

D-254
State of Texas
County of Duval

EXPLANATION

513
Explanation of a survey of 42 surveys or parts of surveys, and known as the W.R. Peters Ranch. This land is situated in Duval County, Texas, about 29 miles S. 79° W from San Diego, the County seat.

The following data was used for reference, in making this survey. The original field notes of all of these surveys and the adjacent ones. A General Land office, working sketch of the Duval County Ranch Company's ranch, which extends over part of this ranch. A sketch made by Surveyor E.J. Foster showing his survey of the J.B. Peal ranch, which adjoins this ranch on the west. The corrected field notes of survey No. 322, the patent and sketch, of a survey made by Hayes Dix.

Since the year 1926 I have made various surveys on this ranch for the purpose of oil development, hence I have been familiar with most of the boundary lines and corners of the various surveys on this property, before making this survey.

After making a working sketch of the entire ranch, and before making any attempt to construct the position of the various surveys, I ran a very carefully survey around the interior of the ranch, which amounted to some 32 miles of traverse, which closed within the allowable error and computed the acreage therein to use as a check against the sum total of the individual survey of each separate survey. I found an old fence around the entire ranch and in most cases, found the fences to be on the survey lines. I then began the survey of each separate survey, the oldest surveys first, and then using their boundary lines and corners as a nucleus to fit in their juniors, in the order, in which they were originally surveyed, where original corners could not be found.

Survey No. 321 J.M. Tigert, Cert. 1743

Survey No. 322 Marry H. Chattham, Cert. 36/99 were originally surveyed May the 10th. 1886 by J.J. Dix. It is quite evident, that from the survey made by surveyors E.J. Foster and Hayes Dix and myself, that the original surveyor did not properly locate the north boundary line and northeast corners of A.B. & M. surveys numbers 795 & 796 cert. 477 but quite definitely ties into the N.E. & S.E. corners of 795 and the N.E. Cor. & N.W. Cor. of Sur. 36 cert. 172 because he used the witness trees described in the original field notes of these surveys, and specifies that the southwest corner of Sur. 322 was placed 227 vrs. north of the S.E. Cor. of Sur. 795. During the year 1932 I made a survey for oil development, along the south boundary line of Duval County School Land Sur. No. 196, I began this survey at the N.E. Cor. of Sur. No. 321 from which I found the original bearing trees, thence N. 89° 34' W at 1956 vrs. set 2" pipe for the N.W. Cor. of Sur. 321 and the most easterly N.E. Cor. of Sur. No. 322 which is the original call in the field notes; Thence S. 0° 26' W 1847 vrs. and looked for the S.W. Cor. of Sur. No. 321, found nothing, but set a 2" pipe for future reference; Thence N. 89° 34' W 652 vrs. to look for the most southerly S.W. Cor. of Sur. No. 322, found nothing, set a 2" pipe for future reference; Thence S. 0° 26' W 227 vrs. to look for the S.E. Cor. of Sur. No. 795, found nothing. It appears that Mr. Hayes Dix in making the survey for Patent of 322, used these pipe for the actual position of the survey corners. Mr. Hayes Dix in the same survey calls for a total distance of 2459 vrs. from the N.E. Cor. of Sur. No. 795 to the most westerly S.W. Cor. of Sur. 322 and a distance of 556 vrs. from the N.E. Cor. of 796 to the most westerly S.W. Cor. of Sur. 322, Surveyor E.J. Foster and Mr. Webb surveyor for the Magnolia Pet. Co. find this measurement, to be 638 vrs. Mr. Foster shows a distance on his Peal survey sketch of 1398 vrs. from the S.W. Cor. of Duval County School Land Sur. No. 196 to the 2" pipe set by me for the N.W. Cor. of Sur. No. 321, and Mr. Hayes Dix, Mr. Webb and my self find this distance to be 1297 vrs.

Surveys numbers 795, 793, 791, & 789 were originally surveyed by S.M. Jarvis the year 1876 which make them ten years older than the Dix survey of 321 & 322 and two years older than the J.J. Dix survey of the G.B. & C.N.G. Ry. Co. surveys numbers 33, 34, 35 & 36 such group originally call to adjoin the Jarvis group on the east. The west boundary line of the Jarvis group adjoin the east boundary of the Peal survey made by Mr. Foster, I have used the same corners but a light difference in course and distance in some cases. Where I have not found original corners or old marked lines I have extended the survey in the Jarvis group eastward their original call distances, to establish their eastern boundaries.

Surveys 33, 34, 35 & 36 were originally surveyed by J.J. Dix in the year 1878, he began his survey at the N.E. Cor. of B.S. & F. Sur. No. 399 Cert. 1662, the original corner of which still stands, the first survey being Sur. No. 33 cert. 120, then 34, 35 & 36 as he progressed northward. I found the four original corners of 33 and the N.W. Cor. of 34, I gave 35 its full distance as called for in the original field notes from the north boundary line of Sur. No. 791 to its N.W. Cor. and 36 the full distance called for in the original field notes from the S.E. Cor. of Sur. 795 to its N.W. Cor. I made the north boundary lines of these surveys parallel to the north boundary line of Sur. 399 since the N.E. & N.W. corners are still on the ground, and are the originals.

Since surveys numbers 321 and 322 were surveyed ten years later than Sur.No.36 and survey 322 originally called for it's most southerly S.W.Cor.to be 227 vrs. north of the S.E.Cor. of ~~the~~ Sur.795,I have constructed my corrected survey of this line to conform by adjoining the junior surveys 321 & 322 to Sur.No.36 even though it causes an excess in the length of 321 & 322.

Surveys 159;160,161,162,175,176,177,397,65 & 196 were originally surveyed by J.J.Dix in the year 1875.In most cases the original markers are still on the ground,at the corners of these surveys.The northwest cor. of Sur.No.178 Cert.102 was set by me by extending the north boundary line of Sur.No.176 and south boundary line of Sur.65 westward from ~~the~~ original N.W.176 to an intersection with an extension of the west boundary line of Sur.177 northward, having found the four original corners of 177. The N.E.Cor. of Sur.176 & N.W.of 196 & S.E.of 65 is a post in fence corner, and is a boundary line corner of ~~this~~ ranch, a well recognized and undisputed survey corner. The N.E. & S.E. corners of survey No.196 are well recognized and undisputed corners as well as being the boundary line of this ranch and the north and east lines have a very old fence^s on them. Sur.No.65 was given it's full width as originally called for and it's west boundary line being constructed to conform to the original N.W.Cor. of Sur.No.38 & S.W. of Sur.39, the balance of this group of surveys have all original corners on the ground.

Surveys 37,38,39 & 40 G.B. & C.N.G.Ry.Co. were originally surveyed by J.J.Dix in the year 1878 the north and east limits have most all original corners on the ground and have old fence^s on them. I found the original bearing tree at the S.W Cor. of Sur.39 & S.E.of 40 and the south limits adjoin the last mentioned group. The west boundary is direct line between the original N.W.Cor. of Sur.40 to the original N.W.Cor.of Sur.177.

Sur.No.1 S.A. & M.G.Ry.Co.cert.20/101
Sur.No.2 L.Munos S-142, are the two oldest surveys in this ranch, and surveyed by J.J.Dix in the year 1867 and each has it's original corner^s still on the ground.

Sur.No.66 C.C.Ditch Co. was originally survey by J.J.Dix in the year 1878 and fills in the space ^{between} Sur.No.1 on the west 194 ~~on~~ on the north, Sur.No.2 & 180 & 182 on the ~~west~~ east, survey 32 on the south and it's limits are governed by original corners that I found on the ground.

West $\frac{3}{4}$ of Sur.No.194 cert.1706 have enough original corners to govern it's limits the E. $\frac{1}{4}$ having been given it's original call distance west, the N.E.Cor. of which is a well recognized and undisputed corner and conform ~~to~~ on the ground to the original tie calls to the dermedero de la Blanca on the north and east boundary ~~lines~~ lines.

Survey No.14 J.Garcia P-379
Survey No.15 G.P.Garcia P-378 were also surveyed by J.J.Dix in the year 1875. I found the original corners of these two surveys on the ground.

Sur.No.182 A.B. & M.Cert.97 of which Sur.No.386 is the $\frac{3}{4}$ of. The north boundary line of survey No.386 has an old fence on it and is a well recognized and undisputed line, the balance of it's boundaries are governed by original corners that I found on the ground.

Sur.No.180 Cert 96 was originally surveyed by J.J.Dix in the year 1875 and I found original corners with the exception of it's S.W.Cor. which I established by extending the east line of Sur.66 southward to intersect a line west from it's S.E.Cor.

Surveys 27,28,29,30,31 & 32 G.B. & C.N.G.Ry.Co. were originally surveyed by J.J.Dix in the year 1878 and I found enough original corners on the ground to govern their limits.

The plat and Field Notes are a part of this report.

Respectfully submitted.

Respectfully, this the 28th. day of July, 1944

E. A. Douglas
Licensed State Land Surveyor.

D-34p

366

State of Texas
County of Duval

Supplementary

EXPLANATION

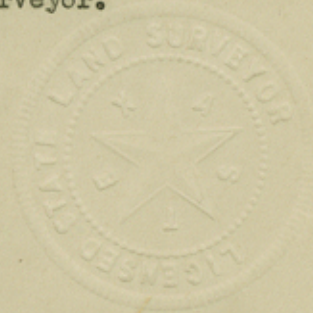
Supplementary explanation of changes made in Mary H. Chatham Sur. No. 322 Cert No. 36/99, J.M. Tigert Sur. No. 321 Cert. 1743 and State Sur. No. 36 cert. 1743 of the W.R. Peters Ranch. This land is situated in Duval County Texas, about 35 miles S78°W from San Diego, the County seat.

Survey No. 322 was patented on corrected field notes by Hayes Dix, Patent was issued August 5th. 1936, such field notes extended south from the south boundary line of Duval County School Land No. 196, 1-823, the original call distance of the original field notes, but did not reach ~~the~~ far enough south by 145.8 vrs. of the original tie call to the southeast corner of A.B. & M. Sur. No. 795 Cert. 477. According to Holmes vs. Yates, 61 S.W. (2d), Pages 771-3 the owner of Sur. 322, in accepting the patent to this survey based on the Dix field notes, abandoned all claim to such 145.8 vara stripp, so I have extended the north boundary line of said survey No. 36 northward to adjoin the south boundary line of of Sur. 322 as patented. And have place the south boundary line of said sur. 321 to adjoining the north boundary line of sur. 36 which is an extention eastward of the south boundary line of Sur. 322.

My measurement of the north boundary line of Sur. No. 196 Cert. 1707 and the south boundary line of, Sur. 188 cert. 116 is 1943.8 vrs. beginning at a pointed post in fence corner from which I found a mesquite Mkd. - Brs. S. 28°E 9 vrs. and a Mesquite Mkd. P brs. S. 27°E 130 vrs. I ran N. 88°56'W along old fence at 1943.8 vrs. found 2" pipe at fence corner. I had measured this ^{line} in the year 1932 also in 1943 but after seeing the field notes of L.M. Brumfield in which he describes the same corners but only gets a distance of 1936.2 vrs. between them, I went back on the ground and re-measured this line, and found that I checked within a tenth of a vara of the other two measurements made by me. Possibly Mr. Brumfield could change his field notes, ^{to} conform to the actual distance.

This is a supementary explanation to one dated July, 28th. 1944.
Respectfully Submitted.
This the 30th. day of Sept. 1944.

C. A. Douglas
Licensed Sate Land Surveyor.



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State of Texas
County of Duval

E X P L A N A T I O N

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The following data was used for reference, in making this survey. The original field notes of all of these surveys and the adjacent ones. A general Land office working sketch of the Duval County Ranch Company's ranch, which extends over part of this ranch. A sketch made by Surveyor E.J. Foster showing his survey of the J.B. Peal ranch, which adjoins this ranch on the west. The corrected field notes of survey No. 322, the patent and sketch, of a survey made by Hayes Dix.

Since the year 1926 I have made various surveys on this ranch for the purpose of oil development, hence I have been familiar with most of the boundary lines and corners of the various surveys on this property, before making this survey.

After making a working sketch of the entire ranch, and before making any attempt to construct the position of the various surveys, I ran a very carefully survey around the interior ranch, which amounted to some 52 miles of traverse, which closed within the allowable error and computed the acreage therein to use as a check against the sum total of the individual survey of each separate survey. I found an old fence around the entire ranch and in most cases, found the fences to be on the survey lines. I then began the survey of each separate survey, the oldest surveys first, and then using their boundary lines and corners as a nucleus to fit in their juniors, in the order, in which they were originally surveyed, where original corners could not be found.

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DUVAL COUNTY TEXAS

COUNTER 76777

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Surveys 37,38,39 & 40 G.B.& C.N.G.Ry.Co. were originally surveyed by J.J.Dix in the year 1878 the north and east limits have most all original corners on the ground and have old fence on them.I found the original bearing tree at the S.W Cor. of Sur.39 & S.E.of 40 and the south limits adjoin the last mentioned group. The west boundary is direct line between the original N.W.Cor. of Sur.40 to the original N.W.Cor.of Sur.177.

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Sur.No.66 ~~C.C.Ditch Co.~~ ^{between} was originally survey by J.J.Dix in the year 1878 and fills in the space Sur.No.1 on the west 194 m on the north, Sur.No.2 & 180 & 182 on the east, survey 32 on the south and it's limits are governed by original corners that I found on the ground.

West $\frac{1}{2}$ of Sur.No.194 cert.1706 have enough original corners to govern it's limits the E. $\frac{1}{2}$ having been given it's original call distance west, the N.E.Cor. of which is a well recognized and undisputed corner and conform ~~in~~ on the ground to the original tie calls to the dermodero de la Blanca on the north and east boundary lines.

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Sur.No.180 Cert 96 was originally surveyed by J.J.Dix in the year 1875 and I found original corners with the exception of it's S.W.Cor.which I established by extending the east line of Sur.66 southward to intersect a line west from it's S.E.Cor.

Surveys 27,28,29,30,31 & 32 R G.B.& C.N.G.Ry.Co.were originally surveyed by J.J.Dix in the year 1878 and I found enough original corners on the ground to govern their limits.

The plat and Field Notes are a part of this report.
Respectfully submitted.

Respectfully, this the 28th.day of July, 1944

E. A. Douglas
Licensed State Land Surveyor.

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