

San Marcos, Texas,
Feb. 15, 1943.

General Land Office,
Austin, Texas.

Dear Sirs:

A few days ago Mr. J. B. Winn of Wimberley, Texas, gave me a copy of WORKING SKETCH compiled by B. F. Priest in your office Dec. 3, 1942, covering a considerable area about 14 miles northwest of San Marcos; and asked me to determine if possible the true location of a tract of 176.5 acres, survey made for A. Wyschetzki and Co., by virtue of land scrip No. 4920 issued to Gulf, Colorado, and Sante Fe Ry. Co. by the Commissioners of the General Land Office March 16, 1882. This tract is known as Survey No. 8 in Hays County.

I am giving herein a copy of a record that I find in Book 1, Page 111, Surveyor's Records of Hays County. Let me first give the field notes of Survey No. 7, as they appear on Page 112 of same Book.

Survey No. 7. Field notes of a survey of 176.5 acres of land made for the State by virtue of Land Scrip No. 4920, issued to the Gulf, Colorado, and Sante Fe Ry. Co. by the Commissioners of the General Land Office, made March 16, 1882. Said Survey is No. 7 in Hays County, Texas, situated on the waters of the Rio Blanco about 12 miles N.W. of San Marcos.

Beginning at the N.E. corner of the C. Rooney Survey No. 99 in the West line of Survey No. 89. Thence North 809.5 varas to a stake. Thence West 1230 varas to a stake in the East line of the R. McCombs Survey No. 13. Thence South 809.5 varas to a stake in the North line of C. Rooney Survey No. 99. Thence East 1230 varas to the place of beginning. (This survey was made by M. E. Groos, Deputy County Surveyor, March 9, 1887; and was certified by Otto Groos, Surveyor of Hays County, March 12, 1887.)

Field Notes and certificates of Survey No. 8, as they appear ~~anxilly~~ on Page 111, Book 1, Surveyor's Records of Hays County.

State of Texas)
County of Hays) Survey No. 8. Field notes of a survey of 176.5 acres of land made for A. Wyschetzki and Co., by virtue of Land Scrip No. 4920, issued to the Gulf, Colorado, and Sante Fe Ry. Co. by the Commissioners of the General Land Office March 16, 1882. Said Survey is No. 8 in Hays County, Texas, on the waters of the Rio Blanco about 14 miles northwest of San Marcos.

Beginning at the N.E. corner of Survey No. 7, on the E. line of E. Prichalski Survey No. 89. Thence North 809.5 varas to the N.W. corner of said Survey No. 89. Thence West 1230 varas to a stake on the E. line of R. McCombs No. 13. Thence South 809.5 varas to N.W. corner of Survey No. 7. Thence East 1230 varas to the place of beginning.

Surveyed March 9, 1887.

Chain Carriers:
John Raborn, and
Sam Townsend.

I, M. E. Groos, Deputy Surveyor of Hays 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 duly qualified, and that all the corners, lines, boundaries, and marks, whether natural or artificial, are truly and correctly described and set forth in the Plat and Field notes.

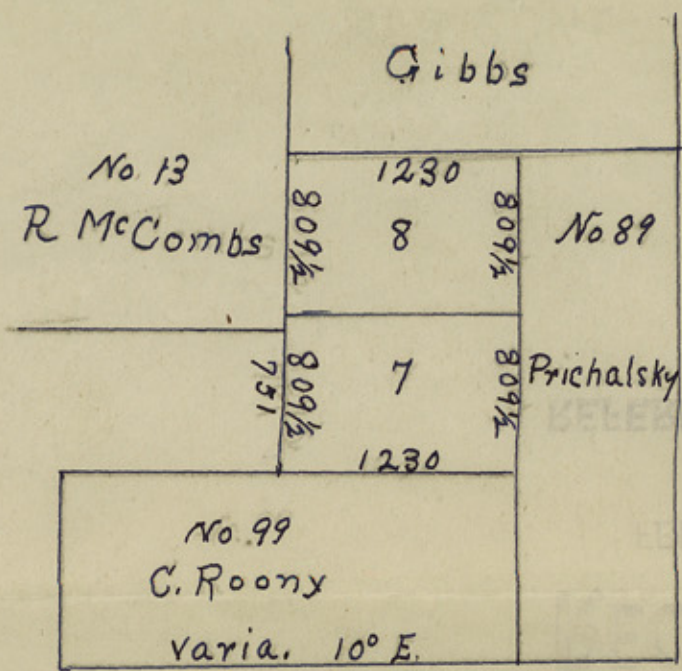
(Signed) M. E. Groos, D. S. Hays Co.

I, Otto Groos, County Surveyor of Hays County, do hereby certify that I have examined the foregoing plat and field notes, and find them correct, and have recorded them in Book D, Page 320. (Later, transcribed to Book 1, Page 111.)

Surveyed March 9, 1887.

Chain carriers:
John Raborn, and
Sam Townsend.

(Signed) Otto Groos, C. S. Hays Co.,
This 12th day of March, 1887.



I, S.M. Sewell, Licensed State Land Surveyor, and Surveyor of Hays County, do hereby certify that the map shown above and the record shown on the sheet accompanying this are true and correct copies of the record as it appears in Book No. 1, Pages 111 and 112, of the Surveyor's Records of Hays County, Texas.

I further certify that last Saturday I was out there on the ground and made careful investigations. I found that at the point indicated on the "WORKING SKETCH" as the N.W. corner of Survey No. 8 in question, the N.W. corner of the Prichalski Survey and the S.W. corner of the Gibbs Survey No. 88, there is not a Live Oak tree of any size whatever within fifty varas of this point. However, over on the South line of the McCombs Survey, and about 1230 varas west from the West line of the Prichalski Survey No. 89, there are many Live Oak trees of various sizes; in fact, so many that it was difficult for me to find the trees that conformed to the description. But I found them; and it seems clear to me that "Survey No. 8" lies immediately north of "Survey No. 7".

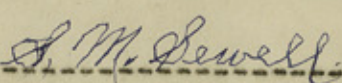
- Note these points in the description as given by Mr. Groos:
1. This survey begins "at the N.E. corner of Survey No. 7".
 2. In describing the beginning point, the "E" (encircled on the sheet) was certainly intended to be a "W", for the first line goes North from this point to the "N.W. corner of said Survey No. 89".
 3. The third call is "South 809.5 varas to N.W. corner of Survey No. 7".

Note the following points in the description of the Patent from the State to A.B. Egger, dated Nov. 21, 1907, filed for record Dec. 7, 1907 (long after March 16, 1882):

1. The quoting of bearing trees at the starting point which do not exist in the vicinity of the S.W. corner of the Gibbs Survey No. 88.
2. Call No. 2. "Thence E. 1100 varas with the N. line of No. 7 to the W. line of the E. Prichalski Survey No. 89."
3. Call No. 3. "Thence N. with said line (W. line of the Prichalski Survey, on which line the starting point is given) 809.5 varas to a stake and mound in the S. line of No. 88."
4. Call No. 4. "Thence W. (from a point on the W. line of the Prichalski Survey) 1100 varas to the beginning."

In my judgment, these notes are definite to mean anything, and Survey No 8 lies immediately north of No. 7.

Witness my hand and seal this the 15th day of February, 1943.



 Licensed State Land Surveyor,
 and Hays County Surveyor.

