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SURVEYORS REPORT  
BLOCK CC3 AND BLOCK EFD  
AND ADJACENT SURVEYS  
SUTTON COUNTY, TEXAS

The following is a report of the surveying associated with the location and proposed construction of survey boundaries for Surveys No. 1 through 15 and Survey No. 17, Block EFD, Surveys No. 1, 2 and the east part of 5, Block CC3, the intervening B. S. & F. Surveys No. 1 through 8 and the Sherley Goodwin Survey No. 22, located in Sutton County, Texas, S 45° W a distance of 17.9 miles from the county seat, Sonora.

Surveying was initiated in January 1984 to effect surface partition of a 30,500± acre tract among the owners of record according to their several interests. Survey information in the various deeds of record and partition instruments was sketchy at best. Prior to field surveying an extensive search was made through the survey records of the General Land Office to determine, if possible, the extent of original surveying in the area.

HISTORY OF SURVEYING IN THE AREA

The earliest surveys in the vicinity are those in the G. W. T. & P. R. R. Co. Block G to the west. According to the field notes of record this block was located in November 1877 by Jacob Kuechler. The block was resurveyed in June 1889 by G. M. Williams. Numerous corners remain or have been perpetuated in this block.

Also in November 1877, Jacob Kuechler located a small block of 12 surveys for the Rusk Transportation Co. and the Tyler Tap R. R. Co. These surveys were tied definitively to the junction of the middle and south prongs of the east fork of the Devils River, a point often referred to as Elbow Lake or Kuechlers Lake. The location of these surveys was later fixed by adjudication, honoring the call for Kuechlers Lake.

The next locations with a major impact on the area were the surveys in the H. E. & W. T. R. R. Co. Block C. These locations were in March 1878 by L. E. Edwards and were, in essence, paper locations, being tied only to the southwest corner of the S. P. R. R. Co. Survey No. 12 near Ft. Terrett, some 34 miles east of the west line of Block C.

At some time during 1880 (corrected field notes by Bonnell cite date of original survey as July 13, 1880) a block of 8 surveys was located by William Cassin for Beaty, Seale & Forwood. The original survey notes call for several marked corners, however, only Surveys No. 1 and 6 were patented on the original field notes by Cassin, the other six surveys being patented on corrected field notes by Bonnell. The Bonnell notes track the Cassin originals except that no witnessed corners are called for on the Bonnell notes.

In November 1880, S. A. Thompson located, on the ground, corners of the Obediance Smith Survey No. 4, the Sherley Goodwin Survey No. 22 and other surveys north and west of these, shown on the General Land Office maps as Block CC.

In May 1883 Block CC3 was located by Bonnell with connections only to the Beaty, Seale & Forwood surveys as they were located by the Cassin beginning call from the southeast corner of Survey No. 17, G. W. T. & P. R. R. Co. Block G.

Finally, on three different dates between January 1885 and July 1886, Surveys No. 1 through 17 in Block EFD were located by Bonnell. These surveys call only for adjoinder to the G. W. T. & P. R. R. Co. Block G, the Beaty, Seale & Forwood Surveys and the Sherley Goodwin Survey No. 22 with no corners called to be marked by anything other than "rk md". Surveys No. 1 through 10 are dated January 13, 1885, Surveys No. 11, 12 and 13 are dated October 5, 1885, and Surveys No. 14 through 17 are dated July 28, 1886.

There is no evidence that any of the surveys in the Beaty, Seale & Forwood block, Block CC3 and Block EFD were surveyed on the ground by Bonnell. Block CC3 is set to conform to the Beaty, Seale & Forwood surveys where they tie back to the G. W. T. & P. R. R. Co. Block G, however, no adjoinder calls are made for surveys in Block G. The six Beaty, Seale & Forwood surveys as resurveyed by Bonnell call for none of the natural objects referenced by the original Cassin surveys. The surveys by Bonnell in Block EFD have adjoinder calls to each other, surveys in the G. W. T. & P. R. R. Co. Block G, the Beaty, Seale & Forwood surveys and the Sherley Goodwin Survey No. 22. At various times in later years a number of surveys in Block EFD were resurveyed by John McNicol, County Surveyor of Sutton County, and field notes were filed in the General Land Office. There is no indication that any of these surveys were ever recognized by the General Land Office. Patents to all the surveys in Block EFD were issued on the original Bonnell field notes.

Records of the General Land Office during the time these original locations were made by Bonnell indicate information was available in the form of numerous connecting lines by Bonnell, S. A. Thompson, and D. Donaldson, in addition to the filed field notes of the senior surveys. This available information fairly well bracketed the area to be occupied by Block CC3 and Block EFD.

#### CURRENT SURVEY AND PROPOSED CONSTRUCTION

All field surveying was tied to closed loops between three U. S. C. & G. S. triangulation stations bracketing the area. The perimeter of the ranch was looped and tied to the control loops and all other corners found were tied in this fashion. Unadjusted loop closure in all cases exceeded 1 in 32,000.

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An extensive search was made on the ground in all areas where marked corners were called for. The map filed with this report indicates all of the corners found which were deemed to be originals or perpetuations of originals.

In the G. W. T. & P. R. R. Co. Block G the primary corner relocated was the often referenced common corner of Surveys No. 16, 17, 20 and 21. The old live oak witness tree is dead and broken down but definitely identifiable. Three more corners at one mile intervals north of this corner were identified and located as well as the northeast corner of Survey No. 16 in the east line of the block.

In the block of eight Beaty, Seale & Forwood surveys, corners deemed to be the originals by Cassin were found at the northwest corner of Survey No. 1 and the southwest corner of Survey No. 7.

Corners identified as originals set by S. A. Thompson were found at the southeast corners of Surveys No. 10, 11 and 12 in Block CC. The southeast corners of Surveys No. 11 and 12 are in the north line of the Sherley Goodwin Survey No. 22.

Several corners by McNicol were found and identified as corners in Block C-2, a strip of "fill-in" surveys in the area between the east line of Block EFD and the west line of the H. E. & W. T. R. R. Co. Block C. For a discussion of these corners see Sutton County Rolled Sketch No. 62 and the accompanying report by Wm. C. Wilson, Jr. dated September 25, 1974.

The only corners found in Block CC3 and Block EFD are some in Block EFD apparently set by McNicol in his effort to resurvey certain surveys in that block as noted previously.

The first construction must necessarily be the Beaty, Seale & Forwood Surveys No. 1 through 8. The found corners in this block (NW 1 and SW 7) have the effect of rotating the orientation of Surveys No. 1 through 6 to the northwest by  $1^{\circ} 44' 28''$ , true north being  $N 00^{\circ} 16' 26'' E$ , grid bearing. There is also substantial excess (41.16 varas per mile) between the two found corners.

Surprisingly, the found northwest corner of Survey No. 1 is quite close to its called relationship with the southeast corner of Survey No. 17, G. W. T. & P. R. R. Co. Block G. Numerous efforts were made to locate intervening corners, with no success, before attempting to fix the survey locations by construction. Construction of Surveys No. 1 through 6, based on the two corners found, recognizes the rotation demanded by the corners found and also the excess while retaining the square configuration of the surveys. For Surveys No. 7 and 8, the south line of Survey No. 7 was extended called distance EAST ( $S 89^{\circ} 43' 34'' E$ ) from the found corner, then NORTH ( $N 00^{\circ} 16' 26'' E$ ) called distance, and from there WEST and SOUTH to the previously constructed northeast

corner of Survey No. 4. Survey No. 8 was then constructed called bearing and distance according to its own description.

The next construction was for the east, west and south lines of the Sherley Goodwin Survey No. 22. The Goodwin survey calls to begin at the southeast corner of the Obediance Smith Survey No. 4. The previously referenced work of surveyor Wm. C. Wilson, Jr., circa 1974, and his marked southwest corner of the Smith Survey No. 4 were adopted to fix this corner. According to Thompson's own field book, the only line run by him on the ground in this area was, from the southwest corner of the Smith survey, west along the north line of the Goodwin. There is some excess apparent in Thompson's work. This excess is prorated to the passing call for the southwest corner of the Nelson Survey No. 12 in locating the northwest corner of the Goodwin Survey No. 22 at a point 382.31 varas west of the southwest corner of Survey No. 12. The north-south lines of Survey No. 22 are made call distance, their course being the course adopted by Wilson as NORTH-SOUTH according to his interpretation of Thompson's work to the north.

The next task appeared to be to set the east, south and west limits of the area occupied by Block EFD. Wilson's 1974 work, referred to above, was adopted to set the north line of the F. M. Robinson Survey No. 15 and the east line of the block. This sets the northeast corner of Survey No. 15, Block EFD, called distance east of the northeast corner of the Sherley Goodwin Survey No. 22. A two inch pipe set in concrete by Wilson was found at this point and adopted for the northeast corner of Survey No. 15. The east line of Block EFD is then projected SOUTH as referred to above in the construction of Survey No. 22. This construction has been previously adopted by the General Land Office and no reason is found to vary from it. It should be noted here there is a three second difference between the Wilson bearing of this line and the bearing shown on the accompanying map. This is attributed to a slight variance in orientation but makes only a 0.2 of one vara position difference at the southeast corner of the block if there is, in fact, a difference. This line was extended SOUTH for the called distance of the several surveys, from the northeast corner of Survey No. 15 to the southeast corner of Survey No. 10, fixing the southeast corner of Block EFD at that point.

The west line of Block EFD, being the west line of Surveys No. 1 and 2, is the east line of Surveys No. 21 and 22, G. W. T. & P. R. R. Co. Block G. The reader is referred to Crockett County Sketch File No. 39 for reference.

The south line of the block is then constructed by extending a line WEST from the southeast corner of the block. This line is excessive in length and reaches the east line of the W. E. Glasscock Survey No. 16½ considerably further south of its northeast corner than contemplated by the field note description of Survey No. 2, Block EFD. This construction does not appear to be in conflict with any senior surveys

although it may conflict with some junior locations in a "fill-in" strip between Block EFD and a railroad block to the south.

To complete the perimeter of the area containing the bulk of the surveys in Block EFD, construction has to be made for the surveys designated as Block CC3 and also for the surveys on the west flank of the Sherley Goodwin Survey No. 22. Both of these groupings, located on field notes by Bonnell, are senior to the adjacent surveys in Block EFD. Again, there is no evidence of original surveying done on the ground. Accordingly, the surveys are located honoring the adjoinder calls and fitting course and distance called for as the adjoinders will allow. The surveys in Block CC3 call for adjoinder to the Beaty, Seale & Forwood surveys. Construction is made by following, in order, the calls in the original field notes unless prevented by the constraint of adjoinders. The Goldman Survey No. 2 and the Spurlien Survey No. 3, on the west flank of the Goodwin Survey No. 22, are given their called dimensions down the west side of Survey No. 22 from its northwest corner and the south line of Survey No. 2 is constructed parallel with the north line of Survey No. 22.

Locations of individual surveys in Block EFD were set to satisfy as many original field note calls as possible while still retaining the configuration of the overall block. The beginning corner of Survey No. 1 was set in the east line of Survey No. 21, G. W. T. & P. R. R. Co. Block G, as nearly as possible in conformance with the beginning call in the original field notes, based on the belief that, with the information available to him, Bonnell was more certain of the location of the location of the surveys in Block G than he was of the location of the Beaty, Seale & Forwood surveys by Cassin. The controlling parameters for Survey No. 1 then became a line WEST from the northwest corner of the B. S. & F. Survey No. 3 to the east line of Survey No. 22, Block G, for its north line and a line EAST from its beginning corner to the west line of the B. S. & F. Survey No. 1 for its south line. The south lines of Surveys No. 2, 3, 5, and 10 were given prorated lengths due to the excess in the south line of the block as discussed above. The east lines of Surveys No. 10, 12, 13, 14 and 15 were given their call distances along the east line of the block. The west line of Surveys No. 10, 12 and 13 was constructed NORTH from the common south corner of Surveys No. 5 and 10. The south line of Surveys No. 4 and 6 was constructed EAST from the southeast corner of the B. S. & F. Survey No. 6 to the west line of Survey No. 10, Block EFD. The tier of Surveys No. 6, 7 and 8 was given the called east-west dimension for those surveys, allowing the uncertainty of position of the B. S. & F. surveys to create small amounts of excess or deficiency in Surveys No. 4 and 9 while retaining the basic survey configuration. Surveys No. 7 and 8 were also given their called north-south dimensions. Surveys No. 9 and 11 were given their called north-south dimensions on their east lines, the north line of each survey being extended WEST from its respective northeast corner and terminating on the east line

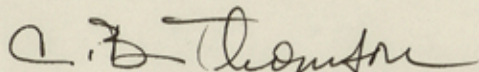
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of a senior adjoinder. The lines of Survey No. 14 were oriented consistent with the bearings of the Goodwin Survey No. 22. Survey No. 17 occupies the remaining space south and east of Survey No. 22 and takes its called dimensions north from the southwest corner of Survey No. 22 and then west with the south line of the Goldman Survey No. 2, leaving its west line to run south from that point, parallel with the west line of Survey No. 22, to the north line of Survey No. 5, Block CC3.

There is no doubt that there are numerous other possible arrangements for the several surveys discussed in this report. It is felt by this surveyor, however, that the method of construction presented here fairly retains the configuration of the several blocks as they were intended to be by the original surveyors. Such corners as were found or set during the course of this work are detailed on the accompanying survey plat.

Respectfully submitted,



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15 July 1986



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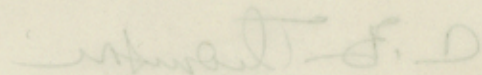
By GARRY MAURO, Com'r  
H. Forbes

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