

SURVEY REPORT

FOR

LOCATION OF VACANCY

BETWEEN

JAMES BAYOU

A WEST & SOUTH LINE OF

EDWIN CURTIS SURVEY

EAST LINE OF

J. C. McDONALD SURVEY

MARION COUNTY, TEXAS

PREPARED FOR:

SF-16563

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VIVIAN, LOUISIANA 71082

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903-581-2631

August 10, 2001

File No. Sketch File 19

Marion County

Report - SF-16563

REC'D

Date Filed: Aug. 24, 2001

Date Filed: October 3, 2001

David Dewhurst, Commissioner

By Douglas Howard



TABLE OF CONTENTS

- I. FORWARD
- II. BACKGROUND
- III. OFFICE AND FIELD PROCEDURE AND METHODOLOGY
- IV. INDIVIDUAL PATENT REPORTS
- V. SUMMARY AND CONCLUSIONS

EXHIBITS

1. AREA MAP
2. AERIAL PHOTOGRAPH
3. USGS QUADRANGLE MAP
4. ATTACHED MAP



I. Forward

This report is the result of an on the ground survey under my supervision during the months of July and August 2001. The area has been noted on the General Land Office County Map and also on Commercial Maps of Marion County, Texas.

II. Background

This report is to examine the vacant area near the northwest corner of the Ervin Curtis Survey 3-143 and the northeast corner of the J. C. McDonald Survey 127362 and James Bayou on the north.

Examination of the surveys made during 1983 and 1990 by Mr. David Collins, Registered Professional Land Surveyor No. 1954 were reviewed and considered for this report.



III. Office and Field Procedure and Methodology

Working Sketches were ordered from the General Land Office, Original surveyor's field notes were ordered from the Archives and Record Division of the General Land Office. Aerial photographs, USGS Quadrangle Sheets were downloaded from the Internet. Current records from the Marion County courthouse, local surveyor's records, and conferences with International Paper Company office in Jefferson, Texas.

Survey crews were furnished with working sketches of the patent surveys. Aerial photographs and quadrangle maps with the apparent patent lines drafted on them. From these tools, search areas were established and located on the ground.

Random traverse lines were run adjacent to occupied lines to the search areas and all physical objects tied in. Crews made ties to all fences, roads, creek, sloughs and other evidence of property corners or marks made subsequent to the original survey.

Field data was processed and Texas North Central Zone, 1927 datum coordinates were assigned to the beginning corner. This was established with Trimble 4000SSI GPS from Ward Tri-Station at the Vivian Airport in Vivian Louisiana. Our coordinate value from Corpscon for the Ward monument is 452464.78' North and 3072369.64' East and an elevation of 254.54 feet.

Grid bearings with surface distances were used for this project. No scale factored applied for our calculations.

All evidence was analyzed, evaluated and reduced to the narrative form presented herein.

Where physical objects were found, they are noted as found on the enclosed map which is a part of this report. A calculated corner is noted where no object was found.

IV. Individual Patent Reports

A] Samuel A. Miller - 1841



The Samuel A. Miller Survey was laid down by G. W. S. Tipps on July 8, 1841 and the patent date is November 27, 1854. The survey calls for 640 acres of land.

B] William H. Burton - 1841

The William H. Burton Survey was laid down also by G. W. S. Tipps on July 9, 1841 and the patent date is August 23, 1853. The survey calls to have 13,576,225 square varas.

C] Stephen Peters - 1841

The Stephen Peters Survey was laid down also by G. W. S. Tipps on July 27, 1841 and the patent date is January 27, 1842. The survey calls to have 3277.54 acres of land.

D] Ervin Curtis - 1853

The Ervin Curtis Survey was laid down by J. B. McReynolds on July 18, 1853 and the patent date is August 12, 1854. The survey calls to have 320 acres of land.

E] B.B.B. & C.R.R.Co. - 1908

The B.B.B. & C.R.R.Co. Survey was laid down by B. W. Carroll by a corrected survey on September 21, 1908 and the patent date is October 6, 1910. The survey calls to have 109 acres of land.

F] J. C. McDonald - 1911

The J. C. McDonald Survey was laid down by W. C. Elms on February 16, 1911 and the patent date is March 13, 1919. The survey calls to have 47 acres of land.

BOUNDARY REPORT

International Paper Company appears to be the largest landowner in the immediate area of our SF 16563. The land was acquired by deed dated December 14, 1961 from O. C. Billingsley, Jr. et ux and recorded in Volume 256, Page 211 of the Deed Records of Marion County, Texas. On July 20, 2001 we met with Mr. Tommy Drake with International Paper Company in Jefferson, Texas. At our meeting we reviewed all the material concerning SF 16563 that was available. We questioned Mr. Drake as to any current or old surveying



notes they had in the area of interest. He replied they did not survey the tracts if there was a deed on record.

We also visited with various surveyors who are acquainted with the area. Mr. David Collins, Collins Surveying & Mapping, whose office is in Longview, Texas, Mr. Jerry Jon Morpew, East Texas Surveying, whose office is in Linden, Texas and Mr. Johnny Ingram, Ingram Engineering and Surveying whose office is in Jefferson, Texas. Only Mr. David Collins has completed boundary surveys in the area of SF 16563 and had advised his client, Dr. John H. Haynes, Jr. of the possible vacancy.

Mr. Collins made his field books and calculations available for his survey of James Bayou in 1988. We traversed through his control points in order to bring his survey into our state plane coordinate system. We found Mr. Collins notes to meet or be above standards.

We began our on the ground survey at 3/8" iron rod found with witness trees at the southwest corner of the senior Ervin Curtis Survey which is also the southeast corner of the J. C. McDonald Survey. The marks on the witness trees are old and could have been made around 1961 when International Paper Company acquired the Curtis Survey.

Surveying northerly along the west line of said Curtis Survey same being the east line of said McDonald Survey. We found yellow paint and old wire through the center of trees marking this boundary to a 1" galvanized iron pipe found at the westerly northwest corner of said Curtis Survey with two witness trees. All the marks found appear to be of the same 1961 age. In the notes for the McDonald survey Mr. Elms calls for a slough at 530 varas, we found a slough at 483 varas and another at 562 varas.

Ervin Curtis Calls South - 580 varas
Surveyed (Grid) N 02°31'01" W - 581.40 varas
True N 00°19'57" W

We have projected the above west line to an intersection with James Bayou passing 0.45 varas west of a 3/4" iron rod at 662.08 varas and continued for a total distance of 672.83 varas.

J. C. McDonald Calls North - 687 varas
Surveyed (Grid) N 02°31'01" W - 672.83 varas.
True N 00°19'57" W



We surveyed James Bayou to the northerly northwest corner of the aforementioned Ervin Curtis Survey and found a reference $\frac{1}{2}$ " iron rod painted yellow on a small island, this being the only higher ground in the area. From this iron rod we found a 28" White Oak tree marked /X/ as a witness. The marks appear to be of same vintage as the others. We marked two other trees to further witness the $\frac{1}{2}$ " iron rod.

Surveying southerly along the upper west line of said Curtis Survey we followed a yellow paint line crossing sloughs to a buried 1" iron pipe, very old and deteriorated by rust, at an Ell corner of said Curtis Survey. This iron pipe was referenced by a 9" White Oak and we marked two additional trees. There is also a sucker rod near apparently someone did not find the pipe. We considered the iron pipe to be consistent with the previously mentioned iron pipe.

Ervin Curtis calls South - 355 varas
Surveyed (Grid) S 02°31'01" E - 442.95 varas
True S 00°19'57" E

Running westerly along the westerly north line of said Curtis Survey following the yellow paint line crossing another slough several times to the galvanized iron pipe previously discussed in this report.

Ervin Curtis calls West - 387 varas
Surveyed (Grid) S 87°25'32" W - 387.08 varas
True S 89°16'36" W

V. Summary and Conclusion

A. Summary

We were unable to locate any original corners or trees of the original surveyor. This area remains flooded during the rainy season; water marks on trees indicate six to eight feet of floodwater over the entire area of this SF 16563. James Bayou in the area has very small banks with one to three feet of running water at the time of survey. The only access to the property is across International Paper Company lands along their haul roads. The local hunters have woods roads near, however due to the many sloughs none cross our tract.

B. Conclusion

T. H. G.

From evidence found on the ground and the information from the General Land Office working sketches, the SF 16563 is vacant land.

We have followed existing boundaries that do not conflict with the senior surveys. These boundaries have been long recognized by adjoining ownership. They closely fit the calls for bearing and distance of the senior surveys.

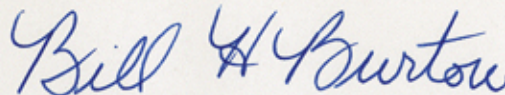
There is oil and gas production within the five mile radius of SF 16563.

Special Note: This report is incomplete without my accompanying map, which is an essential part.

All bearings as stated herein are based on the Texas State Plane Coordinate System, North Central Zone, according to Coast and Geodetic Survey Station WARD,
Published Coordinates: X = 3072369.64'
Y = 452464.78'
Elevation = 254.54'

This monument is located at the Vivian, Louisiana airport and tied to our survey by Trimble 4000SSI GPS.

Respectfully submitted,



Bill H. Burton
Licensed State Land Surveyor
Date: *August 23, 2001*

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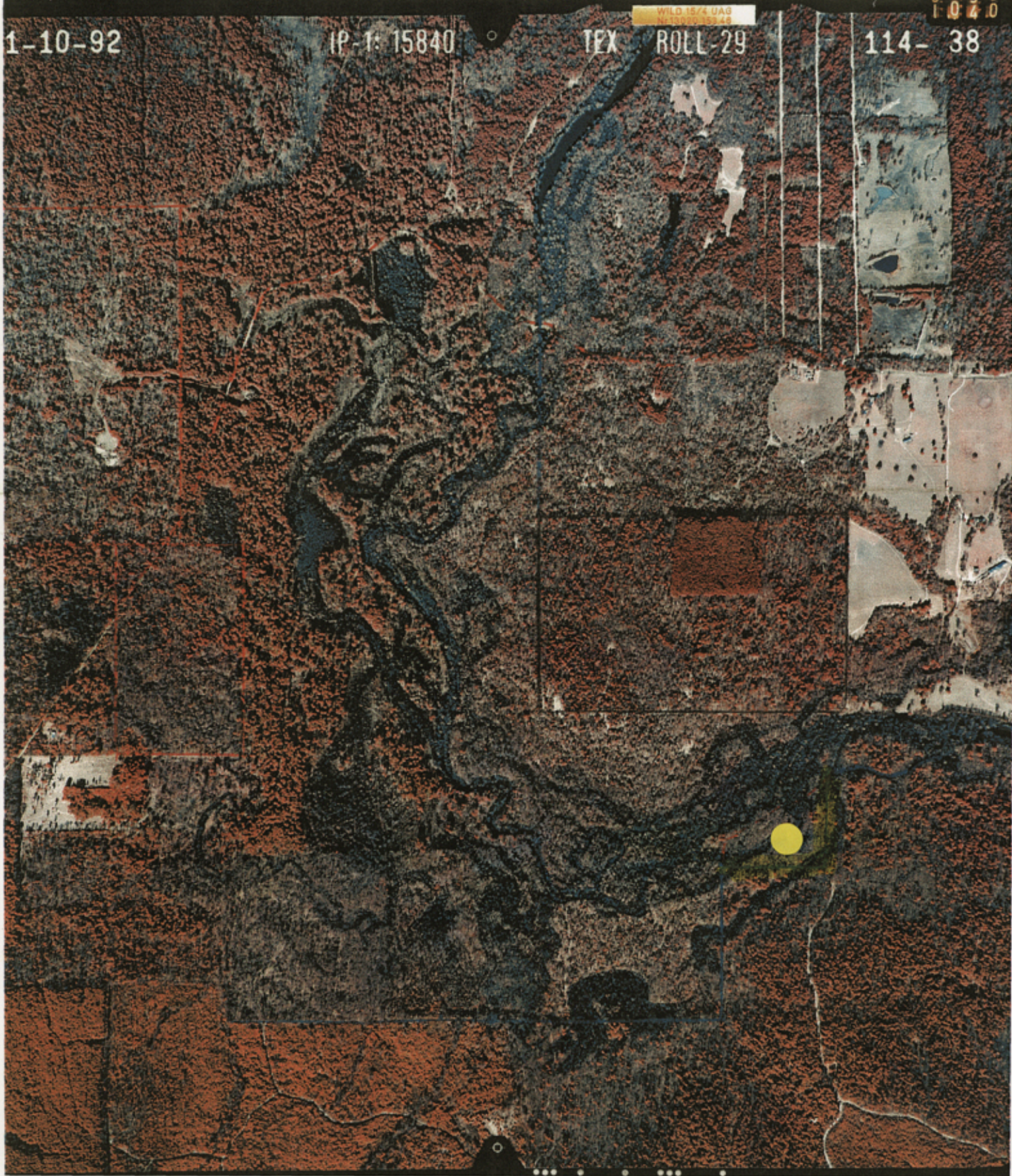
IP-1: 15840

TEX ROLL-29

114-38

WILD 15/4 UAG
N-15000-15948

1070



Counter 30629

File No. Sketch File 19A
Marion County

Aerial Photo-Infrared

REC'D
Date Filed: Aug. 24, 2001
Date Filed: October 3, 2001

By David Dewhurst, Commissioner
Douglas Howard

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