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SURVEYOR'S REPORT

May 12, 1992

The Honorable Garry Mauro
Commissioner of the General Land Office
1700 N. Congress Avenue
Austin, TX 78701

File No. Sketch File 53 County
LaSalle
Report on G.C. & S.F. R.R. Co., Blk 40, Survs. 5, 6, 7
Filed June 1 19 92
By GARRY MAURO, Com'r
Douglas Howard

RE: Excess Acreage
G. C. & S. F. R. R. Co. Block 40, Survey Nos. 5, 6 & 7,
S 11° E approximately 15 miles from Cotulla,
County Seat of LaSalle County, Texas

Dear Commissioner Mauro:

This report is written in conjunction with Application to Purchase Excess Acreage in G. C. & S. F. R. R. Co. Block 40, Survey 5, Abstract No. 925, Certificate No. 3212, patented as 640 acres to C. J. Tannehill by Patent No. 604, Volume No. 67, Survey 6, Abstract No. 1178, Certificate No. 3212, patented as 640 acres to Raymond Martin by Patent No. 388, Volume No. 6, and Survey 7, Abstract No. 927, Certificate No. 3209, patented as 640 acres to Alonzo P. Woodruff by Patent No. 5, Volume No. 70, and all lying in LaSalle County, Texas.

The initial request for work in this area was in conjunction with a title survey which included these three surveys within the boundary. This work was completed in February 1990, and revealed that the above mentioned surveys apparently contained a considerable amount of excess acreage.

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I was later contacted by the buyer, Mr. Bernard Brown and his attorney, Mr. Joe Taylor and requested to commence a survey by which he could proceed with application to purchase the excess acreage in these surveys.

Field angular measurements were made with a Wild T1 Theodolite and distance measurements were made with a K & E Autoranger "S" electronic measuring instrument.

Courses were established on the basis of a solar observation made to determine the north meridian and a traverse was made to U. S. C. & G. S. monument "HILL" lying approximately S 86° W, 7 1/2 miles from the approximate center of these three surveys in order to establish State Plane Coordinates at the beginning point of these three surveys.

G. C. & S. F. R. R. Co. Block 40 was surveyed by John Dix in June, 1881. Mr. Dix also previously surveyed the H. E. & W. T. Railroad Block and the C. & M. Railroad Co. Block in May 1879, both of which adjoin this Block 40.

In 1954 Mr. E. J. Foster filed corrected field notes for surveys lying north and east of Survey Nos. 5, 6 & 7, and also added Survey 1906.

Evidence found and used as the basis of our construction is as follows:

1. Original witness tree (dead and partially standing), and evidence of 2nd witness tree (second growth from stump) at southeast corner C. & M. R. R. Co. Block, Survey 706, being block line & reentrant corner Block 40, Survey 11.
2. Creek located at correct location from established northeast corner of C. & M. R. R. Co. Block, Survey 707 and exterior corner Block 40, Survey 11. (No other creeks near this area.)
3. Post at southwest corner of Block 40, Survey 4 at correct course and distance from well defined creek (Foster 1954 correction).

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4. Evidence of the south line of Survey 4 (Block Line), as corrected by Foster.

5. Post at the northwest corner of Block 40, Survey 4 (Foster 1954 correction).

With the foregoing evidence I have constructed as follows:

Intersecting a line run due south from the northeast corner of C. & M. R. R. Co. Survey 707 (west line Block 40, Survey Nos. 11, 12 & 21) with a line projected S 89° 40' 26" W from the southwest corner of Block 40, Survey 4, this being the same course and a projection of the south line of Survey 4 (Block Line), we determined that the distance from the southwest corner of Survey 4 to the west line of Survey 21 was 297.51 varas in excess. This excess was distributed proportionately along this entire line to determine the survey corners along the south line of Block 40, Survey Nos. 5, 6 & 7. We then set 5/8" diameter steel stakes at these corners at the distances shown on the plat hereto attached.

We then ran on a course of N 00° 24' 06" W from the southwest corner of Block 40, Survey 4 to the post at the northwest corner at same said Survey 4 (Foster 1954 correction), and found this distance to be very close to the Foster measurement (Smyth 1898.92 vs - Foster 1899 vs).

From this point we established the north line of Block 40, Survey Nos. 5, 6 & 7 by projecting a line on a course of S 89° 40' 26" W, (this being parallel to the previously established south line of these three surveys), at 1975.28 varas we set a 5/8" diameter steel stake for the northwest corner of Survey 5 and the northeast corner of Survey 6, at a point 1898.95 varas due north of the previously established southwest corner of Survey 5 and southeast corner of Survey 6. We then continued along the same course

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for a distance of 1988.60 vs and set a 5/8" diameter steel stake for the northwest corner of Survey 6 and the northeast corner of Survey 7 at a point 1898.95 varas due north of the previously established southwest corner of Survey 6 and 1918.95 varas due north of the southeast corner of Survey 7. We again continued along the same course for a distance of 1968.71 varas to a point where we set a 5/8" diameter steel stake for the northwest corner of Survey 7 and a reentrant corner of Survey 21 at a point 1918.95 varas due north of the previously established southwest corner of Block 40, Survey 7, thus completing our layout of these three surveys.

This construction encloses 666.66 acres in Survey 5, 668.90 acres in Survey 6, & 669.18 acres in Survey 7. The excess acreage in Survey 5 is 26.66 acres, Survey 6 contains 28.90 acres of excess, and Survey 7 contains 29.18 acres of excess. A total of 84.74 excess acres is combined within the three surveys.

Respectfully submitted,



D. G. Smyth
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