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FROM THE OFFICE OF J. STUART BOYLES, C. E.
PROFESSIONAL ENGINEER
LICENSED STATE LAND SURVEYOR
HOUSTON, TEXAS

August 4, 1953

RECEIVED

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GENERAL LAND OFFICE

To: Commissioner
The General Land Office
Austin, Texas

SURVEYOR'S STATEMENT IN CONNECTION WITH A RETRACEMENT OF SURVEYS IN THE CENTRAL PART OF MONTGOMERY COUNTY, TEXAS, WITH MAP 7121-R ATTACHED.

I have made an extensive ground survey in the central part of Montgomery County, Texas. This work was done following a very thorough analysis of the General Land Office Records, together with the County Deed Records. A comprehensive study of all the above information has been made in my office and the findings are as follows:

The W. M. Rankin Survey System, which included a major portion of the surveys along or adjacent to and east of the San Jacinto River, can be relocated on the ground from river meanders, creeks, and lakes and some other natural objects called for in the patented field notes of this system. In 1925, the original witness trees at the southwest corner of the Joseph House were recovered, and in 1932, they had washed in river. Thus located, the survey lines will closely follow occupation found on the ground in my surveys. In locating the surveys on the ground, I find one predominate discrepancy not only in the Rankin System but extending East outside the Rankin System. This discrepancy apparently originated within Rankin's System. The discrepancy is evidenced by the fact that between the north line of the Ransom House Survey and the south line of the John Bricker Survey, there was not sufficient distance to give the Kenneth Hyman Survey its full called width north and south. This particular shortage in the Hyman Survey was not called to the attention of the General Land Office by either Collard or Wade.

There is an agreement in Montgomery County in which the owners in the area agreed upon what appears to be the true north line of the Ransom House and what would be approximately the midline of the Kenneth Hyman if the Hyman had been given its full width. This instrument between Mrs. Clara Kauffman and Parrish & Potter, dated April 25, 1898, is recorded in the Deed Records of Montgomery County, Vol. 17, page 635.

Following the Rankin System, J. M. Wade laid in a series of surveys beginning on the San Jacinto River and running east and adjoining the Rankin System along the north and east lines of the L. M. H. Washington Survey. This series of surveys was put in approximately one year after the Rankin System was laid down, and therefore, Wade should have known where Rankin's System of Surveys were placed on the ground, especially as Wade was one of Rankin's Chainmen. From the information found in my survey, I can relocate this system

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of surveys from creek calls and river meanders, some original corners and numerous court decrees, and I find same will fit closely the position in which I have placed the Rankin System of Surveys. As I have discussed and located the surveys, they follow occupation closely, except along the south lines of the J. G. Smith and the Sidney Sheppard Surveys.

The J. M. Wade Surveys are followed by a system of surveys to the east and south made by A. Harper in 1846. The Harper System begins and is tied to the Rankin System and can be located on the ground through creek calls and by adjoinder call to the Rankin System as previously discussed.

When the Harper System of surveys is placed as discussed above, I find that the Alexander McCown Survey will overlap on the J. G. Smith Survey by approximately 500 varas. This again shows the apparent shortage between the north line of the Ransom House and the north line of the J. M. Wade System. The final surveys placed in this area or fill in surveys, were put in by J. L. Collard in 1872. In placing the Wilson Lang Survey, I honored call for adjoinder to the surrounding senior surveys and find same will fit closely as called for in its patented field notes, and follows occupation closely.

The John Dorsey, which was the second in Collard's System, can be located on the ground by 6 creek calls along its north, south, and east lines, and I find that it follows occupation closely, except along its north line. Located in this manner, the Dorsey will not satisfy its beginning call for the northwest corner of the A. McCown Survey. Herein please note the trees called for at the northeast corner of the Dorsey are not the same trees called for at the northwest corner of the McCown; and further note that the trees called for at the southeast corner of the Dorsey are not identical with the trees called for at the northeast corner of the Ransom House, nor the southwest corner of the A. McCown Survey. Located in this position, the John Dorsey Survey will overlap upon the Ransom House Survey by approximately 700 varas.

For your information, I find within the Records of Montgomery County, a court decision in a suit styled Medora Harris vs Parrish & Potter, Cause No. 3164, July 3, 1898, Vol. H, page 252, D. C. M. Montgomery County, in which the surveyor J. M. Hall was requested to make a resurvey of the John Dorsey. The survey was made in apparently the same position as I have shown and discussed same within this report, and also the owners within the Ransom House Survey agreed to the ownership being placed or quit claimed to the owners within the John Dorsey Survey.

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BY
Commissioner
The General Land Office

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I wish to particularly point out that in this position the John Dorsey Survey fails to reach the south lines of the J. G. Smith Survey, the Sidney Sheppard, and the Wilson Lang Survey by 138 to 168 varas. Please note that there are no adjoinder calls between the north line of the Dorsey and the south lines of the surveys above mentioned. Thus, it appears that the land between these surveys remains vacant State land. This area calculates to contain 84.62 acres of land.

Map No. 7121-R is attached and made a part of the Surveyor's Statement. The map shows the entire area under discussion and a portion of the survey work I have done on the ground on behalf of the Good Faith Claimants herein.

Yours truly,


J. S. Boyles



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File No. 36 A

Montgomery County

SKETCH FILE

Filed Oct. 29 1953

BASCOM GILES, COM'R

By V. H. H. H.

Surveyor's Report
re: SF. 15578
thru SF. 15594
(see Map in
St. File 36)
By J. Stuart Boyles
Aug. 4, 1953

August 4, 1953

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Thus, it appears that the land between these surveys remains vacant State land. This area between the north line of the Dorsey and the south line of the survey above mentioned. Please note that there are no adjoining calls to the north line of the Dorsey and the south line of the survey above mentioned. In this position the John Dorsey survey

celebrates to certain 64.63 acres of land.
Map No. 1551-E is attached and made a part of the Surveyor's Statement. The map shows the entire area under discussion and a portion of the survey work I have done on the ground on behalf of the Good With Claimants herein.

J. S. Boyles
Surveyor


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