

counter 39253



H. CONGER JONES. DEL RIO. TEX.

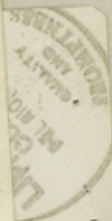


H. Long Jones

Del Rio

SK, File 35.A, Val Verde  
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counter 39259





LICENSED LAND SURVEYOR  
STATE OF TEXAS

COUNTY SURVEYOR  
VAL VERDE COUNTY

H. Conger **JONES** . . . . .

Engineer and Surveyor

P. O. BOX 362

DEL RIO, TEXAS

November 28, 1936

**RECEIVED**

NOV 30 1936

REFERRED TO MAP

Hon. J. H. Walker,  
Commissioner General Land Office,  
Austin, Texas

Dear Sir:

This will acknowledge receipt of your valued favor of the 25th addressed to Boggess, LaCrosse & Lowrey re field notes submitted by me for the H. E. Guinn lands in Val Verde County, Texas.

I note with pleasure that you have examined and filed as correct field notes of Sections 2 and 4 in Block N-2, CCSD&RGNG Ry. Co., and Sections 2, 14 and 44 in Block DB, CCSD & RGNG Ry. Co., but have returned the field notes of Section 46 $\frac{1}{2}$ , Section 4 in Block N-4, Section 16 in Block DB, Section 46 in Block DB, and Section 4 in Block DB, with suggestions for corrections.

Taking up each of these surveys in the order named by you, I return herewith:

Corrected field notes of Survey 46 $\frac{1}{2}$  showing the same to contain 239.04 acres. This was an error of calculation on my part.

You asked for an explanation of the fence line on the East of this survey: I ran from the Northeast corner of Survey 4 in Block DB, known as the Chimney corner, due North to the Northeast corner of Section 46 in the same block, and found the fence line following this line at the point where it constituted the East line of Section 46 $\frac{1}{2}$ .

I note that you state that Survey 4 in Block N-4 was shown by the original field notes to contain 213.3 acres, the same as shown by my corrected survey, and therefore that it will be patented on the original field notes on file. This, of course, is perfectly satisfactory.

As to the corrected field notes of Survey 16, Block DB, which are returned herewith, the first exception you make is that the third call indicates that no mound was located, while the certified sketch indicates a mound on the ground. This was an error on my part in drawing the sketch.

counter 39255

J. H. Walker ----- #2

I have eliminated this mound from the sketch, which is also returned. Your second correction calls for a correction of the NW cor of Survey 15. This was purely a typographical error and the correction has been made.

Your criticism of the field notes of Survey 46, Block DB is at variance between the original field notes, which call for the NE cor to be a rock mound on the NW side of gulley, while the corrected field notes call for the same point to be on South side of Canyon. I found this corner on the ground, so definitely marked that there could be no possible mistake in its location. There is a Canyon making a semi-circle, or horse shoe curve, around this corner. And while a surveyor might say that it was on the Northwest side of gulley, I think a proper description of it is as given by me as putting it on the South side of Canyon. The Canyon is quite pronounced, and by no stretch of the imagination could be called a gulley. It is a deep and well marked Canyon, and while there are many sides of it around this corner, the corner itself is on the immediate South side of the Canyon at that point. I trust that this explanation will be satisfactory.

Referring to the corrected field notes of Section 4, Block DB, I note that you call attention to the field notes of Survey 20 in the same block, recorded in Volume 3, page 65 of the Surveyor's Records.

I have that record before me and find that Mr. Hope has recorded the field notes of that survey as follows: He begins at the SW corner of survey 19 and runs: "Thence S  $8^{\circ}$  17" W, 1970 vrs to the SE cor of survey 29". His north call is as follows: "Thence N 1963 vrs to stone md. at fence, the SE cor of survey 19". His east call is 1979 vrs, while his west call is 1969 vrs. There is very slight variation in these lines, but not sufficient to account for this extreme difference in distance. I ran the line on the ground from the NW corner of survey 13, which is also the NE cor of Survey 20, along the South lines of Surveys 14, 3 and 6, to the NE cor of Survey 7. Both beginning and ending corners are well defined rock mounds, and the line between the two is East and West, with the variation given in my calls. I also ran through the Chimney corner as the SW cor of Survey 6, shown on the plat, and am absolutely certain that there is no excess in this line for the three miles ran by me. I also ran from the NE cor of Survey 7, in Block N<sup>#</sup>2, South to its Southeast corner. I found a well defined corner there, marked with a cedar post. I did not certify this corner on the plat as I was running this line, not to locate survey 7, but to find the

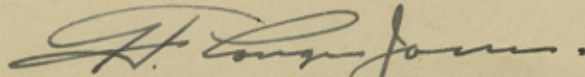
J. H. Walker ----- #3

accurate distance of the East line of Survey 4. The line between Survey 4 and Survey 7 is very rough, and it would be very easy to make a considerable error in chaining through that rough country, while the East line of Survey 7 is through an open country, comparatively smooth, and both the Northeast and Northwest corners are well defined. So I am sure that the East and West lines of Survey 4 are in fact on the ground 1900 yrs long, rather than the distance shown by Mr. Hope for Survey 20.

I return herewith the plat and all of the field notes returned to Boggess, LaCrosse & Lowrey, with the exception of the field notes of Survey 4, Block N-4, which I have retained here.

Hoping that on a recheck of this work, with the benefit of this explanation, you will find the survey correct, I am,

Yours very truly,



H. Conger Jones,  
County Surveyor

HCJ/

cc Thos. B. Coffey,  
San Angelo National Bank Building,  
San Angelo, Texas

W. F. BOGGESS  
JULIAN LACROSSE  
GRADY LOWREY

BOGGESS, LACROSSE & LOWREY  
ATTORNEYS AT LAW  
DEL RIO NATIONAL BANK BUILDING  
DEL RIO, TEXAS

November 28, 1936

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NOV 30 1936

REFERRED TO MAP

Hon. J. H. Walker,  
Commissioner General Land Office,  
Austin, Texas

Dear Mr. Walker:

Upon my return to the office from Austin I found your letter, and immediately called Mr. Jones.

He has gone over the matter carefully and has corrected errors where errors existed, and has written the explanations called for where in his opinion errors do not exist.

I submit his letter, and the corrected field notes and certified plat, herewith. Frankly, having gone over the matter carefully with Mr. Jones, I am thoroughly convinced that his work on the ground is correct regardless of what Mr. Hope may have done on Survey 20. I have personally examined the records referred to by you of Survey 20, and know that the quotations in Mr. Jones' letter are correct, regardless of what Mr. Hope's work may show in your office.

Mr. Jones, as you realize, has not had any very great experience in surveying in Texas, but as I advised you in the office, he has a very accurate instrument, and realizing that this is about the first work he has done that is to be checked up by competent men, and being naturally very methodically and accurate, he has proven his work as he went along. He also realizes the fact that he is in conflict with Mr. Hope in some instances, and certainly would not dare to offer his work in conflict with an old surveyor unless he knew as a fact that he had found the corners on the ground.

As I advised you, Mr. Guinn, who has participated in many surveys, was with Mr. Jones when this work was done, and Mr. Guinn tells me that Mr. Jones was more careful and certain of his corners before he would proceed than any surveyor he has ever worked with. He did work with Bonell, Hope, C. C. Roberts, and several other surveyors, and his opinion is entitled to some weight, particularly as it affects his own land, in which he is more acutely interested than either Mr. Jones, you or I.

I indulge the hope that you will find this work accurate, and will approve and file the field notes, and let us have statement for patenting the lands as quickly as it can possibly be prepared.

l/fl  
encl.

Yours very truly,

W. F. Bogges  
counter 39258

encl  
1/11

Yours very truly  
*[Signature]*

as dutifully as it can possibly be prepared.  
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File No. 35 A.

Val Verde County

Statement by  
H. Conger Jones

RIKS. DB-N2-N4.

Filed Nov. 30th, 1936

J. H. WALKER, Comm'r

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File Clerk

Dear Mr. Walker:

I was of what Mr. Hope's work may show in your office.  
must the professions in Mr. Jones, letter are correct, regard-  
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Secretary, Texas  
Commissioner General Land Office,  
Hon. J. H. Walker,

November 28, 1936

DEL. H.O. TEXAS

DEL. H.O. NATIONAL BANK BUILDING  
ATTORNEYS AT LAW

BOGGS, LACROSSE & LOWREY

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NOV 30 1936

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counter 39259

DEPT. OF COMMERCE  
GENERAL INVESTIGATION  
DIVISION

531

H. Conger **JONES** . . . . .

Engineer and Surveyor  
P. O. BOX 362  
DEL RIO, TEXAS



LICENSED LAND SURVEYOR  
STATE OF TEXAS  
COUNTY SURVEYOR  
VAL VERDE COUNTY

December 9th 1936.

**RECEIVED**  
DEC 10 1936

Hon. J. H. Walker, Commissioner,  
General Land Office,  
Austin, Texas.

**REFERRED TO MAP**

Dear Sir;

This is to acknowledge your valued letter of November 27th and to acquaint you with the details requested regarding the possible vacancy between the Z. Luce Survey and the Seale Morris #1.

I am sending you herewith a photograph of a sketch made by Mr. C. C. Roberts at the time he surveyed the Z. Luce section for Mr. Prosser in 1914. Mr. Robert's sketch is about 8" by 10" and on very poor paper, however it shows some very valuable information regarding this survey. This sketch indicates that Mr. Roberts tied the Z. Luce survey to the east sides of sections 6 and 7 block N-2. I am told that he run south from the 1881 corner on the west line of sections 4, 5 and 6 block N-2 to the so called Stone and Adobe Chimney corner, continuing south for three or four miles with his line. The East line of sections 6 and 7 was located from the line run from the 1881 corner, and the Z. Luce survey located in turn from the east line of said sections 6 and 7, being tied to the line.

On the Working Sketch secured by Messers Boggoss, LaCross and Lowery from your office dated August 20th 1936, the north east corner of Z. Luce is said to be, "St. md. on E. face of hill, X in flat rock brs. S 48 1/2° W. 11 Vrs!" Mr. Robert's sketch and field notes of this survey calls for the Md. to be on the WEST face of the hill, other calls being the same as the ones on the Working Sketch. On the ground the north east corner of Z. Luce is as Mr. Roberts describes it. The point of a hill to the east of the Z. Luce line makes a west slope at the point where the corner is located,

I am told that Mr. Robert's survey was made for the purpose of locating fences, and that the fence on the east of Z. Luce was placed on the line of the survey. Mr. Erwood who owned this land said the "X" called for in the field notes was visiable untilla few years ago. The "flat stone" was indicated to me but it had sealed off and no trace of the "X" could be seen.

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At the time the fence was built the post at the point where Mr. Roberts located the corner was marked by hacking with an ax. I am more than ever confident of the correct point in that my lines run as follows hit the point within a vera or two.

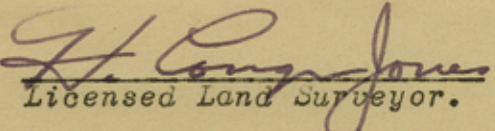
The corner for the north east of Max Meuendorff, # 15 on the west line of survey 14, I.&G.N. Ry. Co. was found, also the north west corner of the I.&G.N. Ry. Co. survey, these two corners are NOT common. Beginning at the north east corner of 15, I ran south 909 vrs. to a St. Md. and "X" in flat rock. This "X" had been cut with an ax or other instrument and not just scratched with a surveyor's pin. Thence I run west on a transit line setting points for the fence crew but not chaining or measuring distance. At a point about 200 to 225 vrs. from the Z. Luce line my head flagman called my attention to a pile of rocks on a point where I had set him for a fore sight. These rocks were about three feet off my line but were in every way like the St. Md's we had been finding at established corners. I am sending you a small picture herewith in case I did not send one in my other letter, of this Md. Continuing west with my line we intersected the line of the Z. Luce survey about four feet south of the marked post.

Mr. Harvey E. Guinn who now owns Z. Luce was present when we tied into the Luce corner and he said that the corner being located as it was, on a point of rocks would not be disturbed, or even seen by range riders who would have no occasion of going out on the point.

These facts cause me to believe that the vacancy is between Z. Luce and Seale Morris 1. Incidentally the common west corners of 6 and 7 N-2 mentioned in paragraph three of your letter was found without a doubt and I rerun the G. M<sup>c</sup> Williams connection across the Z. Luce survey, finding it to be 2417 vrs., 26 vrs longer than the field notes indicate.

I did not feel like doing additional work regarding this excess untill the property owners became interested or I had an opinion from your office. There will be several days work necessary to run out these sections, and I have done nothing towards sending written blanks to property owners, but in conversation with Mr. Guinn ask him to tell the owner of the Seale Morris section of my findings etc. I will wait information from you before I do anything more.

Yours truly

  
 Licensed Land Surveyor.