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W.F. Sowell
Licensed Land Surveyor
605 North Cherry St.
Alpine, Texas 79830

October 12, 1976

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General Land Office

Honorable Bob Armstrong
Commissioner General Land Office
Austin, Texas

Honorable Sir:

Please find enclosed three sketches, and survey report of the Torneros Creek area, South Presidio County, along the Rio Grande River.

I have been requested by Mr. Juan Rodriguez, son of Cruz Rodriguez, to furnish him with corrected field notes of the South half of Survey 6, Block 250, T. & St. L. Ry. Co. Surveys, and the South quarter of Survey 18, G.W. Langley, Block 362, for patent purpose.

We have run into several problems in this area as shown on our sketch and described in our survey report.

I hereby request an official directive as to rather Homestead Survey 342, will hold over said Survey 6, or is he entitled to Homestead 342, where it was originally described, and also what method should I use in determining the South quarter of said Survey 18.

Respectfully,

W.F. Sowell

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Licensed Land Surveyor

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LAND RESOURCES

W.F. Sowell
Licensed Land Surveyor
Alpine, Texas 79830
October 7, 1976

Honorable Bob Armstrong
Commissioner General Land Office
Austin, Texas

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General Land Office

THE STATE OF TEXAS X

COUNTY OF PRESIDIO X

SKETCH AND SURVEY REPORT

OF BLOCK 362, BLOCK 250, T. & St. L. Ry. Co., BLOCK 351,
G.C. & S.F. Ry. Co., MITCHELL COUNTY SCHOOL LAND, AND A
NUMBER OF OTHER SMALL BLOCKS AND SURVEYS ALONG THE RIO GRANDE
RIVER IN SOUTH PRESIDIO COUNTY.

Mr. G.H. Brooks, Deputy Surveyor, under Mr. W.S. Lempert,
County Surveyor, Presidio County, was the first surveyor in
this area having made the Original Location of Surveys 342
and 343, by virtue of Land Script No. 7, issued to the
Ruidosa Irrigation Company, these were located on the 9th day
of October, 1877, and corrected on November, 1878, by same.

Mr. J. Hoban, Deputy Surveyor, under Mr. E.G. Gleim, County
Surveyor, Presidio County, was the next surveyor in this area
making the Original Location of Surveys 515, and 516, T.C. Ry.
Co., by virtue of Certificate No. 344, these were located on
the 1st day of March, 1881, and corrected December 13, 1881,
by same.

Mr. S.A. Thompson, Deputy Surveyor, under Mr. E.G. Gleim,
County Surveyor, Presidio County, was the next surveyor in
this area making the Original Location of the Mitchell County
School Lands, of which he located M.C.S.L., League 3, on
December 5, 1881, by virtue of Certificate No. 3.

Next in this area, Mr. S.A. Thompson, made the Original
Location of T. & St. L. Ry. Co., Block 250; using the north-
west corner of M.C.S.L., League 3, for its beginning call.
This was done in 1882.

Next in this area, as County Surveyor of Presidio County,
Mr. S.A. Thompson, made the Original Location of Block 351,
on May 11, 1882. He corrected Surveys 26 and 28 of said
Block 351, on May 27, 1883, and again corrected Surveys 26
and 28 of said Block 351, on February 6, 1886. On March 15,
1883, Mr. Thompson made the Original Location of Survey 342,
a 76 acre homestead for Romulo Herridia (which was corrected
for patent by George F. Brooks, under G.H. Brooks, County
Surveyor, Presidio County, June 18, 1907.)

Next in this area, as County Surveyor of Presidio County,
Mr. S.A. Thompson made the Original Location of Block 362,
of which Survey 16, Confederate Script No. 336, was made on
February 5, 1886, Survey 18, Confederate Script No. 1320,
was made on July 13, 1886, and Survey 20, Confederate Script
No. 1059, was made on September 20, 1886.

This was the last of the Original Surveyors in this area,
being the area around Survey 18, Block 362, and Survey 6,
Block 250, T. & St. L. Ry. Co., of which Mr. Juan Rodriguez,
the son of Mr. Cruz Rodriguez, has requested from me correct-
ed field notes on the South 1/2 of Survey 6, Block 250,
T. & St. L. Ry. Co. Surveys, and the South 1/4 of Survey 18,
Block 362, Presidio County, Texas, for patent purposes.

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Since these Original Surveyor's there has been various intermediate surveyor's with corrected field notes and split-out field notes:

G.H. Brooks, County Surveyor, Presidio County.

C.H. Webster, Deputy, under G.H. Brooks, field notes on the West 1/2 of Survey 26, Block 351, dated June 28, 1906, cancelled.

George F. Brooks, Deputy, under G.H. Brooks, corrected field notes on Survey 342, Homestead Application filed March 30, 1882, by virtue of Romulo Herridia, excepted for patent in 1907, to Cruz Rodriquez.

NOTE: We were shown three of the corners of this tract by Juan Rodriquez, age 82, who was raised on this homestead property, and was there in 1907 when Mr. Brooks surveyed it; we were also shown the corners of Survey 18, Block 362, as set by Mr. Brooks, and shown on sketch in S.F. 6468, and also on sketch Presidio-40, dated September 30, 1907, on file in the General Land Office. We find the homestead Survey 342, lying within Surveys 6, and 7, Block 250, T. & St. L. Ry. Co., we also find Mr. Brooks construction of Survey 18, Block 362, totaly in conflict with a Senior Block 250, T. & St. L. Ry. Co.

E.D. Cruise, Deputy, under G.H. Brooks, field notes on West 1/2 Survey 26, Block 351, dated November 6- November 10, 1909, and field notes on the West 1/4 of the East 1/2 of said Survey 26, dated November 14, 1909.

NOTE: In these two field notes, according to our findings, he seems to have located Surveys 334, 523, and 524, too far to the North by about 350 varas.

Mr. R.S. Dod, State Surveyor, and Licensed Land Surveyor.

Mr. R.S. Dod ran connecting lines from the Astronomical Point at Presidio, eastward into Block 351, G.C. & S.F. Ry. Co., and North and East to the northwest corner of Mitchell County School Land, League 2, as shown on official land office sketch, Presidio D-3, by J.S. Robinson, Commissioner General Land Office, drawn from connecting lines run by Mr. R.S. Dod, in July, 1909. We find these connecting lines to check very close to our findings. Mr. R.S. Dod also ran a connecting line from the original northwest corner of Survey 334 (call 354 in his survey report), southeasterly down the Rio Grande River through Surveys 334, 523, 524, 342, 343, 515, 516, 20, 1356, and into Block 250, as shown on a plat dated February, 1919, and survey report dated April 22, 1920, both on file in File No. 52150, in the General Land Office. We could not locate Mr. R.S. Dods points on the ground in his resurvey of Survey 20, Block 362. The Rio Grande River is confined to a limited location for about one mile, starting at the South end of Survey 524, down river to the down river corner of Survey 343, Ruidosa Irrigation Co., from here down river for about a mile the river can and has changed course of about 500 varas from its most northeasterly course to its most southwesterly course, these two separate channels are readily visible today. These two channels run into a confined area again with rock bluffs on both sides starting at a point just down river from the down river corner of Survey 516, from here it is confined for some distance down stream. If you place Survey 20, according to his field notes and ties to Survey 516, T.C. Ry. Co., his calls for adjoiners to the bank of the Rio Grande River at this confined part of the river will break, placing these points about 350 varas northeast of the river, and if you

use his calls for adjoining the river at this confined part of the river, it seems the river was following its most southwesterly channel in 1919 when Mr. R.S. Dod was here. In either case, he was many varas too far South with his North line of said Survey 20. The original field notes by Mr. S.A. Thompson, definitely calls for the southeast corner of Survey 18, and the northeast corner of Survey 20, Block 362, to fall in the West line of Survey 7, Block 250, T. & St. L. Ry. Co., Mr. R.S. Dod calls for this point to be in the West line of Survey 10, Block 250, T. & St. L. Ry. Co. Part of the reason for Mr. R.S. Dods being too far South with his location of said Survey 20, is about 350 varas difference in the actual location of Survey 334 along the East line of the Filipe Brito Survey 346, or was this point actually the northwest corner of the E. Hernandez Survey (not returned), which would place the northwest corner of Survey 334, 600 varas to the North of this point. There is also about 200 varas difference in the location of Survey 201 North and South, totaling about 600 varas.

Mr. James P. Dod, County Surveyor of Presidio County.

Mr. J.P. Dod reran some of Mr. R.S. Dods connecting lines, and ran some connecting lines of his own, and resurveyed many of the surveys in Block 351. We located the northwest corner of Survey 201, a few years ago from its tie to the J.B. Burgess house which was actually a part of the original Fort Leaton which was built in the 1700's, the call distance North from this point to the northeast corner of Survey 1, Block J.B., to the rock mound at this point checks within 3 varas; and this point checks with Mr. J.P. Dods connecting line to a rock mound and pipe, the southeast corner of 18, and the southwest corner of Survey 19, almost perfect from his plat in File No. 51637. Mr. J.P. Dod, in 1930, shows a variation of $12^{\circ} 51'$ at the southwest corner of Survey 19, Block 351, G.C. & S.F. Ry. Co., we found it to be $11^{\circ} 15'$ at this date, comparing it to his various bearing points he shows at this point. In comparing his bearings on the ground in this Block 351, with the bearings used by Mr. S.A. Thompson at the only place we found him on the ground, the northeast corner and the northwest corner of Survey 3, Mitchell County School Land League, we find that Mr. J.P. Dod was running only $0^{\circ} 1' 13''$ to the left of Mr. S.A. Thompson, we found our variation to also check $11^{\circ} 15'$ against his bearings at the northeast corner of Survey 3, Mitchell County School Land.

Mr. Nick M. Thee, Licensed State Land Surveyor, and County Surveyor of Presidio County.

Mr. Nick M. Thee, according to Plat and Survey Report, File No. 77598-27, he describes and shows the W.B. Richards Survey 28, and the Martha A.B. Smith Survey 26, too far East. From studying his plat and survey report, it is apparent he based his location of said Survey 28, on a corner he said was shown to him to be the southeast corner of Survey 26, Martha A.B. Smith, which falls very close to Mr. Brooks location of the northeast corner of said Survey 28. Mr. Nick Thee also shows Surveys 524 and 342 overlapping each other along the river, the down river corner of Survey 524, and the upriver corner of Survey 342, is a common point by all Original Field Notes.

SUMMARY

It appears that the cause of the biggest problem in this area was that Mr. S.A. Thompson left out the river Surveys 346, 347, 348, and 349, in his construction of the location of the river Surveys 334, 523, 524, 342, 343, 515, and 516, this is apparent from his SKETCH 22 on file in the General

Land Office, and his field notes on Block 351. He carried this same error into his corrected field notes of said Surveys 26 and 28, dated February 6, 1886. He also carried this same error into his Original Location of Surveys 18 and 20, Block 362, unaware of their conflict with Senior Survey 516, which he thought was located 1733 varas West of its actual location.

We could not locate Mr. S.A. Thompson on the ground in Block 250, T. & St. L. Ry. Co. It is apparent that he was not actually on the ground with this survey, he constructed it off the northwest corner of the Mitchell County School Land, League 3. Another good reason we are sure he was not actually on the ground in said Block 250, is that the Rio Grande River cuts through Surveys 14 and 13 of said Block 250, which he shows to be about half a mile North of the river at its nearest point.

It is also apparent that Mr. S.A. Thompson was in error in his Original Location of Block 351, for in his original field notes in Surveys 7, 12, 9, and 20, of said Block 351, he calls for adjoiners to Block 250, T. & St. L. Ry. Co., which he found this problem later and in 1886 he located Block 362 between these two Blocks. This makes Block 362, the Junior Survey in this area.

Mr. S.A. Thompson made the Original Location of Homestead Survey 342, on March 15, 1883. He calls for it to be tied to the North corner of Survey 515, T. C. Ry. Co., and lying along part of the northeast end of said Survey 515. Mr. Juan Rodriguez, age 82, son of Mr. Cruz Rodriguez, has shown us three of the corners of this tract as shown on our accompanying sketch. He was living there in 1907 when Mr. Brooks located these corners and also the corners of Survey 18, Block 362, which is totally in conflict with Senior Block 250. We don't know if Mr. Brooks found these corners here or set these corners. His corrected field notes for 342 were accepted for patent.

SURVEYING ON THE GROUND

We used standard surveying equipment, plus a Hewlett Packard Electronic Distance Meter. Our control, bearings and distances, were based on the Texas Plane Coordinate System, South Central Zone, converted to varas, and to sea level using a scale factor of .9998689. We acquired our data from the International Boundary and Water Commission.

In traversing and locating corners for control, I knew the location of a rock mound with bearings at the North corner of the southeast half of Survey 524, G.C. & S.F. Ry. Co., and an iron rod in the northwest line of said southeast half of 524. We used these bearings to construct the river Surveys 334, 523, 524, 342, 343, 515, and 516. The down river corner of said Survey 524, and the up river corner of said Survey 342, is a common corner of the two, and is described as being on the bank of the Rio Grande River and the West bank of Alamito Creek, and bearings to trees which have since been destroyed. This point falls very close to this description today. The bridge over Alamito Creek for Highway 170, is built up on a dike on the western bank of the creek for about 100 varas, and the bridge goes across the creek to a point against a high bluff on the eastern bank, this confines the course of Alamito Creek to its most eastern course and could account for said common corners of 524 and 342, being westerly from today's western bank of Alamito Creek. From these points we traversed down river for about two miles then northeasterly to the points shown to us, to be

the corners of Homestead Survey 342, and four corners of Survey 18, Block 362, as shown to us by Mr. Juan Rodriguez. Then we completed our loop back to said North corner of the southeast half of Survey 524, and on northwesterly to the southeast corner of Survey 18, and southwest corner of Survey 19, Block 351, as found by its bearing calls to various peaks and Chapel Santa Cruz. Upon calculating this points relation to the points shown to us, to be the corners of Survey 18, I knew something was off by about one mile too far East and West. In knowing the location of the northwest corner of Survey 201 at Fort Leaton, we traversed to it and the northeast corner of Survey 1, Block J.B., and found that their relationship with the southeast corner of 18 and southwest corner of 19, Block 351, checked; so this positively identified this Block 351 corner. From here we located the northeast corner of Mitchell County School Land, League 3, by its bearings, and traversed to it and back to the northwest corner of said League 3. These two corners were well marked and positively identified and checked 5009.06 varas across some rugged country. From the northwest corner of said League 3, we traversed West looking for corners in Block 250, T. & St. L. Ry. Co., we searched at Mr. S.A. Thompson's call bearing and distances but found nothing, except a large rock mound in a fence corner about 250 varas East of the northwest corner of Block 250, this rock mound checked to be the southeast corner of Survey 7, Block 351. We also searched for corners along the East line of Block 250, and the West line of said Block 250, finding nothing except that it became very obvious that the corners shown to us to be the corner of Survey 18, Block 362, were completely in conflict with Senior Surveys in Block 250. In searching for the back corners of Surveys 515 and 516, we found many rock mounds, about fifteen to twenty, between the North corner of Survey 516, and the East corner of Survey 515, none of these could be positively identified. We found five rock mounds near the East corner of Survey 516, none could be positively identified. In search for Mr. R.S. Dods corners on his location of Survey 20, Block 362, we were shown two rock mounds by Mr. Amador Estrada, owner of Survey 20, one of these rock mounds, the one shown on our sketch as being on the West edge of a bluff, may be Mr. R.S. Dod's northeast corner of said Survey 20, but the other rock mound did not check with anything we had. We also located the river at its confined point southeasterly from Survey 516, in the area where Mr. R.S. Dod calls for ad-joiners with the bank of the Rio Grande.

CONSTRUCTION

Block 250, T. & St. L. Ry. Co.:
Obviously Mr. S.A. Thompson was not on the ground in Block 250, T. & ST. L. Ry. Co., so we constructed said Block 250 from his beginning call at the northwest corner of Mitchell County School Land, League 3, using his Original Calls for bearings and distances, bearings based on his bearings in Mitchell County School Land, League 3. With this construction of Block 250, the South half of Survey 6, this Block would have 319.7 acres, but if Homestead Survey 342, patented in 1907 at its location in conflict with Survey 6, and 7, of this Block, will hold over the Senior Survey 6, Block 250, we will have only 261.15 acres in the South half of said Survey 6.

Block 351, G.C. & S.F. Ry. Co.:
Our construction of Block 351, G.C. & S.F. Ry. Co., was based on corners found, and bearings and distances based on Mr. R.S. Dod's connecting lines, in the Block 351 North of


Survey 26, Martha A. B. Smith. For said Survey 26, and Survey 28, W.B. Richards, we used Mr. S.A. Thompson's corrected field notes, dated February 6, 1886, using his calls for adjoiners to Surveys 18, 19, and 20, in said Block 351.

Surveys 515, and 516, Block T.C. Ry. Co.:
These Surveys were constructed from bearings in Survey 524, as found on the ground, and carried down river with the Original Field Notes of Surveys 524, 342, 343, 515, and 516. These calls fit very close to calls for ties to Alamito Creek and the Rio Grande River along the river frontage of these Surveys.

Surveys 16, 18, and 20, Block 362:
These Surveys were constructed from there Original Calls for adjoiners with Block 250, T. & St. L. Ry. Co., along its West line, and using their Original Calls for adjoiners with Block 351, along its East side, as it falls on the ground. The South line of Survey 16, and the North line of Survey 18, was controlled by its call for 1818 varas South of the northwest corner of Block 250, T. & St. L. Ry. Co., and the South line of said Survey 18 being controlled by its call for being 5471 varas South of its North line. This places Survey 18, the Junior Survey in this area, partly in conflict with a part of Senior Surveys 516, and 515, T.C. Ry. Co., Survey 28, W.B. Richards, and Survey 26, Martha A.B. Smith, Block 351, Surveys 20, and 9, Block 351, G.C. & S.F. Ry. Co., this leaves only 1073.52 acres in Survey 18, originally called for 1280 acres. Also if Homestead 342, should be located at its original calls Survey 18 would lose about 22 acres more.

Corrected field notes on the South half of Survey 6, Block 250, T. & St. L. Ry. Co., and the South quarter of Survey 18, Block 362, will be submitted upon receipt of an official directive from the General Land Office.

NOTE: The only fences in this area on a survey line are as shown at northeast corner of Mitchell County School Land, League 3, and southeast corner of 7, Block 351. There is a fence around a small field in pre-emption 342, there is also a fence at an angle across the North half of 18, and one from this fence cornering in the middle of Survey 18, and going southeast across country to a point just East of the East corner of Survey 516.



W. F. Sowell

W.F. Sowell
Licensed Land Surveyor

Sketch Files

File No. Sketch 104

Presidio County

Surveyors Report

Filed Oct 19 19 76

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BOB ARMSTRONG, Com'r

By James E. McCarty

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