

See Rolled Sk. 28  
for Plat

WM. C. WILSON, JR.  
AND ASSOCIATES

File No. Sketch File 88  
Tom Green County  
S.P.R.R. Co. Sur. 42, Dist. 11, Bex. S-582

LICENSED STATE LAND & REGISTERED PUBLIC SURVEYORS  
PHONE 915/653-3916 - P. O. BOX 3326  
1514 WEST BEAUREGARD AVE.  
SAN ANGELO, TEXAS 76902

Filed June 23 19 90

GARRY MAURO, Com'r

June 19, 1990

By Douglas Howard

RECEIVED

JUN 30 1990

General Land Office  
17th at Congress  
Austin, Texas 78711

GENERAL LAND OFF.

Attention: Mr. C. B. "Ben" Thomson

REPORT OF SURVEY ON THE GROUND MADE FOR THE SOUTH PART OF S.P.R.R. CO. SURVEY 42, ABSTRACT 8543, BEXAR SCRIP 582, DISTRICT 11, TOM GREEN COUNTY, TEXAS.

At the request of Mr. Robert Allen and his Attorney Mr. Terry Norman, on behalf of Coleman Production Credit Association, In Receivership, I have conducted a survey on the ground to locate the boundaries of the captioned survey for the purpose of obtaining a patent from the State of Texas.

CHRONOLOGICAL HISTORY

The subject part of Survey 42 is that part sold in School File 74756 and is all of said Survey 42, located as companion to S.P.R.R. Co. Survey 41, District 11 located under the authority of Bexar Scrip 582, Save & Except the North part of said Survey 42 heretofore sold as School File 42731, and patented August 19, 1925 on Field Notes by J. A. Simpson dated May 6, 1925. All of S.P.R.R. Co. District 11 was surveyed by William Thaxton in April 1858 and Surveys in said Block adjoin the subject survey on the East, Southeast, South, Southwest, and West. The District 11 Surveys are joined on the North by M. M. Boden Survey 101 1/2 and the Joseph Bays Survey which were originally surveyed by C. W. Holt in July 1874.

The odd numbered or railroad Surveys adjoining the subject Survey are 41 on the East, 43 on the West and 117 on the South, all of which were patented in 1862 on original Field Notes. No additional action is reflected by the records of the General Land Office in so far as Surveys 41 and 43 are concerned, however, Corrected Field Notes were returned by J. A. Simpson dated May 12, 1944 on said Survey 117. Deed of Acquittance dated June 29, 1944 was issued on the said Corrected Field Notes of J. A. Simpson. S.P.R.R. Co. Survey 116 to the Southeast of the subject Survey was patented in 1895 on the original Field Notes of William Thaxton. The North 1/2 of Survey 118 to the Southwest of the subject Survey

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was Field Noted by J. T. Harmon December 7, 1904 and patent was issued on these Field Notes January 30, 1905. The South 1/2 of said Survey 118 was Field Noted by J. J. Goodfellow October 14, 1922 and patent was issued December 7, 1922 on said Corrected Field Notes of J. J. Goodfellow.

The G.L.O. File on the subject part of said Survey 42 reflects Corrected Field Notes by J. A. Simpson dated May 6, 1925 but also indicates that Corrected Field Notes are required because of excess in the Block which was apparently reflected by Mr. Simpson's Field Notes on Survey 117 dated in 1944.

SURVEYING ON THE GROUND

This survey was performed by using one second Theodolites and electronic distance measuring equipment with appropriate closures and control based on the Texas Coordinate System of 1927-Central Zone as referenced by N.G.S. (U.S.G.S.) triangulation stations Tank and Wales. All control information is appropriately noted on the accompanying plat of survey and as required by law, on the Field Notes submitted herewith.

ORIGINAL AND PATENT CORNERS FOUND

It has been one hundred forty-two (142) years since the original survey of S.P.R.R. Co. District 11, during which road building, fencing, cultivation, and the elements have destroyed the original corners and or the original witnesses thereto. These corners can only be located through the efforts of subsequent surveyors J. T. Harmon, J. J. Goodfellow and J. A. Simpson in finding certain original witnesses and perpetuating such original corners as they were able to locate by establishing additional witnesses and reciting their findings in Field Notes recorded in the General Land Office. Based on road intersections and Field Note distances I have recovered what I believe to be the patented N.W. corner of Survey 42 which is an iron pipe as called for in the Corrected Field Notes of J. A. Simpson on which the North part of Survey 42 is patented. This is verified by a 3/4" iron pipe I found in road intersection within 1/2 vara of Mr. Simpson's called distance Eastward from said N.W. corner of Survey 42. This would be the patented and original position of the N.E. corner of Survey 42 and the N.W. corner of Survey 41, S.P.R.R. Co. District 11 as evidenced by Mr. Simpson's finding one of the original witness trees at this corner. To further verify I found an old fence corner post at the Deed Record position for the N.E. corner of Survey 41 which fits very close to the called distance.

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Mr. Simpson found the total length of the West line of Survey 42 to be 1880 varas and indicates that he found the N.W. corner of Survey 117 which is also the S.W. corner of Survey 42 to be located in the San Angelo-Eden Highway which is also known as the old U.S. Highway No. 87. In his May 1944 Field Notes on which Deed of Acquittance was issued in June 1944, Mr. Simpson indicates that he found one of the original witness trees which would have been located just inside the North right-of-way of said highway. This tree is now gone, the North right-of-way having been moved Northward for highway widening which is now under construction. I found a 3/8" spike with washer in pavement in the center of the old right-of-way which has been accepted for many years as the South line of the Surveys to the North thereof and the North line of the Surveys to the South thereof. This point is in the intersection of a North and South road and is also verified by 3/4" iron pipe I found in North-South road for the S.W. corner of S.P.R.R. Co. Survey 43. The distance along the South line of Survey 43 is 6 1/3 varas more than the called distance.

Mr. Simpson's Field Notes on Survey 117 recite a distance along its North boundary of 1951 varas. I find that a distance 1 vara longer places the N.E. corner of said Survey 117 and the S.E. corner of Survey 42 at the approximate center of a North-South road where I found a 3/8" spike with washer which also fits well with the Deed Record call position for the S.W. corner of Survey 41. I found 12 1/2 varas of excess Eastward along the South line of Survey 41 to a point that has been long accepted as the Deed Record position for the S.E. corner of said Survey 41.

I searched for the iron pin called for at the patented S.E. corner of the South part of Survey 118 which is also the Deed of Acquittance S.W. corner of Survey 117 and found nothing. I also searched for the iron pin called for at the Deed of Acquittance S.E. corner of Survey 117 and found nothing.

CONSTRUCTION OF SURVEY LINES

My plat accompanying this report titled "Plat of Survey made for the South part of S.P.R.R. Co. Survey 42, Abstract 8543, Bexar Scrip 582, District 11, located 19 miles S.63°E. from San Angelo, Tom Green County, Texas" reflects the construction of the Survey lines based up on the aforesaid accepted position for the patented and original corners as per record evidence recited hereinabove. I have established the South line of the North part of Survey 42 at its Field Note call distance Southerly from its Northeast and Northwest corners.

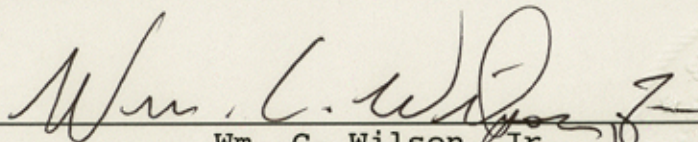
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Based on the aforesaid construction, I find 243.97 acres of land in the South part of said Survey 42 originally sold as 240.4 acres as reflected by School File 74756.

Appropriate Field Notes together with the aforesaid plat, which have been recorded in the Surveyor's Records of Tom Green County, Texas, are submitted herewith for your consideration and approval.

Surveyed on the ground by me and under my supervision March 28, 1990 thru June 18, 1990 and respectfully submitted this 21st day of June 1990.



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Wm. C. Wilson, Jr.  
Licensed State Land Surveyor  
San Angelo, Texas

