

PHILLIP G. YOUNG

CIVIL ENGINEER  
REFUGIO, TEXAS

RECEIVED

SEP 14 1960

General Land Office

July 28, 1960

Honorable Bill Allcorn  
Commissioner, General Land Office  
Austin, Texas

Dear Sir:

Submitted herewith are field notes describing S.F. 16056, S.F. 16057, and S.F. 16058, in Kimble County. Applications to purchase these three tracts by good faith claimants were filed July 13, 1960. The two attached maps titled respectively "Portion of Kimble County Approx. 15 miles N 86° W of Junction" and "Portion of Kimble County Approx. 18 miles S 83° W of Junction" are a part of this report.

The 5.15 acre tract designated as S.F. 16058 is shown on map titled "Portion of Kimble County Approx. 15 miles N 86° W of Junction." The five patented surveys surrounding this 5.15 acre tract were laid in by four surveyors. G. Gebel #526 was located by F. Giraud in 1854 on the north bank of the North Fork of the Llano River. Giraud monumented the river corners with witness trees and called for the back corners to be marked by Stk. and Md. W. F. Billingsly Survey #64 was surveyed by C. E. Davis in 1887 and also begins on the north bank of the North Fork of the Llano. The back corners are called to be St. Md. and Davis calls to adjoin the east line of #526. Survey #76, GWT&P RR Block A, was surveyed by State Surveyor G. M. Williams in 1889. The east corners of #76 were not called to be monumented and the survey takes its beginning from the northeast corner of #75 of Block A, which corner was not monumented by Williams in his resurvey of #75. Survey #75-A was called by Williams to begin at a "pt. 49 varas S 1/4° W from the N.E. corner of #74." GC&SF RR Survey #72 and TIRR Co. #32 were both surveyed by W. T. Hope in 1899. A compilation of two sketches submitted by Hope in 1899 and 1903 (#53931 and #53929), will show an unsurveyed area of approximately the shape and area depicted on my map.

After an extensive survey on the ground, I constructed the survey lines as shown on my map from the original corners which I identified on the ground (indicated by the double semi-circles on the map) and from old occupied and recognized corners on the north bank of the Llano River. The east line of #526, which is the first line in the field note, was constructed call bearing and distance from the old recognized corner on the north bank of the river. The north and east lines of Survey #75 Block A, and the lines of Survey #76 Block A, were constructed field note call bearing and distance from a point

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in the east line of Survey #74 Block A which point is 49 varas from the north-east corner of Survey #74. The east and south lines of TIRR Surveys #31 and #32 were constructed call bearing and distance from the original southerly southeast corner of #31, and the south line of GC&SF RR Survey #72 was constructed call bearing from the original southeast corner of the survey.

Preliminary investigation of the patented field notes of the surveys shown on map titled "Portion of Kimble County Approx. 18 miles S 83° W of Junction" revealed that Frank Vickrey, who surveyed D. Cooper #37 in 1880, had intentionally left a triangular shaped tract unsurveyed between his north line of #37 and the southwest line of J. H. Warnke Survey #528 and southeast line of E. Franke Survey #529. From the field notes and surveyor's explanations of G. M. Williams, a state surveyor who resurveyed GWT&P Block "A" in 1889 and monumented GHR&SA RR Co. Block "C" in 1889 and 1890, it appeared that the Warnke and Franke surveys, which had been located by Giraud in 1854, were excessive in a northwesterly-southeasterly direction. It also appeared that surveyor C. E. Davis, who surveyed Georgetown RR Co. Surveys #5 and #6 in 1887, was not aware of the correct location of the surveys in GHR&SA RR Co. Block C, or of the west line of the D. Cooper Survey #37. My ground survey in this area was initiated for the purpose of establishing the survey lines so that correct descriptions of the discrepancies created by Vickrey and Davis could be prepared.

As shown on my map, I found that Surveys #528 and #529 are excessive on the ground. I was unable to positively identify Giraud's original corners but the lines as shown fall on old fenced occupation. The east corner of #528 is in the fork of the Llano River and Maynard (Chestnut) Creek as called.

In the northwest line of #529 Giraud called for a stk. on high bank whence a 17" Chestnut Oak bears N 77° E 3 varas and an 11" Hackberry bears N 38° W 3-1/2 varas. In the immediate vicinity of the intersection of the occupied northwest line of #529 with the eroded high bank there is only one oak stump that appears to be old enough to have been the witness marked by Giraud. G. M. Williams stated in his 1889 report that he found the oak witness at this point and gave connections to the original northeast corner of Survey #73 Block A; to the corners of Survey #99; and to the river bank in two directions. I found the northeast corner of #73 with the bearings still standing but found no evidence of the Survey #99 corners. From a point S 77° W 3 varas from the old oak stump I find that the original northeast corner of #73 is N 0°10' E 1776.2 varas as compared to Williams connection of S 0°15' W 1773 varas; the south main bank of the river is N-310 varas as compared to Williams call for N-303 varas; and along the northwest line of #529 the south main bank is N 45° E 272 varas as compared to Williams call for N 45° E 270

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varas. In all my retracement of Williams lines I have found his work to be eminently satisfactory and have therefore adopted the old oak stump as Giraud's witness for the northwest line of Survey #529.

The northwest line of #528 as shown on the map is midway between the southeast line of #528 and northwest line of #529 and falls along old fenced occupation for a portion of its length. Because the southeast line of #528 and southeast line of #529 were the first calls in the field notes of these two surveys, these two lines were held to call bearing and distance and the back lines and northwest lines constructed on call bearing with the results shown.

The survey lines in Blocks A and C as shown on my map were constructed from the original corners (indicated by the double circles and semicircles) marked by G. M. Williams in his 1889-90 resurveys.

D. Cooper Survey #37 and H. Cooper Survey #35 were called by Frank Vickrey to begin at the south corner of Survey #528 and to adjoin the lines of Surveys #3, #4, and #5 in Block C. Vickrey did not call for his corners to be monumented by witness trees but he did call for rock mounds and gave two passing calls for Chestnut Creek in the notes of Survey #37. On the northeast line of #37 he called to cross Chestnut Creek at 370 varas from his south corner of #528. As shown on my map, Chestnut Creek is only 216 varas from the south corner of #528. At the northeast and southeast corners of #37 and easterly interior corner of #37 I show double circled as original corners three large old rock mounds which I have accepted as being the rock mounds called for by Vickrey because they are in the approximate correct field note relation one to the other and to Chestnut Creek. These three mounds are of the same character and type construction as the mound at the northeast corner of Allen and Gardner Survey #58 which I show double circled inside of Survey #4 of Block C. This latter corner at the northeast corner of #58 was marked by Vickrey in 1882, witnessed by two bearing trees, and called to be the southeast corner of Survey #3, Block C. As shown on my map the southwest corner of #37, which was called to be the northwest of #4, Block C by Vickrey, is  $N 0^{\circ}41' E 1452.2$  varas from Vickrey's original northeast corner of #58.

Georgetown RR Co. Survey #5 as shown on my map was constructed from the original north corners of the survey and the original inner corner of Georgetown RR Co. #6. These are the only corners of these two surveys called to be monumented with witness trees by C. E. Davis in his 1887 field notes and were also recovered by A. G. Farmer when he resurveyed #6 for patent in 1934.

Davis' field notes of Georgetown RR Co. #5 fail to close by 38.7 varas north and south and 1.3 varas east and west. From my analysis of these notes and the surrounding circumstances, it appears that the east line call for

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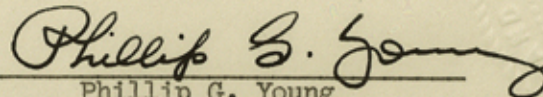
620 varas is the call in error. If it is assumed that the east line distance is correct and the west line is in error (disregarding the small E-W error), the survey would contain only 308.8 acres. Conversely, if the west line distance of 984 is assumed to be correct, the notes will contain 321.8 acres. Davis also indicates the 984 vara call on the west line to be correct when, in the cancelled notes of Georgetown RR Co. #6, he calls for the northeast corner of Survey #2, Block C, to be 416 varas north of the northwest corner of #5 and for the southwest corner of #5 to be common with the northwest corner of #3, Block C. The sum of 416 varas and 984 varas is 1400 varas, which is the called distance in the notes of Block C between the northeast corner of #2 and northwest corner of #3.

Davis calls to adjoin the Block C lines, but at the time he was on the ground these lines were not monumented, and it appears to me that since he was so grossly mistaken as to their correct position his calls for adjoinder to the unmarked lines are of no effect. I have therefore placed the south line of Georgetown RR Co. Survey #5 984 varas from the north line, as shown on the map, and held the northeast line to its called distance of 460 varas. The unsurveyed area designated S.F. 16057 amounts to 195.9 acres.

The unsurveyed area of 16.1 acres designated as S.F. 16056 results from constructing the southeast line of Georgetown RR Co. Survey #6 reverse call bearing and distance from the original inner corner of Survey #6. It is very probable that Davis located this corner by measuring from the north corner of Survey #529 but it appears that his compass or variation was in error by approximately  $0^{\circ}45'$ .

The nearest producing oil well is N  $33^{\circ}21'$  W 1.33 miles from the west corner of S.F. 16056; N  $35^{\circ}33'$  W 1.68 miles from the most northerly northwest corner of S.F. 16057; and S  $71^{\circ}00'$  W 4.57 miles from the southwest corner of S.F. 16058.

Respectfully submitted,



Phillip G. Young  
Licensed State Land Surveyor

County 20981

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File No. 33  
Kimble County  
Sketch File

Filed Sept 14 1960  
BILL ALLCORN, Com'r

By Phillip G. Young

Surveyor's Report  
RE: SF-16056-7-8

By Phillip G. Young

July 28, 1960

(See Rolled Sk. 25 & 26)

PHILLIP G. YOUNG