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FROM THE OFFICE OF J. STUART BOYLES, C. E.  
PROFESSIONAL ENGINEER  
LICENSED STATE LAND SURVEYOR  
HOUSTON, TEXAS

SURVEYOR'S STATEMENT

December 1st, 1948

To: Commissioner of the General Land Office  
Austin, Texas

Relative to the correction of the B.B.B. & C. R.R. Script No. 405, Abstract No. 111, patented to Issac N. M. Turner; the Samuel Maas, Assignee of Alexander Henry, Certificate No. 514, First Class, Abstract No. 254; the John McDermot, Bounty First Class, Certificate No. 2763, Abstract No. 437 and the Henry E. Wortman, Certificate No. 127, File No. 133, Third Class, Abstract No. 645, all in Trinity County, Texas.

GENERAL STATEMENT OF AREA:

As is the custom of this office, certified photostatic copies of field notes and patents of all surveys in this area were obtained from the General Land Office and from these instruments a working sketch was prepared for study and use in the field. Sketches were prepared to show cronologically, the work of the various surveyors in the area.

The work of the Colonial Surveyors from 1835 to 1838 shows to be well tied one to the other, with the exception of the last Colonial Surveyor, Charles H. Nelson. With minor descrepancies the fill-in or junior surveys fit very well into the senior surveys. This is particularly true with respect to the work of George Gibson (1858-1878), who made a rather extensive system of connect-ed surveys in the area.

SENIOR SURVEYS:

There are three systems of Colonial Surveys in the area, to-wit:

- 1st. George Aldrich, Deputy under Arthur Henrie.
- 2nd. John M. Henrie, Deputy under Arthur Henrie.
- 3rd. Three other surveyors, "A" Charles H. Nelson, Deputy under George Aldrich, who at that date was County Surveyor of Houston County. "B" William C. Brookfield and "C" James Bradshaw.

The first, or Aldrich System, consists of the following surveys: Amos Donovan, 3/8/1835; Charles S. Roberts, 3/10/1835; Edward Roberts, 3/9/1835; Juan Cruz, M. L. Boden and J. S. Ward, dates uncertain, but all definitely tied one to the other either with common corners and/or adjoiner calls. The exception being the Amos Donovan and Chas. S. Roberts having no common corner one with the other, but with an adjoiner call without passing corner calls.

The second, or John M. Henrie System, consists of Wm. Cruz, date uncertain, titled 5/18/1835, Francisco Martinez, date uncertain, titled 5/18/1835, is tied to the Aldrich System by identical corner descriptions, although there is an absence of adjoiner calls.

The third, or Nelson System, consisting of the N. Story 10/30/1838, John McDermot 11/1/1838, C. Denson (T. O. Tompkins) 11/2/1838, Wm. E. Probert 4/9/1840 ?, E. N. Jarvis 3/28/1840 ?, Joel Clark 1/15/1839 and Joel Clapp 1/15/1839 ?.

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GENERAL LAND OFFICE



The N. Story is tied to the James Neville (by Jas. Bradshaw 10/15/1835) by an adjoiner call and tie to corner. The John McDermott has similar tie calls as the Charles Roberts but calls for the J. F. Ward, not the Roberts, no doubt occasioned by change of ownership.

The C. Denson gives an adjoiner call for I. S. Roberts (again no doubt a change in ownership) not the Amos Donovan.

The working sketch prepared from official field notes reflects both a North and South and an East and West discrepancy in the Nelson work with senior and junior surveys.

#### JUNIOR SURVEYS:

The Henry E. Wertman (Workman), by W. Dickson 10/5/1846 seems to properly locate from its beginning corner and then by course and distance; however this does not fit the adjoiner call to the Cevallos. Givson's work, later date, substantiates this statement. George Gibson was the next surveyor in this area. He located the John Chambliss 9/25/1858; A. Sharp 9/11/1860 and corrected 4/22/1874; B.B.B. & C.R.R. (two surveys) 9/11/1860; O. C. Lane 12/3/1861; Alexander Henry 11/9/1866, corrected 7/5/1867; Alexander Henry (West one) 11/13/1866, corrected 7/5/1867; Eliza J. Wingate 11/3/1868; Eliza Davis 11/8/1868 and resurveyed same 5/3/1872; Calvin Gage 6/1/1871; John Vaughan 4/8/1872; James Hickey 4/9/1872, corrected 1/28/1873 and Leonas Adam 7/17/1878. Gibson's adjoiner calls are numerous, closures good but he certainly failed to mention many creek crossings. There is a discrepancy of 42 varas in Gibson's call on South line of Calvin Gage and common North line of John Vaughan - 830 varas Vaughan in 1872 - 788 varas Gage in 1871.

The call on the East line of Joel Clapp is South 5° West yet Gibson calls this line South 3° 30' West in his survey of the A. Sharp, the two B.B.B. & C. R.R. Surveys, but gets back to South 5° West in the Jas. Hickey.

The Joseph Clapp from various surveys seems to be more or less floating, to-wit: Gibson's course on the East line of same, Gibson's surveys of the Hickey, Wingate and Davis on the South, Gibson's location of the Davis on the West then the J. D. Freeman near the Northwest corner. In addition, in 1841 Nelson made a survey for John Keiser, which survey was abandoned. It was built off the (Nelson) Northwest corner of the Clapp, was a 320 acre square survey. In 1872 Gibson made a survey for Richard Haley on what is now the John Grissett Survey, including that part which is in Trinity County exclusive of the aforementioned Keiser Survey. This work was done between the dates of the Mark Miller original and corrected field notes of the John Grissett. From all of the above it appears that Nelson had some difficulty in locating the Joel Clapp Survey.

#### RETRACEMENT WORK:

We were unable to locate any original corners of the Colonial Surveys.

The boundaries of the two Roberts Surveys have been relocated from natural objects called for and along the recognized lines we find 31 varas per 1000 excess in the East-West distances of Roberts surveys which applied fits the creek crossings and recognition and occupation. The Martinez Survey has been relocated according to its numerous creek crossing calls; allowing 21 varas per 1000 excess we find the creek crossings, occupation and recognition to fit very closely. The same applies to the Cevallos Survey, allowing the same excess of 21 varas per 1000.



In correcting the notes of the Alexander Henry, John McDermott, B.B.B. & C. R.R. Company and the Henry E. Wertman Surveys we have taken into consideration all of the field notes, the numerous natural objects called for, recognition, occupation and marked lines and in so doing find the Alexander Henry to call for 3,610,199 sq. vs. or 639.5 acres by patent and actually containing 748.3 acres or an excess of 108.8 acres.

The B.B.B. & C. R.R. (patented to I.N.M. Turner) by patent to call for 640 acres but actually to contain 700.97 acres or an excess of 60.97 acres.

The Henry E. Wertman by patent to call for 640 acres but actually to contain 666.97 acres or an excess of 26.97 acres.

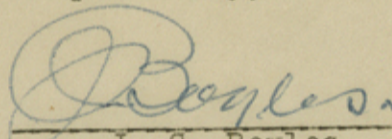
The John McDermot by patent to call for 640 acres but actually to contain 668.92 acres or an excess of 28.92 acres.

Therefore, I would recommend that deeds of acquittance be issued on each of these tracts in the amount of acreage shown.

Corrected field notes, maps, etc. are furnished herewith to show what work has been done in the area and the results thereof.

If additional information is required or personal explanation needed, I will be pleased to furnish the same.

Respectfully,



J. S. Boyles,  
Licensed State Land Surveyor

JSB:mc



File No. 38

Trinity  
Sketch File

Filed May 10 1949

Bascom Giles  
V.E. Stepping

Surveyors Report

re: B.B.B. & C.R.R. Co.  
Alex Henry &  
Henry E. Wortman  
surveys about  
11 mi. N. 87° 30' W.  
from Groveton.  
Nov. 1, 1948

By J.S. Boyles  
Also see  
Rolled Sketches  
#2, 3 and 4 in  
Trinity Co.

counter 38596

nation needed, I will be pleased to furnish the same.  
If additional information is required or personal explanation needed, I will be pleased to furnish the same.  
Corrected field notes, maps, etc. are furnished herewith to show what work has been done in the area and the results thereof.  
Therefore, I would recommend that deeds of acquaintance be issued on each of these tracts in the amount of acreage shown.  
The John McDermott patent to call for 640 acres but actually to contain 668.92 acres or an excess of 28.92 acres.  
The Henry E. Wortman patent to call for 640 acres but actually to contain 666.92 acres or an excess of 26.92 acres.  
The B.B.B. & C.R.R. Co. patent to call for 640 acres but actually to contain 660.92 acres or an excess of 20.92 acres.  
The I.M.M. Turner patent to call for 640 acres but actually to contain 660.92 acres or an excess of 20.92 acres.

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Licensed State Land Surveyor  
J. S. Boyles  
Respectfully,  
