

SURVEYOR'S REPORT

This report is to be used in conjunction with the descriptions and plat of State School Land, File No. 147037, located in Leon County, as prepared by the undersigned in 1994.

In July of 1994, Mr. Davis Albert contacted me (as County Surveyor of Leon County) requesting a survey of some land that he had purchased from the State of Texas. This survey was to be used to obtain a Patent from the State. After this initial contact, I was furnished a copy of the General Land Office Working Sketch of Surveys in the immediate area of the purposed survey by Mr. Albert. The remainder of this report is to explain how the perimeter survey was accomplished.

The General Land Office Working Sketch shows File No. 147037 to call for the adjoining surveys of Robert Steel B-320, L. W. Perry B-371, James Warnick 3-2027, Andrew J. Parker 3-2371, W. R. Rodes 2-574, James F. Farrell P-909, I. & G. H. Ry. Co. S-2050, I. & G. H. Ry. Co. S-2051, C. T. & M. C. Ry. Co. S-2353 and E. N. & G. A. Parish 119903. After researching the local records of these surveys and preparing my own working sketches, I attempted to overlay the lines on aerial photographs and topographical maps. It was apparent that File No. 147037 (called 407 acres) was not the same configuration as shown on the General Land Office Working Sketch. From contemporary descriptions of said adjoining surveys (as recorded locally), it became apparent that File No. 147037 was composed of three separate tracts, of which two tracts did not appear to adjoin a public road. This report should be used with the descriptions of these tracts.

In our review of the local records, aerial photos and topo maps, it appeared that the James F. Farrell Survey was locatable on the ground. It is not the senior survey in the area, but we started with this survey since it was locatable. A Boundary Line Agreement locating the North corner of the J. F. Farrell Survey, A-293 is recorded in Volume 397 Page 677 of Leon County Deed Records. A retracement survey of the Farrell Survey by C. R. Daniels is recorded in Volume 395 Page 196 of Leon County Deed Records. In this Boundary Agreement and retracement survey, none of the original bearing objects of the Farrell Survey were found or called for. However Mr. Daniels did indicate that he found part of one "old marked line" which was honored as the Northeast line of the Farrell Survey. By honoring a concrete block found for the North corner of the Farrell Survey (on the extension of said "old marked line") we could start our preliminary ground work for the Farrell Survey.

For the Northwest line of the Farrell Survey, we traversed along a fence and newly marked line in the direction of South $57^{\circ}-33'-42''$ West, at 950.79 v. (called 950 v.) we found a concrete monument for the West corner of the Farrell Survey. This monument is called for in said Boundary Line Agreement.

From this corner, we traversed along a fence and newly marked line for the Southwest line of the Farrell Survey, in the direction of South $32^{\circ}-26'$ East, at 515 v. crossed a branch (called 510 v.), at 949.28 v. found another concrete monument for the South corner of the Farrell Survey (call distance 950 v.)

At this corner, we ran North $57^{\circ}-17'$ East along a fence and newly marked line, at 76.02 v. passing by an iron pipe for the West corner of the James Warnick Survey, 3-2027, at 949.42 v. found an iron pipe bearing South 32° East 0.42 v. (call distance of 950 v.), at 1,270.90 v. a corner for the North corner of the Warnick Survey. Found a concrete monument (disturbed) bearing South 17° East 0.32 v.

From the iron pipe found at 949.42 v., we ran North $32^{\circ}-21'-21''$ West along an existing fence and a part of an "old marked line", at 944.74 v. (called 950 v.) the concrete block for the North corner of the Farrell Survey.

We than traversed back down this same line, South $32^{\circ}-21'-21''$ East 342 v. (called distance of C. T. & M. C. Ry. Co. Survey) to a corner for an exterior corner of the C. T. & M. C. Ry. Co. Survey. We did find a $1/4''$ iron rod (at a fence corner) bearing North $38^{\circ}-28'-16''$ West 1.62 v. This corner of the C. T. & M. C. Ry. Co. was honored as the BEGINNING corner of the description of 342.23 acres of State Land, File No. 147037.

From this corner, we turned the called angle of 90° (C. T. & M. C. Ry. Co. Survey call angle) and traversed along a meandering fence, North $57^{\circ}-38'-39''$ East at 330.35 v. passing a fence corner bearing South $32^{\circ}-21'-21''$ East 1.74

feet, continuing an additional 19.65 v. for a total distance of 350.00 v. (call distance of C. T. & M. C. Ry. Co. Survey) to a corner for the East corner of the C. T. & M. C. Ry. Co. Survey. No bearing objects were called for at this corner.

At the most Eastern corner of the C. T. & M. C. Ry. Co. Survey, we turned the call angle of 90° (C. T. & M. C. Ry. Co. call angle) and traversed North $32^\circ-21'-21''$ West (approximately 18 v. East of a fence) 839.93 v. (C. T. & M. C. Ry. Co. call distance - 936 v.) to an intersection of same line with a well marked line for the Southeast line of the Andrew J. Parker Survey. From this intersection, we found an iron pipe at a set stone bearing South $18^\circ-12'-18''$ West 393.71 v. and a fence corner bearing South $24^\circ-56'-13''$ West 17.08 v.

By traversing North $17^\circ-50'-00''$ East along said well marked line (for the Southeast line of the Andrew J. Parker Survey along a fence) we intersected a line for the Southeast line of the I. & G. N. Ry. Co. Survey S-2050. This intersection is near an old fence corner from which a $1/2''$ iron pipe (for the East corner of the Andrew J. Parker Survey) was found bearing North $17^\circ-50'-00''$ East 122.86 v. and a concrete monument for the West corner of the I. & G. N. Ry. Co. Survey S-2050 was found bearing North $32^\circ-10'-16''$ West 888.70 v. See plat for location of the Andrew J. Parker lines.

From this intersection, we honored the currently accepted Southwest line of the I. & G. N. Ry. Co. Survey S-2050 and the I. & G. N. Ry. Co. Survey S-2051 and traversed along a fence, South $32^\circ-10'-16''$ East at 1,055.09 v. passing a concrete monument and continuing an additional 1,535.94 v. for a total distance of 2,591.03 v. to an intersection of same line with a line for the Northwest line of the Wm. R. Rodes Survey 2-574. This intersection approximately 3 v. South 57° East of a fence corner. A corner for the North corner of the Rodes Survey bears North $57^\circ-45'-43''$ East 300.93 v., same being referenced by a 35" Black Jack snag (believed to be original reference) bearing South 88° East 8.33 v. Another fence corner bears North 32° West 42.97 v. The corner of this fence was approximately South 58° West and the fence had been dozed on the Southern side.

We traversed this fence 776 v. to a fence corner, assumed to be in the area of the Wm. R. Rodes West corner. In searching the area, we found no other evidence of the Rodes West corner. However, we did find a set stone bearing South $32^\circ-14'-17''$ East 443.50 v., same being for the East corner of the James Warnick Survey, 3-2027 from which a 12" Post Oak (fence corner) marked /X// bears North 33° West 3.17 v. This stone is, supposedly, the North corner of the S. Cameron Survey P-1887.

From this fence corner, we traversed along a fence North 32° West a distance of 519.85 v. to the calculated North corner of the James Warnick Survey. We found a concrete monument (disturbed - had been pushed over) bearing South $17^\circ-22'-16''$ East 0.32 v. By inverting between this calculated North corner and the stone for the East corner of the James Warnick Survey, I was able to determine the bearing of North $32^\circ-14'-17''$ West and a distance of 963.35 v. (called 948 v.) for the Northeast line of the James Warnick Survey. The bearing of the Wm. R. Rodes Survey Northwest line is 90 degrees off this line.

Leaving this disturbed concrete monument and traversing (along a fence) approximately South 57° West, at 321.48 v. we found an iron pipe (at a fence corner) near the East corner of the James F. Farrell Survey. From this iron pipe, we found a concrete monument bearing South 57° West 949.42 v. By inverting between this concrete monument (for the South corner of the James F. Farrell Survey) and the disturbed concrete monument position (for the North corner of the Warnick), I was able to determine the bearing of North $57^\circ-17'-17''$ East. Due to the lack of any original corners or bearing objects, I honored the concrete monuments.

We went back to the iron pipe for the East corner of the Parker Survey and traversed along an old fence, in the direction of North 42° West, at 543.09 v. the fence turns North 32° West and appears to run in the direction of the I. & G. N. Ry. Co. Survey, S-2050, Southwest line. Found an iron pipe (at a rock) for another corner of the Parker Survey North 42° West 555.45 v.

From this corner, we ran along a fence approximately North 32° West at 274.86 v. found a concrete monument for the West corner of the I. & G. N. Ry. Co. Survey in the Southeast line of the Robert Steel Survey, B-320. This concrete monument was honored as the beginning of the 1.18 acre tract.

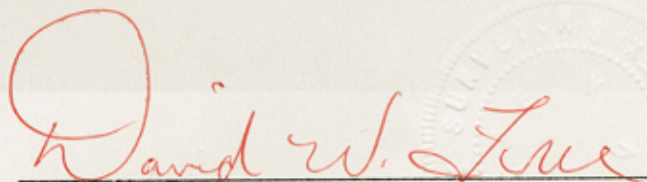
An old fence was located at or near the Southeast line of the Steel Survey.

We decided to run this old fence to the Northeast. By traversing this fence, we found a stone at 3,492.17 v., same being for the East corner of the Robert Steel Survey 3-231. Along the way to this stone, we passed several drains or branches. See plat for the plus on two of these crossings. A projection of the line from the stone to the concrete monument (at the North corner of the I. & G. N. Ry. Co. Survey, S-2050) was used to intersect the East line of the Parker Survey. This intersection was 48.22 v. from the concrete monument and was honored as a corner of the 1.18 acre tract. From this intersection, we ran along a fence of the East line of the Parker Survey, in the general direction of North 42° West, at 241.45 feet intersecting the Southwest line of the Robert Steel Survey, B-320. Honored this intersection as a corner of the 5.98 acre tract. Continuing on past this intersection a distance of 35.78 v. to an iron pipe for an exterior corner of the Parker Survey. By inverting between this iron pipe and a 1/2" iron pipe for the East corner of the Parker, the calculated distance for this line was 1,098.54 v. (call distance 1,100 v.).

The North corner of the Parker Survey was found by running along a fence Northwest 279.58 v. (called 280 v.) to a 1/2" iron rod found at a fence corner. From this iron rod a 1/2" iron rod for the West corner of the Parker Survey was 1,305.11 v. (called 1,300 v.). Honored the North corner of the Parker Survey as the West corner of the 5.98 acre tract. The North corner of the 5.98 acre tract is an intersection of the Southwest line of the Steel Survey with a projection of the Parker Northwest line.

CONCLUSION: State Land File No. 147037 was determined by honoring the adjoining. The only corner of the adjoining that I can say is original is the North corner of the Rodes. All other corners of State Land File No. 147037 are from contemporary surveyors or intersections on my part. Use plat and legal descriptions with this report. State Land File No. 147037 consist of a 342.23 acre tract, a 1.18 acre tract and a 5.98 acre tract.

Bearings in this report are based on the Meridian of the Texas Coordinate System (Central Zone).


David W. Free
County Surveyor
Leon County, Texas

