

D 932
1257
JAMES K. AVERASTATE LICENSED
ENGINEER AND SURVEYOR
HOLCOMBE-BLANTON BUILDING
SAN ANGELO, TEXAS

March 4, 1947

RECEIVED

Commissioner Bascom Giles
General Land Office
Austin, Texas

MAR 5-1947

REFERRED TO MAP

Dear Commissioner Giles:

Enclosed are corrected field notes for Survey No. 8, West 1/4 and East 3/4 of Sur. No. 2, West 1/2 and SE 1/4 and NE 1/4 of Sur. No. 4, all out of GC&SFRRCo. Blk. C, Sutton County, Tex. (No. 8 in Sutton and Schleicher Counties)-- and North 1/2 Sur. No. 8 and S. 1/2 Sur. 8, South 3/4 of west half and East half ~~and North 3/8~~ of Sur. No. 10, and South 3/8 and north 5/8 of Survey No. 54, all in Blk. D, GC&SFRRCo., Sutton County, Tex.

These were surveyed in recent months by me for Mr. Sol Mayer of San Angelo, Texas, who wishes to patent them, along with several other Surveys whose field notes have been approved.

My survey is based primarily on line and corners by John McNicol, Sutton County Surveyor, 1908, as shown on Land Office sketch, File #52062 Sutton County, on re-surveys by E. C. Saunders, Sutton County Surveyor (many Surveys in this area have been patented on his and McNicol's work), and on the few original corners to be found.

Original field notes by Wm. Cassin, 1880, call for rock mds. at nearly every corner in this area, but we know from good authority that Cassin did not set many of these, actually. Mr. Mayer talked personally with Cassin years ago, and has owned land in this area for more than 40 years; there are two wide, flat "draws" through the area, and it is quite evident that Cassin made corners along these draws and not back in the rough hills. Where he actually made a monument, he called for bearing trees in most instances.

We identified the mounds at west corners of Survey No. 6, Blk. D, and one near west line of Sur. 7, Blk. D, and one at SW corner of Sur. No. 8, Blk. C, as originals, while the other mounds shown on my map are re-survey corners, most of which have been accepted by the Land Office in past years as the basis for patents, etc.

Personally, I believe that this entire area should be constructed from the few original corners to be found, which would mean that most sections would get course and distance (640 acres) only, because I believe this is the literal interpretation of surveying law. However, I realize that it

3/4/47

is not practical to expect perfect measurements and lines in large, rough areas, especially from work done in earlier days. Very little excess will be contained in each Survey if it is approved as shown on my map and field notes. Too, since many Sections of this area have been patented on the basis of the corners shown by me, and improvements and titles have been made on this basis, I am submitting my survey work as shown herewith for your approval.

The old "McNicol's Line" along common line of said Blks. C and D is well marked and can be identified easily; his survey came from a long line of original corners farther north and was intended to be a careful projection. However, compass was used and chaining was not up to present day standards, but is reasonably accurate when all circumstances are considered.

To locate Surveys in Blk. C, I have used said original corners, re-survey corners where within reason, and have prorated distance between original corner at NW Sur. 7 and McNicol's cor. at SW Sur. No. 11, said Blk. D.

Surveys in Blk. D have been located from corners shown on my map, with course and distance only where there are no original corners or approved re-survey corners to "tie" to.

As stated, I know this is not a perfect solution, but in view of the facts presented here, I hope that this meets with your approval.

Sincerely yours,

James K. Avera

James K. Avera
Licensed State Land Surveyor
San Angelo, Texas

cc: S. Mayer
jka: x

no!

counter 37527

