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File No. Sketch File 38

Kimble County
"The Bear Creek Ranch"

Filed Dec. 22 19 89

GARRY MAURO, Com'r

Surveyors Report
"The Bear Creek Ranch"
Kimble County, Texas

By Douglas Howard

See Kimble Co. Rid. Sk. 40

The following is a report of a survey of "The Bear Creek Ranch" located in Kimble County, Texas, about 8.5 miles north 45 degrees west from Junction, the county seat. The several surveys discussed herein lie on or adjacent to Bear Creek (called Viejo Creek in the original surveys) about 1.1 miles below the confluence of its east and west forks.

The survey work was done at intervals between September 1981 and March 1986 as the current owner, Mr. Harvie Branscomb, acquired the lands in question along with other lands from several different owners. All work was tied to closed random traverses, any of which had an original unadjusted closure greater than 1:100,000. All work was tied through looped closure to U.S.C. & G.S. Triangulation Station "CLEO".

The oldest survey involved is the Harriet McIlvail Survey No. 45 located by Ben McCulloch, Deputy Surveyor, Bexar Land District, with field notes dated October 27, 1841. This survey fronts on the north bank of the North Llano River and calls only for "stake and mound" at both back (north) corners.

The next surveys in order of seniority are Surveys No. 417 through 420 located for different certificate holders under certificates issued by the commissioners of the Fisher & Miller Colony. These surveys and several others were located on consecutive days in mid May 1856 by William Friedrich, Deputy Surveyor, Bexar District.

The next surveys in seniority are those in the T.W.N.G.R.R. Co. Block 4 located on field notes by Dennis Corwin, Deputy Surveyor, Bexar District, dated January 5, 1876, all of which call for "stk" at all corners. The only locative call in this block of surveys is the beginning corner of Survey No. 1, located from the unmarked northwest corner of the previously mentioned McIlvail Survey No. 45. Apparently the only original corners set in this block are those set on a connecting line run by G. M. Williams, State Surveyor, in March 1890 (see connecting line in BEX S-16368). Williams began at the southwest corner of the McIlvail Survey No. 45, ran north with its west line to the proper distance for the southeast corner of Survey No. 1, Block 4, then northwest to its northwest corner where he made and witnessed a corner and continued west setting corners at one mile intervals through the block and further.

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The next surveys are those located in September 1888 by C. E. Davis, County Surveyor, Kimble County, filling in the area bracketed by the McIlvail, Fisher & Miller and T.W.N.G.R.R. Co. surveys. These take up all of the area except for a small scrap file located by W. T. Hope, County Surveyor, Kimble County, in September 1905.

Another group of surveys, the Toliver Survey No. 134 and the G.C. & S.F.R.R. Co. Surveys No. 19 and 20, located by Davis in June and July 1888 adjoins the Fisher & Miller surveys along their east side.

Corners deemed to be originals, as shown on the plat accompanying this report, were recovered at the southeast corner of the Stisser Survey No. 417, the north and west corners of the Rabe Survey No. 419, the south corner of the Ferris Survey No. 420, the west or northwest corner of the Earwood Survey No. 9, the southwest corner of the G.C. & S.F.R.R. Co. Survey No. 19 and the northwest corner of the T.W.N.G.R.R. Co. Survey No. 1.

Three lines of ancient occupation, traceable through continuous recitations in the Deed Records from sovereignty to relatively recent times as continuous divisions between major ownerships, were observed in the reconstruction of the several surveys covered in this report. These were the east and west lines of the McIlvail Survey No. 45, from the North Llano River to the south line of T.W.N.G.R.R. Co. Survey No. 1 on the west, and from the river to a point 1.6 miles north on the east, and the line between the Fisher & Miller Surveys No. 418 and 419. Additional support for the occupation line between Surveys No. 418 and 419 is derived from the finding of a looping segment of old creek bank at approximately 800 varas from the west end of the line. This conforms to the passing call for the creek along this line, indicating that the creek may well have been in the called position at the time of the original survey.

A theta angle of +00 degrees 14 minutes 19 seconds at the south corner of Survey No. 419 was adopted for all work in the area except the west line of T.W.N.G.R.R. Co. Survey No. 1 where a theta angle of +00 degrees 13 minutes 12 seconds observed on earlier work to the west of this line was used.

The bearing of the northeast line of Surveys No. 418 and 419 was determined by a line from the found north corner of Survey No. 419 extended through the found southwest corner of Survey No. 19. This fit the occupied north corner of Survey No. 418 and

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was extended to a prorated distance of the total length from said occupied corner of Survey No. 418 to the found southeast corner of Survey No. 417 to construct the north corner of Survey No. 417. The northeast line of Survey No. 417 is then a line from the corner so created to the found southeast corner of Survey No. 417. The southwest line of Surveys No. 418 and 419 was made parallel with the northeast line and extended southeast from the found west corner of Survey No. 419 to intersect a line of call bearing from the constructed north corner of Survey No. 417. The common west corner of Surveys No. 418 and 419 is the intersection of the old occupied line between the surveys with this southwest line. This construction results in a 0.37 of one acre deficiency in Survey No. 419 due to a deficiency in the east-west dimensions between the found corners even though the north-south dimensions are slightly excessive. Survey No. 418, however, has 16.68 acres of excess due to substantial north-south excess.

Survey No. 417 is constructed as follows. From its found southeast corner the south line is constructed WEST (south 89 degrees 45 minutes 41 seconds west on grid) to an intersection with the east line of the McIlvail Survey No. 45. From the constructed north or northeast corner the north line was extended called distance along the south line of Survey No. 418 to a point for the northwest corner. From this corner a line was extended called course and distance southeast to a point for corner. From this corner a line was extended EAST (north 89 degrees 45 minutes 41 seconds east on grid) to intersect a line extended NORTH (north 00 degrees 14 minutes 19 seconds west on grid) from the northeast corner of the McIlvail Survey No. 45. Survey No. 417 so constructed contains 229.70 acres or an excess of 24.70 acres.

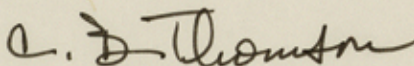
Survey No. 1, T.W.N.G.R.R. Co. Block 4, is located by its found northwest corner together with its beginning call from the northwest corner of the McIlvail Survey No. 45. The northeast corner of Survey No. 1 is located by intersecting a line extended EAST from its found northwest corner with a line extended NORTH from the northwest corner of Survey No. 45. The southwest corner was previously constructed SOUTH (south 00 degrees 13 minutes 12 seconds east on grid) 1900.8 varas from the found northwest corner. The southeast corner is located in the west line of Survey No. 45 at 750.0 varas south of its northwest corner. The survey so constructed contains 643.97 acres.

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The Earwood Survey No. 9 is constructed by extending lines on the original bearings northeast and southeast from its found west or northwest corner and southwest from the common west corner of Surveys No. 418 and 419. The resultant configuration is longer east-west and shorter north-south than the original field notes contemplate but contains within one half acre (80.49 acres) of the original acreage and allows the adjoining surveys to exist relatively undisturbed.

Respectfully submitted,



C. B. Thomson
Licensed State Land Surveyor
Junction, Kimble County, Texas
November 15, 1989

