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MAY 13 1954

San Marcos, Texas
May 8, 1954

REFERRED TO MAP

Hon. Bascom Giles,
Commissioner of the General Land Office
of the State of Texas, Austin, Texas.

Dear Sir:

Contained herein is a report of my findings concerning the location of the John Mc Guire Survey No. 60, situated in Hays County, Texas.

To Establish the Location of said Mc Guire Survey, I began at the original North corner of the Cyrus Campbell Survey No. 18, said Campbell Survey being senior to other surveys in this area.

From this beginning corner an original 18" Elm called for at the North corner of said Campbell Survey No. 18, same being the East corner of the B. & G. Fulcher Survey No. 19 and also being a point in the South West bank of the San Marcos River, bears S 36 E 142.0 varas.

From this beginning corner I projected a line S 50 W, along the North West line of said Campbell Survey, same being the South East line of the B. & G. Fulcher Survey No. 19 and at the call distance of 4880.0 varas I located the South corner of said B. & G. Fulcher Survey No. 19, same being the East corner of the S. A. & M. G. Railroad Company Survey, also being a point in the North West line of said Campbell Survey No. 18.

From the South corner of the B. & G. Fulcher Survey I projected a line N 40 W with the South West line of said Fulcher Survey, same being the North East line of the S. A. & M. G. Railroad Company Survey and at the call distance of 5000.0 varas I located the West corner of the B. & G. Fulcher Survey No. 19, same being the North corner of the S. A. & M. G. Railroad Survey also being the East corner of the Jesse W. Wilson Survey and also being the South corner of the Wm. Burnett Survey No. 59.

From this corner I continued on course of N 40 W and at the call distance of 1000.0 varas I located the West corner of the Wm. Burnett Survey No. 59, same being a South corner of the John

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McGuire Survey No. 60, also being a point in the North East line of the Jesse W. Wilson Survey;

Having thus located a South corner of said John McGuire Survey I proceeded to re-establish the corner of said McGuire Survey as follows:

From a South Corner of the McGuire Survey heretofore described I projected a line N 50 E a call distance of 1406.0 varas and at this point located a corner of said McGuire Survey same being a North corner of the Wm. Burnett Survey No. 59.

From this corner I projected a line S 40 E for a Call distance of 500.0 varas and here located a South corner of said McGuire Survey.

From this corner I projected a line N 50 E at 1029.0 varas I passed a North corner of the Wm. Burnett Survey No. 59, same being the East corner of the Wm. A. Matthews Survey No. 61, for a total distance of 2852.0 varas to a point on the present South West Bank of the San Marcos River, same being the East corner of this Survey, also being the North corner of the Wm. A. Matthews Survey No. 61.

I then meandered the South West bank of the San Marcos River as follows:

N 44 47	W	81.0 varas
N 62 20	W	414.0 varas
S 78 20	W	162.0 varas
N 62 15	W	126.0 varas
S 52 30	W	72.0 varas
S 17	W	162.0 varas
S 6 15	E	216.0 varas
S 3	W	83.8 varas
S 14 30	E	72.0 varas
S 22	W	162.0 varas
S 59	W	216.0 varas
N 80	W	126.0 varas
N 88	W	180.0 varas
N 64 25	W	252.0 varas

N 77 07 W 158.4 varas

S 69 15 W 81.0 varas

S 54 08 W 46.8 varas and at this point intersected the old crossing of ford of the old San Antonio-Nacogdoches Road across said San Marcos River, said point being the North corner of the John Mc Guire Survey and also being the East corner of the James Curtis Survey.

I then projected a line S 45 W, with the South East line of said James Curtis Survey, for a distance of 2603.6 varas to a point in the center of the old San Antonio-Nacodgoches Road for the West corner of the John Mc Guire Survey, same being the North corner of the Jesse W. Wilson Survey, also being a point in the South East line of the James Curtis Survey.

I then projected a line S 40 E 100.0 varas to the place of beginning, said survey containing 334.013 acres of land.

This writer is of the opinion that a corrected patent for said John Mc Guire Survey is advisable in as much as such patent could correct a certain discrepancy which has existed concerning the South East line of the James Curtis Survey and the North West line of the John Mc Guire Survey No. 60.

The East corner of said Curtis Survey and the North corner of the Mc Guire Survey are defined and described as being one and the same point, said point being the old crossing or fording place of the old San Antonio-Nacodgoches Road across the San Marcos River.

From this beginning corner on said river the South East line of the James Curtis Survey calls for running S 45 W 2939.0 varas to the South corner of said Curtis Survey, whereas the North West line of the John Mc Guire Survey calls for beginning at this common corner on said San Marcos River and running with the meanders of said San Antonio-Nacogdoches Road to the most Western corner of said Mc Guire Survey.

Although the North West line of the Mc Guire Survey does not

specifically call for the South East line of the Curtis Survey, there is substantial evidence on the ground to prove to my satisfaction that the location of said San Antonio-Nacogdoches Road at the time of patent issuance on the John Mc Guire Survey was as previously called for on the Curtis Survey, that line being more particularly defined as running on course of S 45 W from the ford of the old San Antonio-Nacogdoches Road across said San Marcos River.

Because of River overflows, erosion and other topographic factors the location of said San Antonio-Nacogdoches Road has been moved from time to time to facilitate easy passage until it has reached its present location as indicated on the map herewith submitted.

In as much as the location (at any particular time) of the San Antonio-Nacogdoches Road was accepted as being the North West line of the Mc Guire Survey, the original North West line of the Mc Guire Survey has been shifted from its original location to the present location of the old San Antonio-Nacogdoches Road.

Inasmuch as the South East line of the Curtis Survey is a fixed line, having been given a bearing of S 45 W from the crossing of the San Antonio-Nacogdoches Road with the San Marcos River, and in as much that evidence found on the ground substantiates the fact that the location of said road has been moved from time to time and is subject to further movement, there by leaving acreage that might erroneously be defined as being vacant, unpatented land, this writer is of the opinion that the interests of the State Land Office, property holders, abstractors, et al; could best be served by issuing a corrected patent on the John Mc Guire Survey to read as follows:

Beginning at an iron pipe set for the West corner of this Survey, same being the North corner of the Jesse W. Wilson Survey, also being a point in the South line of the James Curtis Survey and also being a point in the center of the old San Antonio-Nacogdoches Road as now located. This beginning corner bears S 45 W 2603.9 varas from the East corner of said James Curtiss Survey.

Thence with the North West line of this Survey, same being the South East line of the James Curtis Survey, N 45 E 2603.9 varas to an iron pipe set for the North corner of this Survey, same being the East corner of the James Curtis Survey and also being a point on the South East bank of the San Marcos River.

Thence down said River with its meanders as follows:

N 54 08 E 46.8 varas

N 69 15 E 81.0 varas

S 77 07 E 158.4 varas

S 64 25 E 252.0 varas

S 88 E 180.0 varas

S 80 E 126.0 varas

N 59 E 216.0 varas

N 22 E 162.0 varas

N 14 30 W 72.0 varas

N 3 E 83.8 varas

N 6° 15 W 216.0 varas

N 17 E 162.0 varas

N 52 30 E 72.0 varas

S 62 15 E 126.0 varas

N 78 20 E 162.0 varas

S 62 20 E 414.0 varas

S 44 47 E 81.0 varas to an iron pipe set on bank of said River for the East corner of this Survey, same being the North corner of the Wm. A. Matthews Survey No. 61.

Thence with a South East line of this Survey, same being the North West line of said Wm. A. Matthews Survey No. 61, S 50 W at 1826.0 varas pass the West corner of said Matthews Survey, same being the North corner of the Wm. Burnett Survey No. 59, continuing for a total distance of 2852.0 varas to an iron pipe set for a South corner of this Survey, same being a corner of the Wm. Burnett Survey No. 59.

Thence with a North East line of said Burnett Survey, N 40 W 500.0 varas to an iron pipe for corner, same being a North corner of said Burnett Survey.

Thence with a South East line of this Survey, same being a North West line of said Burnett Survey, S 50 W 1406.0 varas to an iron pipe set for a South corner of this Survey, same being the West corner of the Wm. Burnett Survey No. 59 and a point in the North East line of the Jesse W. Wilson Survey.

Thence N 40 W 100.0 varas to the place of beginning, containing 334.013 acres of land.

Respectfully submitted,

T.A. Breeze

T.A. Breeze
State Licensed Hays Co.,
Land Surveyor

Aubrey H. Fielder Attorney at Law Lockhart, Texas

File No. 34

Hays County of the
Surveyor's Report of the
John McGuire Survey by
T.A. Brockle

Filed 5-13, 1954

BASCOM GILES, Com'r

W. L. Griffith

See Rolled Sketch No 28

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