

PHILLIP G. YOUNG  
CIVIL ENGINEER  
REFUGIO, TEXAS

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RECEIVED

AUG 4 1955

GENERAL LAND OFFICE

April 14, 1955

Hon. J. Earl Rudder  
Commissioner of the General Land Office  
Austin, Texas

Dear Sir:

I am submitting herewith field notes covering a good faith claimant filing amounting to 34.2 acres (John K. Burr Survey 1); field notes for a good faith claimant filing covering 7.8 acres (John K. Burr Survey 2); field notes covering the unpatented portion of Mrs. Martha Campbell Survey 25, Cert. 633; corrected field notes for Surveys 86 and 87, Cert. Nos. 4036 and 4033 I&GN RR Co. Blk. 4; and a map entitled "Portion of Maverick County" which is a part of this report.

The field work in this area was rather extensive and included relocating portions of Bandera County School Land Leagues 230, 231, 232, and 233 as laid in by William Mylius in 1856; I&GN RR Co. Blk. 4 as originally laid in by F. M. Maddox in 1875; a group of fill-in surveys between the Bandera County School Land Leagues and I&GN RR Blk. 4 as laid in by O. H. Hector in 1884 and 1887; a portion of the interior lines of I&GN RR Co. Blk. 7 as relocated by O. H. Hector in 1887 (said Block 7 having originally been located by F. M. Maddox in 1875), a group of fill-in surveys placed between Block 7 and the Bandera County School Land Leagues by O. H. Hector from 1882 to 1886; and Frank T. Drought's relocation of Martha Campbell Survey 25 and his location of J. K. Burr Survey S.F. 15416.

My placement of the lines of the Bandera County School Land Leagues was made from the original northwest corner of League 233, four creek calls, two road calls, and the work of O. H. Hector who made several surveys joining the Bandera County School Lands.

For the location of Block 4, Maddox ran and monumented the north, west, and south lines of the block. It appears that none of the interior lines of the block were run on the ground because he calls for only stakes and mounds at the interior corners. With the exception of the northeast corner of 1, northeast corner of 2, and west corners of 44 and 45, a diligent search was made for all of Maddox' monumented corners in the recent retracement of the monumented lines of Block 4. About 20 of these corners were identified by standing original witnesses or by stumps of the types of trees called for which were in proper called relation, one to the other. I calculated between the adjacent original corners recovered and found that the average bearing between these corners is  $0^{\circ}07'$  to the right of my orientation; or, I find that where Maddox calls for North the line runs  $N 0^{\circ}07' E$  on my orientation.

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At this point it might be well to point out that my work in this area is oriented to the Lambert Grid, South Central Zone for Texas. The average difference between grid north and true north in the area covered by my field work is  $0^{\circ}45'$ , true north being to the right (or East) of grid north.

I have constructed the interior lines of Block 4 parallel and perpendicular from the original corners found on the ground, on bearings of  $N 0^{\circ}7' E$  or  $S 89^{\circ}53' E$ , which as stated above is the average divergence from call determined by calculations between original corners.

After retracing Maddox' lines around Block 4, a connection to Block 7 was run along the lines called for by O. H. Hector in his 1887 field notes and statements as follows.

From the original southeast corner of 82, Block 4, marked and identified as shown on my map attached hereto, a line was run  $N 0^{\circ}45' E$  (true north) at 1180 varas a stk. for the northeast corner of 82, and thence  $N 89^{\circ}15' W$ , at 1405 varas crossed creek, at 1920 varas found nothing, at 3455 varas a stk. and diligent search made for the lignum vitae tree called to be a witness by Mylius for the southwest corner of 233, but the tree was not found. The last two courses were made excessive to agree with the excess found between original corners on the south lines of 81 and 82 which are patented on field notes submitted by Hector in 1887.

From the stk. set for the southwest corner of 233, a line was run  $N 0^{\circ}56' E$ , at 147.6 varas passed 39.5 varas  $S 89^{\circ}04' E$  of a southwest fence corner, at 2040 varas crossed a very old trail road, at 5143 varas passed 2 varas west of a northeast fence corner and at 5202 varas set an iron stake to mark the original northwest corner of Survey 233 whence one of the original witnesses, an 8" mesquite snag with very very old marks, bears  $N 85^{\circ} E 25$  varas, and a decayed mesquite stump bears  $N 36^{\circ} E 3$  varas.

From the original northwest corner of 233 a line was run  $S 89^{\circ}15' E$ , at 625 varas crossed old Eagle Pass Road, at 1580 varas crossed center line of creek, and at 2540 varas a stake was set 2 varas east of a north-south fence for the southeast corner of Bandera County School Land League 232 and the southwest corner of CCSD&RGNG RR Co. Survey 24. No evidence of the original witnesses of this corner could be found.

I returned to the original northwest corner of 233 and a line was run  $N 89^{\circ}15' W$ , at 2507.6 varas passed 2 varas north of a southwest fence corner and at 2510 varas a stake was set for the southwest corner of Bandera County School Land League 232. Neither Mylius witnesses for southwest corner of 232 nor Hector's witness for interior corner of 90 could be found.



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From the stake for the southwest corner of 232 a line was run N 1° E (N 0°15' E True), at 4999.2 varas passed 72 varas N 89° W of a northwest fence corner, and at 5153.8 varas a stake was set for the northwest corner of 232, Bandera County School Land. The west line of 232 was made excessive over Hector's calls in Surveys 90, 91, and 92 to agree with the excess found on the patented south lines of 81 and 82, because from a study of Hector's notes it appears that he actually ran the west line of 232 on the ground. In the field notes for Survey 90, Hector calls to mark a new witness for the southwest corner of 232, and in his notes for 92 he calls for the northwest corner of 232 to be a "post, earth mound and 4 pits." The northeast corner of 90, northeast of 91, and northeast of 92 are each called to be "sta. and md." It seems reasonable to assume that in his patented survey of 231½ (wherein he calls for the original witnesses for the southwest corner of 231) he set the "post, earth mound and 4 pits" for the northwest corner of 232; and then, in making his survey for 85, 90, 91, and 92, he made a connection from the original northwest corner of 233 to the "post, earth mound, and 4 pits" and calculated for area for the northeast corner of 90, northeast corner of 91, and northeast corner of 92.

From the stake set for the northwest corner of 232 a line was run S 89° E and at 3020 varas a stake was set for the southwest corner of Bandera County School Land 231 where no evidence of the original witnesses was found. A line was then run N 1°15' E, at 1580 varas crossed a very dim old road, at 3050 passed another dim old road, and at 3102 varas no evidence of the northeast corner of 231½ was found. The first old road checks Mylius reverse call for a road on the west line of 231, and the second checks Hector's call for a road on the east line of 231½, and substantiates the excess allowed on the west line of 232.

From the stake set for the southwest corner of 231 a line was run S 89°00' E; at 84.1 varas passed 188.3 varas N 1°00' E of a SE-SW T fence corner, at 1020 varas crossed the center line of a lake formed by the damming of Saus Creek; at 2054.8 varas a stake was set for the northeast corner of 232 (this stake is 1034.8 varas east of the center line of the lake, as compared to Mylius reverse call of 1020 varas for a creek on the north line of 232); at 2081.2 varas passed N 1° E 206.7 varas from a NE-NW T fence corner, 3/4" iron pipe, and concrete post marked "NE 232"; at 2891.2 varas passed 213.9 varas N 1° E of a 3/4" iron pipe set under an east-west fence; and at 5140 varas a stake was set for the southeast corner of Bandera County School Land 231. Thence N 0°45' E 33.8 varas to a stk. for the southwest corner of 48 and thence N 89°56' E at 1302.8 varas crossed center line of railroad, at 1434 varas found a very old 1¼" iron pipe marked "47- 48- 50- 51- B7" standing by a large flat sand stone set edge up. Hector's call for a telegraph pole N 76½° W 123 varas falls within the right-of-way of the railroad and approximately under the present telegraph line, but no evidence of the old pole could be recovered.

From the iron pipe a line was run N 0°15' W (N 1°00' W True), at 1917.4 varas a stake was set for the northwest corner of 47, Block 7, whence a 5" partially decayed catclaw stump bearing one old axe mark bears N 85°45' E 35.4 varas. From

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the stake for corner S 81°45' W 96.6 varas falls under a railroad trestle. It is apparent that this trestle has been rebuilt within the past few years and the 1887 location of the northern-most bent could not be positively identified.

From the stake set for the northwest corner of 47, a line was run N 0°15' W 1877.8 varas to a very old  $1\frac{1}{4}$ " iron pipe marked "17 line 30- 33- B7" whence an 8" mesquite stump bears S 77° E 61.4 varas. The last three described corners have been accepted as being the corners of 47 and 33 called for by Hector in his 1887 notes of I&GN RR Co. Surveys 48, 31, and 17.

From the last above-mentioned  $1\frac{1}{4}$ " iron pipe a line was run N 0°15' W 1858.8 varas to a point for the northeast corner of 17; N 0°15' W 51.5 varas from this point Hector's witnesses for the northwest corner of 30 were searched for but not found. From the point marked for the northeast corner of 17 a line was run S 89°56' W 1335 varas and thence S 0°45' W 678 varas where a stake was set for the northeast corner of 231. At this corner a diligent search was made for the witnesses called for by Mylius at the northeast of 231 and the new witness called for by Hector in the 1887 notes of 17. This point falls within 250 varas of an old ranch headquarters.

In corroboration of the stake set for the southeast corner of 230, a line was run N 89°15' W at 2520 varas crossed the center line of Saus Creek. Mylius calls to cross this creek at 2495 varas on the south line of 230 and north line of 231.

I&GN RR Block 7 was laid in by F. M. Maddox in 1875. I did not examine his field notes for all of this block but from a study of two connection lines filed in your office, the first of which was prepared by O. H. Hector and filed February 15, 1886 (Maverick Co. File 21), and the second by O. H. Hector and E. A. Giraud filed March 16, 1887 (File 15 Maverick Co.), it appears that Maddox monumented the north and east lines of Block 7. I quote from the February 15, 1886 connection: "A previous resurvey of Block 7 surveyed by F. M. Maddox having determined the lines along the east boundary of that block as running N 89°11' E and S 1°14' E ..." and "following the lines of the original locator of Block 7 ... we find the southeast corner of 34 Block 7, 7 miles 1874 varas S 1°14' E from a northeast corner Survey 1 that block and 6 miles and 318 varas S 89°11' W from northeast corner Survey 40 as found on the ground ..."

The first sentence of the March 16, 1887 connection signed by both Hector and Giraud reads as follows: "The following are the connecting lines run by E. A. Giraud and O. H. Hector upon which the corrections of Surveys 19 Block 4, 9, 10, 16, 17, 31, and 48, Block 7 are based by calculation." In this connection line the two surveyors say that they began at the original northeast corner of 231 calling for the original witnesses and marking a new bearing tree. They ran thence southerly with the east line of 231 and easterly to the southwest corner of 47; thence northerly calling for the corners of 47, 33, 30, etc. to the north

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line of Block 7 and called for corners with old witnesses on the north line of the block. In the corrected notes of 48, 31, 17, and 16 Hector calls for the interior corners of Block 7 along the west lines of 47, 33, and 30 to be marked by post, earth mound and four pits (and to be witnessed) at the same intervals called for in the connection line filed March 16, 1887. I am unable to explain why in the 1886 connection Hector calls for the interior lines of Block 7 to run N 1°14' W but in the 1887 connection and the corrected notes of 48, 31, 17, etc. he calls for the interior lines to run N 1° W.

Since it appears that Hector and Giraud made a careful resurvey of the base lines of Block 7 and since I checked Hector's field work consistently throughout the area covered by my field work, I have accepted his locations of the interior corners of Block 7 which I found at the southwest and northwest of 47 and northwest of 33.

My field notes for the 34.2 acre tract cover an area which was left as a vacancy by Hector in his notes for 92, 93 and 231½. He calls for the northeast corner of 92 to be in the west line of 232 and 91 varas south of its northwest corner. The southeast corner of 93 is called to be in the north line of 92 and 84 varas west of the northeast corner of 92. The southwest corner of 231½ was called to be common with the northwest corner of 232 and there is no call for adjoinder between Surveys 93 and 231½. The attached field notes for Survey 1 cover this vacant area which is bounded on the south by Survey 92, west by Survey 93, north by Survey 54, and east by Survey 231½ and 232.

Martha Campbell Survey 25 was first located by O. H. Hector in 1886. Hector called to begin at the original northeast corner of Bandera County School Land League 232 reciting the original witnesses for this corner. On July 5, 1951, Survey 25 was resurveyed by F. Drought and patent was issued incorporating Mr. Drought's field notes which called for an area of 520.61 acres as compared with Hector's call for 509 acres. Drought's field notes call to begin at a concrete monument and iron pipe and run thence south with a fence line. Mr. Drought's field notes make the upper north line of 25 to be 576 varas as compared with Hector's original call of 500 varas.

On January 9, 1952, Mr. Drought surveyed an area of 24.04 acres which was patented as S.F. 15416. This scrap file is called to begin at Drought's northeast corner of 25 at a point in the fence and run thence easterly with the fence to an iron pipe under the fence.

I found the iron pipe and concrete monument called by Drought to be the northwest corner of 25 and the iron pipe called to be the northeast corner of S.F. 15416 when running the south line of 231. These two points are shown double circled on my map. Two of the attached field notes which are entitled "North and west part of Survey 25" and "Survey 2" cover the areas not covered by Drought's field notes between what I consider to be the original south line of 231 and original east line of 232; Drought's west line of 25 (fence) and north lines of 25 and S.F. 15416; and west line of 49, Block 7.

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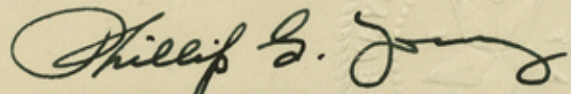
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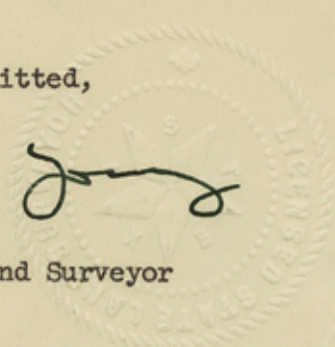
I have treated the 29.8 acre tract as the unpatented portion of the original location of Survey 25 by Hector under the provisions of Section 5 of Article 5421-C, Vernons Annotated Statutes.

The corrected field notes of Surveys 86 and 87 (originally surveyed by A. Wyschetski in 1878) merely increase the outside dimensions of these two surveys to agree with the resurveyed lines of Block 4, which as mentioned above were constructed from original corners. Wyschetski did not monument the corners of 86 on the ground. The north corners of 87 were called to be earth mounds surrounded by a ditch. I was unable to identify either of these earth mounds and ditch on the ground.

Respectfully submitted,



PHILLIP G. YOUNG  
Licensed State Land Surveyor



*[Faint handwritten notes, possibly bleed-through from the reverse side of the page, including the name 'WALTER' and other illegible text.]*



