

29-752

PHILLIP G. YOUNG

CIVIL ENGINEER

REFUGIO, TEXAS

March 5, 1956

Hon. J. Earl Rudder, Commissioner
General Land Office
Austin, Texas

Dear Sir:

I am submitting herewith field notes for Survey S.F. 15837 containing 58.1 acres and corrected field notes for I&GNRR Block 1 Surveys 125 through 132, A. H. Welborn Survey 1, J. J. Peters Survey 2, BS&F Survey 145, and the Ed Arledge N.W. Part of North 1/2 Survey 3 Block Q8. Also attached is map entitled "Portion of Northwest Part Val Verde County" which is a part of this report.

The I&GNRR Co. Block 1 was laid in by Jacob Kuechler from March 1877 to November 1878 and among others Surveys 125 through 133 inclusive were patented on his original work. Kuechler's field notes indicate that he monumented and ran only the east bank of the Pecos River. His surveys on the south and west side of the river do not call for monumented corners. He monumented some of the lines on the east side in the uplands near the river.

In my retracement the Pecos River was meandered from the northwest corner of Survey 125 to the south line of Survey 138. A diligent search was made for all monumented corners along the east bank of the river and on the uplands but none of Kuechler's corners were found.

E. A. Giraud, in September 1883, began a tie line at Kuechler's monumented and witnessed northwest corner of Survey 135 at which point he recovered Kuechler's original markings. From said corner he ran a line to Fort McAlister. On this line he gives a passing call for the southeast corner of Survey 21, TCRR Block Q6 (set by Giraud in 1883).

In August and October 1883, Giraud resurveyed Survey 123, I&GNRR Co. Block 1, and the surveys in TCRR Block Q6, monumenting and witnessing the survey corners along the south line of Block Q6. Patents were subsequently issued on the notes submitted by Giraud on these surveys. In this work Giraud made the south line of Survey 123, I&GNRR Co. Block 1, and the south line of Survey 19, Block Q6, common with the north line of Survey 126, I&GNRR Co. Block 1. I ran a line from the southeast corner of Block Q6 westwardly to the Pecos River and four of Giraud's original corners (F, E, H and J) were recovered by my work (see map attached).

At Point "A" on map a very old stone mound was recovered by my survey. The landowners in the immediate vicinity have long known and recognized this mound as being on the dividing line between Surveys 132 and 133. One native contends he was a chain carrier on a survey made by W. T. Hope in

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1923 and identified the mound as the one Hope found and commenced his work from. Hope in 1923 began a tie line at a rock mound on the south line of Survey 132 and shows a distance of 183 varas west to the east bank of the Pecos River. He states that he identified the rock mound by old marks on the rocks made by Giraud. From said mound Hope ran northeasterly and called for rock mounds at Points B, C, D, E, and F on the map. Corners E and F set by Giraud in 1883 were identified by Hope by monuments and witnesses.

I ran a line from the rock mound Point A to the rock mound Point E (southeast corner of Survey 23, Block Q6), and my calculated northing differs from Hope's work by only 24 varas. My calculated northern distance from the rock mound "A" to the south line of Block Q6 at the northeast corner of Survey 126 is excessive of Kuechler's calculated north distance by 230.3 varas.

I platted Kuechler's field notes from the northwest corner of Survey 125 to the southwest corner of Survey 132 prorating the excess found by my survey into his meander line and superimposed it upon my plotted ground survey of the Pecos River. The results were a remarkable fit to the present river configuration, especially in the large bend along the lines of Surveys 125 and 126.

I have used Giraud's monuments on the south line of Block Q6 as control for placement of the north line of Surveys 125 and 126, I&GNRR Co. Block 1. I have constructed Surveys 125 through 132 on call bearings and given the north lines call distance from the east bank of the Pecos River. The back lines were given 32.9 varas excess and the south lines were constructed parallel to the north lines and extended to the east bank of the Pecos River.

Under this construction all of the river surveys involved are excessive of call area, and attached are corrected field notes of each to support applications for deeds of acquittance.

A. Wyszetski laid in the BS&F Surveys 145, 146, 148 and 149 in April 1881 and patents were issued on his notes. In my ground survey I recovered four of Wyszetski's original corners (B, C, D and G). Wyszetski calls to begin Survey 145 at the northeast corner of Survey 132. It is evident from the corners found that Wyszetski did not know the position of the back lines of the river surveys in I&GNRR Co. Block 1. I have constructed said BS&F Surveys from the above-mentioned four original corners, all of which are known and recognized by the landowners. The south line of Survey 145 was located call distance (one mile south) and parallel to its north boundary line. Under this construction it is apparent that 58.1 acres of unsurveyed land exists between Survey 145 and Survey 132, I&GNRR Co. Block 1. Field notes have been written for Survey S.F. to support this vacancy, and corrected field notes to correct the patent of Survey 145.

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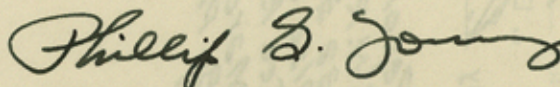
The J. J. Peters Survey 2, a fill-in survey, was resurveyed by W. H. Bonnell in April 1882 and patented on his notes. I have constructed said survey from its beginning and adjoinder calls, taking it out of conflict with BS&F Surveys 146 and 149.

The A. H. Welborn Survey 1 is a fill-in survey, originally surveyed by Bonnell in 1882, resurveyed by W. P. Ratchford in 1910 and patented on Ratchford's resurvey. I have constructed said survey from its beginning and have honored all adjoinder calls, taking it out of conflict with the BS&F Surveys 145 and 146. I find this survey to contain 945.6 acres free of conflict with senior surveys. Original script was for 1280 acres.

Ed Arledge N.W. Part of the N/2 of Survey 3 was resurveyed by W. T. Hope in 1923 and patented on his notes. I have constructed this survey from its beginning and adjoinder calls, taking it out of conflict with BS&F Survey 149.

Corrected field notes have been prepared on the J. J. Peters Survey 2, the A. H. Welborn Survey 1, and the Ed Arledge N.W. Part of the N/2 of Survey 3. I recommend that corrected patents be issued on these notes.

Respectfully submitted,



PHILLIP G. YOUNG,
Licensed State Land Surveyor

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File No. 50

VAL VERDE County
SKETCH FILE

Filed March 23 1956

J. EARL RUDDER, Com'r.

By P. G. Young

Report of a survey of 1.8
G.N.Ry. Blk. 1, Sec 125 through
132 and adj. surveys -
Also SF. 15837
(See Rolled Sk. 62)

March 5, 1956

By Phillip G. Young

PHILLIP G. YOUNG
Surveyor

PHILLIP G. YOUNG

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