

Jimmie Nail & Co.

LAND SURVEYORS

Robert E. Keys, President,



4131 S.W. 45th Ave

Amarillo, Texas 79109

(806) 352-1782

June 15, 1989

The Honorable Gary Mauro
General Land Office Commissioner
General Land Office
1900 North Congress
Stephen F. Austin Building
Austin, TX 78701

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GENERAL LAND OFFICE

S U R V E Y R E P O R T

THIS IS A REPORT OF A SURVEY PREPARED OF THE NORTH 333.22 ACRES IN SECTION 12, BLOCK 1, OF THE WASHINGTON COUNTY RAILROAD COMPANY (W.C. RR. CO.) SURVEY, IN HANSFORD COUNTY, TEXAS, SITUATED ABOUT 19.5 MILES NORTH OF SPEARMAN, TEXAS; ORDERED BY C.D. ALEXANDER, OWNER. THE WORK WAS ORDERED FEBRUARY 15, 1989, AND THE FIELD WORK WAS PERFORMED MARCH 9, APRIL 12, 18, AND 27 AND MAY 27, 1989. FIELD NOTES WERE OBTAINED FROM THE HANSFORD COUNTY COURTHOUSE AND A WORKING SKETCH ALREADY OWNED BY THIS COMPANY WAS USED.

THE ORIGINAL SURVEYS OF SAID BLOCK 1, IN THE VICINITY OF SECTION 12 WERE MADE BY SURVEYOR, W.S. JONES, IN SEPTEMBER 1874. MR. JONES BEGAN HIS FIELD NOTES OF THIS BLOCK AT THE SOUTHWEST CORNER OF SECTION 5, BLOCK 45, OF THE H.&T.C. RR. CO. SURVEY, HANSFORD COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER OF SECTION 1, OF SAID BLOCK 1. IT APPEARS THAT MR. JONES DID NOT ACTUALLY SURVEY BLOCK 1 ON THE GROUND. I BELIEVE THAT HE CONSTRUCTED THIS BLOCK IN THE OFFICE FROM FIELD NOTES OF ADJOINING SURVEYS (BLOCK 45, AND OTHERS). THE REASON FOR THIS BELIEF IS THAT NO PASSING CALLS ARE STATED IN THE FIELD NOTES OF THE SECTIONS IN THE NORTH-EAST CORNER OF THIS BLOCK, AS SO INDICATIVE OF FIELD NOTES MADE IN THIS TIME PERIOD. ALSO MR. JONES DOES NOT CALL FOR ANY FOUND MONUMENTS, NATURAL OR MAN-MADE, AT THE BEGINNING OF THIS SURVEY IN SECTION 1 AND FOLLOWING, ALONG THE "CALLED FOR" ADJOINING BLOCK 45. MR. JONES' FIELD NOTES CALL FOR STAKES AND/OR MOUNDS SET WITH NO WITNESSES AND THE SECTIONS TO BE 1900 VARAS SQUARE - NORTH, SOUTH, EAST AND WEST. NONE OF THE ORIGINAL CORNERS ARE TO BE FOUND OR ACTUALLY IDENTIFIED AS SUCH, SINCE A SPECIFIC TYPE OF STAKE IS NOT CALLED FOR.

THE NEXT SURVEYOR OF RECORD IN THE AREA WAS MR. THEO DRESSEN IN JUNE, 1911. MR. DRESSEN RESURVEYED SECTIONS 3, 11, 15 & 16, OF SAID BLOCK 1, W.C. RR. CO. SURVEY. WE RECOVERED A 1" IRON PIPE WITH A PILE OF STONES ON THE EDGE OF A SMALL DRY LAKE AT THE NORTHEAST CORNER OF SAID SECTION 3. HOWEVER, THE PIPE WAS RUSTED AND NO MARKINGS WERE FOUND

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AS CALLED FOR BY MR. DRESSEN. WE RECOVERED A 1-1/2 INCH IRON PIPE IN THE CENTER OF A NORTH-SOUTH COUNTY ROAD AT THE NORTHEAST CORNER OF SECTION 11. THE PIPE WAS IN CLAICHE UNDER ASPHALT AND WAS SO PITTED THAT NO MARKINGS WERE NOTICABLE AS CALLED FOR BY MR. DRESSEN. HIS FIELD NOTES CALL THE SECTIONS TO BE 1920 VARAS, NORTH AND SOUTH AND 1900 VARAS, EAST AND WEST.

THE NEXT SURVEYOR OF RECORD IN THE AREA WAS RALPH T. BUCY IN SEPTEMBER, 1920. MR. BUCY RESURVEYED SECTIONS 12, 13, 14 AND 10, BLOCK 1, W.C. RR. CO. SURVEY, AND SECTIONS 17, 18 AND THE WEST 3/4 OF 19, BLOCK 1, PUBLIC SCHOOL LAND SURVEY, HANSFORD COUNTY, TEXAS. MR. BUCY CALLED FOR AN IRON PIPE MARKED "N.E.11" AT THE NORTHEAST CORNER OF SAID SECTION 11 AS DID MR. DRESSEN. WE FOUND A 1-1/2 INCH IRON PIPE IN A NORTH-SOUTH COUNTY ROAD AT THAT LOCATION, AS STATED ABOVE. MR. BUCY CALLS FOR AN IRON PIPE MARKED "N.E. 12" AND REFERENCED IT WITH A LARGE STONE MARKED "N.W.5 B45" ON ITS' SOUTH SIDE, 1900.8 VARAS TO THE EAST. A LARGE STONE WITH "45" CARVED IN IT WAS FOUND AT THE NORTHWEST CORNER OF SAID SECTION 5, BLOCK 45 (THIS MARKED STONE IS CALLED FOR BY STATE SURVEYOR JOE L. LOUY IN HIS CORRECTED FIELD NOTES OF SECTION 5, BLOCK 45, OF THE H.& T.C. RR. CO. SURVEY DATED 10/15/1888). MR. BUCY CALLS FOR AN IRON PIPE AND A LARGE ROCK BOTH MARKED "N.E.23" AT THE SOUTHWEST CORNER OF SAID SECTION 14. WE RECOVERED A LARGE ROCK (SET ON ITS' EDGE). HOWEVER, NO MARKINGS REMAIN ON THE ROCK AND NO IRON PIPE WAS LOCATED EITHER. "CALLED FOR" CORNER MONUMENTS OF SECTIONS 10 & 13 WERE NOT RECOVERED. WE FOUND A VERY PITTED 2 INCH IRON PIPE IN AN OPEN PASTURE AT THE SOUTHWEST CORNER OF SECTION 19, BLOCK 1, P.S.L. SURVEY. WE REMOVED AND SCRAPED THE PIPE, AS USUAL ON ALL FOUND CORNERS, BUT NO MARKINGS COULD BE FOUND. MR. BUCY CALLED FOR A IRON PIPE MARKED "S.E. 3/4 19" AND AGAIN REFERENCED IT TO A LARGE STONE MARKED "NW5 B45" ON ITS' SOUTH SIDE AND WE FOUND BOTH, AS CALLED FOR.

THE NEXT SURVEYOR OF RECORD WAS MR. RUPERT C. ALLEN ON NOVEMBER 21, 1947. MR. ALLEN MADE A SURVEY OF THE SOUTH 306.51 ACRES OF SAID SECTION 12, BLOCK 1, W.C. RR. CO. SURVEY. HE CALLS FOR A STAKE AND A STONE SET AT THE SOUTHEAST CORNER OF SECTION 12. I BELIEVE THE STAKE WAS THE IRON PIPE AS CALLED FOR BY MR. BUCY AND MR. DRESSEN AND MR. ALLEN WITNESSED IT WITH A STONE. THE PIPE WAS FOUND IN A NORTH-SOUTH ROAD, IN CLAICHE UNDER ASPHALT AND PITTED AS STATED ABOVE. MR. DRESSEN'S 1" X 4" STAKES ON THE NORTH LINE OF SAID 306.51 ACRES WERE NOT LOCATED.

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THE RECONSTRUCTION OF SECTION 12 WAS BASED ON ORIGINAL CORNERS OR PERPETUATIONS OF ORIGINAL CORNERS AS FOLLOWS:

- 1.) THE LARGE STONE MARKED "45" ON ITS' SOUTH SIDE AS CALLED FOR AT THE NORTHWEST CORNER OF SAID SECTION 5, BLOCK 45, SAME BEING THE NORTHEAST CORNER OF SAID SECTION 1, BLOCK 1, W.C. RR. CO. SURVEY. THIS STONE WAS FOUND OFF THE CAPROCK ON THE WEST SIDE OF A WIDE VALLEY IN FAIRLY GOOD CONDITION.
- 2.) THE 3/4 INCH IRON PIPE MARKED "S.E. 3/4 19" AS CALLED FOR AT THE SOUTHEAST CORNER OF THE WEST THREE-FORTHS (3/4) OF SAID SECTION 19, BLOCK 1, P.S.L. SURVEY. THIS PIPE WAS FOUND OFF THE CAPROCK ON THE WEST SIDE OF A WIDE VALLEY IN GOOD CONDITION.
- 3.) A 2 INCH IRON PIPE, AT THE SOUTHWEST CORNER OF SAID SECTION 19, BLOCK 1, P.S.L. SURVEY. THIS PIPE WAS FOUND IN AN OPEN PASTURE IN A VERY FLAT AREA AND WAS CALLED TO BE STAMPED "S.E.18". IT WAS IN FAIRLY GOOD CONDITION AND NOT PITTED BUT NO MARKINGS COULD BE LOCATED ON IT.
- 4.) A 1-1/2 INCH IRON PIPE, AS CALLED FOR AT THE SOUTHEAST CORNER OF SAID SECTION 12, BLOCK 1, W.C. RR. CO. SURVEY. THIS PIPE WAS FOUND IN THE CENTER OF A NORTH-SOUTH COUNTY ROAD IN CLAICHE UNDER ASPHALT ON THE SOUTHERLY R.O.W. OF F.M. HIGHWAY 1261 AND NO MARKINGS COULD BE FOUND ON THE PITTED IRON PIPE. THE LAND IS FLAT IN THIS AREA.
- 5.) A LARGE ROCK (SET ON ITS' EDGE) AS CALLED FOR, WITH A 3/4 INCH IRON ROD, AT THE SOUTHWEST CORNER OF SAID SECTION 14, BLOCK 1, W.C. RR. CO. SURVEY. THIS ROCK WAS FOUND OFF THE CAPROCK AND IN THE HACKBERRY CREEK BASIN.
- 6.) N.G.S. TRI-STATION "OTEX" LOCATED APPROXIMATELY 1 MILE EAST OF THE SOUTHEAST CORNER OF SECTION 12 AND THE "HARDESTY WATER TOWER" WAS USED TO CALCULATE 1983 TEXAS STATE PLANE COORDINATES - NORTH ZONE.

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WE HELD MR. BUCY'S SURVEY LINE BETWEEN THE 2 INCH IRON PIPE AT THE SOUTHEAST CORNER OF THE WEST 3/4 OF SAID SECTION 19 AND THE MARKED STONE AT THE NORTHEAST CORNER OF SAID SECTION 1, BLOCK 1. WE FOUND A 3/4 INCH IRON ROD AT THE NORTHEAST CORNER OF SECTION 12 AT THE CALLED DISTANCE OF 227.5 VARAS EAST OF SAID 2 INCH IRON PIPE. MR. BUCY'S CALLED DISTANCE FROM THE NORTHEAST CORNER OF SECTION 12 AND THE MARKED STONE AT THE NORTHEAST CORNER OF SECTION 1 IS 1900.8 VARAS; WE MEASURED 1901.02 VARAS, AN EXCESS OF 0.22 VARAS. THEREFORE, THE 3/4 INCH IRON ROD WAS HELD AS THE PERPETUATION OF THE NORTHEAST CORNER OF SAID SECTION 12. THIS IRON ROD WAS FOUND AT ASPHALT LEVEL IN THE CENTER OF F.M. HIGHWAY 1261.

WE HELD THE 1-1/2 INCH IRON PIPE AT THE SOUTHEAST CORNER OF SECTION 12 AS CALLED FOR BY MR. BUCY AND MR. DRESSEN. MR. BUCY'S CALLED DISTANCE BETWEEN THE NORTHEAST AND THE SOUTHEAST CORNERS OF SECTION 12 WAS 1900.8 VARAS; WE MEASURED 1900.74 VARAS, A SHORTAGE OF 0.06 VARAS.

WE THEN HELD THE ESTABLISHED EAST LINE OF SAID SECTION 12 AND PROJECTED SOUTH 1 MILE (TO THE SOUTH LINE OF SECTION 11) TO INTERSECT A LINE BETWEEN MR. DRESSEN'S 1 INCH IRON PIPE FOUND AT THE NORTHEAST CORNER OF SECTION 3, BLOCK 1, W.C.RR. CO. SURVEY AND MR. BUCY'S LARGE ROCK FOUND AT THE SOUTHWEST CORNER OF SECTION 14 OF SAID BLOCK 1. BETWEEN THIS INTERSECTION POINT AND THE ROCK AT THE SOUTHWEST CORNER OF SECTION 14, MR. BUCY'S CALLED DISTANCE (SOUTH LINE OF SECTION 14 AND THE NORTH LINE OF SECTION 10 ADDED TOGETHER) IS 3801.6 VARAS; WE MEASURED 3800.92 VARAS, A SHORTAGE OF 0.68 VARAS OR PRORATED 0.34 VARAS PER SECTION.

SINCE NO ORIGINAL CORNER OR PERPETUATION OF SUCH, COULD BE LOCATED TO THE IMMEDIATE WEST OF SAID SECTION 12, THE PRORATED DISTANCE OF 1900.46 VARAS AS ESTABLISHED ABOVE WAS HELD FOR THE DISTANCE OF THE SOUTH LINE OF SECTION 12. TO ESTABLISH THE DIRECTION OF THE SOUTH LINE OF SECTION 12, THE CALLED ANGLE OF 90 DEGREES TO THE ESTABLISHED AND MONUMENTED EAST LINE OF SAID SECTION 12 WAS HELD. A 1 INCH IRON PIPE STAMPED "S.W.12" WAS SET AT THE SOUTHWEST CORNER OF SECTION 12. THIS CORNER FELL IN THE SOUTH DITCH OF SAID ROAD. THE SURROUNDING AREA IS FLAT AND THE DITCH IS KEPT MAINTAINED.

THE CALLED ANGLES OF 90 DEGREES WERE HELD AT THE SOUTHWEST AND NORTHWEST CORNERS OF SAID SECTION 12. THE NORTH LINE INTERSECTING THE 2

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INCH IRON PIPE, FOUND AT THE SOUTHWEST CORNER OF THE WEST 3/4 OF SECTION 19, BLOCK 1, P.S.L. SURVEY AND THE WEST LINE INTERSECTING THE 1 INCH IRON PIPE STAMPED "S.W. 12" AS ESTABLISHED ABOVE. THE DISTANCES OF THE WEST LINE AND THE NORTH LINE WERE THEN ESTABLISHED BY THIS BEARING-BEARING INTERSECTION. MR. BUCY'S CALLED DISTANCE OF SAID WEST LINE IS 1900.8 VARAS, WE MEASURED 1900.34 VARAS, A SHORTAGE OF 0.46 VARAS. THE NORTHWEST CORNER OF SECTION 12 THUS PERPETUATED WITH A 1 INCH IRON PIPE STAMPED "N.W.12" BEING SET. THIS CORNER FELL IN THE BOTTOM OF A DRAW LEADING TO THE BREAKS OF THE HACKBERRY CREEK.

THE NORTH LINE OF SECTION 12 HAS A POINT OF INTERSECTION (P.I.) AT THE 2 INCH IRON PIPE, AS CALLED FOR BY MR. BUCY IN HIS FIELD NOTES OF SECTION 18, BLOCK 1, P.S.L. SURVEY. MR. BUCY CALLS FOR A $00^{\circ}10'$ "P.I.", WE MEASURED $00^{\circ}06'11"$.

THE PERIMETER OF SECTION 12 BEING ESTABLISHED, THE RECONSTRUCTION OF THE NORTH LINE OF THE SOUTH 306.51 ACRES OF SAID SECTION 12, AS SURVEYED BY MR. ALLEN, WAS MADE AS FOLLOWS:

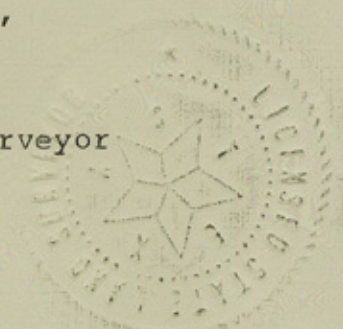
WE HELD THE LINE FROM THE 3/4 INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF SECTION 12 AND THE 1-1/2 INCH IRON PIPE, FOUND AT THE SOUTHEAST CORNER OF SECTION 12. WE WENT THE CALLED DISTANCE OF 910.5 VARAS TO THE NORTH OF THE SOUTHEAST CORNER OF SECTION 12 TO SET A 1 INCH IRON PIPE STAMPED "12-1", AT THE NORTHEAST CORNER OF SAID SOUTH 306.51 ACRES OF SECTION 12, SAME BEING THE SOUTHEAST CORNER OF THIS SURVEY. SAID PIPE WAS SET IN ASPHALT IN THE CENTER OF F.M. HIGHWAY NO. 1261. THE SURROUNDING AREA IS VERY FLAT.

WE HELD THE LINE FROM THE 1 INCH IRON PIPE STAMPED "S.W.-12", SET AT THE SOUTHWEST CORNER OF SECTION 12 AND THE 1 INCH IRON PIPE STAMPED "N.W. 12", SET AT THE NORTHWEST CORNER OF SECTION 12. WE WENT THE CALLED DISTANCE OF 910.5 VARAS TO THE NORTH OF THE SOUTHWEST CORNER OF SECTION 12 TO SET A STONE WITH AN "X" CHISELED ON THE NORTH SIDE, SET IN A NORTH-SOUTH FENCE LINE, AT THE NORTHWEST CORNER OF SAID SOUTH 306.51 ACRES OF SECTION 12, SAME BEING THE SOUTHWEST CORNER OF THIS SURVEY.

Respectfully Submitted,

Jimmie Nail

Jimmie Nail
Licensed State Land Surveyor



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ONE INCH IRON PIPE, FOUND AT THE SOUTHWEST CORNER OF THE WEST 1/4 OF SECTION 12, BLOCK 1, P.O. SURVEY AND THE WEST LINE INTERSECTING THE ONE INCH IRON PIPE STAMPED "S.W. 12" AS ESTABLISHED ABOVE. THE DISTANCE OF THE WEST LINE AND THE NORTH LINE WITH THE ESTABLISHMENT BY THIS BEARING-HEARING INTERSECTION. MR. BOYD'S CALLED DISTANCE OF SAID WEST LINE IS 196.51 VARS, WE MEASURED 198.4 VARS, A SHORTAGE OF 8.44 VARS. THE NORTHWEST CORNER OF SECTION 12 WAS REPERCUATED WITH A 1 INCH IRON PIPE STAMPED "S.W. 12" IN THE CORNER FELT IN THE BOTTOM OF A DRAIN LEADING TO THE BREAK.

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Hansford County
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By GARRY MARSH, Com'r
Douglas Howard

POINT OF INTERSECTION (P.I.)
MR. BOYD IN HIS FIELD NOTES
BOYD CALLS FOR A BEARING

THE DISTANCE OF SAID
396.51 ACRES OF SAID
FOLLOWS:

WE HELD THE LINE FROM THE ONE INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SECTION 12 AND THE ONE INCH IRON PIPE FOUND AT THE SOUTHWEST CORNER OF SECTION 12. WE WENT THE CALLED DISTANCE OF 196.51 VARS TO THE NORTH OF THE SOUTHWEST CORNER OF SAID SOUTH 1/4 SECTION 12 TO SET A STONE WITH AN "X" CHISELED ON THE NORTH SIDE. AT THE NORTHWEST CORNER OF SAID SOUTH 1/4 SECTION 12, SAME BEING THE SOUTHWEST CORNER OF THIS SURVEY. SAID PIPE WAS SET IN ASPHALT IN THE CENTER OF E.M. HIGHWAY NO. 1251. THE SURROUNDING AREA IS VERY FLAT.

WE HELD THE LINE FROM THE ONE INCH IRON PIPE STAMPED "S.W. 12", SET AT THE SOUTHWEST CORNER OF SECTION 12 AND THE ONE INCH IRON PIPE STAMPED "S.W. 12", SET AT THE NORTHWEST CORNER OF SECTION 12. WE WENT THE CALLED DISTANCE OF 196.51 VARS TO THE NORTH OF THE SOUTHWEST CORNER OF SECTION 12 TO SET A STONE WITH AN "X" CHISELED ON THE NORTH SIDE. AT THE NORTHWEST CORNER OF SAID SOUTH 1/4 SECTION 12, SAME BEING THE SOUTHWEST CORNER OF THIS SURVEY.

Respectfully submitted,



Garry Marsh
Lichened State Land Surveyor