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Capt. R. S. Dod's
Report
on
Survey near Sheffield

Pecos County

J. T. Robison
Commissioner

Filed November 18th
1914

Carl F. Blucher

400

counter 33735

Alpine, Texas, Jan. 16 1919

Hon. J. T. Robison
Commissioner Gen. Land Office
Austin, Texas

Dear Sir,

I enclose herewith a blue print and report on the work done in and around the town of Sheffield at the request of Messrs, Hazeltine and Johnson of Fort Stockton, acting as agents for parties owning the lands in question, and under your letter of instructions given at the request of the above named gentlemen.

The report is written for these gentlemen and enters into matters that would be taken for granted if the report had been intended only for the Land Office, but as some of these parties are not familiar with the rules governing the surveyor I have introduced some otherwise unnecessary discussion of my reasons for running the lines as we ran them.

I had not intended sending in this report until I was ready to send in the whole Peccos river work from Sur. 72 to the Lancaster corner, which will be ready now in a few days, as it will be easier to pass on the matter as a whole, but these gentlemen are anxious to get their matters settled among themselves as soon as possible, so I forward Hazeltine a copy of Plat and report today.

I write this so that you may understand the reason for the form and tone of the report,

Respectfully

Red Dard

State Surveyor

RECEIVED

JAN 18 1919

Report of a Survey
made in and about the town of
Sheffield, Pecos Co. Tex.
by R. S. Dod
Dec. 1918 State Surveyor

Object of survey.

To resurvey and locate on the ground the lines and corners of surveys 5 & 1 1/2 in Block 193, Tex. & Mex. Ry. Co. and surveys 36 & 37 Blk 1, I. & G. N. R. R. Co.

Also the town of Sheffield and certain subdivisions of surveys 5 & 1 1/2 as originally sold by Garrett Bean.

Authority for the survey.

A letter from the Commissioner of the Gen. Land Office of Texas, instructing me as State Surveyor to resurvey the lands in Block 193 and Blk 1. issued at the request of Messrs Hazeltine and Johnson, as agents of the owners of the lands in question.

The request of the above named Agents that I make a complete survey of the lands in question for the owners.

Data for the survey.

A working sketch of the surveys in Blk 1, I. & G. N. and surveys in Blk. 193 kindly furnished by the General Land Office.

Field notes of the subdivisions of surveys 5 & 1 1/2 furnished from the deed records of Pecos Co. by Mr. Hazeltine & Johnson.

Plat of the Town of Sheffield.

Copy of the Official Map of Pecos County from the Gen. Land Office.

Preliminary Examination of Data.

On looking over the field notes of Block 193 it is noted that no original corners marked by bearings are called for in these field notes, but a connection is shown on map and field notes with the original marked N. E. cor sur 73, and S. E. cor sur 32, Blk 1 on the Pecos river near Fort Lancaster. Which corner is shown on the Map as an extension of the south line of Blk 193 and the north line of ~~Blk~~ sur 1 Blk A2.

Also there is found a connection with the N. E. cor sur 43 A2, which corner is identified by a rock mound and Mt. bearings and connected with a row of original corners from the west.

We find that the surveys in Blk 193 run in a continuous chain from the south line of sur 32 Blk 1, to a point 100 varas north of the N. E. corner of sur 1 in Blk C2, the S. E. cor sur 1 C2 being also the N. E. cor sur 43 in Blk A2, above described.

These connections fix the north line and south line of Blk 193, and the field notes call this distance six miles or 11400 varas, but the actual distance between these fixed points on the ground was found by this survey to be 11748.9 varas, or an excess of 348.9 varas being 58.15 per mile or 3.06 per 100. On reporting the fact of this excess in northing between north and south points in Blk 193, I was instructed by the General Land Office to distribute this excess pro rata among the surveys in Blk 193 throwing the excess into the adjacent school sections. This was done as shown on Plat, except that in the case of surveys 1, 3, & 5, the excess in northing was thrown into these surveys to maintain their relative position to corners of adjacent surveys as shown on map of Blk 193, in accordance with the instructions of the Gen. Land Office to the effect that when two or more surveys in a Block call for a common corner, and are shown on the original map of the Block to connect at such a corner, they must if possible be made to coincide at that point.

According to both Map and field notes, the west line of Blk 193 coincides with the east line of Blks C2 & A2, and Blk 193 extends eastward by course and distance, and survey 5 calls for the west line of Blk 1, the river Block, but it was found that the distances from the east line of Blk A2 fixed by the well identified N. E. corner of survey 43 in that Block, would not reach the west lines of the river surveys, by 220 varas at the north end and by 715 varas at sur 5, and to reach the corners of the river surveys called for, the lines could not be run east and west but would have to be run north some 400 varas or more, breaking both course and distance. There is some uncertainty as to the west lines of the river surveys as some of the original calls have been changed, the surveys remodded, and new surveys inserted. Survey 5 calls for the N. W. cor sur 36 Blk 1, a fairly well determined point as run from the original Pecos Spring

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corner, the N.E. cor sur 37. But to reach this point, survey 5 would have to be pulled away from its own Block 715 varas east and 390.7 north, contradictory to the connections with surveys in its own Block. Hence this call for N.W. 36 must be dropped as the less consistent of two contradictory calls.

Also on the south line of Blk 193, taking the distances east from the extended east line of ~~Blk~~ Blk A2 from the N.E. cor of sur 43, we find by actual measurement an excess of 576 varas between the S.E. cor of sur 1 Blk 193 and the S.W. cor sur 32 Blk 1 run out from the original S.E. 31 on the river.

My instructions from the Gen. Land Office for this work and for other surveys above on the Pecos river, was to disregard the calls to join the river surveys in Blk. 1 in the field notes of surveys in Blocks to the west and to put in these west Blocks from their calls for connections with original corners on the west.

This instruction was duly followed in our work and the details are shown on the Plat.

Consequently survey 5 Blk 193 was put in by course and distance from the N.E. and S.E. corners of Blk C2, as located by the original N.E. cor sur 43 Blk A2, throwing in the excess in northing according to my instructions.

On looking at the Map we find that surveys 36 & 37 Block 1, I. & G. N. are shown north and east of survey 5 Blk 193.

The location of lines and corners in Blk 1 I. & G. N. according to their field notes is fixed by certain marked corners on the River, on the east, and by the distance called for on the west, no marked corners with bearings is called for on the west lines.

The difference in distance in the calls by adjacent surveys on their common line, gives a continuous chain of points on the west line of the Block as originally surveyed, whereas we can not rely on measuring the distances called for west from the present position of the river bed, as this is movable and gives only an indefinite call, except in places where points on the river bank can be identified as footsteps of the original surveyor by the calls for bearings given in the description of corners in the original I. & G. N. field notes.

Consequently these surveys would be located from the well identified original river corners on the east and course and distance to the west corner and along the west line by course and distance as above noted.

The nearest well identified river corner above sur 37 is the N.E. corner of sur 43 Blk. 1, where three bearings are given on three distinct, red bluffs which absolutely identify this point as the corner described in the field notes of the original survey. But the map and field notes show the river running due south from this corner whereas we find it running ~~southwest~~ some 900 varas east of south in one mile. On looking at the field notes and map for the west lines of these surveys we find that the original surveyor ran the west line due south for one mile. Here we would follow the course of the course of the west line as given, as the river may have changed its bed since 1876 when these surveys were put in. We also note that the same three red bluffs are called for at the N.E. cor 42 as we find given at the N.E. cor 43. There are only three red bluffs in sight on the river and they are found in place from the N.E. cor. of 43 and up the river from N.E. 43 the meanders and map show that the bluffs fit the N.E. 43 and S.E. 42. This shows error or confusion in the river field notes but the west line is straight course and distance and we think will prevail over the contradictory river calls.

Following down from 43 we find that sur 38 was resurveyed in 1892 and the calls probably changed from the original as a small survey 536 1/2 is inserted between it and 536. At S.E. 38 we found an old rock mound which seems to have been set to mark the south line of 38 as the fence runs over it. The small survey 536 1/2 was put in at the same time that 38 was resurveyed and shows the river running S 59 1/4° E whereas on the ground we found it running a little west of south.

Following on down we again find the river on surveys 536 & 535 calling to run nearly south, but on the ground at S.E. 535, Pecos Spring, we find it some 200 varas east of the N.E. 536.

The distance south from north line 43 to south line 38 is long but seems up from S.E. 38 to S.E. 536.

Sur 37 we note was resurveyed in 1883. It does not call for the Pecos spring in the field notes at hand, but the map shows that it lies adjacent to sur 535 and runs 950 varas south. It calls to begin at an IR rock on the

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river, for its S.E. corner, but our readers from Pecos Spring showed that the river had encroached on this part of the survey and would have eroded the west bank where this rock should be.

Sur 36 calls for no marked river corner except the S.E. 37 and has a recent survey between it and sur 35.

So it must be put in from sur 37.

If we start from the well identified N.E. cor 43 we can run 3801 varas west to its N.W. corner by course and distance. From this point we can run the west lines of river surveys and fill all the calls, but as noted above the river on the east runs to the east of the meander calls in the field notes and our west line is much further from the river at certain of the west corners than the distance east to the river given in the field notes. But if disregarding the actual river we went to the N.E. corner of 43 and ran the meanders as given we would be at the right distance from our west corners but in places we would be 900 varas and more west of the actual river, but would be following the field notes.

The west line seems to be the only reliable guide we have as to the intention of the original surveyor, and in the meanders from sur 72 down to the Lancaster corner we found that by following this west line we would return quite close to the original westings at the identified corners, except below 43 where the error in the river call amounts to 900 odd varas, which we do not recover until we reach the S.E. corner of 36, where the field notes call for 4600 and we find it 4260 to the river with a high gravel hill on the present east bank.

It is to be noted that the river distances on ~~43~~ 37 and 36 are resurvey calls and in another instance of corrected surveys in Blk 1, viz sur 545, we find a difference between the corrected (?) and original notes of some 1600 varas, and going on the ground find the original field notes nearly fitting the present position of the river and the corrected field notes placing it some 1400 varas west of its ~~px~~ relative position on the ground.

The west lines are of as much authority as the east lines, and when we find so much error and confusion in the river calls, we believe the west ~~x~~ lines should be given the preference and put in surveys 37 & 36 by following the west lines.

As noted above the ~~mouth~~ing from N.E. 43 to the Pecos spring corner fits the calls and 37 and 36 were given their 950 varas south from this point.

This places the south line of 37, 390.7 varas north of the east part of the north line of survey 5 Blk 193, and the west line of 37, 715 varas east of the north part of the east line of sur 5, and places the S.W. corner 36 419.8 north and 715 varas east of the S.E. cor sur 5.

Survey 1 1/2 calls for the N.W. cor sur 36 but also for the middle or re-entrant cor on the east line of sur 5. It is called to be 1755 varas east and west and 400 varas North and south.

The distance between the N.W. corner of 36 and mid. east cor of 5 is 2505 varas not 1755. Following the instructions given we drop the river call and tie to the mid. east cor 5. This is shown by the field notes of subdivisions to be the position this survey was supposed to occupy.

This position of sur 1 1/2 will make its north line conflict 9.3 vara with the south line of 37 for 1040 varas east from the S.W. cor 37.

Sur 2 1/2 will begin at the S.E. cor sur 5, run 400 varas north and 694 varas east to a point 19.8 varas south and 21 varas west of the S.W. cor sur 36. The east part will conflict with sur 35 1/2 ~~xxxxwisker~~ J. Swisher for 288 varas, if the Swisher holds to its field notes in distance from the River.

History of the Survey.

To locate surveys 37 & 36, we went to a rock mound on the west bank of the Pecos river, one of the rocks marked "XVI", from which three red bluffs on the east side of the river fitted the calls of the field notes for the N.E. cor sur 43, at a mag. var. of ~~xxx~~ 10° 41' E. This var also fits the mountain bearings at corners west, and being used up the river from old corner to old corner, proved correct for this block.

We ran west 3801 varas and made a mound for N.W. 43. Thence south 1900 yrs to the S.W. cor 42, made mound and took bearings. Thence back north 430 varas thence west 2181.5 varas to an old rock mound the N.E. cor 43 A2, from which an unmistakable gable shaped red bluff stood as called for, but a round Mt. called for N.W. did not fit the calls by some 5°. Hence we went to the S.W. cor sur 6 (A2), a small mound with a point of Mt. standing as called for. Thence we ran back to N.E. 43 above described and found it 5760 varas east and 1923 south.

Returning to S.W. 42 we ran the west lines of the river surveys, checking nicely on the rock mound on south line 38, and on the Pecos spring, putting in rock mounds for the west corners as we came to them.

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We also meandered the west bank of the recos river from the N.E. cor 43 Blk 1, to below the N.E. cor sur 36, and southwest to a line boulder 2' x 1 1/2' x 1' with a few rocks piled round it, lying on the ~~xx~~ south side of a draw near an old road. On the under side of this rock ~~IR~~ IR had been marked. In our field notes we find a call for a rock marked IR 1410 varas east of N.W. cor 35 with a hackberry standing S 52° 30' W. There was no hackberry fitting this call from the IR rock but a number of small hackberrys stood in the draw to the north of west. This rock was, apparently, an original mark on the common line of 36 & 35. It is reported as "not found" in Mr. Williams survey and sur 35 1/2 has been placed between 35 and 36. It is noted here as it was a convenient point for our connecting lines and was so used in this survey. We found it to be 84 varas south and 2584 varas east of our S.W. 36, and is 1676 varas west of the present river bank. We noted a small rock mound, on the first bank, 102 varas west of the point on the river we reached east of the IR rock, it was about 6 varas north of our line but was unmarked.

We then went to the S.E. cor sur 32 Blk 1, and found the stump of a large cedar, the largest tree in the neighborhood, and taking the course and distance called for from this tree we found another cedar tree standing so as to fit the call for the other cedar bearing at this corner. This second bearing was marked recently, but we could not see any old marks. Near the point so located, at the foot of the rocky slope on the river bank, stood some small hackberrys as noted by Mr. Williams in his resurvey, showing that this was the corner recognized by him. He does not state whether both bearings were standing when he was there, but presumably the corner was in better shape then than now. This corner is found to be 2960 vrs east and 4250 south of the IR rock.

Measuring out the 3842 varas called for on south line of 32 from this corner, we find an excess of 576 varas between the S.W. cor 32 and the S.E. cor. sur 1 Blk 193.

I was told that surveys to locate lines of section 5 had been run from this S.E. cor of 32 without allowing for the above excess which would place sur 5 some 500 varas east of the position it takes from the connection with Blk A2. We found a number of corners along our west line of Blk 1, standing about 400 varas east and generally a little south of our corners.

At the S.E. cor of 5 we found a rock mound 402 east and seven south.

At S.W. 5 we found several rock mounds, one 503 east and 30 south, another 385 E. 30 S.

We marked the N.E. and mid E. and S.E. corners of sur 5 and the two N.W. and S.W. corners.

Town site and subdivisions.

From a copy of the Plat of the Town of Sheffield I find that the town was laid off in 200' blocks, running 12 blocks east and west and four blocks north and south. With 59' streets running north and south, and 60' streets running east and west except the street on the south line which is 72'. The blocks are numbered 1 to 48, beginning with the S.E. block and running north and then south. There is a street on the east line, the north line, the west line and south line.

West of blocks 47 & 48 is shown a double block 450' N. & S. and 200' wide, marked as "School Block", with a 50' street west of it.

In the deeds reference is made to an "iron peg 9' northwest of the N.W. corner of Beans Store". Beans store, now Jessup and Son, stands at the N.W. corner of block 23, the peg had been covered by grading and was not found, but the spot could be easily found from the N.W. corner of the old store.

Corresponding to this point we found an iron pin at S.E. cor block 27 and on west another pin at the S.W. cor of block 30, on which the hotel stands.

The line through these pins to the west runs nearly a degree to the left of the variation used for the land lines in our survey, but on turning east the fronts of the houses trend to the right 5 varas in two blocks, the lines of fences running north and south seems to average with the land lines.

A line of curbing on the south side of the main street runs west considerably to the right of the line through the pins on the north side.

The location of the point N.W. from Beans store places the north line of the town site 112.2 varas south of the south line of 37 as we located it and continuing the peg line east places the N.W. cor of the town site as staked off, 104 varas south of south line 37, and 540 varas east of east line 1 1/2.

This will place the S.W. corner of the School House block and streets 131.8 varas south of the north line of survey 5., and places the peg at the store 69.7 varas north of the same line, and 68 varas west of the east line of sur 1 1/2.

We started from the peg at S.E. cor block 27 and ran west the distance 1750' from Beans Store peg and reached a point nearly under a wire fence running north and south, turning north at 250.6 varas found a small stone mound, on at 41 varas a wire fence running east and west on 40 varas, 331 varas in all, reach south line of 37, 324 vrs east of its S.W. cor.

The field notes of the "White Cow Tract" call N. 340 varas from the point 50' west of school block N.W. corner, this will reach within .7 varas of the north line of 1 1/2 but will conflict 9 varas with 37.

It then calls to run west 1677 varas, running to this point we find it to be 254 varas south and 358 east of the inner middle cor on west line of sur 5. And find a corner of a fence 345 S. and 312 W of same corner of 5. or 91 vrs S. and 41 W. of the N.W. cor of the tract by course and distance, and 10 varas south of a west line from the small rock mound found north 250.6 from School House corner.

From this point the call is south 586.5 vrs, which reaches a point 352 vrs E. and 792.4 north of the S.W. cor 5,

Thence east 192 vrs thence "to a point 453 varas south of the beginning", which works out S 82° 05' E 1500 varas. Thence north 453 varas to beg. making east line ~~739 xxxxxxxx~~ 793 varas, but only 784 to south line 37.

The next tract calls to begin at the S.E. cor of White Cow tract and run east 281 vrs N 241 varas, which fails to reach the south line of the town tract by 20 varas, thence west 281, south 241.

The G.T. Jessup tract calls to begin 31 varas west of a point on the south line of the town site which is south of the peg at Beans store. Which point is said to be in the north line of sur 5 but is found to be 121.8 vrs south of that line. Thence S 20° 30' W 545 2/3 vrs. Here we found a lane fenced on both sides running from the point on south line of town site at S 21° W. We also found the east line of sur 5 passed some 34 varas west of the most southerly corner of a fence evidently intended to follow the calls in the Jessup deed, this throws the larger part of the Jessup tract east of sur 5, on unsurveyed state land, between sur 5 and sur 36.

The field notes of a tract deeded to Mr Martin runs south of the Jessup tract, but it calls to begin at a cor of 35 1/2 and run to a point 890 varas west of S.E. 5, these points can not be determined, but the call thence N 21° E 389, and thence S 64° E 414 2/3, thence N 25° E 109 1/2 are so evidently intended to fit the Jessup calls that I have so platted it on sketch.

Another deed to Mr. Martin calls for a tract to begin at the S.W. cor of sur 5, and to reach a point 950 north of this, which would make a conflict with the White cow tract. Again the call N 85° 15' W would cause conflict with the same tract, extend beyond the west line of the 'white cow', or conflict with the 12 acre Martin tract.

It is evident that the intention was to place the east end of this tract parallel with the west line of the Jessup and tract south, and run around the 12 acre tract. I have platted it in this position. But this will run it 157.6 south of the south line of 5. Below the corner of 3 we find a fence running east and west 175 varas south of the N.E. cor 3 in south line 5.

The data in these deeds is insufficient to enable a surveyor to go upon the ground and locate the lines and corners. The attempt to follow the calls leads to conflict and confusion. The evident intention that one deed should fit the calls in deed for adjacent tracts was followed in the Plat, but the deeds would have to be corrected so far as description of land is concerned before any harmonious arrangement of these subdivisions could be made. There is not a single marked corner given and the only fixed points are the calls for town blocks.

There are two other subdivisions of 5, one described as beginning at a point 310 varas south from the N.E. cor 5.

Here I was shown a rock mound which was said to be Mr. Lea's N.E. 5, I found it 330 varas east and 104.4 varas south of our N.E. 5. This I was told was the actual point at which the survey for the Martin deed was begun. There is a fence and road running in the general direction of the calls for this tract and we find the road 142 varas north of a point 715 vrs west of S.W. 37, this fits the calls, and I have platted this tract from the Lea corner. This throws the east 330 varas of this tract on unsurveyed State school land, lying between 5 and 37.

The other tract was deeded to A.C. Nolke and begins at the N.E. cor. of 5 runs west 1076 to N.W. cor. Thence south 316 vrs the original call which fails to reach our corner by 9.6 varas,

Thence east 85, to a point 9.6 varas north of our corner of 5, Thence south 200 to point on west line 5, thence N 74° 15' E 1028 varas to point in east line of sur 5, Thence north 240 varas to beginning.

Please understand that the platting of these subdivisions is simply

an attempt to accomodate the conflicting calls in the deeds with the facts found on the ground and the apparent intention of the deed in the description of the land.

All which is respectfully submitted

R. L. Dod

State Surveyor

Alpine, Texas, Jan. 13 1919

Description of corners made on this survey.

- N.E.5 a stake and small rock mound in a flat,
 From which top of oil derrick bears S 60° 15' W
 Rimrock on Mt. bears S 78° W
 Square pinnacle on ridge bears S 12° 45' E.
- N.W.5 Rock mound on east slope of hill,
 From which square pinnacle bears S 43° 15' E
 Edge of bluff bears S 9° W.
- Lower N.W.5, a stake and rock mound,
 from which Square pinnacle bears S 51° 40' E
 Edge of Bluff S 20° 25' W.
- Inner west cor 5,
 Stake and rock mound N.E.4.
- S.W. 5 & N.W.3
 A rock mound on flat rock on ridge at head of draw, "S.W.5" marked on
 rock near mound,
 Bluff bears N 48° 30' E
 Bluff " S 73° 45' E.
- N.E.3
 Rock mound N.W corner Beans old store bears N 37° 45' E
 Square pinnacle bears N 46° 50' W
 Crack between boulder and rim bears S 19° 20' W
- S.E.5 rock mound from which Square pinnacle bears N 69° 25' W,
 Gap in round hill N 39° W.
- N.W.37 An iron pipe and rock mound,
 from which a cap rock bears N 10° 15' E
 Gap in pointed peak bears N 74° 15' W
 Pinnacle on dyke bears S 12° 45' W
- S.W.37 , a rock mound mkd "S.W.37"
 from which square pinnacle bears S 25° 47' W
 Gap in pointed peak bears S 39° 50' W
 East edge Cap rock bears S 24° 25' E
- N.W.36
 a rock set in the ground,
 from which a projecting lower cap rock on nose of hill brs S 0° 05' E
 Cap rock bears S 76° 35' W
- S.W.36 a stake set in a field,
 from which an X on a fence post bears N 0° 53' E.

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Capt. R. S. Dod's

Report

on

Surveys near Sheffield

Pecos County

J. J. Robinson
Commissioner

Filed November 18th
1919

Carl F. Blucher

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Pecos Co. Sk File 42

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The data in these deeds is insufficient to enable a surveyor to go upon the ground and locate the lines and corners. The attempt to follow the calls leads to conflict and confusion. The evident intention that one deed should fit the calls in deed for adjacent tracts was followed in the Plat, but the deeds would have to be corrected so far as description of land is concerned before any harmonious arrangement of these subdivisions could be made. There is not a single marked corner given and the only fixed points are the calls for town blocks.

There are two other subdivisions of 5, one described as beginning at a point 310 varas south from the N.E. cor 5.

Here I was shown a rock mound which was said to be Mr. Lea's N.E. 5, I found it 330 varas east and 104.4 varas south of our N.E. 5. This I was told was the actual point at which the survey for the Martin deed was begun. There is a fence and road running in the general direction of these calls for this tract and we find the road 142 varas north of a point 715 vrs west of S.W. 37, this fits the calls, and I have platted this tract from the Lea corner. This throws the east 330 varas of this tract on unsurveyed State school land, lying between 5 and 37.

The other tract was deeded to A.C. Nolke and begins at the N.E. cor. of 5 runs west 1076 to N.W. cor. Thence south 316 vrs the original call which fails to reach our corner by 9.6 varas,

Thence east 85, to a point @ 9.6 varas north of our corner of 5, Thence south 200 to point on west line 5, thence N 74° 15' E 1028 varas to point in east line of sur 5, Thence north 240 varas to beginning.

Please understand that the platting of these subdivisions is simply

Pecos Co. S.K.F. 42

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river for its S.E. corner, but our readers from Pecos Spring showed that the river had encroached on this part of the survey and would have eroded the west bank where this rock should be.

Sur 36 calls for no marked river corner except the S.E. 37 and has a recent survey between it and sur 35.

So it must be put in from sur 37.

If we start from the well identified N.E. cor 43 we can run 3801 varas west to its N.W. corner by course and distance. From this point we can run the west lines of river surveys and fill all the calls, but as noted above the river on the east runs to the east of the meander calls in the field notes and our west line is much further from the river at certain of the west corners than the distance east to the river given in the field notes. But if disregarding the actual river we went to the N.E. corner of 43 and ran the meanders as given we would be at the right distance from our west corners but in places we would be 900 varas and more west of the actual river, but would be following the field notes.

The west line seems to be the only reliable guide we have as to the intention of the original surveyor, and in the meanders from sur 72 down to the Lancaster corner we found that by following this west line we would return quite close to the original westings at the identified corners, except below 43 where the error in the river call amounts to 900 odd varas, which we do not recover until we reach the S.E. corner of 36, where the field notes call for 4800 and we find it 4260 to the river with a high gravel hill on the present east bank.

It is to be noted that the river distances on 37 and 36 are resurvey calls and in another instance of corrected surveys in Blk 1, viz sur 545, we find a difference between the corrected (?) and original notes of some 1600 varas, and going on the ground find the original field notes nearly fitting the present position of the river and the corrected field notes placing it some 1400 varas west of its relative position on the ground.

The west lines are of as much authority as the east lines, and when we find so much error and confusion in the river calls, we believe the west lines should be given the preference and put in surveys 37 & 36 by following the west lines.

As noted above the mouthing from N.E. 43 to the Pecos spring corner fits the calls and 37 and 36 were given their 950 varas south from this point. This places the south line of 37, 390.7 varas north of the east part of the north line of survey 5 Blk 193, and the west line of 37, 715 varas east of the north part of the east line of sur 5, and places the S.W. corner 36 419.8 north and 715 varas east of the S.E. cor sur 5.

Survey 1 1/2 calls for the N.W. cor sur 36 but also for the middle or re-entrant cor on the east line of sur 5. It is called to be 1755 varas east and west and 400 varas North and south.

The distance between the N.W. corner of 36 and mid. east cor of 5 is 2505 varas not 1755. Following the instructions given we drop the river call and tie to the mid. east cor 5. This is shown by the field notes of subdivisions to be the position this survey was supposed to occupy.

This position of sur 1 1/2 will make its north line conflict 9.3 vara with the south line of 37 for 1040 varas east from the S.W. cor 37.

Sur 2 1/2 will begin at the S.E. cor sur 5, run 400 varas north and 894 varas east to a point 19.8 varas south and 21 varas west of the S.W. cor sur 36. The east part will conflict with sur 35 1/2 xxxwisker J. Swisher for 288 varas, if the Swisher holds to its field notes in distance from the River.

History of the Survey.

To locate surveys 37 & 36, we went to a rock mound on the west bank of the Pecos river, one of the rocks marked "XVI", from which three red bluffs on the east side of the river fitted the calls of the field notes for the N.E. cor sur 43, at a mag. var. of 10° 41' E. This var also fits the mountain bearings at corners west, and being used up the river from old corner to old corner, proved correct for this block.

We ran west 3801 varas and made a mound for N.W. 43. Thence south 1900 varas to the S.W. cor 42, made mound and took bearings. Thence back north 430 varas thence west 2181.5 varas to an old rock mound the N.E. cor 43 A2, from which an unmistakable gable shaped red bluff stood as called for, but a mound Mt. called for N.W. did not fit the calls by some 5°. Hence we went to the S.W. cor sur 6 A2, a small mound with a point of Mt. standing as called for. Thence we ran back to N.E. 43 above described and found it 5760 varas east and 1923 south.

Returning to S.W. 42 we ran the west lines of the river surveys, checking nicely on the rock mound on south line 36, and on the Pecos spring, putting in rock mounds for the west corners as we came to them.

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corner, the N.E. cor sur 37. But to reach this point, survey 5 would have to be pulled away from its own Block 715 varas east and 390.7 north, contradictory to the connections with surveys in its own Block. Hence this call for N.W. 36 must be dropped as the less consistent of two contradictory calls.

Also on the south line of Blk 193, taking the distances east from the extended east line of Blk A2 from the N.E. cor of sur 43, we find by actual measurement an excess of 576 varas between the S.E. cor of sur 1 Blk 193 and the S.W. cor sur 32 Blk 1 run out from the original S.E. 31 on the river.

My instructions from the Gen. Land Office for this work and for other surveys above on the Pecos river, was to disregard the calls to join the river surveys in Blk. 1 in the field notes of surveys in Blocks to the west and to put in these west Blocks from their calls for connections with original corners on the west.

This instruction was duly followed in our work and the details are shown on the Plat.

Consequently survey 5 Blk 193 was put in by course and distance from the N.E. and S.E. corners of Blk A2, as located by the original N.E. cor sur 43 Blk A2, throwing in the excess in northing according to my instructions.

On looking at the map we find that surveys 36 & 37 Block 1, I. & G. N. are shown north and east of survey 5 Blk 193.

The location of lines and corners in Blk 1 I. & G. N. according to their field notes is fixed by certain marked corners on the River, on the east, and by the distance called for on the west, no marked corners with bearings is called for on the west lines.

The difference in distance in the calls by adjacent surveys on their common line, gives a continuous chain of points on the west line of the Block as originally surveyed, whereas we can not rely on measuring the distances called for west from the present position of the river bed, as this is movable and gives only an indefinite call, except in places where points on the river bank can be identified as footstones of the original surveyor by the calls for bearings given in the description of corners in the original I. & G. N. field notes.

Consequently these surveys would be located from the well identified original river corners on the east and course and distance to the west corner and along the west line by course and distance as above noted.

The nearest well identified river corner above sur 37 is the N.E. Corner of sur 43 Blk. 1, where three bearings are given on three distinct, red bluffs which absolutely identify this point as the corner described in the field notes of the original survey. But the map and field notes show the river running due south from this corner whereas we find it running ~~east~~ some 900 varas east of south in one mile. On looking at the field notes and map for the west lines of these surveys we find that the original surveyor ran the west line due south for one mile. Here we would follow the course of the course of the west line as given, as the river may have changed its bed since 1876 when these surveys were put in. We also note that the same three red bluffs are called for at the N.E. cor 42 as we find given at the N.E. cor 43. There are only three red bluffs in sight on the river and they are found in place from the N.E. cor. of 43 and up the river from N.E. 43 the meanders and map show that the bluffs fit the N.E. 43 and S.E. 42. This shows error or confusion in the river field notes but the west line is straight course and distance and we think will prevail over the contradictory river calls.

Following down from 43 we find that sur 38 was resurveyed in 1892's and the calls probably changed from the original as a small survey 536 1/2 is inserted between it and 536. At S.E. 38 we found an old rock mound which seems to have been set to mark the south line of 38 as the fence runs over it. The small survey 536 1/2 was put in at the same time that 38 was resurveyed and shows the river running S 59 1/4° E whereas on the ground we found it running a little west of south.

Following on down we again find the river on surveys 536 & 535 calling to run nearly south, but on the ground at S.E. 535, Pecos Spring, we find it some 200 varas east of the N.E. 536.

The distance south from north line 43 to south line 38 is long but seems up from S.E. 38 to S.E. 536.

Sur 37 we note was resurveyed in 1883. It does not call for the Pecos spring in the field notes at hand, but the map shows that it lies adjacent to sur 535 and runs 150 varas south. It calls to begin at an IR rock on the

Report of a Survey
made in and about the town of
Sheffield, Pecos Co. Tex.
by R. S. Doi
Dec. 1918 State Surveyor

Object of survey.

To resurvey and locate on the ground the lines and corners of surveys 5 & 1 1/2 in Block 193, Tex. & Mex. Ry. Co. and surveys 36 & 37 Blk 1, I. & G. N. R. R. Co.

Also the town of Sheffield and certain subdivisions of surveys 5 & 1 1/2 as originally sold by Garrett Bean.

Authority for the survey.

A letter from the Commissioner of the Gen. Land Office of Texas, instructing me as State Surveyor to resurvey the lands in Block 193 and Blk 1, issued at the request of Messrs Hazeltine and Johnson, as agents of the owners of the lands in question.

The request of the above named Agents that I make a complete survey of the lands in question for the owners.

Data for the survey.

A working sketch of the surveys in Blk 1, I. & G. N. and surveys in Blk. 193 kindly furnished by the General Land Office.

Field notes of the subdivisions of surveys 5 & 1 1/2 furnished from the deed records of Pecos Co. by Mr. Hazeltine & Johnson.
Plat of the Town of Sheffield.

Copy of the Official Map of Pecos County from the Gen. Land Office.

Preliminary Examination of Data.

On looking over the field notes of Block 193 it is noted that no original corners marked by bearings are called for in these field notes, but a connection is shown on map and field notes with the original marked N.E. cor sur 73, and S.E. cor sur 32, Blk 1 on the Pecos river near Port Lancaster. Which corner is shown on the map as an extension of the south line of Blk 193 and the north line of Blk sur 1 Blk A2.

Also there is found a connection with the N.E. cor sur 43 A2, which corner is identified by a rock mound and Mt. bearings and connected with a row of original corners from the west.

We find that the surveys in Blk 193 run in a continuous chain from the south line of sur 32 Blk 1, to a point 100 varas north of the N.E. corner of sur 1 in Blk C2, the S.E. cor sur 1 C2 being also the N.E. cor sur 43 in Blk A2, above described.

These connections fix the north line and south line of Blk 193, and the field notes call this distance six miles or 11400 varas, but the actual distance between these fixed points on the ground was found by this survey to be 11748.9 varas, or an excess of 348.9 varas being 58.15 per mile or 3.06 per 100. On reporting the fact of this excess in northing between north and south points in Blk 193, I was instructed by the General Land Office to distribute this excess pro rata among the surveys in Blk 193 throwing the excess into the adjacent school sections. This was done as shown on Plat, except that in the case of surveys 1, 3, & 5, the excess in northing was thrown into these surveys to maintain their relative position to corners of adjacent surveys as shown on map of Blk 193, in accordance with the instructions of the Gen. Land Office to the effect that when two or more surveys in a Block call for a common corner, and are shown on the original map of the Block to connect at such a corner, they must if possible be made to coincide at that point.

According to both Map and field notes, the west line of Blk 193 coincides with the east line of Blks C2 & A2, and Blk 193 extends eastward by course and distance, and survey 5 calls for the west line of Blk 1, the river Block, but it was found that the distances from the east line of Blk A2 fixed by the well identified N.E. corner of survey 43 in that Block, would not reach the west lines of the river surveys, by 220 varas at the north end and by 715 varas at sur 5, and to reach the corners of the river surveys called for, the lines could not be run east and west but would have to be run north some 400 varas or more, breaking both course and distance. There is some uncertainty as to the west lines of the river surveys as some of the original calls have been changed, the surveys remodded, and new surveys inserted. Survey 5 calls for the N.W. cor sur 36 Blk 1, a fairly well determined point as run from the original Pecos Spring

Pecos Co. SR. F 42

Alpine, Texas, Jan. 16, 1919

Hon. J. B. Rebleton
Commissioner Gen. Land Office
Austin, Texas

Dear Sir,

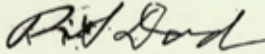
I enclose herewith a blue print and report on the work done in and around the town of Sheffield at the request of Messrs. Hazeltine and Johnson of Fort Stockton, acting as agents for parties owning the lands in question, and under your letter of instructions given at the request of the above named gentlemen.

The report is written for these gentlemen and enters into matters that would be taken for granted in the report had been intended only for the Land Office, but as some of these parties are not familiar with the rules governing the surveyor I have introduced some otherwise unnecessary discussion of my reasons for running the lines as we ran them.

I had not intended sending in this report until I was ready to send in the whole Pecos river work from Sur. 72 to the Lancaster corner, which will be ready now in a few days, as it will be easier to pass on the matter as a whole, but these gentlemen are anxious to get their matters settled among themselves as soon as possible, so I forward Hazeltine a copy of Plat and report today.

I write this so that you may understand the reason for the form and tone of the report,

Respectfully



State Surveyor

JAN 18 1919

See Microfilm = Engineering Data = Reel 25

PECOS Co. SR. F. 42

... attempt to accommodate the conflicting calls in the deeds with the facts found on the ground and the apparent intention of the deed in the description of the land.

an attempt to accommodate the conflicting calls in the deeds with the facts found on the ground and the apparent intention of the deed in the description of the land.

All which is respectfully submitted

R. D. Dod

State Surveyor

Alpine, Texas, Jan. 13 1919

Description of corners made on this survey.

- N.E.5 a stake and small rock mound in a flat,
From which top of oil derrick bears S 60° 15' W
Rimrock on Mt. bears S 78° W
Square pinnacle on ridge bears S 12° 45' E.
- N.W.5 Rock mound on east slope of hill,
From which square pinnacle bears S 43° 15' E
Edge of bluff bears S 9° W.
- Lower N.W.5, a stake and rock mound,
from which Square pinnacle bears S 51° 40' E
Edge of Bluff S 20° 25' W.
- Inner west cor 5,
Stake and rock mound N.E.4.
- S.W. 5 & N.W.3
A rock mound on flat rock on ridge at head of draw, "S.W.5" marked on rock near mound,
Bluff bears N 48° 30' E
Bluff " S 73° 45' E.
- N.E.3
Rock mound N.W corner Beans old store bears N 37° 45' E
Square pinnacle bears N 46° 50' W
Crack between boulder and rim bears S 19° 20' W
- S.E.5 rock mound from which Square pinnacle bears N 69° 25' W,
Gap in round hill N 39° W.
- N.W.37 An iron pipe and rock mound,
from which a cap rock bears N 10° 15' E
Gap in pointed peak bears N 74° 15' W
Pinnacle on dyke bears S 12° 45' W
- S.W.37 , a rock mound marked "S.W.37"
from which square pinnacle bears S 25° 47' W
Gap in pointed peak bears S 39° 50' W
East edge Cap rock bears S 24° 25' E
- N.W.36
a rock set in the ground,
from which a projecting lower cap rock on nose of hill bears S 80° 05' E
Cap rock bears S 74° 35' W
- S.W.36 a stake set in a field,
from which an X on a fence post bears N 0° 53' E.

Pecos Co. S.K.F. 42