

W W S F. 150

E X P L I N A T I O N

STATE OF TEXAS)

DUVAL COUNTY) Explanation of a re-survey of Sur. No. 2, H. & G.N. R.R. Co. Cert. No. 13/2623, Sur. No. 222, J. Poitevent, Cert. No. 1/93, Sur. No. 221, J. Poitevent, Cert. No. 1/93, Unsurveyed land known as Sur. No. 1, made for the Heirs of Emile and Eugene Labbe, both dec'd., Sur. No. 7, made for Jno. D. Sutherland, and Sur. No. 8, made for Jno. D. Sutherland.

I began at the original S.E. Cor. of Sur. No. 384, B.S. & F. Cert. No. 1/871, which is also the S.W. Cor. of Sur. No. 224, where I found the remains of the original post set for this Cor. and re-set it with a pointed Mesqt post 3 ft. high Mkd. K from which the Cut off stump of the original Mesqt Called for in the original Notes brs N 81 W 24 vrs and the stump of a Mesqt trunk of which, found dead and down Mkd. J brs N 28 E 37 vrs.

THENCE South 1951.42 vrs where I found a very old 5½" ptd Mesqt stake from which a very old Mesqt Mkd. G, faintly on account of decay, brs N 56 E 47 vrs, the long recognized S.E. Cor. of Sur. No. 385;

Taking the Bearing of the East line of Sur. No. 385 as North and South and using the projection of the same North, as my Meridian computed all my Lat. and Dep. from the S.E. Cor. of Sur. No. 384 for all points on My Map submitted for this area, bearing the title of "Map showing THE LABBE RANCH and adjacent Surveys" in Duval County, Texas (Variation to re-run the John J. Dix Surveys: 10 -14' E)

All original Corners in this area found by me at this time or on previous work are shown on the Map.

BEGINNING at the S.E. Cor. of said Sur. No. 384, also the S.W. Cor. of Sur. No. 224;

THENCE North 1900.0 vrs found no established Cor., set a Ptd Mesqt Stake Mkd. I for the N.W. Cor. of Sur. No. 224 and the N.E. Cor. of Sur. No. 384 at (1900.0 N and 0.0 E)

THENCE East 1507 vrs to the S.E. Cor. of Sur. No. 225;

THENCE North 1484.52 vrs I found an old Ptd stake and 2" pipe, .36 vrs West of my line. Said ptd Mesqt stake was pointed out to me by Hayes Dix as the Original N.W. Cor. of Sur. No. 222 and the original N.E. Cor. of Sur. No. 225 and that he knows the same to be in its present location since before 1901, it checks within .36 vrs in Dep. with my line, that makes the location of the stake (3384.52 N and 1506.64 E).

222 + 224 were orig. con. by trench
This proved to me that the Surveys 222 and 224 were located by John J. Dix from the S.E. Cor. of Sur. No. 384 and that my survey is retracing the original survey of John J. Dix.

THENCE with the S. line of Sur. No. 117 (a L. Caldwell Survey), S 89 -18' E 151.16 vrs to its S.E. Cor. and the S.W. Cor. of Sur. No. 120;

THENCE with the S. line of Sur. No. 120, S 88 -28' -20" E, (line of Old posts, wires long been removed, along this line) 1938.65 vrs to its S.E. Cor. and the S.W. Cor. of Sur. No. 119, a ptd Mesqt Cor. Post 7 ft. high Mkd. W, and a 2" pipe on the west side thereof, identified by Hayes Dix as being at the location of the original post Mkd. W set for the S.W. Cor. of Sur. No. 119, found by him in March 1904, from this post an old line of fence posts, wires removed, brs N 0 -42' E 3858.95 vrs to the N.E. Cor. of Sur. No. 112, where I found the Mesqt. Mkd. J N 43 E 4 vrs;

Back to the N.E. Cor. of Sur. No. 224, at the point (1900.0 N and 1900.0 E);

THENCE with the E. line of Sur. No. 224, South 425 vrs to the S.W. Cor. of Sur. No. 222 as re-located by Hayes Dix, Oct. 27th, 1906 and recorded in the Original Duval County Surveyor's Records in Vol. D 6 page 244, which has the Notation "Approved" and transcribed in Book 2 page 215 of the transcribed surveyor's records;

THENCE with the South line of said Corrected Survey by Hayes Dix, East 1780 vrs to its S.E. Cor.;

THENCE with the East line of said Corrected Survey by Hayes Dix, North 1855.94 vrs to a Mesqt stake stake found on the S. line of Sur.

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119, 84.27 vrs S 89 -56' -36" E from its S.W. Cor, where I replaced said stake with a 4"x4" Concrete Monument Mkd. NE 222 ;

THENCE with the S. line of Sur. No. 119, N 89 -56' -36" W 84.27 vrs to the said S.W. Cor. of Sur. No. 119.

This thus locates Sur. No. 222 as re-surveyed by Hayes Dix.

THENCE, from the S.W. Cor. of Sur. No. 119, with the S. line of Sur. No. 119, S 89 -56' -36" E at 84.27 vrs pass an old Mesqt stake set for the N.E. Cor. of Sur. No. 222 and replaced by me with a 4"x4" Concrete Monument Mkd. NE 222, 2333.37 vrs to a fence Cor. (Fence N & W), the S.E. Cor. of Sur. No. 119, identified by Hayes Dix as where he found the original post Mkd. CR for this Cor., where I set a 4" Diam. Concrete Monument Mkd. SW 1 ;

THENCE with the East line of Sur. No. 119, N 0 -52' -37" E 1918.87 vrs to its N.E. Cor. a Fence Cor. Post Mkd. H from which the Original Mesqt Mkd. G. brs N 72 W 17 vrs (Fd) ;

THENCE with the N. line of Sur. No. 1, S 89 -20' -24" E, 1916.11 vrs to its N.E. Cor., a stone from which the Original Mesqt Mkd. R, brs S 64 E 9 vrs (Fd) ;

THENCE with the West line of Sur. No. 76, a marked line through Mesqt timber, S 0 -42' -35" W 1928.48 vrs to its S.W. Cor. at a fence Cor. (Fence N & E) where I found standing in fence Cor. an old ptd post and the Original Mesqt bearing tree Mkd. Y, N 12 -30' E 1 vrs (Fd) here I set a 4"x4" Concrete Monument Mkd. SW 76 ;

THENCE with the South line of Sur. No. 76, S 89 -33' -25" E, 1923.18 vrs to its S.E. Cor. where I found the Original bearing Mesqt Mkd x, S 47 +30' W 4 vrs;

Back to the S.W. Cor of Sur. No. 1, H. & G. N. R.R. Co. and the N.W. Cor. of Sur. No. 2 .

THENCE with the West line of Sur. No. 2, S 0 -39' W, 1940.82 vrs to its S.W. Cor. where I intersected an old well marked line through Mesqt timber, bearing N 89 -21' W, and Set a 4"x4" Concrete Monument Mkd. SW 2, for the S.W. Cor. of Sur. No. 2, from said Monument I found an Old Forked Mesqt Line Tree, S. Prong Mkd. /// on the N. side and the N. Prong Mkd. /// on the S. side (Marks very old) which bears N 89 -21' W 186.46 vrs ; the said Cor. is now in the cleared Right-of-Way for a Gas Line and all of the remains of the original Cor. post have been destroyed;

THENCE with the S. line of Sur. No. 2, following an old marked line and the S. line of Sur. No. 413, S 89 -21' E 3513.02 vrs to the Original N.W. Cor. of Sur. No. 468, where I found the remains of an old ptd Mesqt Post Mkd. G on a brushy hill, and replaced same with a 4"x4" Concrete Monument Mkd. NW 468 ;

THENCE with the N. line of Sur. No. 468, S 89 -33' -53 " 1811.77 vrs to the Original N.W. Cor. of Sur. No. 467, where I found an old ptd Mesqt post Mkd. EG and built up a large stone Mound around the same.

Back to the N.W. Cor. of Sur. No. 468, at point (1348.17 N and 9409.90 E)

THENCE S 0 -52' -45" E 2098.77 vrs to where I found a fence Cor. and lying in same I found an old ptd Mesqt post, this has been considered to be the S.E. Cor. of Sur. No. 415, but no bearings could be identified.

Running a traverse to the point (818.26 S and 7479.70 E) I found a fence Cor. (fence N & E) in which I found an old ptd Mesqt Post Mkd. RG and an Old Mesqt Mkd. G brs N 62 1/2 E 11 vrs (Fd) a well marked line runs, through Mesqt timber, in a Western direction from said Cor. This Cor. is considered to be the S.W. Cor. of Sur. No. 415, as it was so recognized by A.M. French, December 18th, 1895, when he ran out a 200 acre homestead for Romulo Garcia as evidenced by Field Notes recorded in Vol. N page 476, Deed Records of Duval County, Texas.

From this S.W. Cor. of Sur. No. 415, I projected a line N 0-39' E 2188.19 vrs to intersect the line I found from the said old line tree and the N.W. Cor. of Sur. No. 468, intersecting the same at the point (1369.78 N and 7504.55 E) where I set a 4"x4" Concrete Monument Mkd. NW 415 ;

From the S.W. Cor. of Sur. No. 76, at the point (3296.83 N and 7840.56 E) I projected a line S 0 -39' W 1930.71 vrs to intersect the said line from said tree to the N.W. Cor. of Sur. No. 468 at the point (1366.33 N and 7818.65 E) where I set a 4"x4" Concrete Monument Mkd SW 413 ;

From the point (1369.78 N and 7504.55 E) , the N.W. Cor. of Sur. No. 415 ;

THENCE N 89 -21' W with the old Marked line , found, at 1780 vrs set a 4"x4" Concrete Monument Mkd. NW 416 for the N.W. Cor. of Sur. No. 416 ;

THENCE S 0 -39' W at 161.16 vrs intersect the N. line of the Gray Ranch Fence, where I set a 4"x4" Concrete Monument Mkd. F , said Monument is N 89 -46' E 32.8 vrs from where I found an old ptd Mesqt Post Mkd. I, down and it was set up and tied to the fence by Surveyor A.B. Connor, from which an old dead Mesqt Mkd. I brs N 60 -55' W 14.3 vrs and an old dead Mesqt Mkd. x brs N 53 -07' E 16.0 vrs, which appears to have been set by others for the N.E. Cor. of Sur. No. 560 ;

From the 4"x4" Concrete Monument set by me Mkd. NW 416 at the point (1389.97 N and 5734.67 E) ;

THENCE N 89 -21' W at 14 vrs to the old Forked Mesqt line tree, S. Prong Mkd. /// on the N. side and the N. Prong Mkd. /// on the S. side;

THENCE with the original South line of Sur.No. 221, an old well marked line through Mesqt timber, many old line and side line trees found, N 89 -15' -21" W 1620.70 vrs to the point (1411.18 N and 4090.11 E) at a point which gives Sur. No. 221 its Called for width of 1807 vrs West from the S.W. Cor. of Sur. No. 2 , I set a 4"x4" Concrete Monument Mkd. SW 221 ;

THENCE North 1919.18 vrs to intersect the South line of Sur. No. 119, as located on the ground, at the point (3330.31 N and 4090.11 E) where I set a 4"x4" Concrete Monument Mkd. NW 221, from which the Concrete Monument Mkd. NE 222 brs N 89 -56' -36" W 410.13 vrs ;

BEGINNING at the S.E. Cor. of Sur. No. 222 as Corrected by Hayes Dix, at the point (1475.0 N and 3680.0 E)

THENCE I ran a traverse to the point (1215.53 N and 3893.22 E) where I found an old ptd Mesqt Post Mkd. F at a Fence Cor. (Fence S and E) the N.W. Cor. of Sur. No. 560 as set by others;

THENCE S 1 -18' -10" E 2053.03 vrs to the S.W. Cor. of Sur. No. 560, at the point (837.77 S and 3939.93 E) where I found a Fence Cor. (Fence N and W) in which I found an old Ptd Mesqt Post Mkd E , said Cor. is 210 vrs W. of the Original N.W. Cor. of Sur. No.4 (Fd);

The North line of Sur. No. 223 calls to be 2247 vrs North of the S.W. Cor. of Sur. No. 560, that would make the North line of Sur. No. 223 have a Latitude of 1409.23 N and the N.E. Cor. of the same would be at the point (1409.23 N and 4022.93 E) where I set a 4"x4" Diam. Concrete Monument;

THENCE South from said 4" Diam Concrete Monument 192.37 vrs intersected the Gray Ranch Fence, along the line recognized by E.N. Gray as the N. line of Sur. No. 560, where I set a 4"x4" Concrete Monument Mkd. E

THENCE with the meanders of the Gray Ranch fence to the old Ptd Mesqt Post Mkd. I above mentioned , at the point (1228.75 N and 5690.08 E)

Back to the N.E. Cor. of Sur. No. 222 as Corrected and staked by Hayes Dix in 1906, at the point (3330.94 N and 3680.0 E) where I set a 4"x4" Concrete Monument Mkd. NE 222 ;

THENCE with the East line of said Corrected Sur. No. 222 by Hayes Dix and resurveyed by me, South at 391.14 vrs intersected a fence which brs N 12 -09' W where I set a 4"x4" Concrete Monument Mkd. A ;

THENCE with the fence, S 12 -16' - 48" E 985.76 vrs set a 4"x4" Concrete Monument Mkd. B on a hill;

THENCE with fence S 11 -49' E 575.24 vrs set a 4"x4" Concrete Monument Mkd. C , where 3 fences meet;

THENCE with fence S 5 - 33' W 4.36 vrs set a 4" x4" Concrete Monument Mkd. D on the N. line of Sur. No. 223, at the point (1409.23 N

and 4007.04 E);

THENCE with the N. line of Sur. No. 223, East 15.89 vrs to its N.E. Cor. where I set a 4" Diam. Concrete Monument;

This leaves an irregular tract of land lying between Sur. No. 222 and Sur. No. 221 ; Sur. No. 221 and Sur. No. 560; Sur. No. 223 and Sur.No. 222 ; and Sur. No. 223 and Surveys Nos. 386 and 224, which has never heretofor been surveyed and disclosed and is not included in any survey heretofor sold or awarded by the Commissioner of the General Land Office. The land thus disclosed as unsurveyed land is covered by Three sets of Field Notes Viz.: Field Notes for Sur. No. 1, made for the Heirs of Emile and Eugene Labbe, Survey No. 7, made for Jno. D. Sutherland and Sur. No 8, made for Jno. D. Sutherland.

The unsurveyed land covered by Field Notes made for the Heirs of Emile and Eugene Labbe , both deceased, who purchased Sur. No. 221, which is adjacent to the unsurveyed tract surveyed for the said Heirs, from W.W. McCampbell on January 29th, 1904 at the price of \$ 1.00 per acre as evidenced by a deed recorded in Vol. S page 523 - 524, Deed Records of Duval County, Texas. The said tract has been under the Labbe fence since the Spring of 1904, soon after Hayes Dix found the S.W. Cor. of Sur. No. 119. The Labbe Brothers were of the opinion that the S.W. Cor. of Sur. No. 119 was their Corner, and built the fence which is the West line of said Sur. No.1 , made for the said Heirs, and it has been in their enclosure and possession ever since, and they have been using the same peacefully and unaware that it was vacant or unsurveyed. They are now claiming a preference right to purchase the same from the State as unsurveyed or vacant land , and desire to purchase the same from the State.

The applicant for the other two unsurveyed tracts covered by Field Notes for Sur. No. 7 and Sur. No. 8, both made for Jno. D. Sutherland, desires to obtain a mineral lease on each tract. from the State.

The referred Map prepared by Me is made a part of this report, to which reference is hereby made.

Respectfully submitted.

This the 19th , day of September, 1935.

J. L. Dellis
Licensed Land Surveyor.

Received and filed in General Land
Office on September 20th, 1935.
J. H. Walker, Comm.
C. F. Blucher, clk.

