

D.D. POLLOCK SURVEY
A-1995
SF-5505

File No. Sk. File 20
Eastland County

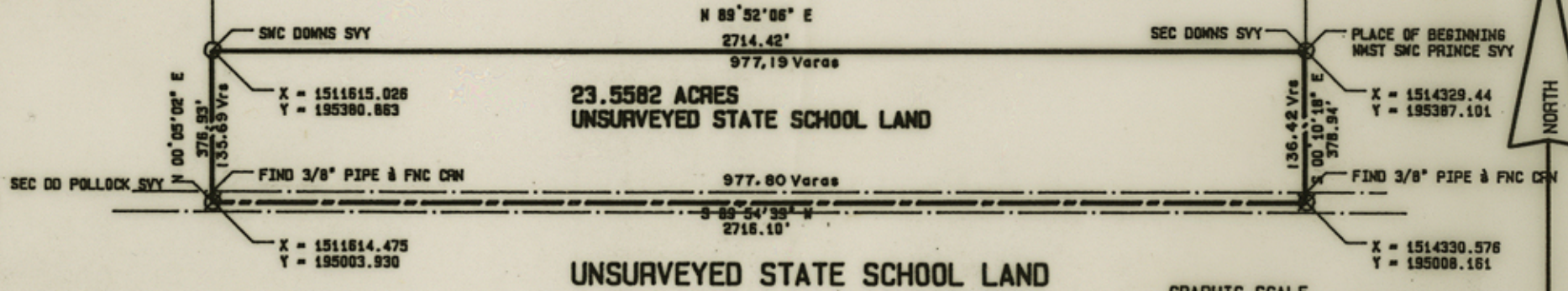
Filed 1-21 1988
By H. Forbes
GARRY MAURO, Com'r

D.T. DOWNS SURVEY
A-1124
P-4588

S 00°10'18" E
1611.14'
580.01 Vars

L.W. PRINCE SURVEY
A-1414
P-4918

MNC PRINCE SVY
FOUND IRON PIN
OLD BEARINGS GONE



Filed for record the 29th day of
DECEMBER 1987 at 4:30 o'clock P.M.
and recorded in Vol. 9, Page 101 of the
record of Public Survey Eastland,
County, Texas

Richard L. Johnson, Jr.
Eastland County Surveyor

LEGEND:

- DESCRIBED TRACT
- - - EXIST FENCE
- - - C/L COUNTY ROAD
- ⊗ SET 1-1/4" X 36" STAINLESS STEEL PIPE
- SET 5/8" X 24" REBAR



Richard L. Johnson, Jr.
Eastland County Surveyor
12/29/87

PLAT OF A SURVEY OF 23.5582 ACRES OF
UNSURVEYED STATE SCHOOL LAND IN
EASTLAND COUNTY TEXAS
JOHNSON SURVEYING & ENGINEERING
COUNTY COURTHOUSE, EASTLAND TX 76448
(817) 629 8151 SCALE 1" = 400'
FLD BK A45/18 COORDINATE TIES
A33/46 ORIGINAL SVY JOB585 DISC3M
REQUESTED BY E.A. CALLAWAY

RECEIVED
JAN 21 1988
GENERAL LAND OFFICE

SURVEYOR'S REPORT
SF-16473, EASTLAND COUNTY
GOOD FAITH CLAIMANT
E.A. CALLAWAY JR

File No. Sk. File 20
Eastland County
SF-16473
Filed 1-21 1988
By GARRY MAURO, Com'r
H. Foster

RECEIVED
JAN 15 1988
GENERAL

On June 8, 1985, Joe Ben Koonce of Lone Star Abstract in Eastland Texas brought a survey of 387.888 acres dated April 23, 1985 done by Edward L. Pfingsten, Registered Public Surveyor 4041 for Wayne May, included in this Submission as "Exhibit B" and a General Land Office Working Sketch compiled for Edward Pfingsten April 16, 1985 showing Surveys surrounding the assumed Unsurveyed Public School Land, included in this submission as "Exhibit A".

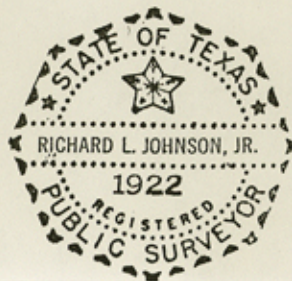
On July 5, 1985 we visited the site in the field and found that Mr. May, the present owner, had under fence and was occupying a portion of the Unsurveyed State School Land depicted in "Exhibit A" and delineated in Pfingsten's survey, or "Exhibit B". After visiting the corners described in "EXHIBIT B", finding none of the Original Bearings or Monuments, finding all of Pfingsten's monuments, and using acknowledged and occupied corners combined with the original calls for adjoiners and metes and bounds, we concurred in Pfingsten's findings that Mr. May could be classified as a Good Faith Claimant to the 23.5582 acres he had under fence. We placed monuments at all four corners as shown in the Field Notes recorded in Field book A33, Pages 45 thru 46 and included in this submission as "Exhibit C".

On July 15, 1985 the Survey Plat and Field Notes were filed in Volume 8, Pages 781 & 782, "Exhibit E" of this submittal, of the Record of Public Survey in Eastland County Texas and originals sent to Wayne May for his use to file a Good Faith Claim to the 23.5582 acres.

On December 7, 1986, Mr. E. A. Callaway Jr., having purchased Mr May's property, submitted the data furnished Wayne May to the General Land Office as a Good Faith Claimant. The Application was sent back because the Legislature had changed the Rules for submittal of a Good Faith Claim requiring the survey be referenced to a Coast and Geodetic survey monument and State Plane Co-ordinates be used in the description of a Good Faith Claim. At this time, it is my understanding that Mr. Callaway paid his Filing Fees.

On March 6, 1987, Mr. Callaway contacted this office asking us to tie his Good Faith Claim to a Coast and Geodetic Monument and furnish the State Plane Co-ordinates of his corners.

On March 18, 1987 after obtaining data on monuments available in Eastland County and surroundings from the Coast and Geodetic Survey, we visited the monument "Atwell" in Callahan County and finding the Monument and Azimuth mark undisturbed, traversed to the 23.5582 acres using a Wild T-2, SN-44637, and a Hewlett-Packard 3800 Distance Meter, SN-1118A00739, checked beforehand at a standard monumented traverse established at the Eastland County Airport for such purposes. The Traverse was not carried to another Coast and Geodetic Monument for closure since the nearest monument "Lamb" has the Azimuth mark missing and was deemed too far. Field Notes for this Traverse were recorded in Field Book A45, Pages 18 thru 21 which is "Exhibit D" of this Submittal.

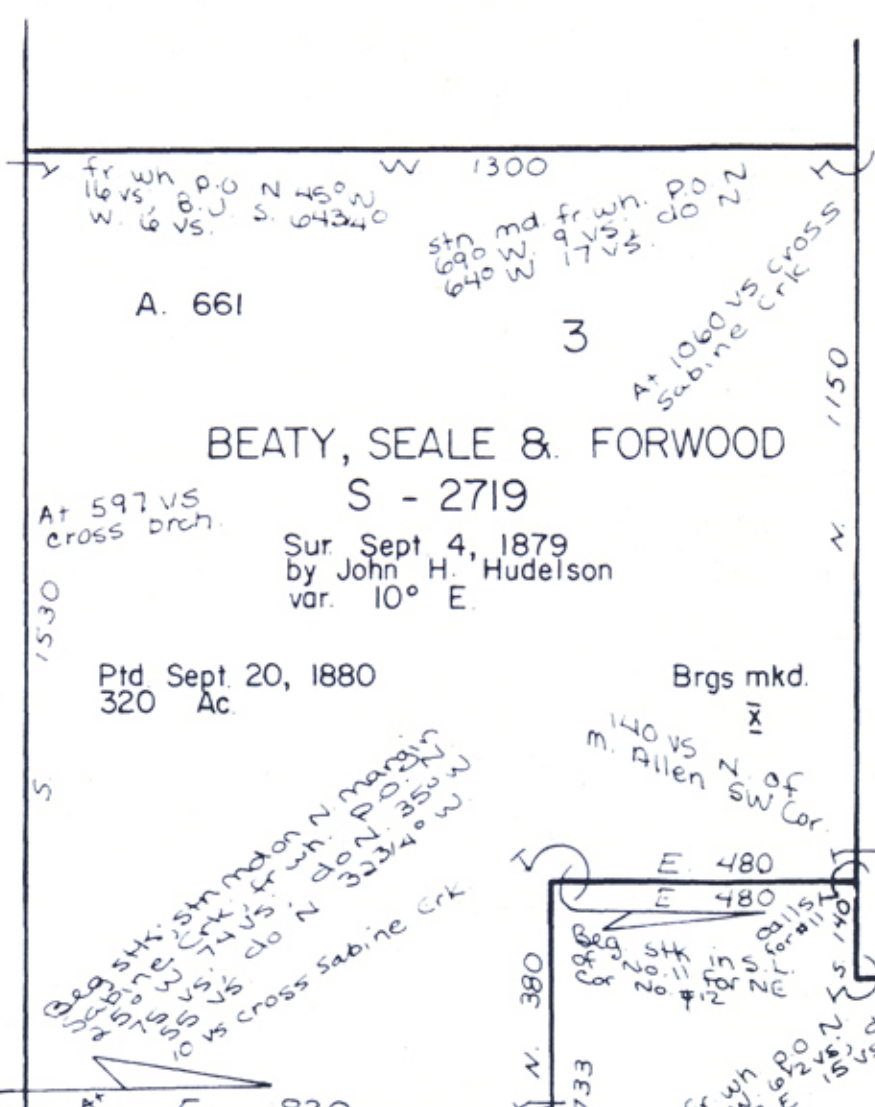


Richard L. Johnson, Jr.
Richard L. Johnson, Jr.
Registered Public Surveyor 1922
Eastland County Surveyor
1/18/88
Counter 21611

wh po N
 vs, do S
 wh po N
 B L Hickman Sur
 E 42 vs, do N
 S vs
 grad for Cor fr wh.
 29° E 9 vs: do
 6 vs
 ninety
 L. Winfree Sur
 N 72° E 13 3/5 vs
 7° 5 vs
 1903
 Wells
 11x11

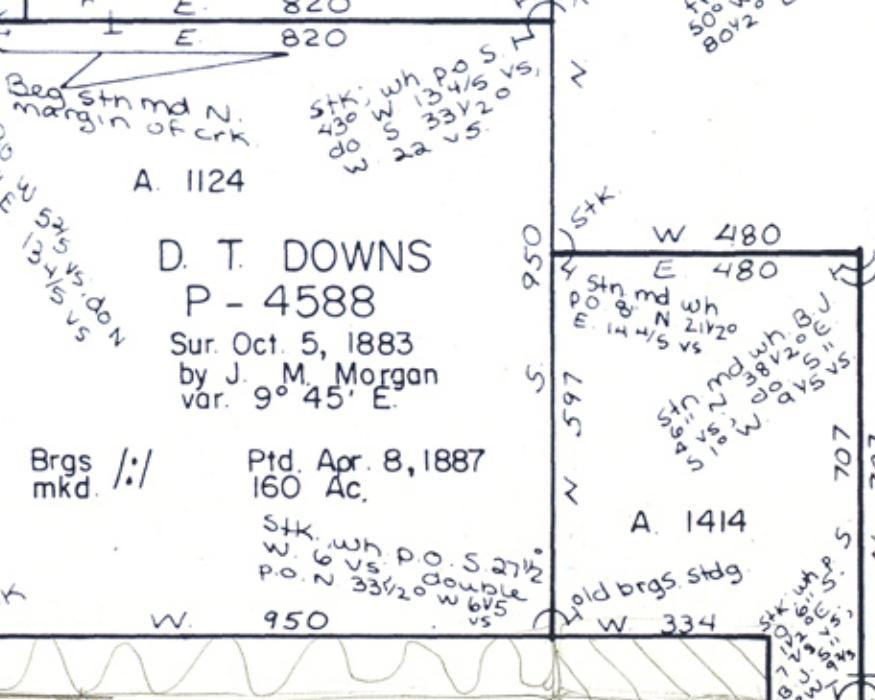
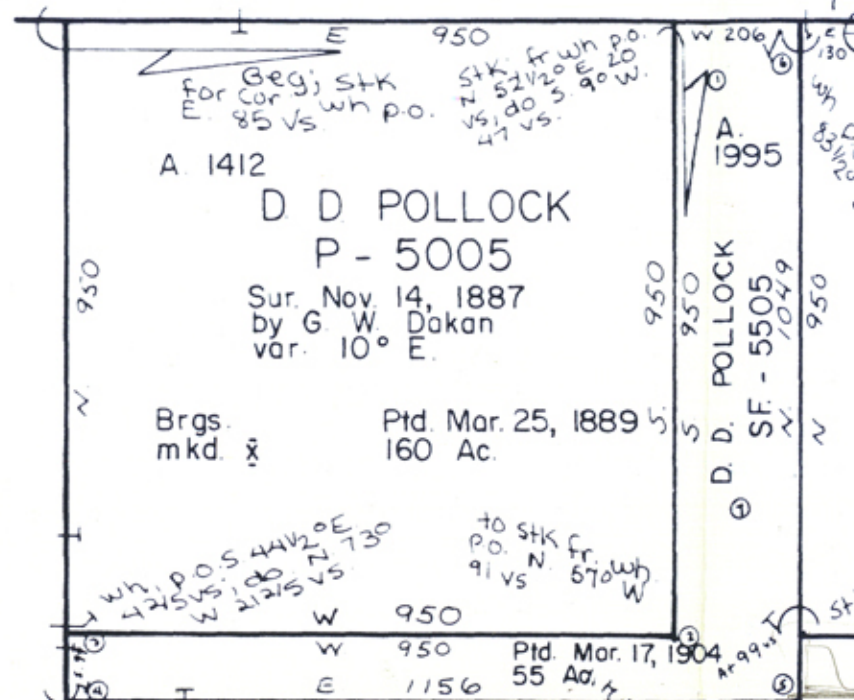
7
 MAN

ABRAHAM WINFREE



26

MOSES ALLEN



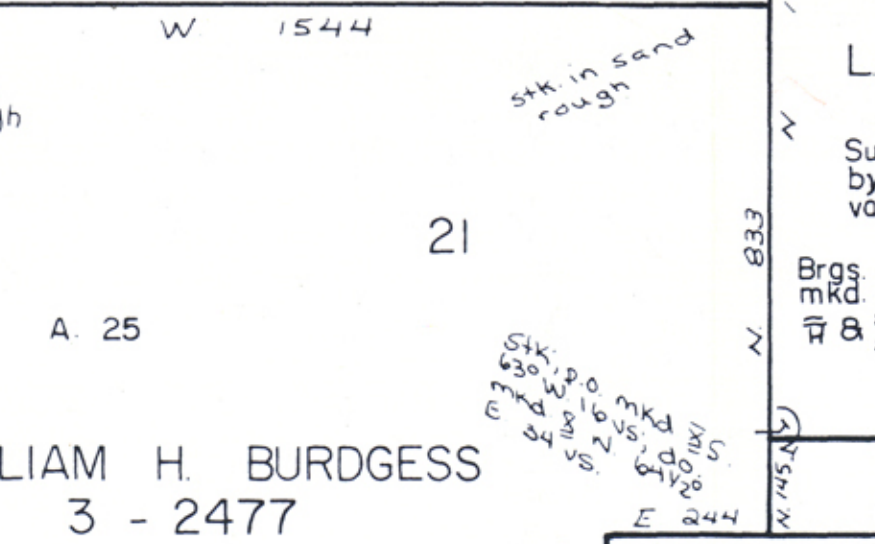
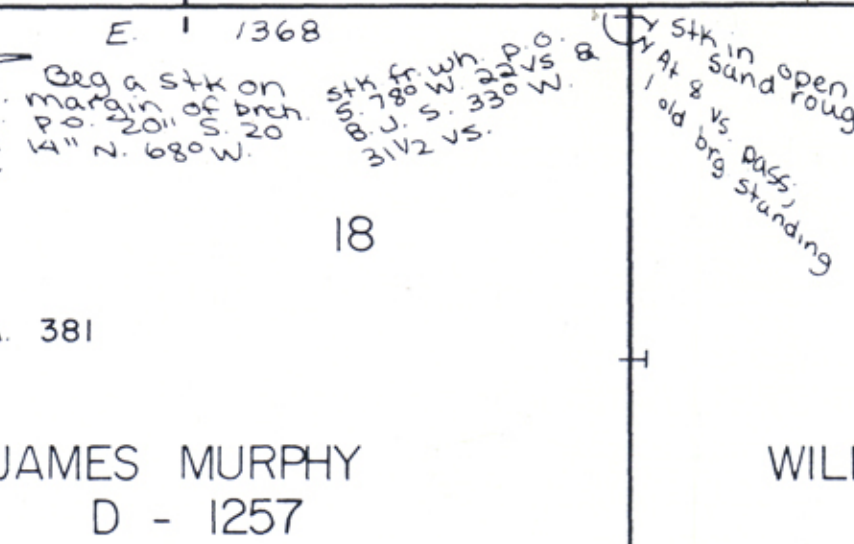
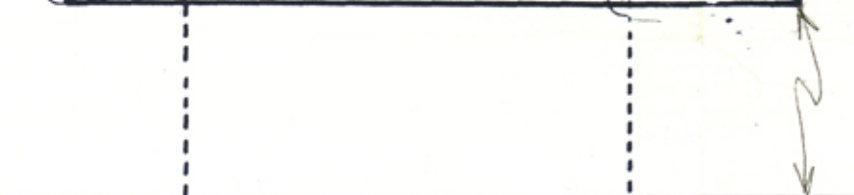
A. 103

E. T. RR CO.
 S - 1304

13

Sur. Aug 13, 1868
 by William Armstrong

Ptd. Dec. 17, 1870
 640 Ac.



L. W. PRINCE
 P - 4918

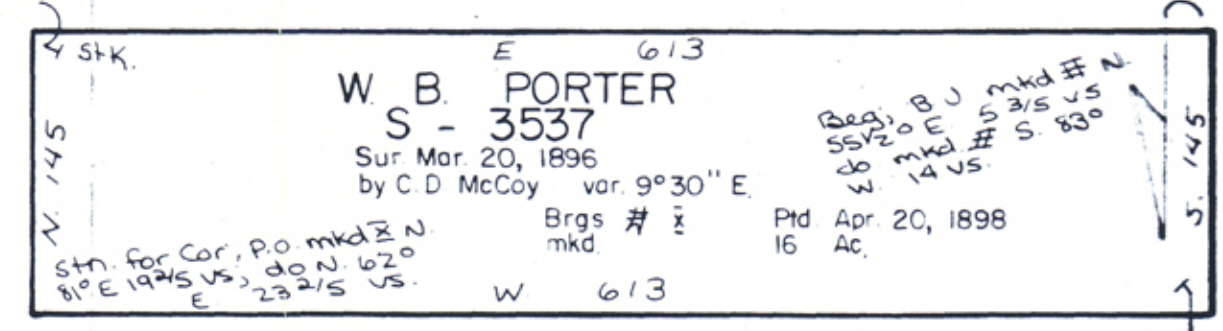
Sur. Mar 9, 1886
 by G. W. Dakan
 var. 9° 30' E.

Brgs. mkd. x
 Ptd. June 16, 1888
 160 Ac.

J ROBERTS

G. B. SPIVEY

16



ENLARGEMENT 1" = 100 varas

A WORKING SKETCH OF SURVEYS IN
 EASTLAND COUNTY

About 21 miles S. 45° W of Eastland, Texas
 GENERAL LAND OFFICE ° AUSTIN, TX
 GARRY MAURO — COMMISSIONER
 Compiled for Edward Pfingsten Scale 1" = 300 vs.
 16 April 1985 by C. J. Huffman

fr wh po
 S 72° W 140 vs
 W 140 vs
 E 64 vs
 Ptd. Apr 3, 1874
 640 Ac.

stk. fr wh po
 W 30 1/2 vs
 E 30 vs
 S 650 vs
 S 710 vs

stk. on hill, po. S 40 vs
 do. W 26 vs
 do. N 62 vs
 do. E 12 vs

stk. on hill, po. S 40 vs
 do. W 26 vs
 do. N 62 vs
 do. E 12 vs

(Continued from 8-781)

Thence S 0-13-01 E, 136.42 varas to a 1-1/4"X 36" stainless steel pipe set in the centerline of a County Road for the SEC of this described tract.

Thence S 89-51-56 W, 977.80 varas along said centerline to a 1-1/4"X 36" stainless steel pipe set for the SWC of this described tract, same being the SEC of the D.D. Pollock Survey, A-1995, Scrap File 5505.

Thence N 0-02-19 E, 135.69 varas to a 5/8"X 36" steel rebar set for the NWC of this described tract same being the SWC of the aforesaid Downs Survey.

Thence N 89-49-23 E, 977.19 varas to the Place of Beginning and containing 23.5582 acres of land more or less.

Variation 9 deg 30 min East

Surveyed August 5, 1985

Lynn Williamson

Robert E. Davis
Chain Carriers

I, Richard L. Johnson Jr., ~~Licensed State Land Surveyor~~ and County Surveyor of Eastland County, Texas, do hereby certify that the foregoing survey was made by me on the ground, according to law, on the date and with the Chain Carriers aforesaid, duly qualified, and that the limits, corners, and boundaries with the marks of the same, natural and artificial, are truly and correctly described and set forth in the foregoing plat and field notes, just as I found them on the ground.

Richard L. Johnson Jr.

~~Licensed State Land Surveyor~~
County Surveyor

Filed for Record in my office, the 15th day of August, 1985, at 4:00 o'clock PM, and duly recorded the 15th day of August, 1985, in Volume 8, Pages 781-782 of the Record of Public Survey in Eastland County, Texas.

Richard L. Johnson Jr.
County Surveyor

I, Richard L. Johnson Jr., do hereby certify that the character and reasonable market value of the land included within the limits of the field notes within are as follows:

Soil(character) Sand Timber Post Oak Value \$450.00 per acre (including timber)

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JAN 21 1988
GENERAL LAND OFFICE

Richard L. Johnson Jr.
~~Licensed State Land Surveyor~~
County Surveyor

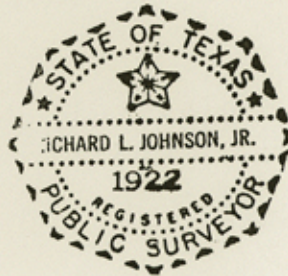


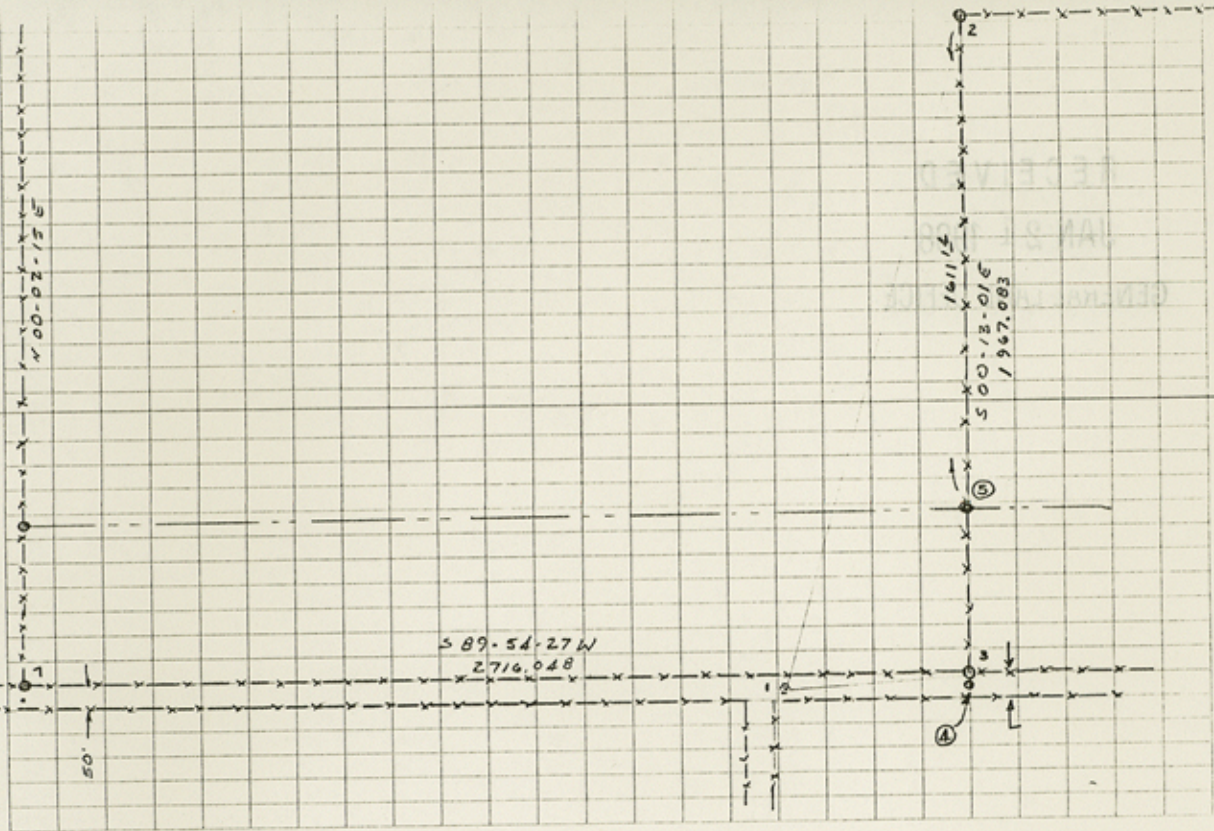
EXHIBIT B

Counter 21615

8/5/85
D.T. DOWNS SURVEY
WILLIAM H. BURGESS SURVEY 21
(STATE LAND)

" EXHIBIT C "

8/5/85
 L 7110 Bob
 Scot Dennis
 (-1467-141-)



1 = Hub						
1 to 2	16-05-55	2071.95 <small>(2071.739)</small>	90-49-05	End Iron Rod NWC Precip. Sta		
1 to 3	87-41-40	582.43 <small>(582.37)</small>	89-19-45	End 3/8" Iron Pipe @ E.C. Corn		
1 to 4	89-57-27	582.01		CALC SEC in @ City Road		
1 to 5	56-50-16	693.534 <small>(215.29)</small>		CALC NEC STATE LAND		
1 to 6	269-47-00	2196.35	90-25-30	Hub-		
6 to 7	66-15-30	67.96	90-27-50	End 3/8" Iron Pipe @ E.C. Corn.		
6 to 8	87-49-20	62.23		CALC SWC in @ City Rd		
6 to 9	9-20-53	384.40		CALC NWC STATE LAND		
6 to 10	49-23-05	61.85		8" Po. Mked "X"		
1 = Hub:	5000.000	5000.000				
2	6990.498	5574.475				
3	5023.429	5581.919				
4	5000.429	5582.006				
5	5379.370	5580.575			62.19	
6 = Hub-	1991.695	2803.666				
7	5019.057	2865.875				
8	4994.057	2865.859			62.03	
9	5370.987	2866.105				
		2716.048				89-52-12

" EXHIBIT C "

3/10/87

STATE PLANE COORDINATES ON

STATE LARD-

"EXHIBIT D"

Counter 21618

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JAN 21 1988
GENERAL LAND OFFICE

②

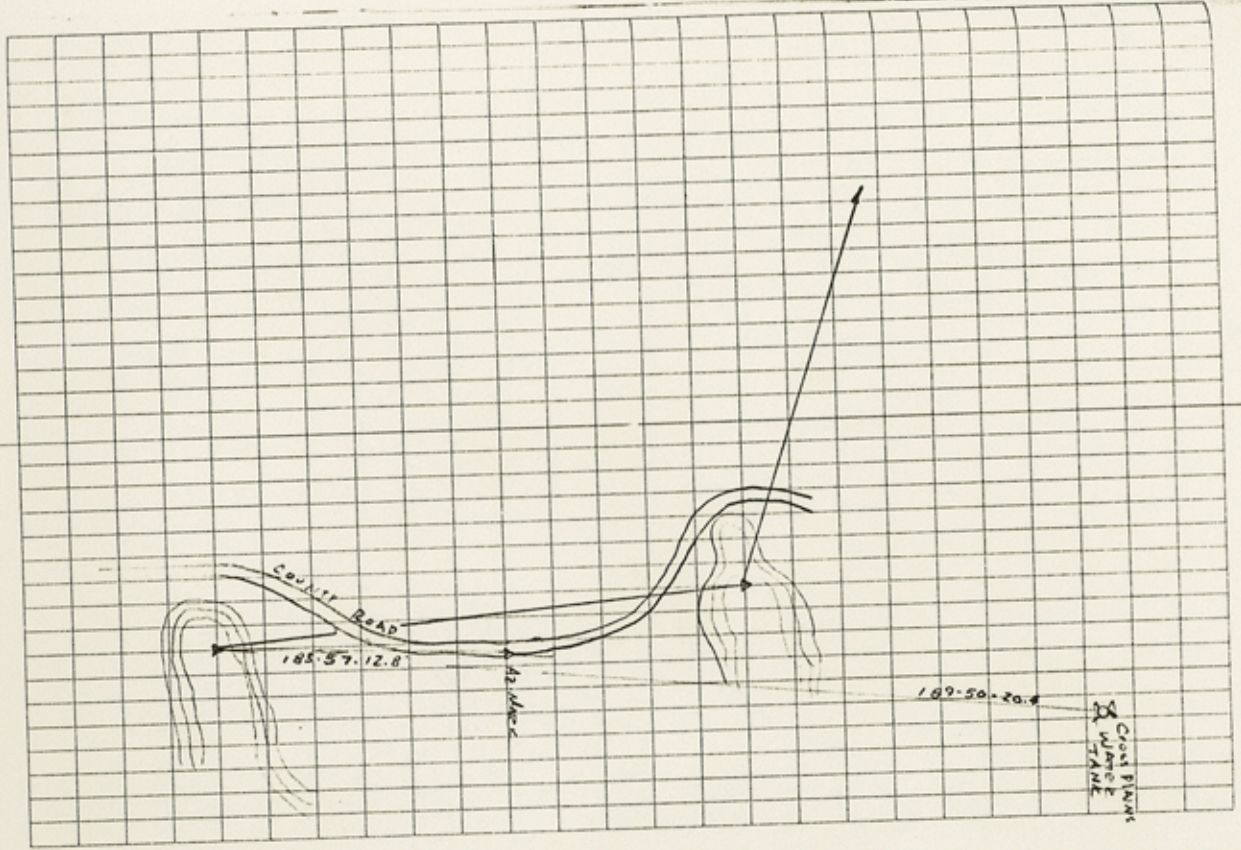
Sta-
0400 118-51-56
83724 - 118-51-55

90-55-13

①

Sta. (Atwater)
0400 176-29-12.8
0400 176-29-12

90-35-46



"EXHIBIT D"

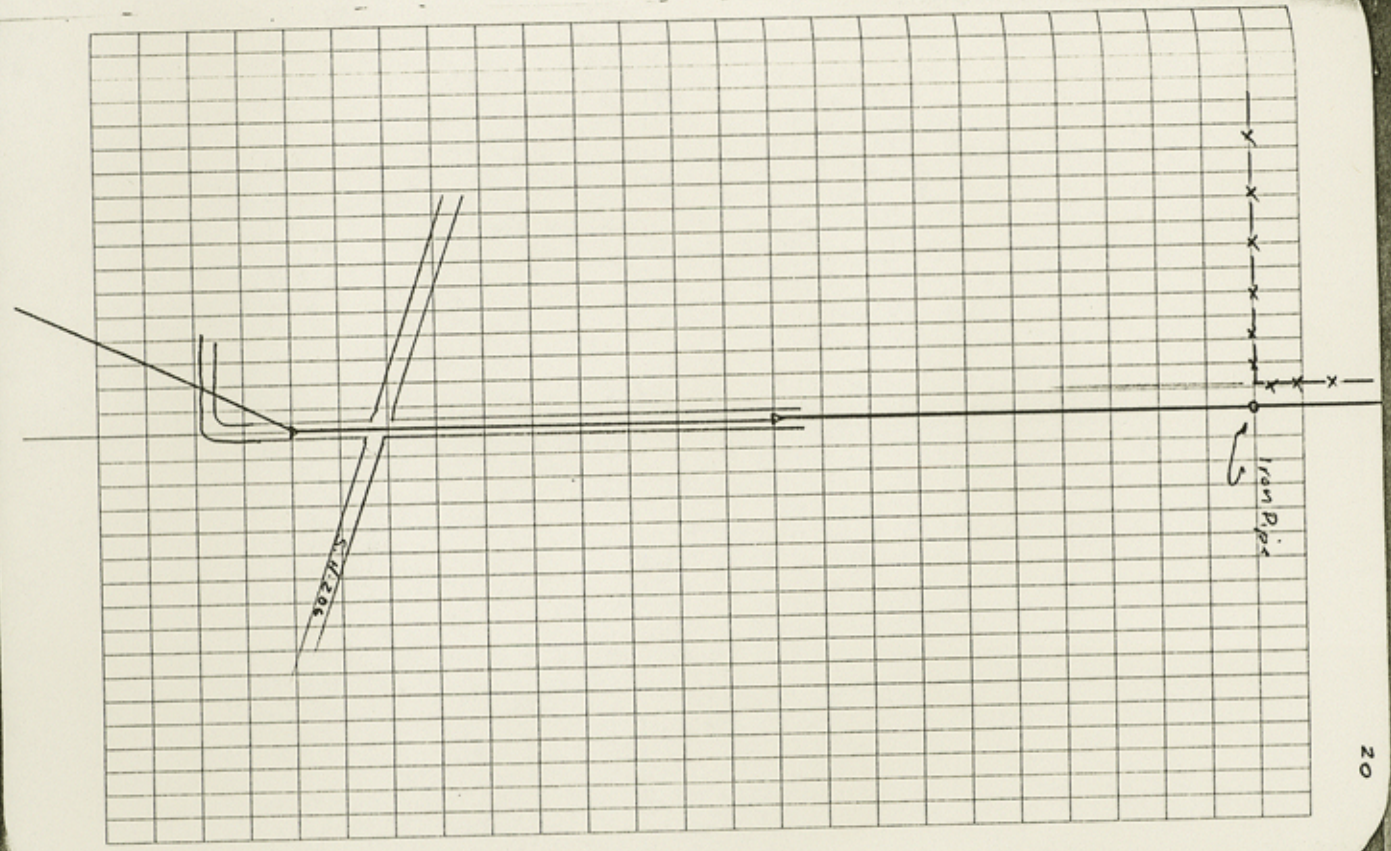
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RECEIVED
 JAN 5 1988
 WARD CLOUD OFFICE

⑤
 Sfd-
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 80478
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④
 Sfd-
 0400 824
 34499
 89-17-19
 89-17-16
 90-14-19

③
 Sfd-
 0400 800
 98425
 90-04-33
 90-04-32.5
 90-30-30



20

"EXHIBIT D"

Counter 21620

