

January 19, 1956

Surveyor's Report

Mr. J. Earl Rudder  
Commissioner of the General Land Office  
Austin, Texas

Dear Sir:

This is a report covering a resurvey of the Joseph Clements survey, Jackson 1st Class Certificate No. 62, Abstract No. 59, the D. M. Stapp survey, Jackson 1st Class Certificate No. 2, Abstract No. 139, the I & G N RR. Co. survey, Victoria Scrip, Certificate No. 580, Abstract No. 92, and the good faith claim of Bauer-Smith Ranch, Inc., S.F. 15813, all in Calhoun County, Texas.

The Abner L. Clements survey of 1/3 league and the Joseph Clements survey of 1/3 league were made by Thomas Simons on March 28, 1838. The D. M. Stapp survey of 1/3 league was also made by Thomas Simons on March 29, 1838. The I & G N RR. Co. survey of 640 acres was made by William Thomson on September 4, 1875. The I & G N RR. Co. survey appears to replace an earlier survey of 3.73 labors in the name of Hezekiah Bissell that was not patented. The good faith claim of Bauer-Smith Ranch, Inc., S.F. 15813, is actually a resurvey of the land covered by one of the M.S. Mahan surveys made by H. M. Henderson on June 15, 1908. These surveys cover all of the land on the lower end of Wolf Point in Calhoun County.

The survey on the ground was made by following the line of highest ordinary tide as visibly evident on the ground, that is, the line that separates the firm lands that can be used for grazing and other purposes except at times when the tide is extremely high, from the waters of the adjacent bays and low marshes that are covered by sea water more often than not. The elevation of this line is about 0.8 or 0.9 of a foot above sea level by United States Coast and Geodetic standards. This elevation is slightly higher than the elevation usually used on an inland bay because the shore lines are directly opposite Cavallo Pass and are more exposed to the normal tides of the Gulf of Mexico.

The line of highest ordinary tide was followed from the N.E. corner of the D. M. Stapp survey, around Carancahua Bay,

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Salt Lake and Red Fish Lake; Matagorda Bay, Lavaca Bay and Keller's Bay, to the N.W. corner of the D. M. Stapp survey;

The survey of the Joseph Clements was begun at its original beginning corner in the mouth of the small creek that is also the N.E. corner of the Abner Clements survey; Keller's Bay was meandered northward a distance equal to 2525 varas on a perpendicular to its north line as recited in the original field notes, the north line of the survey was run to Red Fish Lake and the shore of this lake was followed to the S.W. corner of S.F. 15813; the south line of S.F. 15813 was followed to its S.E. corner which is on the line between Carancahua and Matagorda Bays. The south line of S.F. 15813 is located on a direct line between the corner of the Joseph Clements survey on Red Fish Lake and the point between Carancahua and Matagorda Bays. Matagorda Bay was meandered to the S.E. or E. corner of the Abner Clements survey; the line of the Abner Clements survey was followed on its original course to the place of beginning.

The I & G N RR. Co. survey was begun at the N.W. corner of the Joseph Clements survey; Keller's Bay was meandered northward a perpendicular distance of 726 varas to its N.W. corner and the S.W. corner of the D. M. Stapp survey. The north line was run easterly along the south line of the Stapp survey from Keller's Bay to Red Fish Lake; Red Fish Lake was meandered southward 726 perpendicular varas to a corner of the Joseph Clements survey; the north line of the Joseph Clements survey was followed to the place of beginning.

The D. M. Stapp survey was begun at the N.W. corner of the I & G N RR. Co. survey. Keller's Bay was meandered northward to its N.W. corner on said bay at the S.W. corner of the William Arnold titled survey; thence N.E. 310 varas to another corner of the William Arnold survey, making a total distance of 2222 varas on a perpendicular to the north and south lines of the Stapp survey; thence easterly 3470 varas to the S.E. corner of said Arnold survey in low land; thence N. 18° E., across higher land with a line of the Arnold survey to Carancahua Bay; Carancahua Bay, Salt Lake,

Carancahua Bay again, and Red Fish Lake were meandered to the N.E. corner of the I & G N RR. Co. survey; thence with the north line of the I & G N RR. Co. survey westerly to the place of beginning. The occupied north line of the William Arnold survey was found to be 4720.3 varas north of the north line of the Stapp survey as compared to a distance of 4750 varas in the original field notes obtained by computing its meander calls.

In making the D. M. Stapp resurvey particular reliance was had upon the plat that is a part of the original field notes. You are advised that the M. S. Mahan survey of 149 acres made by H. M. Henderson on June 15, 1908 is entirely in conflict with the D. M. Stapp survey.

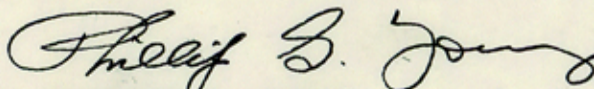
The excess portion of the Clements, Stapp and I & G N RR. Co. surveys slope upward from an elevation of about one foot at the shore to an elevation of seven or eight feet at the edge of the high land; the original parts of these surveys are about elevation seven or eight feet and all of the surveys are covered by grass with some bare areas.

The survey of S.F. 15813 for Bauer-Smith Ranch, Inc. was begun at its S.W. corner and a corner of the Joseph Clements survey on Red Fish Lake; thence with the shore of Red Fish Lake and Carancahua Bay to the N.E. corner of the Clements survey; thence with the north line of the Clements survey to the place of beginning.

The land covered by this survey is generally sand with some clay and is covered by grass and scrub cedars, it varies in elevation from one foot on the shores to about six feet in elevation at its center.

A well producing oil or gas in Jackson County is situated due north 3 1/2 miles and another in the Olivia Townsite Field, Calhoun County is situated N. 80° W., 4 1/4 miles from S.F. 15813.

Respectfully submitted.

  
PHILLIP G. YOUNG  
Licensed State Land Surveyor

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File No. 10

GALHOUN County  
SKETCH FILE

Filed Feb. 1 19 56

J. EARL RUDDER, Com'r.

By *[Signature]*

Surveyor's Report re -  
SF. 15813, and resurvey  
of Joseph Clements,  
D.M. Stapp. and I. & G.N. Ry.  
about 12 mi. E. of Port  
Lavaca.

By Phillip G. Young

Jan 19, 1956

(see Rolled Sk. 15)

PHILLIP G. YOUNG  
CIVIL ENGINEER AND LAND SURVEYOR  
REFUGIO, TEXAS

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CIVIL ENGINEER AND LAND SURVEYOR  
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