

7336.RPT

J. N. NEWTON

LAND SURVEYING & MAPPING

Texas
New Mexico
Colorado

Illinois
Indiana
Arizona



Licensed State Land Surveyor.

Registered Public Surveyor

SUBJECT PROPERTY: The W/2 of Section 17
Block C-32
Public School Land
Gaines County, Texas

REPORT OF SURVEY

Block C-32 was originally surveyed by W.D. Twichell in 1902. The original survey consisted of traversing along the North and South lines of said Block C-32 from which Field Notes were then prepared for each Section. In 1917 Mr. Twichell resurveyed lands then belonging to the Santa Fe Railroad upon the ground, of which Sections 5, 6, 7, 13, 14, 15 and 18, said Block C-32, were a part of.

This general area has been in cultivation since settlement began shortly after the turn of the century, with roads being constructed to serve the property. The area consists of a sandy type soil, which will form dunes along fences when not properly cared for.

As a result of the construction of roadways and the extensive farming within this area, the only corners that can be found on the ground today and identified were set by Mr. C.A. Tubbs, a longtime surveyor in Gaines County. These corners were established from the Twichell markers that could be found. In the areas that were surveyed on the ground by Mr. Twichell the roads and old fences (as evidenced by either the old fences or by dunes) appear to be placed upon the Section lines. The older roads in areas not originally surveyed by Mr. Twichell appear to drift apart from the Section lines.

We have based our survey of the above captioned lands upon the corners found as indicated on the enclosed plat. The distances have been found to agree very closely with the original calls.

File No. Sketch File 21

Gaines County
W/2 Section 17, Blk. 32, PSL

Filed June 29 19 90

GARRY MAURO, Com'r

By Douglas Howard

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114 S.W. Ave. B - P.O. Box 1261 - Seminole, TX 79360

PHONE: (915) 758-2015

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We are aware of the survey by George Green in 1940 on the E/2 of Section 17 and also the survey in Section 16 by Mr. Tubbs in 1968. As noted above this area is in cultivation and the soil is quite sandy, making it very difficult to keep corner monuments. If the monuments fell in cultivation they were probably plowed out over time or the sand dune they might have been set on has since eroded away.

Our firm resurveyed Section 16 in April of 1984. At that time the only remaining corner monuments that could be found was its Southwest corner. We then established Mr. Tubbs' meridian between the Southwest corner of 16 and the concrete reference monument found in Section 8. This meridian lies within 24 seconds of arc in running on a true North-South line as based upon NAD83 and we felt should be accepted.

To our knowledge, the monuments found or set by Mr. Green in 1940 on the E/2 of Section 17 have never been recovered. The County Line marker set by A.L. Harris and referenced by Mr. Green has also long disappeared, as well as all other County Line Mile Posts between Gaines and Terry Counties.

Mr. Tubbs found a 1" iron pipe in July of 1958 at the Northeast corner of the S/2 of Section 18 in the position noted on our plat. He used this pipe in his construction for surveys made in this area. In 1976 we surveyed a small tract out of the Southeast corner of Section 18. The meridian established by Mr. Tubbs on the West line of Section 18 was adopted and we attempted to extend it South from the 1" iron pipe at the Northeast corner of said S/2 to intersect with a line between Mr. Tubbs' Southwest corner of Section 18 and his Southwest corner of Section 16. The 5/8" iron rod indicated on our plat as being set 10.8 varas North of the Southeast corner of Section 18 was set at that time. The 1/2" iron rod in pavement at the Section corner was probably set from our 5/8" iron rod by others. As hard as we try, over 30 years of surveying in the flat, windy, sandy, West Texas area has taught us that we are not perfect. Poor visibility, heat shimmer reflecting off the flat surface, or other adverse weather conditions were probably a contributing factor for the slight deflection in the South line of Sections 17 and 18. Since this deflection would make a positional error of less than 0.1 vara we felt that to not accept a monument that has been accepted by the land owners in the area would be disruptive.

In closing, we take special note on the difference in the distance we find the East-West distance of Section 17 as opposed to Mr. Green's distance. Without being able to recover any of Mr. Green's work on the ground however, and taking consideration of the monuments that have been accepted on the adjoining surveys by Mr. Tubbs, we believe our survey includes all of the lands in the W/2 of Section 17 that are not covered in a previous patent.

Respectfully submitted:

J. N. Newton
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5/23/90

