

SURVEYOR'S REPORT

To the Honorable Bascum Giles
Commissioner of the General Land Office
Austin, Texas.

by
A. B. Connor
Licensed Land Surveyor
San Antonio, Texas.

In Southern McMullen and Northern Duval Counties.

These Railroad Sections or Surveys were originally surveyed by Lafayette Caldwell, Deputy Surveyor of Live Oak District in 1875 and 1876, and many of them, including this Survey, B. S. & F. Section No. 103, were patented on his field notes.

An examination of the file, Field notes of patented and non-patented sections, re-surveys and reports of subsequent Surveyors, reveals, that while Caldwell tied these surveys together in his field notes, there are some discrepancies and excesses in the distances between well marked and established corners, resulting in excess acreage within the boundaries of some of these sections. Some of these corners with original marked witness trees can be identified on the ground today, others can be re-established by following the footsteps of the subsequent surveyors who found Caldwell's marks and corners.

The first of these "subsequent Surveyors" to identify Caldwell's old marked corners and witnesses was Hayes Dix, Dpty County Surveyor of Duval County, in his field notes of 160 acres, the E 1/4 of Original Survey No. 110, dated November 1st., 1906. While these notes are marked "Cancelled", Dix did find Caldwell's S. E. and N. E. corners for this Section No. 110 on the ground, but he was in error as to the bearing and the distance of the thus established East boundary line of said section. However, Dix must have been at these corners, for he reports a mesquite marked "G" N. 72° W. 17 varas from the Original S. E. corner of 110 (this witness is still in place

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and, altho marks have been somewhat defaced, the "G" can still be seen) It is apparent he measured 475 varas West from this corner to establish the S. W. corner of the $E\frac{1}{2}$ for he reports, " An original line tree = bears N. $8\frac{1}{2}$ W. 4 varas." In my re-survey I found this old tree with its' marks plain N. $89^{\circ} 30'$ W. 475 varas from said original S. E. corner of survey No. 110. Dix also reported having found the N. E. corner of 110, with witness, Mesquite marked "K" S. 61° W. 15 varas still in place(I could not find this witness, as there is a cultivated field in this corner today.) Again Dix must have measured West 475 varas and marked two trees to witness his N. W. corner of said 160 acres.(I found an old post S. 89° E. 1459.8 varas from original witnessed N. W. corner of Survey No. 110 a mesquite marked "H" bears S. $15\frac{1}{2}$ W. $47\frac{3}{4}$ varas and an 8" mesquite marked "X" bears N. $52\frac{3}{4}$ E. $10\frac{3}{4}$ varas, Dix's witnesses for this corner) Also on a course of S. 89° E. 1935.68 varas from said N. W. corner of 110, I found a mesquite post in an old fence corner, which must have been set from the original witness(Mes "K" S. 61 W. 15 vrs). This tree is called for by Caldwell as witness for the N.E. corner of No. 110, N. W. of No. 104, S. E. of No. 109 and the Southwest corner of B. S. & F. Survey No. 103.

Three years later Wm Kuykendall, Jr., County Surveyor of McMullen County, filed corrected field notes for Survey No. 110 and reports a survey made on the ground "June 28th to July 2nd 1909" and begins his notes " at the S. W. corner of B. S. & F. Survey No. 103, a mesquite marked "K" bears S. 61° W. 15 varas." He follows the original boundaries to the original corners and returns to the Beginning corner from the S. E. corner of 110 (mesquite mkd "G" N. 72° W. 17 vrs still in place) on a corrected course of N. $11^{\circ} 54'$ W. 1942 varas. These notes are not marked patented, but are not yet cancelled and call for 707 acres in Survey No. 110, an excess of 67 acres. At the same time Kuykendall re-surveyed and filed corrected field notes for B. S. & F. Survey No. 104 and calls to " Begin at the S. W. corner of B. S. & F. Survey No. 103 and the N. E. corner of 110, a mes. "K" S. 61° W. 15 varas(Orig bearing tree)" He again calls for Caldwell's original corners and bearing trees at all corners

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except at the N. E. corner of 104 he reports a Mesquite "A" (original bearing tree is gone), but his closing call is "Thence West 2300 varas to the place of Beginning". Thus we must conclude Kuykendall followed the Original Surveyor's (Caldwell's) footsteps and in establishing the N. E. corner of 104 he was at the S. E. Corner of 103. This survey also calls for 707 acres and is not patented under these notes and they are not marked cancelled.

31 years after Kuykendall's re-survey, W. S. Goff, County Surveyor of McMullen County and State Licensed Land Surveyor, filed a report on his finding of some of Caldwell's old corners and witness trees. I quote from report dated August 7, 1940; " --- Then I ran a line North --- and at 1929.6 varas I found a pointed mesquite post from which a mesquite tree marked "R" bears S. 64° E. 9 varas the original N. W. corner of Section No. 76, A. B. & M. the S. E. corner of Section No. 104, B. S. & F. and the N. E. corner of Section No. 1, H. & G. N. R. R. Co." This same described corner and witness is called for in his field notes of a re-survey of Section No. 76, which was allowed for patent as 658.3 acres of land Sept, 16, 1940. This same "R" witness is down today, but lies on the ground nearby. The witness marked "Q" called for at the S. E. corner of 104⁷⁵ cannot be definitely identified. There is an old mesquite tree in position, but marks are not clear.

From this corner the N. W. of Survey No. 76, the S. W. corner of 75, the N. E. corner of H. & G. N. Survey No. 1 and the S. E. corner of No. 104, I ran on a course of N. 0° 16' E. with an old line and at 1920.24 varas intersected the North boundary of Kuykendall's re-survey of No. 104 at or near his N.E. corner, S. 89° 49' E. 2287.3 varas from the well established S. W. corner of 103 N. W. corner of 104, N. E. corner of 110 and the S. E. corner of 109, and found a mesquite post in a fence corner (no witnesses). However, believing this to be the original S. E. corner of 103, I continued on same course and at 3838.64 varas, total distance, intersected at old fence 14.22 varas East of an old fence corner (Fence North and West and East) Only a post mkd. "D" was given by the original surveyor for the N. W. corner of 103, S.E. of 101, N. W. of 62 and the S. W. of 61, but this old fence corner must be on or near the counter 31423

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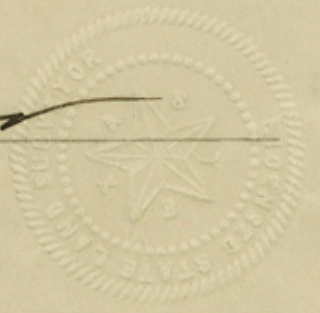
original corner for these sections. I then deflected L. 89° 42' into an old senderro and fence line on a course of N. 89° 26' W. at 487.44 varas fence turned South, but old line continued, at 648 varas crossed a draugh, at 2324.88 varas this line intersected another old senderro which was on a course of N. 0° 28' W. and at point of intersection 1933.1 varas from the established and recognized S. W. corner of No. 103, N. W. corner of 104, N. E. corner of No. 110 and the S. E. corner of 109, making this intersection on or near the original N. W. corner of 103, S. W. corner of 101, S. E. corner of 105 and the N. E. corner of 109. Only a post is called for in the original notes of these sections, so this corner can be established only by intersection.

It is from these facts and corners found and established by a survey made by me on the ground March 21, to 29 1942, I have compiled the corrected field notes for B. S. & F. Survey No. 103 and submit with this report, showing that by holding to Caldwell's old corner and boundaries for this section the acreage content would be 784.23 acres of land and not 640 acres as originally patented.

Respectfully Submitted

A. B. Connor

Licensed Land Surveyor.



Dated April 22, 1942.

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APR 28 1942
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Handwritten notes in the left margin:
- 37
- See Kelley 24, 1810
- 103-110
- BROWN GATES, Conn.
- 103-110
- 103-110

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26ME return

counter 31424

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File No. 43

McMullen County
See Rolled Sk. K-210

Supervisor's Statement

Filed April - 29 1942

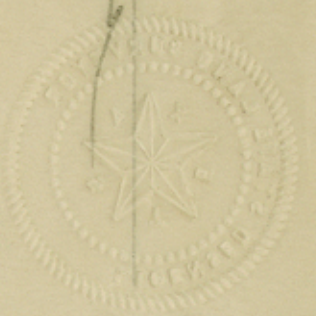
BASCOM GILES, Com'g

Attlee.

File Clerk

1945.

Bascom Giles
Licensed Land Surveyor.



Respectfully Submitted

content would be 784.23 acres of land and not 640 acres as originally Caldwell's old corner and boundaries for this section the acreage 103 and submit with this report, showing that by holding to have compiled the corrected field notes for B. S. & F. Survey No. ed by a survey made by me on the Ground March 21, to 29 1945, I so this corner can be established only by intersection.

Only a post is called for in the original notes of these sections, corner of 101, S. E. corner of 102 and the N. E. corner of 109. Intersection on or near the original N. W. corner of 103, S. W. N. E. corner of No. 110 and the S. E. corner of 109, making this and recognized S. W. corner of No. 103, N. W. corner of 104, and at point of intersection 1033.1 versus from the established sected another old senderro which was on a course of N. 00 58, W. 648 varies crossed a draugh, at 5334.88 varies this line infer- at 487.44 varies fence turned South, but old line continued, at into an old senderro and fence line on a course of N. 89o 56, W. original corner for these sections. I then deflected L. 89o 45,

Page 4, A. B. Connor report.