

File No. Sketch File 17
GILLESPIE County

Filed DEC. 8 19 94

REPORT

GARRY MAURO, Com'r
By Douglas Howard

To the General Land Office
Garry Mauro - Commissioner

See Rid. Sk. 5

Re: Area approx. 13 miles N. 40 deg. E. from Fredericksburg,
Gillespie County, Texas

I hereby submit corrected Field Notes, Map and Report of Survey for the Augustus V. Schott Survey No. 231, Abstract No. 641, to support landowner(s) Dawn Beckendorf, et al request to purchase excess acreage.

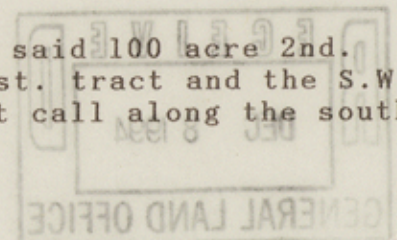
The Schott Survey is 1 of 5 large surveys made on October 23, 1845 by James P. Hudson. Most of the Survey lines are occupied on the ground by fencelines and roads.

The N.E. corner of the Augustus V. Schott Survey is (now) a 28 inch dia. P.O. tree at an ancient rock fence corner. A very old dead tree, as fallen, bears N. 15 deg. W. 13 varas, and a 10 inch dia. 3-way wire fence corner post bears S. 25 deg. W. 4 varas.

The S.E. corner of Survey No. 231 is located at a fence corner with a traveled road along the east line. One original bearing tree would fall in the roadway and the other in a cleared area. A deed to Fitzhugh Lee, the record owner of an adjoining tract out of the N.E. corner of the Henry Lockwood Survey No. 230 (Volume 45, pages 265-266 of the Deed Records of Gillespie County, Texas) calls for the N.E. corner of Survey No. 230, a stone mound from which a L.O. 14 inches in dia. bears N. 41 deg. W. 12 1/2 varas. The L.O. tree, now 26 inches in dia. is in place and checks exactly with the location of the 12 inch dia. occupational corner post.

The east line is further supported by the 100 acre 2nd. tract out of the S.E. corner of Survey No. 231, adjudicated by a Decree of Judgement dated September 18, 1900, found of record in Volume 7, pages 470-471 of the Deed Records of Gillespie County, Texas. The call distance from the S.E. corner of Survey No. 231 (being the S.E. corner of said 100 acre tract) to the N.E. corner of said 100 acre tract is 751 3/8 varas. My measurement is 758 varas. Root remains of the L.O. bearing tree called for at the N.E. corner were found in place. The N.E. corner of said 100 acre tract is also the E.S.E. corner of the 480 acre 1st. tract described in said Judgement.

The South line is supported by the S.W. corner of said 100 acre 2nd. tract, being the S.S.E. corner of said 480 acre 1st. tract and the S.W. corner of said 480 acre 1st. tract. The Judgement call along the south (continued on page 2)



County 24157

line of said 480 acre tract is 563 3/4 varas. My measurement is 564.2 varas.

The S.E. corner of Survey No. 230, N.E. corner of the Alexander Bell Survey No. 229, is at a fence intersection in a ditch, at an old county road corner (now a R.M. Highway) on the north bank of the Willow Creek, and bears S. 0 deg. 25 min. E. 2610.0 varas from the N.E. corner of Survey No. 230, as recovered, and is on the deeded and occupied property lines.

The S.E. corner of Survey No. 229 is a 4-way property corner, at the intersection of road easements. A lone, old, 12 inch dia. cedar post in the west edge of the traveled road, apparently was left to mark the location of the corner, however the witness trees fall either in the road or in a cleared stock pen. The corner is well documented by deeds and occupational lines. The 12 inch post bears S. 0 deg. 18 min. 25 sec. E. 2497.8 varas from the occupational N.E. corner of Survey No. 229.

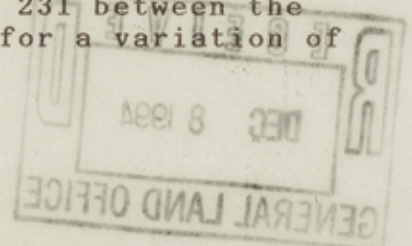
The west lines of Surveys No. 230 and 231 are located within the 80 ft. right-of-way of Texas State Highway No. 16 (changes to 100 feet near the N.W. corner of Survey No. 231). Conveyances to State of Texas by the adjoining landowners call for a 40 ft. wide strip on each side of the property line, said property line being the Survey line as occupied in 1933. The Sagabiel deed, on the west, calls for a 40 ft. by 3616 ft. strip along the centerline out of the Samuel Woods Survey and the Laurence deed, on the east, calls for a 40 ft. by 5602 ft. strip along the centerline out of Survey No. 231.

There is a small section of original fenceline near the S.W. corner of Survey No. 230, which extends southward along the west line of Survey No. 229, in the centerline projection, and a short section of fence remains near the N.W. corner of Survey No. 231.

The right-of-way map for the highway (new control number) shows the fence near the N.W. corner of Survey No. 231 to be located east of the Survey line, although still in the right-of-way (copy attached). I found that the fence, as shown, is approximately 30 feet east of the centerline projection, however a deed for a 60 ft. wide road tract out of the N.E. corner of Survey No. 233, found of record in Volume 66, pages 611-612 of the Deed Records of Gillespie County and verified on the ground, calls for the fence in the west line of Survey No. 231.

The (geodetic) bearing of the right-of-way is S. 1 deg. 04 min. 18 sec. E. The bearing from the fence corner to a point in the centerline of highway at the S.W. corner of Survey No. 231 is S. 0 deg. 49 min. 53 sec. E. The bearing of the east line of Survey No. 231 between the recovered corners is S. 0 deg. 42 min. 30 sec. E., for a variation of approximately 7 minutes.

(continued on page 3)



The bearing along the occupational east line of Survey No. 230 is S. 0 deg. 25 min. E. A calculation of the west line of Survey No. 230 from right-of-way data (rotated to geodetic) is S. 0 deg. 34 min. E. for a variation of approximately 9 minutes.

There is no original evidence of the location of the west line, however the fenceline better conforms to the east line of Survey No. 231 and is used in this construction.

Surveys made in the Samuel Woods Survey No. 233 and my recent survey of most of the Polonio Diaz Survey No. 8, adjoining on the west, indicate there is excess distance in the surveys lying west of Survey No. 231 as well.

The location of the north line of Survey No. 231 as located from the previous corners is supported by the following evidence.

A deed for the N.E. corner of a 530 acre tract dated November 1, 1906, found of record in Volume 12, pages 371-373 of the Deed Records of Gillespie County, Texas calls for two P.O. bearing trees in the north line of Survey No. 231. The deed to the current owner for the adjoining 200 acre tract, found of record in Volume 81, pages 224-229, calls for the same trees and three additional P.O. trees at the corner. I found two of these trees in place, and the corner exactly in the line between the Survey corners. The N.E. corner of said 530 acre tract is also the N.W. corner of that 480 acre tract adjudicated in said Decree of Judgement, found of record in Volume 7, page 470-471 of the Deed Records of Gillespie County, Texas.

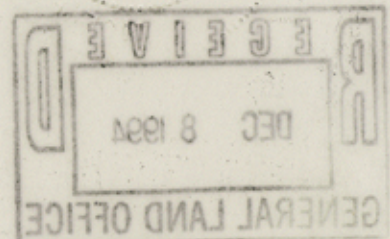
The S.E. corner of the T.T. Hailey Survey No. 814 is a fenced corner. The corner post is 1 vara north of the Survey line as located, however a root depression from a point 1 vara south of the corner post bears N. 50 deg. E. 11 varas, which closely matches the original bearing tree. The corner is located 516.3 varas west of the N.E. corner of Survey No. 231 (call distance is 144 plus 356 varas or 500 varas).

There are no producing oil or gas wells located within 5 miles of this Survey.

Respectfully submitted November 7, 1994



Charles Ottmers
Licensed State Land Surveyor



SAMUEL WOODS SURVEY 233

T. T. HAL

✓
CHARLES LAURENCE
Sta 776167.2 To Sta. 794+50.0
191 Acres
PAGE 319

Sta 794+50
Pl. 2.2012
Intersection
SURVEY LINE

Sta. 776167.2 BEGINNING OF S.P. 920-B
Sta. 777100 END OF S.P. 920-A

JOHN THOMAS

PL 794+17.2
Δ = 23°45' Rt
D = 2°00'
T = 602.4'
L = 1187.5'
E = 62.5'

To Fredericksburg 14.7 Miles
Property Corner
Side N. 0°56' W. To
Beginning of S.P. 920-B
SURVEY NO. 233
SURVEY NO. 231
30' Crown, 20' Granite
Gravel Base

✓
JOHN THOMAS
Sta. 776167.2 To Sta. 800+43
389 Acres
CONDEMNATION No 124
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AUGUSTUS V. SCHOTT SURVEY 231