
 from actual Survey made Oct. 1920
 by R. S. Dod
 Licensed Land Surveyor

I, R. S. Dod, Licensed Land Surveyor of Texas do hereby certify that the foregoing map is true & correct and that all lines, courses, distances & corners are truly & correctly shown as found by actual survey on the ground made by me in October 1920.

Alpine Tex Nov 1st 1920

R. S. Dod
 Lic Land Surv.

Scale 2000 vs to 1 in.

2 B Counter 20312

File No. Sketch File 41
Culberson County
Various Reports & Correspondence, Sketch

Filed Nov. 3 19 20

GARRY MAURO, Com'r
(Douglas Howard)

Culberson COUNTY ROLLED SKETCH NO. "21-A"
Various Reports & Correspondance (Small Sketch)

SUBMITTED BY R. S. Dod

FILED Nov. 3, 1920

x

counter 20314

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4 Report of Resurvey
5 of
6 Lands in Blocks 1+2, 5C+5F
7 Blk 2 - Tex Mex & Blk 5 m + J.C.
8 by
9 Capt R. S. Dod
10 in
11 Culberson County

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13 Received November 3rd, 1920
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31 Culberson County Rolled sk. "21-A"

32 Various Reports & Correspondence (small sk.)

33 By R.S. Dod

34 Filed in 1948/1915

35 1B

36 Counter 20315

1324

Alpine, Texas, Nov. 1 1920

Hon. J. T. Robison
Commissioner Gen. Land Office
Austin, Texas,

Dear Sir,

I forward herewith a map and report of a survey made by me as Licensed Land Surveyor, for Espy Bros. of Lobo, in Culberson Co.

The report explains the necessity of the survey in order to clear up conflicts between adjacent surveys, and satisfy conflicting calls in field notes.

I would ask you to kindly take the matter presented in the report under consideration and issue me such instructions as may be necessary in the premises.

Espy Bros. are anxious to get the matter settled as soon as possible so that they may take the proper steps to secure the excess land which my construction of the surveys places in their pasture.

Respectfully

R. S. Dod

Licensed Land Surveyor

RECEIVED

NOV 3 1920

Referred to Map

2 1/2 B

Counter 20314

Report of a Survey of Certain Sections of Land
In Block 1 & 2 G.C. & S.F. Ry. Co, Blk. 2 Tex. & Mex. and Blk. 5 H. & T.C.

In Culberson Co. Texas,
Made Oct. 1920, by R. S. Ded Licensed Land Surveyor.

Object of Survey.

To locate the true position on the ground of the surveys in question as fixed by their field notes.
And to find their position ^{relative} one to another and the extent ^{of} resultant of conflicts or excess.

Authority for the Survey.

Request by the owners of certain of the sections involved made ^{to} me as licensed land surveyor.

Data for the Survey.

Working sketch from the Gen. Land Office of parts of Blk 1 & 2 G.C. & S.F. and Blk 5 H. & T.C. ~~from~~ showing connecting lines run and original corners ~~found~~ found on a survey made by me as State Surveyor.

County Map of Culberson Co. and El Paso Co.

Field notes of surveys in question from county records and patents of Tex & Mex, No 1

The Surveys in question are sur 5, 6, and 16 Blk 1 G.C. & S.F., Sur. 10 Blk 2 G.C. & S.F., Sur 1 & 2 Tex. & Mex. and Sur 227 and 228 Jd Espy and W 1/2 Sur 38 Blk 5 H. & T.C.

Preliminary

On looking over the field notes of Blk 2 G.C. & S.F., we find they were originally surveyed by Wingo in 1880 and call for certain corners marked by mds of rock or pebbles with ~~xxx~~ catclaw and small mesquite ~~brgs~~ brgs in places and that S.W. cor Sur 15 call for a rock mdk ~~X~~ as the corner. A careful survey made by me as state surveyor failed to identify any of the catclaw or mesquite bearings but the rock marked ~~X~~ was found. It is a large boulder or flat rock almost entirely covered by soil and grass. A circular space some 2' in diameter is uncovered and on this the ~~X~~ was found, its age and general appearance and a approximate location identified it, in my judgement, as the marked rock called for by Wingo at S.W. cor Sur 15.

We find that a number of surveys 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, and others were resurveyed by A. B. Parker in 1904 and these corrected field notes are the ones ~~the~~ ones recognized by the GENERAL Land Office, by the platting of these ~~xxx~~ surveys on the official County map. Mr. Parker does not call for ~~xxx~~ the Wingo original bearing nor for the Wingo ~~X~~ rock.

The northing of Sur 1, 2, 3, 4, is reduced from 1900 varas to 1400 varas and on referring to Parkers corrected field notes for the Henderson Sur, we find ~~th~~ that he found the original N.E. corner of the Henderson Sur to be 491 varas north of the T.P. res line. 1900 - 491 x = 1409 and the corrected fld notes of surveys 1, 2, 3, call to lie on this ~~xxx~~ T.P. res line and run south.

Sur No 1 calling to begin ~~xxx~~ on the T.P. res. line 1930 varas west from a point south from Van Horn Wells.

Wingo field notes of survey 25 Blk 2 call for a line running N 54° 40' E through its S.E. ^{quarter} corner as a line run for the Co line of El Paso Co.

Sur 26 calls to begin at a point on this line ~~xxx~~ and run S 54° 40' W 4053 vars but does not call for Sur 25.

The field notes BLK 1 G.C. & S.F. were originally made by Mr. Wingo. But Mr. Parker signs corrected field notes for Sur. ~~xx~~ I only. The Wingo field notes call for the N 54° 40' ~~xxx~~ Co. Line, and for a rock marked ~~I~~. The corrected field notes do not call for the H rock but their south line runs N 54° 50' E. I note no other corrected field notes in Blk 1, except that Parker calls for a re-entrant corner on the east line of sur 9 Blk 2 as the N.W. corner Sur 8 Blk 1.

Wingo calls for several catclaw bearings. ~~xxxxxxx~~ at corners and calls for a 3' rock mound at N.E. corner of Sur 4 and a rock marked H at N.W. cor. Sur 4 Blk 1. At the ~~xxx~~ N.E. cor Sur 4 he calls to be 1430 yrs S from the T.P. Res. line and ~~xxx~~ at N.E. 5, 1344 varas further north calls to ^{be} 2774 yrs south of the T.P. line. Evidently these calls are reversed and the N.W. cor of Sur 5 should call to be ~~xxx~~ 1430 yrs S and the N.W. cor 4, 1430 + 1344 = 2774 south of the T.P. line.

The Pat. of the Tex ~~xxx~~ sur 1 following corrected field notes calls to begin on the T.P. res line 225 east of a point south of Van Horn Wells and run East at 1200 varas pass McCombs Pop. on 409, 1609 varas in all. South 1330.8 varas, West 555, South 1344, West 549, North 2774 along E. l. b. Sur. 10 Blk. 2, West 859, North 1900 to Beginning.

Note that these calls would place the north line of survey 10, Block 2, 1900 varas south of the T. & P. line, while Parkers corrected notes place it 1409 varas South of the same point.

The call for McCombs Monument as given in a working sketch from the General Land Office is 6282 S and 1485 east of the old stage stand at Van Horn Wells and a further call is given $\frac{1}{2}$ E 2703 from the Mon. to the west line of sur 37 Blk 5 H. & T. C. WRY Co. at a point 1050 varas north of the S.W. cor sd sur 37.

Sur. 228 J.A. Espy calls to ~~begin~~ lie on the north side of the T. P. real line and begin 145vrs west of a point south of Van Horns Wells.

History of Survey.

To locate the T.P. Res. line we went to Van Horn Wells. We found a well and windmill ~~and~~ said to be recent and some 50 steps to the north and east were shown ~~another~~ older well on which a windmill had once stood.

S 84° 20' W 214 vrs from the new windmill was a recent small rock mound set at the S.E. corner of what seemed to be the ruins of a square rock corral. I was told that there had been an adobe house or room near the corral. ~~To~~ To the east some 50 steps was the grave of a woman who had been killed by the Indians and brought to the stage stand to be buried so ran the tradition, and not long ago her relatives placed a fence aroun the grave. This general report identified the location to be the Van Horn Wells stage stand but there was no definite point ~~from~~ from which to measure to the T.P. res line. The call given on the general working sketch, from the General Land Office, is 6282 vrs south, the call in the Tex & Mex. field notes is 6250. Other Field notes call for "Van Horn Wells" simply, others the "old stage stand", others a "corner of 337 on which the is the old stage stand", all indeterminate. Looking ~~then~~ to the McCombs Monument as a definite point, I was shown a large artificial mound of big rock in a dirt flat no natural rock or gravel for miles, but the reading on the windmill at Van Horn Wells was N 20° 35' W, while the easting of the Mon. was given as 1485. Moving west some ~~600~~ 600 steps we came to similar large artificial mound of large rock; both mounds showed signs of age. From this monument the well bears N 14° 29' W, as the ~~well~~ reading should have been 13° 19' and the well was west of the corral ~~it seemed to identify~~ it seemed to identify this west mound as the monument called for and general report so identified it. I had no call for two mounds except that in one set of field notes the call is for McCombs ~~west~~ "west monument" and as the object of ~~the~~ was to locate ~~the~~ the T.P. reserve ~~line~~ line, it would be natural to place a second mon to give course of line.

The West mnd was later further identified by measuring 2703 vrs to the west line of Blk 5 ~~H & T. C.~~ H & T. C. . .

This monument fixed the location of the Parker resurveys in Blk 2. The Tex & Mex. 1 and 2 and the J.A. Espy. None of these surveys call for any other marked objects so they would be run by course and distance from this common point.

The north line of surveys 4, 3, 7, and 8 Blk 1 as above noted calls ~~for~~ to be 2774 vrs south of the T.P. res. Line, but sur 4 also calls for a rock mound 3' high at its N.E. cor and a rock ~~at~~ H at N.W. cor, but this does not locate the easting or the westing of the call.

Mr. Parker's field notes locate the east line of sur 9 Blk 2 and N.W. cor sur 9 Blk 1. 1485 + 1930 = 3415 W of Mon. Hence N.W. sur 4 and H rock would be 355 E of mon and 1409 + 744 = 2153 south.

Having previously ~~on~~ on a survey as state surveyor located the Wingo S.W. cor of sur 15 Blk 2 as above noted and which is west of Van Horn range connected ~~with~~ this with corner on east of the range and with the H & T. C. N.E. 63 at Chispa and the south line of sur 19, 20, ~~21~~ 21 Blk 6 B by S.A. Thompson.

It showed that from the Wingo S.W. 15 to the west line of H & T C blk 5 is 15854 vrs.

And that the re-entrant corner on westline Harris 21 is 41 east of a point S 54° 50' W 264 vrs from ~~the~~ the N.E. cor 26 if run from 25 same blk. This would ~~place~~ place north line of sur 4 194 vrs South of a point 2774 S of T.P. line and ~~is~~ 653 West of H & T. C. Blk 5 ~~west~~ line.

Figuring this connection N and east from Wingo S.W. 15 by way of connection with original S.W. 419 (as before reported) places ~~the~~ the N.E. 4 QIT south of the 2774 point and 650 east of the H. & T. C. line

Thus we have 3 possible locations under the field notes for the marked corners of sur 4 Blk 2.

We ran south from the McCombs 2774 vrs and east some 2000 vrs and then ~~searched~~ searched the neighbor-hood for the 3' rock mound. There were 4 men on horseback and 2 on foot; they searched ~~the~~ systematically for 500 vrs ~~to~~ N and S of the line and on east beyond the H & T. C. line 2703-650 = 2053 vrs but found no trace of the mnd called for. The country is flat grass land with some clumps of low brush, but I am satisfied that this corner is not now in existence any where in the neighbor_hood of either call.

We ran south from McCombs Mon 2774 vrs and east 153 vrs and looked for the H rock. The description of this rock as a bearing not at the corner would lead one to ~~think~~ expect a fixed rock boulder or ledge ~~similar~~ perhaps to the ~~one~~ found at sur 15. particularly as an ~~stake~~ stake is called for at the corner and not a rock mnd. The point reached above was the LoPo flat and no natural rock of any kind in place for a long distance in any direction.

We moved 185 vrs south and again searched for the rock. And finally ran 2763 and set a stake and again searched for the rock, but found nothing. From this stake 2774 S and 278 E of "on we took bearings" bldr on Chispa S 78° 53' E.

Bldr at ft of bluff on "96" Pk S 16° 46' E, windmill Van Horn brs N 11° 50' W.

Ran on east 1900 vrs set stake Bldr on Chispa brs S 75° 35' E, Bldr 96 Pk brs S 11° 20' E.

Windmill at Van Horn brs N 22° 50' W

On 525 to pt for Ebl H & T.C. R.R. Sur 38.

We had 4 corners on this line south of the little black hill in the flat made from the original N.E. cor 59 at Chispa and N.E. 63 H & T.C. from stak we went north 3594 to an iron stob set near north side S.P.R.R. track 241 vrs N and 160 W of a windmill, said to have been set by S.P.R.R. surveyor for the N.W. 37. which we found 2 vrs W of our line. This run showed that we could not find the marked Wingo corners and that the distance from the Mon to H & T.C. line was by our measurements 278 + 1900 + 525 = 2703 vrs as called for and that the T.P. line was 850 S of N.W. 37.

And there will be a strip not covered by the corrected field notes of Tex & Mex. 99 vrs wide and 2848 long which would be covered by original Tex & Mex field notes and we presume would be excess in an adjacent state survey. No marks being found to locate surveys in Blk 1 we had to take course and distance.

Survey 1 was corrected by Mr. Parker and sur 15 and 16 but he gives no marks for them calls for the 54° 50' line and the H & T.C. But location of 15 and 16 from any known point or connection will run way over to Blk 5, and the south line angling, the northing of sur 1 will depend on the easting. To locate Blk 1 from S.W. 15 Blk 2 makes 225 vrs greater westing for Blk 1 than the accepted Parker notes call for. Blk 2 will give the condition on the ground, S.W. sur 15 and the

This would place N.E. cor 4 2774 vrs south of the T.P. line, a fixed point and 7600 vrs east of the Parker east line of sur 9 Blk 2 which position was adopted by this survey subject to your approval or instruction. Consequently no marks being called for except the reservation line and Van Horn wells, stage stand, and the latter being indefinite. Surveys 1, 2, and 10 Blk 2 and the Tex and Mex sur 1 and 2 would be put in by course and distance from the McCombs mon. allowing the original call of 1485 vrs west to a point S of Van Horn Wells to control the call for the stage stand. Consequently the west line of the Tex & Mex. will reach the north line of 10 G.C. & S.F. at 1409 vrs 491 vrs short of its call and 509 vrs west of Parkers N.E. cor 10 losing 49.6 acres to 10 the senior survey. The Tex & Mex can then turn south along east line of 10 the balance of the original call 491 vrs and then turn east 255 vrs to the east line of sur 6, 40 vrs short of the original call. It will then turn north 470 vrs with west line to its N.W. cor and then east 40 vrs for the balance of the original call 286 vrs and 248 vrs = 288 vrs in all.

Then north 99 vrs east 555 vrs and N 1331 vrs west 1669 losing to sur 6 the senior survey, 58.2 vrs in all, 107.8 ac.

This location of surveys in Block 1, places the north line of 4, 3, 7, 8, 2774 varas south of the T & P line and 591 varas south of Parkers south line of 10 Blk 2, but the original field notes of sur 10 call for the north line of 8, 7, 3, so I presume this strip of unoccupied land would be considered as excess in adjacent school section 10. This strip as shown on map contains 527 acres.

Again, the north line of sur 5 & 6 Blk 1, as by call 1486 varas south of T & P line, but south line of Tex & Mex 1 & 2 calls 1330.8 south from the T & P line, leaving a strip 89.2 vrs wide between these lines and extending east 555 vrs along the south line of No 1 and 2287 vrs along No 2 and six vrs on to N.W. T.C. line, making 49.8 acres of unoccupied land, which I presume will be added to survey 2, the adjacent school section, as its original field notes would cover at least the greater part of it.

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X4

5 B

Counter 20319

The J. Espy survey 228 calls to start 145 varas west of ~~Van Horn wells~~ the McCombs Monument and run east 2616 vrs to the H. & T.C. line, but this survey shows the H. & T.C. line to be 2763 varas east of the monument, hence it will be 232 east of the Espy distance.

This leaves a strip of unoccupied land on the east of surveys 227 & 228 232 varas wide and 2763 varas long, amounting to 113.5 acres.

This strip is in Espy Bros enclosure.

Again, the west line of the Tex & Mex. sur 1, begins 225 vrs east of Van Horn wells and survey 1 Blk 2 G.C. & S.W. begins 1930 varas west of the same point or 2155 west of Tex & Mex.

The Cathey survey seems to occupy this space on the map, but I have not the corrected Cathey field notes, and the original began at the Sarah Langston corner 123 west of Van Horn wells. Please instruct me what surveys will cover this 2155 varas between the Tex & Mex and east line sur 1 Blk 2.

This whole matter is complicated by the various corrections of individual surveys and lack of definite marked points on the ground, and I have tried to make such investigation, run the lines and make the measurements and connections, that would give sufficient data for a complete understanding of the facts necessary for a settlement of the conflicting calls. If any point has been overlooked, or you require further information or explanation, please let me know and I will furnish it if possible.

I would ask you to kindly instruct me as to whether or not you approve the construction of surveys as given above and shown on map.

Also whether I should make corrected field notes for survey 10 Blk 2 G.C. & S.W. to include the adjacent vacant strip south of it, or whether it should be considered vacant land, in which case Mr. Espy would apply for it as it is in his enclosure.

Also, whether I should make corrected field notes for sur 2 Tex. & Mex. to include the strip of vacant land shown south of it, or whether it will be considered as vacant land, in which case Mr. Espy would apply for it as it is in his enclosure.

I have notified Mr. Espy of the existence of the strip along sur 227 & 228 and I presume he will write you a letter of enquiry at once.

Please also instruct me as to the land between the west line of Tex & Mex sur 1, and East line of sur 1 Blk 2 G.C. & S.W. Rv. Is it all Cathey land, or is it part Langston, or part vacant?

Respectfully submitted

Alpine, Tex. Nov 1 1930 .

R. L. Dod

Licensed Land Surveyor

File No. Sketch File 41
Culberson County
Various Reports & Correspondence (Small Sk.)
Filed Nov. 3 19 20
GARRY MAURO, Com'r
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