



Texas General Land Office
Asset Management Division

February 5, 1990

The Honorable Garry Mauro
Texas Land Commissioner
General Land Office
1700 N. Congress Avenue
Austin, Texas 78701-1495

Re: Surveyor's Report on School File 45895,
being the west half of the southwest
quarter, Survey 70, Block 3, H. & T.
C. R. R. Co. in Eastland County and
containing 77.13 acres.

Dear Commissioner Mauro:

The following is a report of a survey which was requested by the
Sealed Bid Sales department of Asset Management Division of the
General Land Office (GLO) to include same on a sealed bid sale.

HISTORY

The Houston & Texas Central (H. & T. C.) Railway Company Block
Three (3) was originally located by Block Three (3) was originally
located by Mr. William Armstrong, Deputy Surveyor for Bell Dis-
trict, in and around September 14, 1868.

Subsequently, R. R. Wells, County Surveyor of Eastland County re-
surveyed said Block (3) Three upon which re-survey he filed a plat
dated September 30, 1893 in the GLO on November 20, 1901 as East-
land County Rolled Sketch "B".

Various subsequent Surveyors came along and made subdivisions,
especially in the State Sections.

File No. Sketch File 21
Eastland County
W/2 of SW/4 of Survey 70, H&T.C. RR Co., Blk 3
Filed February 12 19 90
By GARRY MAURO, Com'r
Douglas Howard
See Pld. SK. 25

The Honorable Garry Mauro
February 5, 1990
Page two

FACTS

The three railroad sections (69, 71, & 83) adjoining Section Number 70 have patents issued on Mr. Armstrong's field notes. There are no corrected field notes in these files by Mr. R. R. Wells as a result of his re-survey of this block.

Survey Number 70 was subdivided by T. C. Moore when he filed field notes for 160 acres covering the northeast quarter of said section, dated December 6, 1909, upon which patent was issued. He calls for a rock mound with two witness trees at the southwest corner of said NE/4. The location where these trees would be has been cleared, nothing but small brush exists there now.

The remaining three quarters of the section was surveyed by Mr. T. H. Landon at different dates. He filed field notes for the NW/4 dated December 8 - 10, 1941, calling to begin at the original northwest corner of Survey 70, being a stone mound "under a bluff", also called for one of the original witness trees marked by Mr. Armstrong and a new witness tree marked by him. I searched this area in a diligent manner without any success of finding said rock mound or witness trees. At the southeast of his survey, Mr. Landon called for an iron pipe and two witness trees. I found a 3/4" iron pipe in a small stone mound at this corner, also one of his witness trees (16" Post Oak \bar{X} S 36° E 16.4 varas) now 18" in diameter, I built up the stone mound and marked two other trees, a 12" Post Oak bears S 70° E 9 varas, 14" Blackjack bears S 80° W 6 varas both marked \bar{X} . At the southwest corner of Mr. Landon's survey he calls for a "old stone corner" and two witness trees. I found two set stones together in this vicinity with no sign of any other stones in this area, both trees are now gone. I set a 100 penny spike between said stones. There is some evidence of an old N-S fence running through these stones. I marked the following trees, a 10" Post Oak bears N 46° W 2.5 varas, a 6" Post Oak bears S 2° E 3 varas, a 13" Post Oak bears S 86° E 9 varas all marked \bar{X} . Patent for 159 acres issued on said field notes.

Mr. Landon also surveyed the east half of the southwest quarter of Survey 70 on the same date as the northwest quarter. He calls to begin at the common corner of the N.E., N.W., S.E., and S.W. quarters, previously discussed above. At the northwest corner of this survey he calls for an iron pipe and two witness trees. I found a 3/4" steel stake and one of the trees (14" Post Oak bears N 64° W 7.7 varas \bar{X}), now 18" in diameter, another 18" Post Oak bears N 88° E 7 varas, 12" Double Blackjack bears S 86° E 13 varas, both marked \bar{X} by me. Next at the southwest corner of this survey, Mr. Landon calls for an iron pipe and two witness trees. I found a 1 inch by 38 inch long iron pipe in small stone mound, but no evidence of the of the trees he called for, a 17" Post Oak bears N 30°

The Honorable Garry Mauro
February 5, 1990
Page three

W 9.32 varas, a 5" Post Oak bears S 10° W 7.7 varas, a 9" Post Oak bears N 65° W 19.27 varas all marked X by me. Then at the southeast corner of this survey, he calls for an "iron pipe in lane" and two trees, calling to adjoin the southwest corner of the southeast quarter. I found a 3/4 inch galvanized iron pipe in dirt road and one of the trees that he called for in his field notes of the southeast quarter dated April 8, 1954, (24" Post Oak X bears S 75° W 19.1 varas), it is now 26" in diameter and bears S 74° 20' W 19.35 varas, a 12" Post Oak bears S 36° 42' W 24.1 varas, an 8" Post Oak bears N 32° 56' E 12.34 varas both marked X by me.

Mr. Landon next filed field notes for the southeast quarter of Survey 70, dated April 8, 1954. He calls to begin at a "Ford axle driven in road" and two power poles, one with a guy wire as witnesses, for the southeast corner of Survey 70. I found a car axle one foot below the surface in dirt road and both of the power poles. Then he goes to the southwest corner of this survey calling for an iron pipe and two witness trees and adjoining the southeast corner of the southwest quarter as previously discussed above. Then he went to the northwest corner of this survey, as previously discussed above. Patents issued on all of the respective field notes by Mr. Landon.

Mr. Landon does not make reference to anything that he may have found marking the common corner of Survey Numbers 70, 71, 82, and 83, where Mr. Armstrong called for a stone mound and two witness trees. Field notes were never filed for the west half of the southwest quarter. He filed a plat dated December 8 - 10, 1941, with the field notes of the northwest quarter, which shows that the south line of the west half of the southwest quarter is 498.3 varas long. I found a 5/8 inch iron rod with an aluminum cap - no marks on cap, at a fence corner. I searched diligently for the original witness tree. The west line of said survey is shown to be N 1° 20' E 1867 varas, and the length of the west line of the southwest quarter as 909 varas.

CONCLUSION

The northeast and southeast corners of the west half of the southwest quarter of Survey 70 as found are clearly those called for in the patented field notes by Mr. Landon. From the 1" by 30" iron pipe at the southeast corner of this survey and the 5/8" iron rod with aluminum cap, I find the bearing to be N 89° 03' 04" W and the distance to be 496.79 varas, only four seconds in bearing different than called and 1.51 varas short in distance. With nothing else to choose I honored the 5/8" iron rod and aluminum cap for the common corner of Survey Numbers 70, 71, 82, 83 and the southwest corner of this survey. From the 5/8" iron rod and aluminum cap I

The Honorable Garry Mauro
February 5, 1990
Page four

went the bearing called by Mr. Landon (N 1° 20' E), which if followed would be a line that runs under the bluff tied in at the northwest corner of Survey 70, to intersect a line run from the 3/4" iron stake at the northeast corner of this survey thru the spike I set in the two set stones. I believe this is what Mr. Landon called for the southwest corner of the northwest quarter. Using this point of intersection the west line of this survey is N 1° 20' E 910.46 varas, 1.46 varas longer than Mr. Landon's plat shows. The north line of this survey is S 88° 32' 18" E 462.02 varas, 8.28 varas short per Mr. Landon's plat. This construction honors all monumentation found, resulting in 77.13 acres in the west half of the southwest quarter of Survey 70.

Elisandro Leos

ELISANDRO LEOS
LICENSED STATE LAND SURVEYOR