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R. W. BAKER, C. E.
509 PETROLEUM BUILDING
P. O. BOX NO. 708
BIG SPRING, TEXAS

July 2, 1941

JUL 3 1941

REFERRED TO MAP

Hon. Bascom Giles, Commissioner,
The General Land Office,
Austin, Texas.

Dear Sir:

I am enclosing herewith a copy of a preliminary plat of a survey of the Moise Cerf ranch in Pecos County, comprising Sections # 2 to # 11, # 14 to # 23, # 26 to # 36, in Block # 130, Texas & St. Louis R. R. Co. Surveys, Sections # 13 to # 18 in Block # 120, G. C. & S. F. R. R. Co. Surveys, and strip of Sections # 1 and # 2, T. C. R. R. Co. lying between the above two Blocks.

The purpose of this survey was to reestablish, as correctly as possible, all of the outside corners of the above named sections with a view toward ascertaining the correct acreage therein and to accurately locate boundary fences, highways and other improvements.

Procedure of making the Survey was as follows:

At the N. E. Corner of Section 3-B-130 Polaris was observed for true Meridian. A line was then established between the old stone mound at N. E. of # 3 and a point in the fence corner at the N. E. of # 2. Beginning at the fence corner this line No. 1 was then run N. $89^{\circ} 58'$ W. to traverse station # 2 near the N. W. Corner of Section 13-B-120. Turning 90° Left I then ran S. $0^{\circ} 02'$ W. to Traverse Station # 3 which fell at a point 11.7 varas East of the old stone mound at the N. W. of Section 14-B-600. Turning 90° Left I then ran S. $89^{\circ} 58'$ E. to Traverse Station # 4. Turning $90^{\circ} 00'$ Left I then ran N. $0^{\circ} 02'$ E. 194.3 varas to Traverse Station # 5 in the South fence line of the M. Cerf Ranch. Turning $87^{\circ} 45'$ Right I then followed the fence N. $87^{\circ} 47'$ E. to Traverse Station # 6 at S. E. fence Corner of Section # 36. Turning $88^{\circ} 27'$ left I then ran N. $0^{\circ} 40'$ W. to Traverse Station # 7 at N. E. fence corner of Section 36. Turning $89^{\circ} 46'$ left I then ran S. $89^{\circ} 34'$ W. to Traverse Station # 8 at N. W. fence corner of Section 36. Turning $89^{\circ} 52'$ Right, I then ran N. $0^{\circ} 34'$ W. to Traverse Station # 9 in an angle of West fence. Turning $0^{\circ} 05'$ Right I then ran N. $0^{\circ} 29'$ W. to a closure on my beginning point at Traverse Station # 1.

Latitudes and Departures were then calculated and the closing error of 9.7 varas properly adjusted.

From Traverse Station # 2 at N. W. of # 13-B-120 a tie line was then run N. $0^{\circ} 13'$ E. 7548.0 varas to Traverse Station # 10 at the Set stone marked "A" at the S. W. of # 8-B-120, and from the latter point tie lines were run Eastward to Traverse Stations # 11-34 and # 35 at the S. E. Corner of Section 8-B-130 and S. W. Corner of Section 70-B-101.

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Traverse lines # 2 and # 23 were then corrected to a true course of N. 0° 08' E. between the North West Corner of Section 14-B-600 and S. W. of # 8-B-120, and Traverse Line # 1 was corrected to a true West course and the correct intersection point of the two lines established at Traverse Station # 13. These two lines were corrected solely for the purpose of showing adjoining property owners where the corrected lines would fall with respect to the fence lines and are the only lines moved from their preliminary positions.

From the N. E. Corner of Section # 3-B-130 a traverse was then run Southward to a connection with traverse line # 3 at the S. E. Corner of Section 34, which furnished a check on the other work. A third traverse was then run from North to South along the center line of the Highway and a fourth traverse, for purpose of fencing, was run from the old stone mound at S. E. of # 15-B-130 West and North to a connection with line # 2 at the N. W. Corner of Section 13-B-120. The bearings and distances of the latter two traverses are not shown on the accompanying plat, but will be shown on the final plat.

Coordinates of all Traverse Stations and other control points were then calculated and placed on the plat so that, where not otherwise shown, bearings and distances between those points may be readily computed.

All of the sections in this Survey have been patented upon the original Field Notes. However, discrepancies discovered in trying to work them out, are such that a final construction was deemed inadvisable until a report of my findings had been submitted to your office for review.

Local copies of the Original Field Notes of Sections # 8 to # 18 Blk-120-G. C. & S. F. R. R. Co. Surveys call for marked set stones or stone mounds at various corners, notably at the S. W. of # 8, S. E. of # 13, S. E. of # 14, S. E. of # 16 and S. W. of # 17. Of the lot, however, the only one remaining in place, and well identified, is the "large rock marked "A" set in ground at the S. W. Corner of Section # 8. This Corner, insofar as I am able to find out, was set by L. W. Durrell in 1881 and from all appearances, remains undisturbed. There is no way of proving this however, as both the "water hole" and large stone mound on hill" referred to in ties at the S. E. Corner of # 8 have long since been destroyed.

At the N. W. Corner of Section 14-B-600 there is a large old rock mound in which is a set stone marked N. W. 14-B-600 placed, according to local information, by W. D. Williams in 1889. Mr. Williams field notes of Sec. # 14 do not call for a marked rock mound at the N. W. Corner. Nevertheless, it is recognized as an original corner and according to local information, has been in place for over forty years.

These two monuments define the East boundary of Block # 120-G. C. & S. F. Survey. The true bearing of which is N. 0° 08' E. The distance between them, however, is 19,324.4 varas, an excess of 324.4 varas in ten miles or 32.4 per mile. Thus, if the sections of Block 120 are held to the Field Note distance of 1900 varas per mile in their North and South direction, and the construction based upon the

S. W. Corner of Section # 8, a vacancy 324.3 varas wide will be created between the North line of Section # 14-B-600 and the South line of Section # 18-B-120.

This is the construction shown on the accompanying plat, which was adopted merely for the purpose of illustration and discussion. In my opinion the two Monuments in question will have to be accepted, in place and the excess between them prorated equally to each of the ten sections of Blk. 120 lying between the South line of Sec. # 8-B-120 and the North line of Sec. # 14-B-600.

With respect to Block 130 T. & S. L. R. R. Surveys, and the strip sections lying between it and the East boundary of Block 120 the following conditions exist.

The surveys in Block # 130 have all been based upon the string of old stone mounds beginning at the N. W. Corner of Sec. # 7-B-125, thence South to the S. W. Cor. of # 7, thence S. E. to the S. E. Corner of Sec. # 8, thence South to the S. E. Corner of Sec. # 43-B-101 from which point a line of marked old stone mounds extends South to the S. E. Corner of Section # 34-Blk-130.

From the N. W. Cor. of Sec. # 7-B-125 to the S. E. of Sec. 43-B-130 these old stone mounds are recognized as original corners, presumably set by L. W. Durrell in 1881, and as far South as the S. E. Cor. of # 43-B-101 this line was resurveyed and the corners identified by Geo. M. Williams in 1907, a plat of which is among the records of your office.

From the S. E. Corner of Sec. # 43-B-101, South to the S. E. Corner of Sec. 34-B-130 the stone mounds were placed by Mr. O. W. Williams presumably about 1910 in the course of settling a boundary dispute pertaining to the location of a water well somewhere in the South part of Block # 128. Mr. Williams marked these stone mounds with Roman Numerals beginning with Number 9 (VIII) at the S. E. of # 43 and ending with Number 20 (XX) at the S. E. of # 34-B-130.

As the accompanying plat indicates, I found all of these marked mounds between the N. E. Cor. of Sec. # 3 and the S. E. Cor. of Sec. 34. They do not follow a true North and South course nor do they follow a straight line and the distances between them varies considerably. Nevertheless, although not recognized by the County Surveyor, Mr. A. N. Lea, they have been used from time to time for the purpose of locating fence lines and other improvements on the Moire Cerf Ranch and other Surveys.

Between the S. W. Corner of Sec. # 8-B-120 and the S. E. Corner of Sec. # 44 B-130 there is a line of marked stone mounds originally set by Mr. D. W. Williams and more recently re-identified by Mr. A. N. Lea. These corners were presumably established by Mr. Williams by running West from his previously established rock mound at the S. E. # 44-B-101, to a connection with the set stone marked "A" at the S. W. of # 8-B-120.

If no excess was placed in his line between the S. E. of # 44 and S. W. of # 70-B-101, and if his S. E. of # 44 is due South of the original S. E. of # 43 it is evident that his S. E. of # 44 together with the whole string of original corners North of it, were placed approximately 130 varas too far West to allow for the full width of the strip (245 varas) between the West line of Block # 130 and the

East line of Blk. # 120. Moreover, since his line bears Westward as it goes South, any construction, in an East & West direction of Block 130, based upon that line, gradually narrows the strip to a width of only 45 varas at the S. E. Corner of the Block.

As you will note from the plat I did not run my North Traverse line any further East than the S. W. Corner of Sec. # 70-B-101 and therefore do not know the exact position of the S. E. of # 70-60-53-44-B-101. A comparison of the coordinates at the S. W. of # 70 with those at the N. E. of # 3-B-130 gives a North and South distance between the two of 7588.06 varas which is only 12 varas short in four miles and may not actually exist between the S. E. of # 44-B-101 and N. E. of # 3-B-130, as they are on the ground.

For the purpose of developing a preliminary construction of Block # 130 in a North and South direction, I have therefore accepted the O. W. Williams N. E. Corner of Sec. 3 as a control point on which to place the North boundary line of Blk-130. A further reason for accepting it being that it has for many years been accepted by adjoining land owners as defining the line between Blocks 101 and 130 and the fence between the Moise Cerf ranch in B-130 and the Marsh Lea ranch in B-101 has been built on very nearly a due East and West Course from it.

With the North boundary of Blk-130 defined by the position of the N. E. Corner of Sec. # 3 and the East boundary of Blk-120 defined by a line from the S. W. of # 8-B-120 to the N. W. of # 14-B-600, a construction of Blk-130 was developed Eastward and Southward which gives to the strip between them its full width of 245 varas and places the N. E. Corner of Sec. 2 squarely upon the fence corner at that point.

This construction has been sketched on the plat in solid lines, and shows at all points, the relative position of the construction with respect to existing fence lines. I have also shown in dotted lines, a construction of Blk 130 based upon the line of W. O. Williams Corners running from the N. E. Corner of # 3 South to the S. E. of # 34, and I have attempted to show how this construction matches up with the W. O. Williams Corners between the S. W. Corner of Sec. # 70 and S. E. of # 44-Blk-101.

Regardless of the construction adopted the South boundary of Blk 130 is not going to be in agreement with the North line of Blk-600 unless some adjustment can be made to the latter line and corrected Field Notes made of record.

In view of these facts it is my suggestion that Block 120 be constructed as outlined in Paragraph 7. That Block 130 be constructed as I have shown it in solid lines on the Plat, and that the North line of Blk-600 be corrected to conform to this construction of the South line of Blks. # 120 and # 130. I believe that the suggested construction will be entirely satisfactory to all adjoining land owners and will more nearly conform to the existing fence lines and recognized corners than any other adjustment that can be made.

Any information that you can let me have that will be of assistance in completing this work will be appreciated and any instructions you may see fit to give will be given complete cooperation.

Trusting that I have made matters clear and thanking you for your cooperation, I am,

Yours very truly,

R. W. Baker

R. W. Baker

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July 18, 1941

Mr. R. W. Baker
Licensed State Land Surveyor
Big Spring, Texas

Dear Mr. Baker:

Your preliminary sketch and report covering the Moise Cerf Ranch in G.C. & S.F.R.R.Co. Block 120, T. & St.L.R.R.Co. Block 130 and adjoining blocks in Pecos County, Texas, have been received.

This office has accepted the Geo. M. Williams construction of Blocks 126, 101, 102, 128, 602 and B in Pecos County as shown on his sketch which was filed and approved October 5, 1907. Mr. Williams re-established old stone mounds at the east corners of Sections 41, 42 and 43 with one stone marked VII in each of the three mounds extending south to the southeast corner of Section 42.

We have no record of O. W. Williams' survey extending south from the southeast corner of Section 43, but it seems plausible that he started from the old stone mound at the S. E. corner of 43 extended the Roman Numeral markings to the south line of Block 130. If such is the case, his work should be accepted as the basis for constructing Block 130. Later sketches by A. N. Lea show that he based his work on the corners shown on the G. M. Williams sketch and on an old stone mound marked X at the southeast corner of Section 34, Block 130, possibly the O. W. Williams corner.

Your suggested construction of Block 120 based on the old corners re-established at the southwest corners of Sections 8 and 18 and pro-rating the excess, meets with our approval. This would tend to reduce considerably the T.C.R.R.Co. Surveys 1 and 2 lying between Blocks 130 and 120.

Since the surveys in Block 600 call to begin at corners of Block 130, their construction should be corrected to conform with the senior block.

We are retaining your sketch and report for reference until your final report has been filed.

Sincerely yours,

HUvR:cwf
Rld. Sk. 36
Sk. F-9 and 45

BASCOM GILES, COMMISSIONER
OF THE GENERAL LAND OFFICE

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Sketch File No. 81

Pecos County
R. W. Baker's Report of
Moise Cert Ranch - Parts of
Blks. 130, T & S. L. and 120, G. C. & S. F.

Filed November 2, 1942
Bascom Giles Cam'r
Allison Rosenberg
File Clerk

See Pecos Rolled Sk. 118
for Baker's Sketch

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