

COOL & STILLEY
CONSULTING ENGINEERS - LICENSED LAND SURVEYORS
REGISTERED PUBLIC SURVEYORS
2211 S. W. FRONT STREET
P. O. BOX 574 PHONE MU 4-8296
MIDLAND, TEXAS

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GENERAL LAND OFFICE
D-951

CLIFFORD C. COOL
J. C. STILLEY
G. E. SAUNDERS
D. ALSOP

August 6, 1958

Honorable Bill Allcorn, Commissioner
General Land Office
Austin, Texas

Dear Sir:

I have recently completed a survey of lands owned by the San Pedro Ranch, Inc., lying N.E. of Fort Stockton, Texas, in Pecos County, and submit the following report for your consideration. Plat and field notes prepared as a result of this survey are attached hereto.

BACKGROUND DATA

Surveys 215, J. Burleson; 217, J. A. Miller; 207, Heirs of T. J. Robinson; 208, J. Burleson; 209, J. Cordona; 210, S.A. & M.G. R.R. Co.; 211, Downs Kelly; and 214, R. Rutledge, were located by Mr. Jarvis Hubbell in 1868 and were built in a northeasterly direction from Fort Stockton, all contiguous and adjoining each other, except Survey 214, which called for its N.E. corner to be S 62° E, 2,845 varas from the S.E. corner of Survey 211. Hubbell called for stones at his corners, and patents were issued on his field notes for these surveys.

Surveys 227, Anton Menges; and 228, Wm. Owens, were located by Mr. T. C. Nelson in 1871, and patents were issued based upon his field notes.

Surveys 307 and 308, J. Champagne; Survey 68, Felix Hernandez; Survey 69, Pablo Hernandez; and Survey 70, Catarino Savaria, were located by Mr. J. W. Tays in 1874. Corners of these surveys were called to be "stakes and mounds" and all were patented on his field notes.

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From 1876 to 1882, Mr. T. C. Nelson also laid down all surveys in Block 5, T.C. R.R. Co.; Surveys 512, 513, and 514, Commanche Creek Irrigation Co.; Survey 598, E. Gescheidle; Survey 599, Philip H. Fall; Survey 601, E. J. Carleton; and Surveys 625 and 626, Major Smith. Nelson's field notes call for numerous marked stones at his corners and recite bearings to mountain points from many of these stones. Surveys 512, 513, 514, and 599 were patented on Nelson's field notes. Surveys 601, 625, and 626 were resurveyed by L. W. Durrell in 1882 and patents were issued according to his corrected field notes. It is to be noted that Durrell adopted Nelson's corners and called for them in his field notes. The E. Gescheidle Survey 598 and Survey 20, Block 5, T.C. R.R. Co., are unpatented.

In 1881, Mr. L. W. Durrell laid down Block 140, T.& St. L. Ry. Co., and in 1884 returned field notes for Survey 1, Mrs. L. Merchant, and Survey 1, J. H. Callihan. The Merchant Survey 1 and many sections in Block 140 were patented on Durrell's notes.

In December, 1884, Mr. O. W. Williams, then Deputy Surveyor of Pecos County, ran extensive connecting lines which revealed a large north-south excess between the north line of Survey 215, J. Burlison, and the south line of Survey 209, J. Cordona. As a result of this work, he wrote corrected field notes for Survey 208 and also returned field notes for Survey 207-1/2, Mrs. D. West, the latter being inserted between 207 and 208 to take up the aforesaid excess. A corrected patent on Survey 208 was issued on Mr. Williams' corrected

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field notes, and 207-1/2 was also patented on his notes. Mr. Williams also wrote field notes for the A. Q. Clements Survey 1 on which a patent was issued.

Mr. Williams also found the R. Rutledge Survey 214 to be situated on the ground further north than the position given it by Nelson and Durrell in adjoinder calls made in Surveys 625 and 626. He, therefore, wrote field notes for the C. L. De Gomez Survey 1, which was inserted in the area previously considered to be occupied by Survey 214. Mr. Williams also returned field notes for the C. L. De Gomez Survey 3, and the L. Merchant Survey 2, and corrected field notes on the J. H. Callihan No. 1. Patents were issued on all these field notes excepting the Merchant No. 2, which was later patented on field notes submitted in 1930 by A. N. Lea, then County Surveyor of Pecos County.

RESURVEY OF THE AREA

By connecting line from Survey 150 at Fort Stockton, we located a large stone plainly marked "+" set in several smaller stones at the N.W. corner of Survey 215, J. Burlison. This marker was apparently undisturbed and had the appearance of great age. It was also in correct position to the S.W. corner of Survey 256, S.A. & M.G. R.R. Co., as found by Williams in 1884. We also located a large stone marked "+" at the re-entrant corner of Survey 8, Block 5, T.C. Ry. Co., as called for by T. C. Nelson to be the N.E. corner of Survey 217. Course and distance between these corners was found to be S 89° 53' 25" E,

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5,411.5 varas or 19.5 varas more than combined call distance of the north lines of 215 and 217.

The S.W. corner of 207 was constructed call distance (1,344 varas) easterly from the N.W. corner of Survey 215, and Survey 207 was then given its call width of 2,688 varas easterly from this point. The north corners of Survey 208 were placed field note course and distance from a large limestone found and accepted as the original S.W. corner of Survey 209. The east and west lines of Surveys 207 and 208 were then constructed between these established points.

Survey 227, A. Menges, was constructed from its beginning point (the N.E. corner of No. 208) and given 28.6 varas east-west excess. This east-west excess was necessary to reach Nelson's N.E. corner of Survey 512, as found and identified.

The Wm. Owens Survey 228 was located course and distance from the S.W. corner of No. 227 according to its field note calls. However, the passing call for the N.E. corner of No. 207 cannot be honored.

We found the original stone for Williams' S.E. corner of Survey 207-1/2 to be 104 varas west of the N.E. corner of No. 207. When No. 207-1/2 is reconstructed from this original corner, a small vacancy of 8.09 acres remains between No. 207-1/2 and No. 228 and is shown as "Inset A" on our plat. This also places Survey No. 208, as patented, some 104 varas in conflict with surveys to the west.

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Mr. Nelson, in his field notes of Surveys 512, 513, 514, 601, 625, and 626, called to have located Surveys 307 and 308. He began Survey 512 at "a stone 3 ft. high for the S.W. corner of Survey No. 307 in the name of J. Champagne and the N.W. corner of this survey from which the perpendicular rock at the west end of Table Hill br's. S 5-1/2 W." When placed in this position, the beginning call in Survey 307 cannot be satisfied with reference to Survey 227.

The beginning call for the A. Q. Clements No. 1 is Mr. Williams' monumented position for the N.E. corner of Survey 207. As previously pointed out, this places the Clements No. 1 in conflict with Survey 207 by some 104 varas. We have, therefore, written corrected field notes for the Clements No. 1, taking same out of conflict.

Survey 601 was constructed from original corners found and identified. The next to last call in Survey 601 reads, "Thence north 87 varas to stone marked + at the S.W. corner of Survey No. 68 for a N.W. corner of this survey." We have placed the S.W. corner of Survey 68 at our reconstructed position for this corner. The N.E. corner of Survey 308 bears S 80° 33' 41" W, 515.8 varas from this reconstructed corner. Surveys 68, 69, and 70 were constructed course and distance.

Surveys 19 and 20, Block 5, T.C. Ry. Co., were constructed field note distance, making their east lines parallel to the east line of Survey 625 (originally located by Nelson) and their north lines parallel to the north lines of Surveys 68, 69, and 70, which latter surveys they call to adjoin.

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The R. Rutledge Survey 214 was located in conformity with a survey made by Mr. A. N. Lea. When so located, Survey 214 surrounds the ruins of an old abandoned military camp known as "Camp Van Camp." Under this construction, the N.E. corner of Survey 214 bears S 69° 41' E, 2,833 varas from the S.E. corner of the Downs Kelly Survey 211. (See map filed July 3, 1875, entitled "Map of Surveys in the Vicinity of Fort Stockton.")

The south line of T. & St. L. Block 140 was constructed easterly from A. N. Lea's S.W. corner of Section 6, Block 140, to Durrell's original S.E. corner of Section 4, same block. The west line was extended northerly from said S.W. corner of Section 6 to Durrell's original N.W. corner of Section 18, Block 140.

The L. Merchant Survey 1 was reconstructed call distance from the S.W. corner of Section 6, Block 140, according to Durrell's patented field notes.

The P. H. Fall Survey 599 was constructed from Surveys 209, 227, 210, and 211, honoring their adjoinder calls.

The John Callihan Survey 1 was constructed honoring calls for adjoinder to the M. Smith Surveys 625 and 626, Surveys 19 and 20, Block 5, T.C. Ry. Co., and Survey 214, R. Rutledge.

The C. L. De Gomez Survey 3 was constructed to conform to Surveys 626, 307, 227, 599, 598, and Callihan No. 1.

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The L. Merchant Survey 2 was located from its beginning corner (Lea's S.W. corner of Section 6, Block 140) and made to conform to Surveys 598, the Gomez No. 3, Callihan No. 1, and Rutledge No. 214.

Respectfully submitted,

Clifford C. Cool
Clifford C. Cool
Licensed State Land Surveyor

[Faint handwritten notes and stamps on the right side of the page, including "DA", "BILL VITTORE", "RECORDED", and "MAY 20 1958"]

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File No. 99

PECOS County

SKETCH FILE

Filed Sept 3 1958

BILL ALLCORN, Com'r

By V.E. [Signature]

Surveyor's Report
re- SF-15974 and
surveys about 8 miles
N. 40° E from Ft Stockton
(see Rolled Sk. 149)
By C.C. Cool
Aug. 6, 1958

the corner No. 2, Section No. 1, and further No. 174.
S.W. corner of Section 6, Block Two) and made to conform to plat No. 239.
The T. Merchant Survey S was located from the beginning corner. (See, a

0' 1/2" 300
5' 0" 300
10' 0" 300
15' 0" 300

MIDLAND, TEXAS

10' 0" BOX 234 PHONE 111 4-0200

2111 0' 10' 10000 2111 0'

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