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FRED P. ARMSTRONG  
AND  
ASSOCIATES

(915) 445-3707

FRANK X. SPENCER, P.E.  
CONSULTING CIVIL ENGINEERS  
AND SURVEYORS

NOVEMBER 15, 1982

505 S. OAK  
P. O. BOX 1087  
PECOS, TEXAS 79772

SURVEYOR'S REPORT

This report covers the survey of an 11.48 acre of unsurveyed land bounded by the following sections in Reeves County, Texas:

- Bounded on the South by Section 26, Block 6, H&GN RR Company Survey;
- Bounded on the North by Section 4, Block 6, H&GN RR Company Survey;
- Bounded on the West by Section 3, Block 6, H&GN RR Company Survey;
- Bounded on the East by Section 25, Block 6, H&GN RR Company Survey.

I was appointed Surveyor to represent the Commissioner of the General Land Office to survey the purported vacancy covered by M.A. 73273 in Reeves County, Texas by letter dated July 30, 1982 from Mr. Jack Giberson, Chief Clerk.

The purpose of this survey was to determine the location of all accepted, recognized existing corners affecting the existence or non-existence of this purported vacancy surrounded by said surveys.

This report makes a part of the enclosed Surveyor's Plat dated November 17, 1982. The General Land Office working sketch dated August 19, 1982 and topographic map of the area also make a part of this survey.

A thorough search of the Surveyor's records in Reeves County was conducted producing E.A. Girauds corrected Field Notes dated May 12, 1890, of surveys surrounding this purported vacancy. In addition, working sketch prepared by the General Land Office dated August 19, 1982, which consisted of Sections constructed from E.A. Girauds corrected Field Notes and those of W.M. Nelson, which were cancelled November 25, 1890 under act approved April 2, 1887, CH 115, Sec 3. With E.A. Girauds corrected Field Notes and the General Land Office working sketch, we proceeded to recover accepted corners and to determine the existence of a vacancy.

This survey was executed with a TM6 Leitz Theodolite. A K&E Autoranger II Electronic Distance Meter was used in measuring all distances over two hundred feet and on terrain deemed necessary.

A reconnaissance survey was made to locate a beginning point. Based upon my previous surveys on adjacent property, I was able to locate E.A. Girauds marked iron pipes at the Northwest and Southwest corners of Section 25 and the Southeast corner of Section 26, Block 6, H&GN RR Company Survey, Reeves County, Texas. I proceeded to measure the distance between these recovered corners finding 2.71 varas excess in distance between the Northwest and the Southwest corner of Section 25 from that called for in Girauds Field Notes. The distance measured between the Southeast corner of Section 26 and the Southwest corner of Section 25 is 0.47 varas longer than the called distance.

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Having established a base line with a Geodetic Azimuth in close proximity by a previous survey, I proceeded to run a traverse from this base line to the recovered section line to determine the true North bearing of the line. I then traversed from a point in the East Boundary line of Section 26, said point being N 11° 16' 01" E, 901.64 varas from the Southwest corner of Section 25, in a Northwesterly direction in an attempt to recover the Southwest corner of Section 3 being a common corner with the Northwest corner of Section 26.

I recovered E.A. Girauds marked iron pipes at the Northwest corner of Section 26 and the Southwest corner of Section 3. I also recovered Girauds marked iron pipe at the Northeast corner of Section 29. I tied in these two corners to the traverse line from the East and proceeded to project a straight line in a N 11° 14' 37" E bearing by using the Northeast corner of Section 29 and the Southwest corner of Section 3. I searched the area at the call distance of 2460 varas from the Southwest corner of Section 3 for Girauds pass call on a marked iron pipe, but found no sign of an iron pipe, after a thorough search of the area. I proceeded along the same traverse line towards the Pecos River in an attempt to recover Girauds marked iron pipe at the Northwest corner of Section 3, which I recovered. The distance between the recovered Southwest corner and the Northwest corner of Section 3 is 3.08 varas longer than that called for in Girauds Field Notes.

Girauds marked iron pipe at the Northwest corner of Section 3 was recovered 0.82 varas East of my projected line from the South. Therefore, I proceeded to correct alignment of the West Boundary Line of Section 3 by projecting a line between the recovered Southwest corner and the Northwest corner of Section 3.

From a point on the West Boundary Line of Section 3, 2460 varas N 11° 15' 20" E from the Southwest corner of Section 3, I traversed in a S 78° 44' 40" E bearing perpendicular to the established West Boundary Line of Section 3 to recover Girauds marked iron pipe on the West Boundary Line of Section 4, as called for in his Field Notes as a passing call. This iron pipe had been recovered on previous surveys several years ago while it still had Girauds markings on it. This iron pipe was found flush with the ground evident that the top portion had been broken or rusted off. I then proceeded along the same traverse line to the East Boundary Line of Section 4 to recover another of Girauds marked iron pipe which I recovered but had been pulled out and I was unable to find any evidence as to its exact original location.

I then went to the Northwest corner of Section 25 and projected a line in a N 11° 16' 01" E bearing towards the Pecos River. To do this I used the recovered Southeast corner of Section 26 and the Southwest and Northwest corners of Section 25, which I found to be in a straight line.

I recovered Girauds marked iron pipe at the Northeast corner of Section 4, 4.52 varas West of my projected line. I then proceeded to correct alignment of the East Boundary Line of Section 4 by using the recovered Girauds Northeast corner of Section 4 and the Northwest corner of Section 25 having a distance between them of 3840.39 varas, being a total of 1.39 varas longer than that called for by Girauds Field Notes.

I then proceeded to establish the Southeast corner of Section 4 by traversing S 11° 16' 01" W the called distance of 300 varas, from the Northwest corner of Section 25, this distance given as a passing call by Giraud along the West Boundary Line of Section 25. I also established the North-

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east corner of Section 26 by using Girauds call distance to the Northeast corner of Section 26, in his Field Notes of Section 25. This corner I established at the called distance of 367 varas and at a bearing of S 11° 16' 01" W from the Northwest corner of Section 25. The bearing was established by using the straight line between the recovered Northwest corner and the Southwest corner of Section 25 and also the recovered Southeast corner of Section 26.

Upon establishing the Northeast corner of Section 26, I then proceeded to project a straight line to Girauds corner recovered at the Southwest corner of Section 3 and the Northwest corner of Section 26. The bearing of this line being N 78° 46' 59" W and a distance of 1901.79 varas, being 1.79 varas long from that called for in Girauds Field Notes. This line established the North Boundary Line of Section 26.

I then prorated the 1.79 varas distance along the North Boundary Line of Section 26. This established the Southeast corner of Section 3 at a point S 78° 46' 59" E, 950.9 varas from Girauds Northwest corner of Section 26 and the Southwest corner of Section 3. I then projected a line between the established Southeast corner of Section 3 and Girauds iron pipe in the West Boundary Line of Section 4, establishing a bearing and distance of N 11° 13' 52" E, 2462.33 varas being 2.33 varas longer than that called for by Giraud.

I then established the Southwest corner of Section 4 by Girauds Field Note distance of 2393 varas S 11° 13' 52" W from Girauds iron pipe recovered in the West Boundary Line of Section 4.

My field work reveals that a vacancy does exist as shown by my Survey Plat. The vacancy is bounded by the established North Boundary Line of Section 26, the clearly recovered West Boundary Line of Section 25, the established South Boundary Line of Section 4 by call distance, and the established East Boundary Line of Section 3 by call distance.

The well marked iron pipes set by E.A. Giraud in 1890 were recovered as shown on my Surveyor's Plat revealing very little discrepancy in distance from that called for in his Field Notes.

E.A. Girauds Field Notes of Section 4 and 26 fail to call for adjoinder calls between South Boundary Line of Section 4 and the North Boundary Line of Section 26. In Girauds Field Notes of Section 25, he begins at the Northwest corner of Section 25 whence the Northeast corner of Section 26 bears S 11° 45' W, 367 varas. In his passing call he calls for the Southeast corner of Section 4 at S 11° 45' W 300 varas, clearly establishing the Southeast corner of Section 4 in the West Boundary Line of Section 25, 67 varas from the Northeast corner of Section 26.

Since no Surveyor's markers were recovered at the Southeast corner of Section 3 and the Southwest corner of Section 4, I established these corners as explained above. Due to the failure of adjoinder calls in boundary lines, in the corrected Field Notes, I concluded that an 11.48 acre vacancy does exist.

Based upon the fence located North of the North Boundary Line of Section 26, I conclude that this land is in the Roberson Ranch pasture, although they lease from land owner of Section 26, Block 6, H&GN RR Company Survey,

Bert Fields Jr. and Janne F. Shelby. The address carried by the Reeves County Tax Office is as follows:

ROBERSON RANCH  
BOX 511  
PECOS, TEXAS 70772

BERT FIELDS JR. & JANNE F. SHELBY  
C/O JAMES A. HALL & ASSOCIATES  
600 JEFFERSON  
HOUSTON, TEXAS 77002

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FRANK X. SPENCER  
COUNTY SURVEYOR, REEVES COUNTY

*[Faint mirrored text bleed-through from the reverse side of the page, including words like "SKETCH FILE 21", "REEVES", "MA 1213", "Dec 4", "1952", and "County Surveyor"]*

Bert Fields Jr. and Janne E. Shelby. The address carried by the Reeves  
County Tax Office is as follows:

ROBERTSON RANCH  
BOX 511  
REPOS, TEXAS 75775

BERT FIELDS JR. & JANNE E. SHELBY  
C/O JAMES A. HALL & ASSOCIATES  
600 JEFFERSON  
HOUSTON, TEXAS 77002

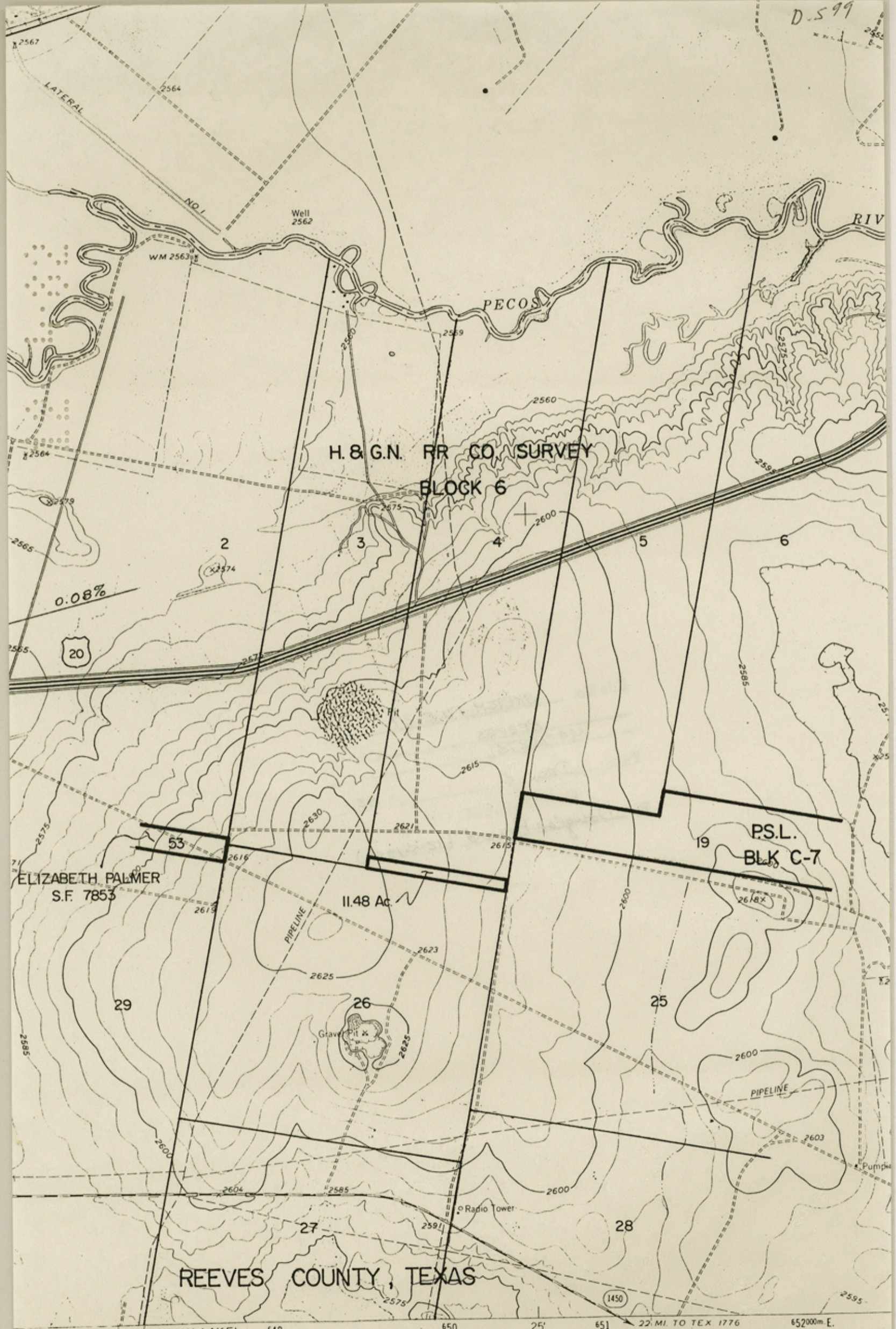
Revised 24

FRANK X. SPENCER  
COUNTY SURVEYOR, REEVES COUNTY

File No. SKETCH FILE 27  
REEVES County  
MA 73273  
Filed DEC. 4 19 82  
GARRY MAURO, Com'r  
By Douglas Howard (12-5-1990)

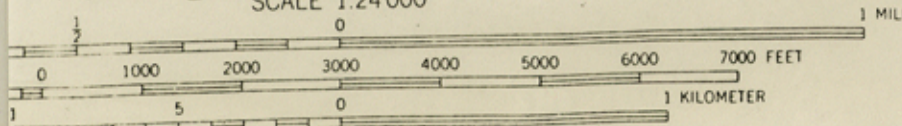


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195-27-5

ITOYAH LAKE  
5346 IV SW  
SCALE 1:24000



CONTOUR INTERVAL 5 FEET

counter 35233

Prim  
hard  
Sec  
hard

STATE OF TEXAS )  
 ) UNSURVEYED LAND  
COUNTY OF )  
 ) PUBLIC FREE SCHOOL  
REEVES ) FUND

SEE ATTACHED PLAT

FIELD NOTES of a survey of 11.48  
acres of land made for COMMISSIONER  
OF THE GENERAL LAND OFFICE. Said land  
is situated in REEVES County, about  
4.5 miles S 66° E  
from PECOS. the County Seat,

Scale \_\_\_\_\_ varas per inch

And is described by Metes and Bounds as follows, to wit:

BEGINNING at a one inch galvanized iron pipe set in the West Boundary Line of Section 25, Block 6 and H&GN RR Company Survey, Reeves County, Texas, at the Southeast corner of Section 4 of said Block 6, whence E.A. Giraud's 1 1/2" iron pipe marked 4, 25, B6 and rock mound recovered at the Northwest corner of said Section 25, bears N 11° 16' 01" E 300 varas for the Northeast corner of this survey;

THENCE S 11° 16' 01" W 67 varas along the West Boundary Line of said Section 25 to a one inch galvanized iron pipe set at the Northeast corner of Section 26 of said Block 6 whence E.A. Giraud's 1 1/2" iron pipe marked 26, 27, 28, B6 and rock mound recovered at the Southeast corner of said Section 26 bears S 11° 16' 01" W 1903.18 varas, for the Southeast corner of this survey;

THENCE N 78° 46' 59" W 950.90 varas along the North Boundary Line of said Section 26 to a one inch galvanized iron pipe set at the Southeast corner of Section 3 of said Block 6, whence E.A. Giraud's 1 1/2" iron pipe marked 3, 26 B6 under a fence recovered at the Southwest corner of said Section 3 and Northwest corner of Section 26, bears N 78° 46' 59" W 950.90 varas for the Southwest corner of this survey;

THENCE N 11° 13' 52" E 69.33 varas along the East Boundary Line of said Section 3 to a one inch galvanized iron pipe set at the Southwest corner of said Section 4, whence E.A. Giraud's recovered 1 1/2" iron pipe flush with ground, in the West Boundary Line of said Section 4 bears N 11° 13' 52" E 2393 varas, for the Northwest corner of this survey;

THENCE S 78° 38' 34" E 950.94 varas along the South Boundary Line of said Section 4 -

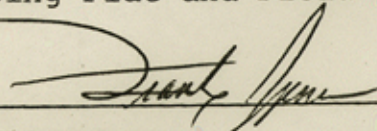
----- -To the place of beginning.

VARIATION 10° E MANUEL RODRIGUEZ

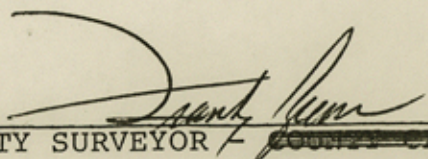
SURVEYED OCTOBER 20-21, NOVEMBER 19, 1982 MANUEL MORAN  
CHAIN CARRIERS

I, FRANK X. SPENCER, COUNTY SURVEYOR OF REEVES COUNTY TEXAS,

do hereby certify that the foregoing described Survey was actually made by me and under my direction on the ground, according to law, on the date and with the Chain Carriers aforesaid, duly qualified, and that all the Corners, Lines, Boundaries and Marks of the same, whether natural or artificial, are truly and correctly described and set forth in the foregoing Plat and Field Notes.

  
\_\_\_\_\_  
COUNTY SURVEYOR

Filed for Record in my office, the 2nd day of December, 19 82,  
at 2:50 o'clock p. M and duly Recorded the 2nd day of Dec.,  
19 82, in Book 8 Page 139.

  
\_\_\_\_\_  
COUNTY SURVEYOR / ~~COUNTY CLERK~~

COPY

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