

Garry Mauro  
Commissioner  
General Land Office



*Limestone Sketch File 28*

September 17, 1986

Sempco, Inc.  
3208 South Main Street  
Fort Worth, TX 76110

Attention: Mr. Louis Hawkins:

Re: Possible Vacancy in Limestone County

Your survey report on Limestone County was received in our office on September 11, 1986 and it has been filed as Limestone County Sketch File No. 28.

If I can be of further assistance, please don't hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Herman Forbes".

Herman Forbes  
Director, Surveying

HF:sjr



# SEMPCO, INC.

SURVEYING — MAPPING — PLANNING — CONSULTANTS



Fred A. Barnett, R.S.  
David A. Watson, R.S., L.S.L.S.  
Don M. Wood, R.S.  
David A. White, R.S.

James W. Bartlett, R.S.  
Jack O. Ashworth, Jr., R.S.  
Louis M. Hawkins, R.S., L.S.L.S. - Consultant

RECEIVED

SEP 11 1986

September 2, 1986

GENERAL LAND OFFICE

Mr. Jack Giberson, Attorney  
General Land Office  
Stephen F. Austin Building  
1700 North Congress Avenue  
Austin, Texas 78701

*Torbes from*  
*JH*

Re: Possible vacancy in Limestone County, Texas, about 14 miles south 18 degrees east from Groesbeck, being bounded on the west by the JARRETT YOUNG SURVEY, Abstract 32, on the south by the CHAS. ROBERTS SURVEY, Abstract 468, on the east by the WILLIS L. ELLIS SURVEY, Abstract 183, and on the north by the J. W. YATES SURVEY, Abstract 595.

Dear Mr. Giberson:

Recently we have performed boundary surveys on several tracts of land in the vicinity of the subject area. In preparation for these surveys we purchased from the General Land Office a working sketch of the area and copies of the original surveyor's field notes for all Surveys within two miles (approximately). These exhibits disclosed the possible vacancy, and we proceeded to make studies of the records and perform surveys in the field to determine whether or not a vacancy does exist in this place.

After extensive record search and surveys on the ground, we have concluded that a vacancy does not exist and the following report of our investigation is submitted for your information and consideration. If you agree with our findings we respectfully suggest that this report be placed in the proper files in the General Land Office. Please have any filing fees charged to the Sempco, Inc. account.

Our report is as follows:

We conducted our surveys and studies during the first seven months of 1986. All work was performed under the direction and supervision of Licensed State Land Surveyors and Registered Public Surveyors. The equipment used in the field included: transits, chains, a compass, Zeiss Elta II total station, and all field work was supported by an office staff using Wang and H.P. Computers, and a plotter. Aside from the various boundary surveys being conducted, we gathered evidence which would allow us to establish the location of the Survey lines which were adjacent to and/or common with the boundaries of the alleged vacancy. Our comments and the logic used to establish these Survey lines follows.

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Limestone County  
Filed for information

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Filed Sept. 11 1986

GARRY MAURO, Com'r

By JH Torbes



Mr. Jack Giberson, Attorney  
General Land Office  
September 2, 1986  
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The JARRETT YOUNG SURVEY, Abstract 32 is the senior Survey and was originally surveyed by Ed. R. Wheelock in February, 1835. The exterior boundary lines of the Survey were apparently marked by fences, roads, and other evidence of occupancy by the early settlers and have been well maintained by their successors in title. Aside from the roads the oldest, most reliable remaining evidence of the original lines included a 177 acre tract conveyed to Mary C. King by Peter King, January 14, 1856 as recorded in Volume "C", Page 63, Deed Records, Limestone County, Texas (D.R., L.Co., Tx.) and an adjacent 200 acre tract conveyed to Thomas Head by James A. Head, September 21, 1874 as recorded in Volume "C", Page 75, D.R., L.Co., Tx. The boundaries to these tracts are recoverable and support, by description, the north and east lines of the YOUNG SURVEY as we established it. These tracts are particularly significant since they lie in the northeast corner of the YOUNG SURVEY and are within 1000 varas of the alleged vacancy. We consider the YOUNG SURVEY boundaries to be free of any conflict with adjacent Surveys.

The CHAS. ROBERTS (S. W. BLUNT) SURVEY, Abstract 468 lies adjacent to and east of the J. YOUNG SURVEY and was surveyed May 21, 1838 by Benjamin Sowell. In his description, Sowell called to begin at the YOUNG southeast corner and traversed counterclockwise around the ROBERTS, back to the east line of the YOUNG and southeasterly with the east line to the place of beginning. Taking his calls, at their face value, and plotting them against the east line of the YOUNG, the north line of the ROBERTS appears to close on the east line of the YOUNG some 760 varas southeast of the northeast corner of the YOUNG which is also the most southerly southwest corner of the J. W. YATES SURVEY, Abstract 595. The alleged vacancy would lie between the ROBERTS and the YATES SURVEYS. The J. W. YATES SURVEY, Abstract 595 was surveyed July 15, 1860 by Jas. Roach, Jr., and corrected by a survey in October 1874 by H. M. Roberts and corrected again by a survey in October 1875 by H. M. Roberts. The October 1875 corrected survey did not give calls for adjoiners except the W. C. Ellis Survey, Abstract 183, but, by description, clearly does not extend into or conflict with the CHAS. ROBERTS SURVEY and based on adjoiner calls in the field notes for the C. M. VOTAW SURVEY, Abstract 724, the most southerly southwest corner of the J. W. YATES is common with the northeast corner of the JARRETT YOUNG SURVEY and the southeast corner of the C. M. VOTAW SURVEY.

Based on the evidence presented thus far it would appear that the north line of the CHAS. ROBERTS SURVEY lies some 760 varas southeasterly from, and parallel with the Southeast line of the J. W. YATES SURVEY, which would permit a vacancy to exist between these two Surveys. However, as we proceeded in our investigation we found overwhelming evidence, on the ground, that such a vacancy does not exist.



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General Land Office  
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Our primary goals, with respect to this problem, were to determine the east-west location, and the north-south location of the east and north lines, respectively, of the CHAS. ROBERTS SURVEY. The original field notes for the ROBERTS proceed from its southeast corner North 30 degrees west along the east line 5099 varas to the northeast corner with passing calls for Steel Creek at 3464 varas, at 3560 varas and again at 3605 varas, and THENCE south 60 degrees west 5099 varas to a stake in the east line of the JARRETT YOUNG SURVEY. Steel Creek is a well defined perennial stream and the "S" shaped configuration encountered by the original surveyor, when he recorded the three crossings of his east line, are easily identified on aerial photographs, quadrangle sheets, and on the ground. We then began at a point in the east line of the JARRETT YOUNG SURVEY, 760 varas south 30 degrees east of the northeast corner and projected a line north 59 degrees 40 minutes east (parallel with the south line of the CHAS. ROBERTS SURVEY) to an intersection with the East line of the ROBERTS SURVEY. We found the closing distance to this line to be 5217 varas and it was called to be 5099 varas in the original field notes, or an excess of 2-3/10% over the called distance. The closing distance, south 29 degrees 56 minutes east along the east line of the ROBERTS SURVEY to the most northerly crossing of Steel Creek was 835 varas. The original field notes for the ROBERTS, gave this call as 1494 varas, for a shortfall of 659 varas. We then applied the 2-3/10% excess factor to the called 1494 varas which yielded 1528 varas. We then ran north 29 degrees 56 minutes west from Steel Creek, along the east line of the ROBERTS SURVEY, at 864 varas the center of an east-west county road, in all 1620-5/10 varas to a steel "T" shaped corner post set by others. The east-west county road is the same road located by M. V. Homeyer on March 28, 1922 and illustrated on his sketch in the General Land Office, as filed under S.F. 12501. Mr. Homeyer's call, from the creek to the road, is within 7 varas of our measurement. It is also important to note that Mr. Homeyer relocated the reentrant corner of the W. S. RICE SURVEY, which is, by description, the northeast corner of the CHAS. ROBERTS SURVEY, 768 varas north 30 degrees west from the road, which is within 11 varas of our measurement to the "T" shaped corner post. We also found that there is an old line, including old wire in trees and other evidence of occupancy extending south 60 degrees west from the "T" post along a line common to the W. S. RICE and CHAS. ROBERTS SURVEYS. The M. V. Homeyer report and sketch describes his running of this line as "with old line". The Homeyer report and sketch also includes his original field notes and findings for the JOHN H. TYLER SURVEY, Abstract 730, which lies adjacent to and west of the most westerly west line of the WM. S. RICE SURVEY. The JOHN H. TYLER SURVEY original notes also call to adjoin the "north line of the CHAS. ROBERTS LEAGUE". Mr. Homeyer's sketch and field notes are so well tied into prominent physical features, which are easily recovered, that we were able to retrace his lines and his ties to the east and north lines of the CHAS. ROBERTS SURVEY.

Based on the original field notes for the ROBERTS, with respect to ties to Steel Creek, the retracement surveys by M. V. Homeyer in March,



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General Land Office  
September 2, 1986  
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Case No. \_\_\_\_\_  
GARRY MAURO, Com'r

1922, the adjoiner calls in the original field notes of the TYLER and RICE SURVEYS and our own work in the first seven months of 1986, we have concluded that the location of the "T" shaped corner post is compatible with the location of the northeast corner of the CHAS. ROBERTS SURVEY. A closing line from the "T" post to the northeast corner of the JARRETT YOUNG SURVEY runs South 59 degrees 23 minutes West 5217 varas. We believe the original surveyor for the CHAS. ROBERTS SURVEY could not have actually run his north line all the way back to the east line of the YOUNG, as described in his notes, unless his compass bearing was in error by more than eight degrees, which would have been necessary for him to have entered the east line of the YOUNG some 760 varas south 30 degrees east of the northeast corner of the YOUNG. We believe he did actually run the east line of the ROBERTS to the northeast corner and then he ran a portion of the north line but did not complete it. If he had done so he would have closed on the northeast corner of the YOUNG. We do not believe his compass was off because the bearings he gave for the south and east lines of the ROBERTS, which all evidence indicates he actually did run on the ground, were within forty minutes of the actual observed values. We also noted that all of his calls are less than the actual ground measurements by from 2% to 8%.

We summarize our findings as follows:

- A. No vacancy exists between the north line of the CHAS. ROBERTS and the south line of the J. W. YATES, the south W. L. ELLIS, the JOHN H. TYLER and the WILLIAM S. RICE SURVEYS.
- B. The dimensions and area of the CHAS. ROBERTS SURVEY are in excess over the values called for in the original field notes.
- C. The grid coordinates for the "T" shaped steel corner post are 624, 882.25 feet north and 3,211,232.67 feet east, Texas Plane Coordinate System, Central Zone.

Respectfully submitted,  
SEMPCO, INC.

By: Louis M. Hawkins  
Louis M. Hawkins, L.S.L.S.

R.P.S. No. 196

jr  
Enc.

counter 30220



D.F. DAVIS.

ELLIS.

old mkd. line  
old fence

WILLIS L.

ELLIS.

CHAS. ROBERTS.

I, M.V. Homcyer, Licensed State Land Surveyor  
do hereby certify, that this sketch is a true, correct  
representation of my late resurvey of Lands in Limestone  
Co. situated about 14 miles S18°E from  
County Site; Resurvey made March 28<sup>th</sup> 1922.

M. V. Homcyer

Licensed State Land Surveyor.

W. S. RICE.

THOS. J.  
MOSS.

J. J. OWENS.

A. A. HYDEN.

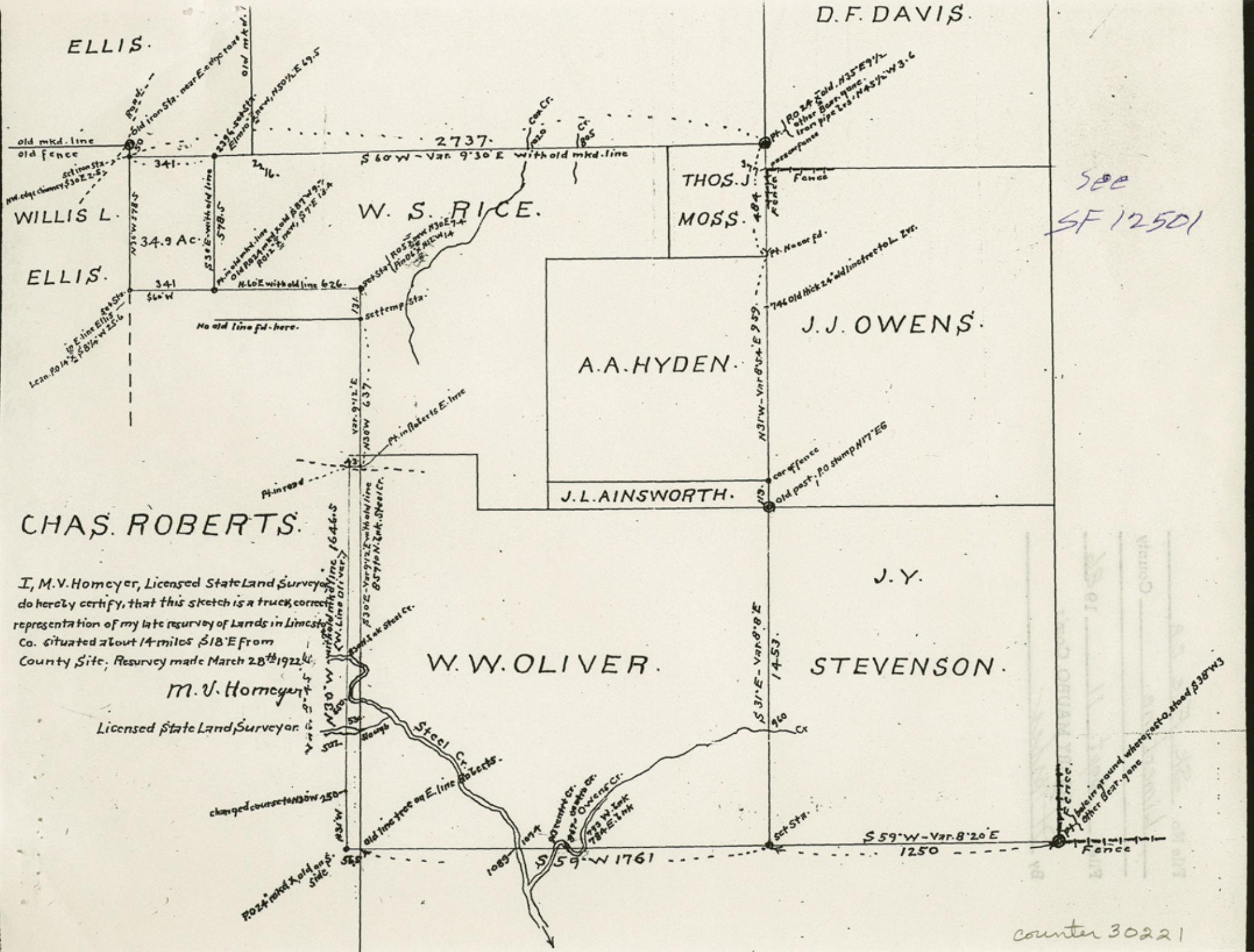
J. L. AINSWORTH.

J. Y.

W. W. OLIVER.

STEVENSON.

See  
SF 12501



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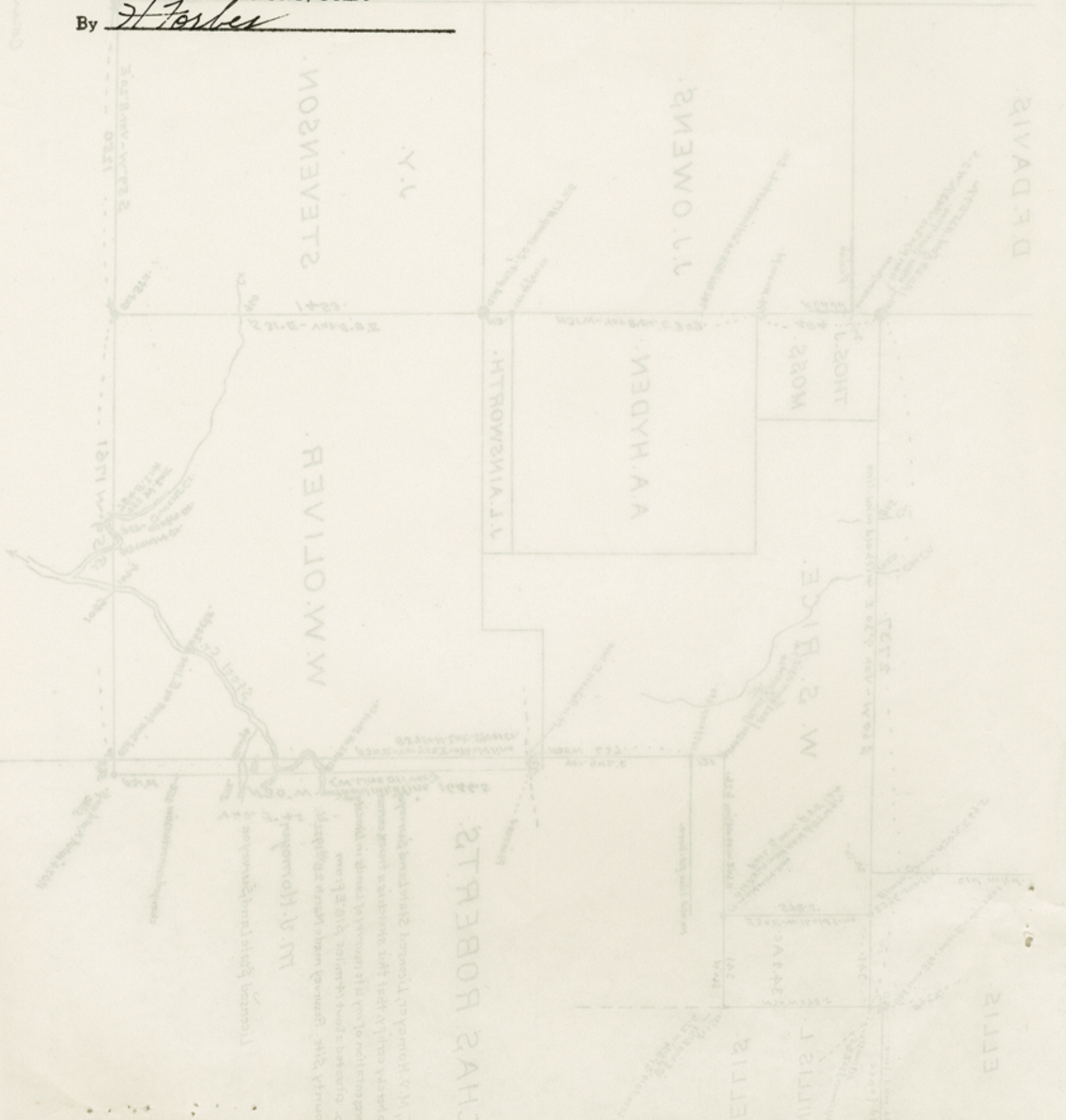
Limestone County

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GARRY MAURO, Com'r

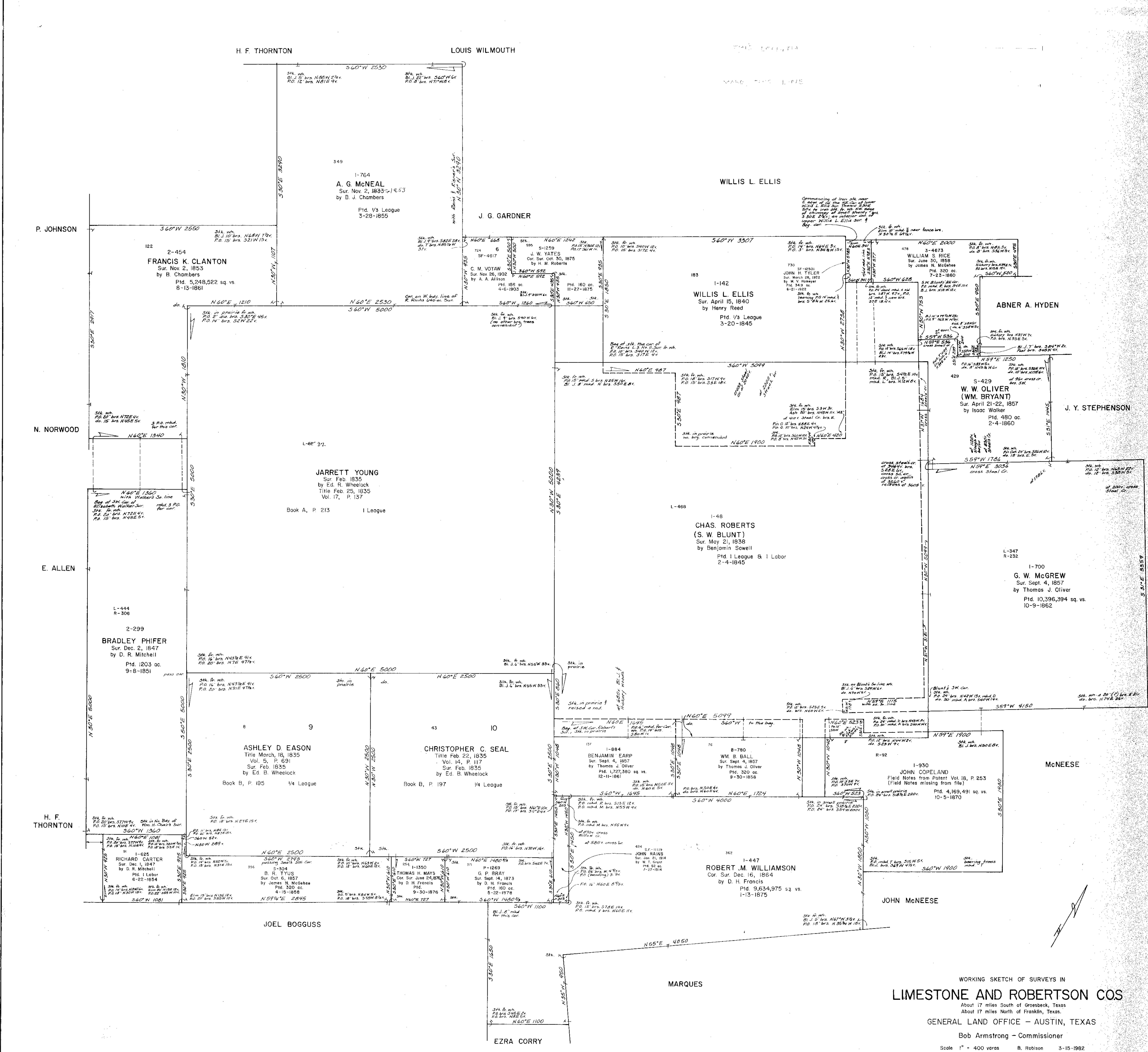
By H. Fisher

1000 ft  
200



Counter 30222





WORKING SKETCH OF SURVEYS IN  
**LIMESTONE AND ROBERTSON COS**  
 About 17 miles South of Groesbeck, Texas  
 About 17 miles North of Franklin, Texas.  
 GENERAL LAND OFFICE - AUSTIN, TEXAS  
 Bob Armstrong - Commissioner  
 Scale 1" = 400 yaras B. Robertson 3-15-1982