

TARRANT COUNTY

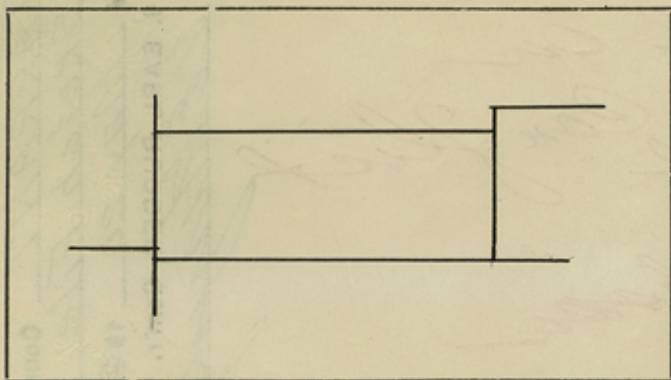
SKETCH FILE NO. 33

1. Rejected corrected field notes to John H. Duncan Survey File- Rob. 2-484.
2. Surveyors Sketch.
3. Surveyors report.
4. Copy of letter to Henry M. Dickson 11/4/1954. Rejecting Survey.
5. Copy of Working Sketch
6. Copy of letter to: Stone, Agerton, Parker & Kerr, RE: Review and rejection of survey dated 5/23/54.

counter 37772

D-172
9934 P-24

PLAT



THE STATE OF TEXAS

TARRANT COUNTY

Survey
No.
Blk.
Cert.
Tsp.

CORRECTED FIELD NOTES of a survey of

238.96 acres of land for

Dan Danciger

by virtue of Section 4 of House Bill No. 9, passed at the Regular Session of the Forty-sixth Legislature, and approved June 19, 1939, regulating the sale of excess acreage in titled or patented surveys. Said land is situated in Tarrant County, about 10 miles S. 12° W from Fort Worth, the county seat, and is described by metes and bounds as follows, to-wit:

Beginning at the S. W. corner of the T. O. Moody Survey.

THENCE West with the North line of the J. A. Gill Survey 1400 vrs. to the East line of the Moses Waters Survey, a stone.

THENCE North at 63 vrs. a stone the N. E. corner of said Waters and the S. E. corner of the A. Castillos Surveys, in all 957 vrs. a pipe (set by Brookes Baker) the S. W. corner of the J. W. Haynes Survey.

THENCE N. 89° 25' E. with the South line of said Haynes Survey and fence line 1406 vrs. an iron pin 186 vrs. South of the original N. W. corner of the T. O. Moody Survey. Said pin being 232 vrs. West and 186 vrs. South of a stone the original S. E. corner of the J. E. Dishman Survey.

THENCE South 0° 15' W. with the West line of said Moody Survey and fence line 966 vrs. to the place of beginning.

to the place of beginning.

Variation 9° 56' E.

Chain Carriers T. S. Armstrong

Bearings marked

Henry M. Dickson Jr.

Surveyed 4 June, 1954

By Henry M. Dickson

I, Henry M. Dickson Licensed State Land Surveyor of Tarrant County, Texas, do hereby certify that the foregoing survey was made by me on the ground, and according to law; that the limits, boundaries and corners, with the marks, natural and artificial, are truly described in the foregoing Plat and Field Notes, just as I found them on the ground; and they are recorded in Book "B", Page 400, of the County Surveyor's Records of Tarrant County, Texas.

This 2nd day of September, 1954.

Henry M. Dickson

Licensed State Land and County

Surveyor of Tarrant County, Texas.

File No. 33

TARRANT County
Sketch File

Filed May 20 1955

J. EARL RUDDER, Com'r.

By [Signature]

*Rejected on
account of conflict
see letter to
Henry M. Dickson
11/4/54
VES*

GENERAL LAND OFFICE
Austin, Texas

No. _____

Corrected Field Notes

Filed _____ 19____

Commissioner

Approved _____
Rejected _____ 19____

Commissioner

I, HENRY M. DICKSON Licensed State Land
and County

Surveyor of Tarrant
County, do hereby certify that the character and reasonable market value of the land included within the limits of the within field notes are as follows:

Soil (state character) Thin Loam

Timber None

Value \$ 15.00 per acre
(including timber)

Henry M. Dickson
Surveyor

RECEIVED
MAY 13 1955
GENERAL LAND OFFICE

RECEIVED
OCT 23 1954
GENERAL LAND OFFICE

counter 37771

PLAT SHOWING LAND IN TARRANT COUNTY, TEXAS TO ACCOMPANY FIELD NOTES OF THE JOHN H. DUNCAN SURVEY. SURVEYED 4 JUNE 1954

BY Henry M. Dickson
LICENSED STATE LAND SURVEYOR
COUNTY SURVEYOR TARRANT COUNTY, TEX.

E. LITTLEPAGE SUR.

This line is common to Pickett, Haynes, Flores, & the field notes.

Duncan reflect a 170 vrs conflict with Castillo

Nuclear Pickett Smith 1856 Jane Mrs. Bailey now Flores

I. FLORES SUR.

(S. 1344) 1440 5.1174

J. M. PICKETT SUR.

Smith 1857

J. C. DISHMAN SUR.

E. B. DISHMAN SUR.

SCALE 1"=400VRS.

J. W. HAYNES SURVEY

N. 89-25" E. 1406 VRS.

238.96 ACRES
JOHN H. DUNCAN SUR.

re-surveyed 7/20/1869

GENERAL LAND OFFICE
T. O. MOODY SURVEY

RECEIVED

A. CASTILLO SUR.

PIPE
957 VRS.

1400 VRS.

S.O. 15' W. 966 VRS.
1152 VRS.

IRON PIN

IRON PIN

M. WALTERS SUR.

J. A. GILL SURVEY

GENERAL LAND OFFICE

OCT 23 1954

RECEIVED

Smith 1857

Common corner here

M. WALTERS SUB.

A. CASTILLO SUB.

I. FLORES SUB.

E. GILTEPAGE SUB.

J. M. BICKETT SUB.

J. W. HAYNES SURV. W.L.

JOHN H. DUNCAN SURV. 538.86 ACRES

J. C. DISHMAN SURV. O.L.

E. B. DISHMAN SURV. O.L.

County

RECEIVED

OCT 23 1954

GENERAL LAND OFFICE

J. A. GILL SURV.

1400 ACRES

297 ACRES

1180-52 E. 1400 ACRES

102

101

100

100

100

100

100

100

100

100

100

100

100

100

100

100

100

RECEIVED
MAY 20 1955
GENERAL LAND OFFICE

WOODS SURVEY

1125 ACRES

20-12 W. 800 ACRES

File No. 33
TARRANT County
Sketch File
May 20 1955
J. EARL RUDDER, Com'r.
V.E. [Signature]

(2)

SUBVELED & LIND 1924
JOHN H. DUNCAN SURVEY.
LETTER TO ACCOMPANY FIELD NOTES OF THE
PLAT SHOWING LIND IN TARRANT COUNTY,
BY [Signature]

counter 37760

B.A.
D-115



D-172

D-24

9934

FORT WORTH, TEXAS

TARRANT COUNTY COURT HOUSE

20 September 1954

Mr. Baseom Giles
Commissioner of the General Land Office
Austin, Texas.

Dear Mr. Giles:

In making the survey of the John H. Duncan Survey, I found an excess of 18.96 acres of land. I then went to the N. E. corner of the J. M. Pickett Survey where I found a rock that I had found in 1913 when I made a survey on July 21, 1913, out of the J. Jennings Survey.

I then ran a line South 1440 vrs. as called for in the original field notes for the J. M. Pickett Survey. I then ran a line South 360 vrs. as called for in the original field notes of the J. W. Haynes Survey and found it to be exactly on the North line of the J. H. Duncan Survey, as now located on the ground.

I then went to the S. W. corner of the T. O. Moody Survey and ran a line 1400 vrs. west as called for in the original field notes and found a stone the S. W. corner of the John H. Duncan Survey

I then ran a line North at 63 vrs. and set a stone for the S. E. corner of the A. Castillo and the N. E. corner of the Moses Waters Surveys, continuing North in all 957 vrs. to a pipe set by John Baker for the S. W. corner of the J. W. Haynes Survey, the N. W. corner of the John H. Duncan Survey.

I then ran with fence line N. 89° 25' W. 1406 vrs. and found an iron pin the N. E. corner of said Duncan Survey, in the West line of the T. O. Moody Survey. I found this pin to be 232 vrs. West and 186 vrs. South of the S. E. corner of the J. C. Dishman Survey, The S. E. corner of said Dishman Survey being a rock the original corner.

I then ran a line S. 0° 15' W. with fence line, the West line of said Moody 966 vrs. to the place of beginning.

Sincerely yours

Henry M. Dickson
Henry M. Dickson

Licensed State Land Surveyor
County Surveyor Tarrant County, Texas.

P. S. You will note by the accompanying map a piece of scrap land between the East line of the A. Castillo and the West line of the J. M. Pickett Survey.

Castillo has corner with Walters Gill

No Vacancy

counter 37768

J. M. Pickett et al.
between the West line of the A. Castillo and the West line
of the S. G. You will note by the accompanying map

RECEIVED
GENERAL LAND OFFICE
OCT 23 1954
County Surveyor Tarrant County
Richard State Land
H. W. Pickett
Sincerely yours

RECEIVED
MAY 13 1955
GENERAL LAND OFFICE

of said Moody 300 Acs. to the place
I then ran a line S. 00. 12. W. with
original corner.
Grivey. The S. E. corner of said
West and 130 Acs. South of the S.
line of the T. O. Moody survey. I
an iron pin the N. E. corner of said
I then ran with fence line N. 80. 23. W.

corner of the John H. Duncan survey.
Baker for the S. W. corner of the J. W. Haynes survey, the N. W.
survey, containing North 14 all 82 1/2 Acs. to a pipe set by John
I then ran a line North at 83 Acs. and set a stone for the S. E.

then ran a line South 1440 Acs. as called for in the original
as called for in the original field notes of the J. W.
I then ran a line South
then ran a line South 1440 Acs. as called for in the original
as called for in the original field notes of the J. W.
I then ran a line South
then ran a line South 1440 Acs. as called for in the original
as called for in the original field notes of the J. W.
I then ran a line South

3
File No. 33
TARRANT County
Sketch File

Filed May 20 1955
J. EARL RUDDER, Com'r.
By V. E. [Signature]

Dear Mr. Gilles:
I am making the survey of the John H. Duncan survey. I found an
excess of 18.96 acres of land. I then went to the N. E. corner of
the J. M. Pickett survey where I found a rock that I had found in
the J. W. Haynes survey on July 31, 1913, out of the J. Tennings

Dear Mr. Gilles:
I am making the survey of the John H. Duncan survey. I found an
excess of 18.96 acres of land. I then went to the N. E. corner of
the J. M. Pickett survey where I found a rock that I had found in
the J. W. Haynes survey on July 31, 1913, out of the J. Tennings

30 September 1954

FORT WORTH, TEXAS

counter 37769

November 4, 1954

Mr. Henry M. Dickson
James Building
Fort Worth, Texas

Dear Mr. Dickson:

I have made an examination of your corrected field notes, report and sketch relative to the J. H. Duncan Survey in Tarrant County, which were received from the law firm of Stone, Agerton, Parker & Kerr of Fort Worth, Texas, in their letter of October 22, 1954. These instruments have not been approved for the following reasons.

All of the surveys adjoining the Haynes and Duncan Surveys are senior having been made originally by surveyor J. P. Smith in 1856 and 1857 except the J. A. Gill Survey which was made by Mr. Lively in 1859. The area now occupied by the Castillo and Flores Surveys was previously surveyed for Adamson and McBailey. The J. McBailey calls for the NW corner of the Pickett Survey and ran 1344 varas with its West line; the Adamson Survey adjoining the McBailey on the South, thence 1344 varas South to a common corner with the Walters Survey; total distance of both surveys you will note is 2688 varas. The Flores Survey also calls for the Pickett NW corner and ran South 1174 varas with its West line, the Castillo Survey calls for the SE corner of the Flores in the West line of the Pickett Survey, thence South 1514 varas, also making a total of 2688 varas. From the above you will conclude that the Flores, Pickett, Castillo, Walters and Gill Surveys all have a common line North and South, whereas you have indicated the Castillo Survey to be 74 varas West of the Pickett and its SE corner to be 63 varas North of the Gill Survey.

The J. W. Haynes Survey was originally surveyed Nov. 7, 1863 calling for a total of 360 by 1400 varas. These field notes were cancelled and patent issued on corrected field notes dated December 21, 1863 calling for an area 360 by 1230 varas. This survey begins at the SW corner of the Pickett Survey, runs East 1230 varas, South 360 varas to the NE corner of the Duncan and West 1230 varas to the East Line of the Castillo.

counter 37764

Mr. Henry M. Dickson
Page 2
November 4, 1954

The J. A. Gill Survey calls for the SE corner of the Adamson and the NE corner of the Walters Survey which is also the SE corner of the Castillo heretofore mentioned, thence runs East 2574 varas and calls for the SW corner of the Martin Survey which is also the SE corner of the Moody Survey. The distance West on the Moody Survey is 1344 varas which added to the Haynes West distance of 1230 varas also totals 2574 varas. The Duncan Survey begins at the SW corner of the Moody Survey, thence West 1400 varas; the total distance of the Moody and Duncan Surveys being 2744 varas, and if the 2574 varas distance is subtracted a conflict of 170 varas would appear to exist between the Duncan and Castillo Surveys.

I am returning the field notes, report and sketch to you herewith. The pertinent fact outlined above being delineated on your sketch in pencil. You will note no vacancy will exist in the area referred to in your report.

Sincerely yours,

BASCOM GILES, COMMISSIONER
OF THE GENERAL LAND OFFICE

VES:mlc

Enclosures

Files-Rob. Sc. 1226

Rob. 1-929

Rob. 2-484

2-561

2-570

2-562

3-2944

3-2677

3-4052

3-2941

3-2680

cc: -Stone, Agerton, Parker & Kerr
Fort Worth National Bank Bldg.
Fort Worth 2, Texas
Attention: B. G. Mansell

center 37766

④

File No. 33
TARRANT County
Sketch File
Filed May 20 1955
J. EARL RUDDER, Com'r.
By V.E. Hering

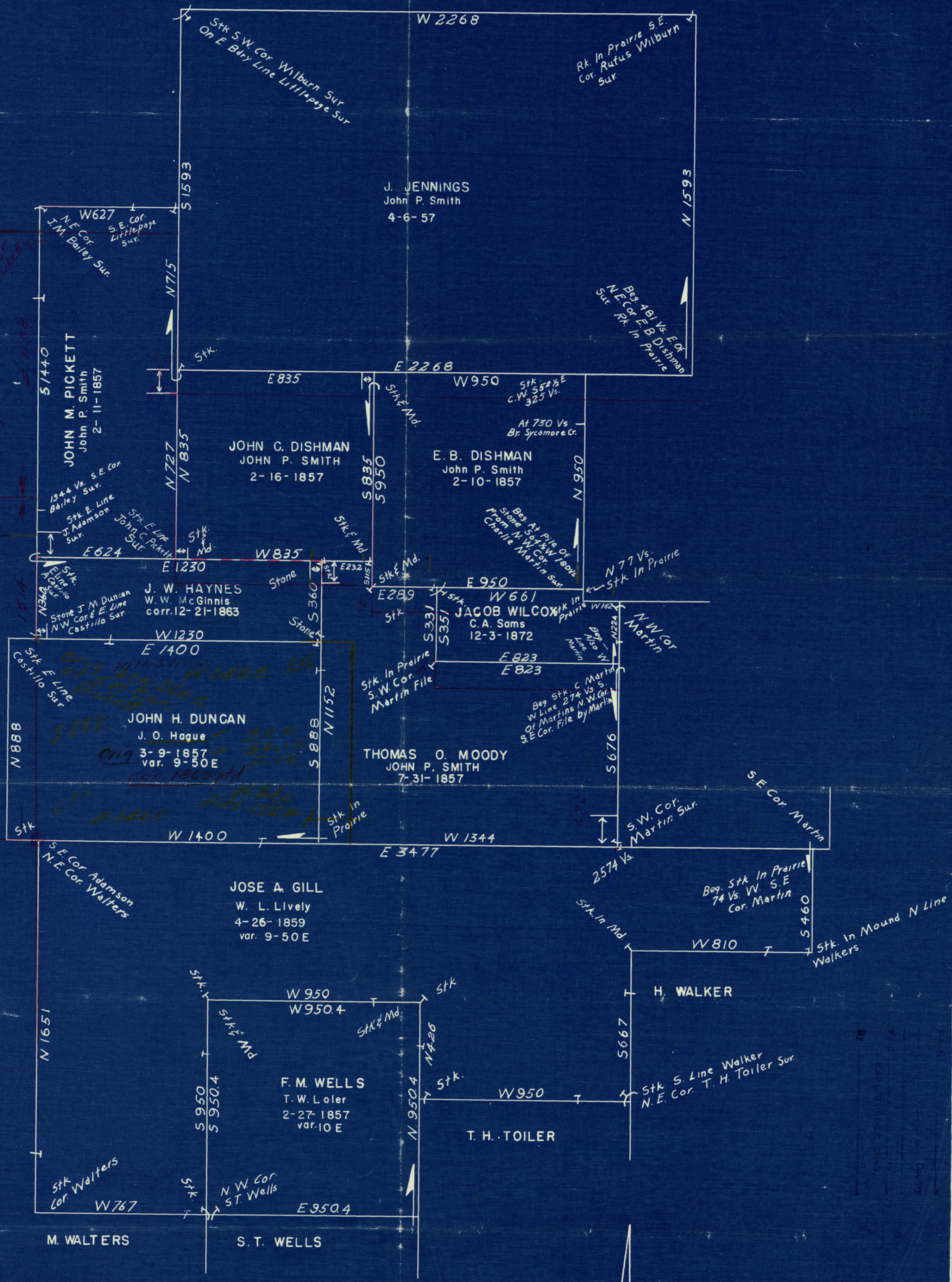
counter 37767

Handwritten notes:
W.M. Bailey, by Smith, 1857
Flores
6-2-1857
J.P.W.

Handwritten notes:
W.M. Bailey, by Smith, 1857
Castillo
6-2-1857

Handwritten notes:
Walters
by Smith, 1857

Handwritten note:
Red by VES 11/15/54



WORKING SKETCH OF SURVEYS IN
TARRANT CO.
GENERAL LAND OFFICE—AUSTIN TEXAS
—BASCOM GILES—COMMISSIONER—

Scale: 1 Inch = 300 varas May 5, 1954 A.W.S.

Prep For Henry M. Dickson Fort Worth, Texas

May 23, 1955

Stone, Agerton, Parker & Kerr
Fort Worth National Bank Building
Fort Worth 2, Texas

Attention: Mr. B. G. Mansell

Dear Mr. Mansell:

I have your letter of May 12, 1955 in which you requested a re-examination of the Survey of J. H. Duncan, by Mr. Henry M. Dickson. Receipt is acknowledged of the three papers enclosed in your letter, 1. Mr. Dickson's letter of September 20, 1954, to the Commissioner, 2. His sketch showing the alleged excess, and 3. Mr. Dickson's corrected field notes.

According to the records of this office the J. H. Duncan Survey as patented is in conflict with the Antonio Castillo, a senior survey, and the re-tracement of this survey by Mr. Dickson has not eliminated the conflict. The corrected field notes of the Duncan Survey by Mr. Dickson cannot therefore be filed in the Land Office records as correct.

The three papers listed in your letter of May 12, 1955 are being filed in the Tarrant County Sketch File, and an endorsement made on the jacket of the Duncan File "Robertson 2nd Class 484" as follows: "See Sketch File No. 33 for rejection of excess application. 5-20-55 VES:"

I have requested a refund warrant from the State Comptroller in the amount of \$5.00, which sum you mailed to this office in your letter of October 22, 1954. The photostatic copy of the Danciger Deed is being returned to you herewith.

Sincerely yours,

EARL RUDDER, COMMISSIONER

BY:

V. E. Sterzing
Engineering Department

VES:mlc
Enclosure

File: Rob. 2nd Cl. 484

counter 37765

Tarrant Co. sk. File #33

See sketch
filed with
orig. F. N. of
Duncan and
also original
F. N. of

Haynes.

Also 1856
map of

Tarrant Co.

counter 37761

Rob. 3-2680
2688 Jho. McBaine
now Flore
1344

E 2688

2/11/1857

(Pickett)
Dishman
Jho. C. (1857)
J.P. Smith
5th ind. W. 835

E B.
Dishman

3-2677
Adamson
3207
J.P. Smith 1856

Abuse
pass
SW cor
2/96

1344
5.15/4

stk
E624

E 1230
Cor. G. H. 12/21/1863
By W. W. McGinnis

Stone

E 232
115

Castillo
7/29/1858
Chas. C. Lacy

2688 to
Pickett N. line
Castillo 1854
Flores 1174
2688

Conflict 170

N. 360

Haynes
Stone
New cor
Duncan

W. 1230

Stone

N. 1152

Moody
7/31/1857
J.P. Smith

E. 1400

Work in
line
Castillo

Duncan
Cor. F. N. 1/20/1869
By A. G. Walker

5888

stk.

W. 1400

W 1304

E 2574 to SW. cor

5.1344

3/7/1857
J.P. Smith
Walters

T

Jose A. Gill

(4/26/1859)
Lively

counter 37762

1344
1400
2744
2574
170

~~2-561-2~~

5-1226

3-294

~~2-561-2~~

1-929 Rob.

~~2-570~~

[Faint handwritten notes]

[Faint handwritten notes]

[Faint handwritten notes]

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