

MICHAEL HAAS
Haas Surveying
Licensed State and Registered Professional Land Surveyor
3370 Avenue A
Ingleside, Texas 78362
512-776-7007

File No. Sketch File 61

May 4, 1999

DIMMIT County
143715 IRA BURNES SURVEY
SURVEYOR'S REPORT-(CECIL BURNES SURVEY-A-1581)

Commissioner, General Land Office
1700 North Congress
Austin, Texas 78701

Date Filed: May 19, 1999

David Dewhurst, Commissioner

By Douglas Howard

Attention: Mr. Rosendo V. Molina
Assistant Director of Surveying

RE: Report of survey made for the Estate of H.H. Coffield on the residue of the Ira Burnes Survey (Cecil Burns Survey, A-1581), File: ~~SF~~143715, Dimmit County, Texas.

Dear Mr. Molina:

I have conducted extensive research and survey on the ground in the area of the above referenced survey and I have prepared this report of survey and accompanying plat of survey and corresponding field notes. Supporting materials are also attached.

All recognized existing corners affecting the existence or non-existence of this survey together with the deed lines and/or fence lines constituting the boundaries bounding this survey are all shown as located on the ground. The requirement that each of the corners of this survey be tied and referenced to the Texas Coordinate System has also been complied with.

RESEARCH AND HISTORY

My research in this area consisted of obtaining from the General Land Office photo copies of field notes and jackets for about 35 surveys in the area together with numerous deeds and plats recorded in the Dimmit County Deeds of Record. Additionally, I reviewed Abstract of Title of the said survey and

all adjacent tracts to this survey.

The history of this area, in so far as it affects the existence or non-existence of the above referenced survey begins November 16, 1874 when Jacob Kuechler, as the Deputy Surveyor of Bexar Land District, surveyed and returned field notes for the Archibald McCorkle Survey (File: 2-667). Three years later on November 1, 1877, Jacob Kuechler surveyed and returned field notes (under his boss's signature L.C. Navarro - District Surveyor Bexar Land District) for the T.T.R.R. Survey (File: S-24571) and the F.M. Burch Survey (File: 103177). These surveys establish the entire South boundary of the subject survey done on the ground by the same surveyor, Mr. Kuechler.

On June 9, 1880, A. Wysohexski, Deputy Surveyor of Webb District, (under his boss's signature - J.M. Yarris) established and returned field notes on the A.B. & M. Survey (File: S-32488) and the A.B. & M. Survey (File: 32487). The A.B. & M. Survey (File: S-32488) establishes the West boundary of the subject survey to the Northwest corner. Note, also, the said A.B. & M. Survey (File: 32488) has the beginning point from the South F.M. Burch Survey (File: 103178).

In 1884, Mr John Barnes, County Surveyor of Dimmit County, located several surveys adjacent to the subject survey. On September 25, 1884, Mr. Barnes surveyed and returned field notes on the J.N. Hensley Survey (File: D-2327). This survey establishes the East boundary of the subject survey to the Northeast corner. It is also noted that this survey had a beginning point from the adjacent McCorkle Survey which was established from the South.

Then later that year, Mr. Barnes, on December 4, 1884, returned field notes on the E.T. Allen Survey (File: S-51563), the G.C. & S.F.Ry.Co. Survey (File: S-51570) and the G.C. & S.F.Ry.Co. Survey (File: S-51571). These surveys almost totally enclose the North boundary of the subject survey and if Mr. Barnes had recovered the original corners of the surveys as he calls for in his field notes there would be no subject survey vacancy. Mr. Barnes, on February 4, 1886, also returned field notes on the John V. Sloan Survey (File: S-51745) north of the said E.T. Allen Survey and the A.B. & M. Survey (File: S-32487).

On or before 1908, Willis W. Barker became the Dimmit County Surveyor. In 1908, Mr. Barker surveyed and found a vacancy tract between the said A.B. & M. Survey (File: S-32487), E.T. Allen Survey, A.B. & M. Survey (File: S-32488), G.C. & S.F.Ry.Co. Survey

(File: S-51570), F.M. Burch Survey (File: 103177), Oscar Barrow Survey (File: 77931), G.C.& S.F.Ry.Co. Survey (File: S-51571) and the McCorkle Survey. It was called Survey No.261 and had a File No. 129825. He finally filed the corrected field notes on November 1, 1915 for 287.5 acres for the applicant Ira Burnes. The field notes were approved but never patented and the file number changed to ~~SF~~143715. It should be noted that the called bearing trees were found by Mr. Barker at the Southeast corner of the E.T. Allen Survey and on the West line of the G.C.& S.F.Ry.Co. Survey (File: S-51570).

Mr. Barker also surveyed and returned field notes on the W.L. Barnard Survey (File: SF11032) on January 30, 1914, the W.L. Burns Survey (File: SF11032) on February 10, 1914, filed corrected field notes on the Oscar Barrow Survey (File: 77931) on November 3, 1922 and the Susan A. Burns Survey (File: 124519) on July 8, 1930. These surveys encompassed all the North surveys adjacent to the subject survey and therefore greatly influenced the reconstruction of the subject survey which will be discussed later in this report. It should be noted that the Barnard Survey and the W.L. Burns Survey both had ties to the previously noted Southeast corner of the E.T. Allen Survey and the common line between the E.T. Allen Survey and the G.C.& S.F. Ry.Co. Survey (File No.51570).

In 1925, A.Y.Walton, a Licensed State Land Surveyor working for Walton and Arneson Civil Engineering Co. of San Antonio, was hired by the Catarina Farms Company to survey the Subdivision "D" of the lands owned by the Catarina Farms Company. Part of this subdivision was part of the Ira Burnes Survey (File: ~~SF~~143715) which was not patented. Mr. Walton, in August, 1925, surveyed and returned field notes on 121.5 acres of the Ira Burnes Survey and the survey was called W.D. Magee Survey (File: 129825). On December 15, 1925, Subdivision "D" of the Catarina Farms Company was filed in Book 33, Page 1 of the Dimmit County Plat Records. This plat (part of it is attached) showed that the Southeast corner of the E.T. Allen Survey and its bearing trees were found and the common line between the E.T.Allen Survey and the G.C.& S.F.Ry.Co. Survey (File: S-51570) was fenced. Parts of this ancient fence and an old 12" cedar post that had broken off at ground level at the intersection of two (2) ancient fences was recognized by me as the Northeast corner of the Sloan Survey, the Southeast corner of the Barnard Survey, the Northwest corner of the G.C.& S.F. Ry.Co. Survey (File: S-51570) and the Southwest corner of the W.L. Burns Survey.

Occupied and recognized ancient fences, along with patent calls where no physical evidence was found, was used to construct this subject survey. To help justify their usage, the following

summarized findings of deeds show that all patented survey lines used on this survey (from commencing calls to boundary calls) were boundaries of tracts sold independently by patent deed references and not in parts.

<u>LAND OWNER</u>	<u>PATENT SURVEY</u>	<u>TOTAL ACRES OWNED</u>	<u>VOL/PAGE</u>
Carrol Family Limited Partnership	W.L. Barnard	2044.27	252/513
Briscoe Ranch, Inc.	W.L. Burns	38,421	238/421
H.H. Coffield	Susan A. Burns	682	076/471
	Oscar Barrow	640	067/491
	G.C. & S.F. Ry. Co. (File: S-51571)	640	067/491
	G.C. & S.F. Ry. Co. (File: S-51570)	640	067/491
	F.M. Burch (File: 103177)	640	105/279
	Cecil Burns (subject survey)	166.8	076/471
John T. Brannan, III	J.N. Hensley	3959.90	240/058
Briggs Family Properties Limited	Archibald McCorkle	18,553.19	259/219

SURVEYING ON THE GROUND

The survey on the ground was accomplished by utilizing five (5) second total station instruments. All points tied in and the corners set were off traverse loops with closures of 1 to 20,000 or better. All this work was tied to the Texas Coordinate System - NAD83, South Central Zone by utilizing the N.G.S. Tri-Station "Diamond" and its azimuth.

All of the original patent corners (and their respective bearing trees if called for) for this survey and all adjacent surveys were traversed to and were not recovered. All corners called for either a stake and earth mound or a stake only. Corners with bearing tree calls were along established fences which had dozed clearings on both sides sufficiently wide enough to destroy the said bearing trees.

Ancient fences and their respective intersection corners or their prolongations were tied in and were used in construction of this survey and are depicted on the accompanying plat as "controlling lines".

CONSTRUCTION OF SURVEY

The West, South and East lines of this survey from the Northwest corner to the Northeast corner were established by utilizing the ancient fences found and their corresponding corners and/or their prolongations. The Northwest corner of this survey which is the Northeast corner of the A.B. & M. Survey (File: S-32488) was established by the projection of the ancient fence common to the F.M. Burch Survey (File: 103178) and the T.T.R.R. Survey (File: S-24571) and using the patent call distance of 1900 varas from the intersection of an ancient fence common to the said Burch Survey and the said A.B. & M. Survey. Similarly, a common exterior ell corner of this survey and the Northwest corner of the F.M. Burch Survey (File: 103177) was established by the intersection of the previous North projected line and the prolongation of an ancient fence along the North boundary of the F.M. Burch Survey (File: 103177).

Establishing the total North boundary of this survey was done by retracing the patent calls established by Willis W. Barker, the Dimmit County Surveyor who originally filed this survey and other surveys adjacent to this survey.

As discussed in the research section of this report, the superior controlling line of this survey (from the North) was the common North-South line as fenced (Walton, in 1925, shows fence) between the E.T. Allen Survey and the G.C. & S.F. Ry. Co. Survey (File: S-51570). The bearing of this North-South line of $N00^{\circ}26'53''W$ and its corresponding perpendicular East-West line of $N89^{\circ}33'07''E$ were used in constructing all the survey lines from the Northeast corner of the Oscar Barrow Survey to the Northwest corner of this survey as depicted on the accompanying plat.

The Commencing Point and the first commencing call utilized the ancient fence along the common line between the W.L. Burns Survey and the G.C. & S.F. Ry. Co. Survey (File: S-51570) and the Oscar Barrow Survey. All these surveys were either surveyed or resurveyed by Mr. Barker.

The point of beginning and the Northeast corner of this

survey was established by the intersection of an ancient fence on the West line of the J.N. Hensley Survey and the said above patent call construction of the G.C. & S.F. Ry. Co. Survey (File: S-51571) South line.

SUMMARY

In conclusion, I find that the area in the residue of the Ira Burnes Survey described in File: ~~SF~~143715 is 170.737 acres of land.

To the best of my knowledge and belief, the H.H. Coffield Estate is in possession of this land as described therein and I found no evidence of others being in possession of this land.

Respectively submitted this 4th day of May, 1999.

Michael Haas

Michael Haas
Licensed State Land Surveyor



Filed for record in my office, the 19TH day of MAY, 1999, at 8:20 o'clock A..M., and duly recorded the 19TH day of MAY, 1999, in Book 6, Page 182 of the County Surveyors Records of Dimmit County, Texas.

MARIO Z. GARCIA
County Clerk

By Paula Herrera DEPUTY