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1424

REPORT ON SURVEYS IN KINNEY COUNTY TEXAS
MADE FOR R.H. EARWOOD.

Early in December 1940 I was called by Mr. Earwood to make a survey of a certain part of his ranch in Kinney County which he had arranged to sell. In accordance with his request I merely made, at that time, a perimeter survey to determine the acreage which he proposed to sell. In attempting to fit the area of the owned surveys with the area in closed in by the fences I found several discrepancies which necessitated much additional work as outlined in the following Report.

The Group of Surveys comprising the major part of this area were located by Jos. Jones or a deputy of his, while County Surveyor in 1881. These Surveys, 607, 610, 617, 618, 714, 715, 716, 940, 615, 616, ~~100~~ were all located from preemptions 94 & 95. Surveys 1003 and 1004 were put in at a later date. Surveys to the West, North and South are all superior to the ones above mentioned that are in question.

In making a traverse of the area that was to be sold, I began at the corner of the outside fence on the east line of Sur. 617 as marked on the accompanying Plat. I then ran North, West, South with the outside fences. These fences have been in place for at least thirty years, and some of them are older than that. This brought me to U S Hwy. No 90. I ran down Right of way of Highway to intersection of Ranch road that divides the area desired from the rest of the ranch. Then N E up ranch road to boundary fence and then west to place of beginning.

The North line of the ranch which is supposed to be the South line of Surveys 116 and 12, seems to be in the right place. There are no witness corners near to hold this line, so I made a check by taking a direction shot on the Center of Olmos Mt. from the North East corner of the ranch and from a point 680 vars. West of the North ~~XXXX~~ west corner. (The N W corner is in a kind of valley and Olmos Mt. is not visible from the corner)

The Center of the Mountain which is one mile north and five miles west of the NW corner of Sur No. 71, the NW corner of this ranch, From 680 vars. west of N W cor, N 78 05, E From NE corner of Ranch N 81 25 W, These two course lines when projected will cross one mile North and five miles west of the NW cor. of Sur. 71

There are no witness calls on any of the western boundary except the N. E. corner of 75 Blk. 6 on South line of 74 calls to be a Rock 5' x 5' set on edge. Noted on Plat I located a rock which answers to the above description. The rock ~~is~~ is set in the ground East and west, is about 9" thick and if fully five feet long with some three feet being above the ground. It has been in place for a long time as it is completely covered with mossy stain. There is a mesquite tree some 18" in dia growing by the rock and one prong of the tree has grown partly around the rock. This Rock is 170 vars. North and 12 vars. west of the corner of the fence which is intended for this corner.

At the N E Corner of Sur 95 and the N W cor Sur. 94 I find a very old oak post in the fence. The Post is about 15" in dia. and has been braces for a corner post. There are old Wrought Nails still in the post. From this Post there is a L. O. Tree about 18" in Dia. that has Blown down to the west. The tree has been blazed on the N. W. side but any marks it might have born are marred by fire burns. The base of this tree is South 50 1/2 E 15 vars from the p post. and another L. O. Trees standing and green 24" in Dia. Brs S 68 1/2 E 21 1/2 vars. This tree has a large blaze on West side But No marks are legible since it too has been burned. Then 950 vars, south down a fence for the common South corner of 94 & 95 I find two live oaks had been recently cut and removed that would have been about the correct location for the two trees called for at this corner. Then 200 varas west of this corner I find a very old mound of stone from which a Live Oak Stump 12 Brs. N 72 E 13 1/2 vars and another Live oak Stump 3 feet high 9" in Dia Brs. N 62 1/2 E 16 1/2 vars. Corresponding to the original trees called for at the three corners. The location of the Preemption surveys thus located I connect the common north corner of surveys 94 & 95 by bringing a line South 00 from the beginning corner of my traverse and find that ~~XXXX~~ I intersect the North line of Sur 95 200 varas west of the N E corner of sur. 95.

Checking the distance from the South line of Survey No. 12, the distance is 223½ varas long in crossing sur. 16, 714., 940 and going between 616 & 617 to their common South Corner on the North line of Sur. No. 95.

It now became necessary for me to accurately locate the North line of Survey No. 327, a Superior survey joining this Group of surveys on the South. This survey was laid in 1849, beginning 400 varas north of the S. W. corner of 326, running North, west, South and East. The most dependable way to relocate 327 appeared to be from its calls for crossing of Elm Creek near its S. W. corner, and the crossing of a branch on the South line.

I began a connection line to locate the position of 327 by starting on the highway at the most south point in the traverse around the ranch. E then ran S. 68 15 E 370; S 70 45 E 402; S 19 15 E 1368; Then East 165 vrs. This brought me in the line of a fence running south the was supposed to be on the West line of sur. 327. I then ran down the fence south, at 1943 vrs cross a flat drain flowing west. since this is the only draw within 1000 varas. I consider it must be Elm Creek, at 1957 Set a stake, at 2069 there is a corner in the fence, with one line of fence Going N89 30E and another continuing South for at least a Mile. E then ran East down the fence to check for the draw that was called to cross at 2659 vrs. at 1440 vrs from the corner of the fence a branch flows north at 2085 vrs from the corner of the fence another branch flows north, at 3449 varas from the fence another branch flows north, but this last branch appeared to turn to the N. E and lead to Turkey Creek rather than to the west and Join Elm creek. The space between the last two creeks is a gently rolling area mesquite covered and rising gently towards the center from both branches and is devoid of any form of drain at anywhere near to one called for. All of the drains crossing are at approximately right angles and will not greatly change their relation to the line for 100 varas to the north. Continuing down the fence N89 30 E I cross over a sharp ridge at its most northern edge that is so noticeable that it must have been noted in the original notes had this line crossed the point as does the fence. At 5082 varas corner of the fence with one line running a short distance South and the other end continuing to the Right of way of the S. E & S. A. RR (Southern Pacific) Going North up the fence it is 1800 varas to the center of the track. Then continuing North with a fence it is 468 varas to the south right of way of U S Hwy No. 90. At the corner of the fence 1800 south of the R R. there is a call in the record of this survey for two mesquite trees for bearing. There are no mesquitenear the corner but 100 varas north the nature of the soil chances and there are mesquite tree tho I could not find any that could be considered as the original trees.

Survey No 329 which is west of Survey No 327 and has a common South corner, calls for the same crossing on its East line and also called for another crossing on Elm creek 720 varas west of the S. E. corner of 329. By placing the west line of 327 in harmony with the connections called for in its adjoining surveys on the north, and at the proper called for distance south of Elm creek I find that the south line of 329 which is a continuation of the south line of 327 will cross Elm Creek 720 varas west of the S. E Corner of the survey. This will give me two of a possible three connections by which to fix the S. W. Corner of 327. So I set the S. W. corner of 327 115 varas west and 112 varas north of the fence corner that is evidently intended for this corner. I then reconstruct survey No. 327 by its original field notes, and place survey 697 as it is called to be.

At the S. W. corner of survey 329 its original notes call for two Live Oak trees, and in a effort to find the corner I ran west from the S. E corner of 329. The distance call on this line is 2887 vrs, At 2713 varas I reach a 12 fence of net wire set on Concrete posts around the Anacacho Ranch, There several scattered liveoak Trees on the slopes around this area But I was unable to make any Identification of them for the corner. All of the trees that had attained Any size had been cut down and the trunks removed.

In making the corrections I merely change the Length of the calls so as take up ~~EEEE~~ area covered by these surveys. In the case of 1003 and 1004 many of the calls in the original Notes are unchanged. Due to the missplacement of the position of surveys 94 and 95 in relation to the surrounding surveys it is necessary to change the acreage in the adjacent surveys to the north by increasing them while the surveys to the south will loose acreage since they can go no further south than the north line of Survey No. 327. I have the larger part of the increase in the north sections in ~~XX~~ ~~ix~~ surveys 616 and 617 since these surveys fall within the limits of the Land Owned By R. H. Farwood. Making this placement leaves the notes for survey 940 and the surveys north unchanged. In the case of 1003 I have simply made it fit the call of the connecting superior surveys, which in its original form it did not do.

In leaving the fence along the east side of the I & G N Block 6 surveys as the accepted line I recognize the fact that there is a surplus in this run. Wherever I have found uncorrected I & G N surveys in any of the Counties of Southwestern Texas in which I have worked during the past 18 years There has been a consistent average of surplus of about ~~ix~~ the amount left in this survey. The fence has been a property line in this area for some forty years. To disturb it in this survey would require a very large amount of investigation and even then the change would be only slight. To accept the stone set on edge for the N. E. corner of sur. 75 without finding the bearing trees called for at the N W cor. (There are no mesquite trees at all within 100 yards of where this corner falls as I made a check run west from the Stone) would be changing the location without sufficient ground proof of error in the accepted location.

Respectfully Submitted.

O. H. Mullins
 Licensed State Land Surveyor.

June 24, 1941

24. June No. 37
 O. H. Mullins Report
 BASSCOM GIBBS' Court
 Date Given 1941
 Date June 24, 1941
 200 150/100 24. No. 9

