

*See letter to  
R.S. Dod dated Sept. 2, 1919  
sp/1919 - J.S.*

REPORT  
on a  
Resurvey  
Certain Tracts of Land in Wichita County Texas.  
by R.S. Dod, State Surveyor.

Object of Survey:

To locate on the ground the original lines and corners of Surveys, 818, T.E. & L. Co., Survey 819 F. Huesman, a survey in the name of A.A. Durfee, the East line of Survey 820, Hrs. of L. Powell and determine the location and acreage of any unsurveyed State Land between or adjacent to these surveys.

Authority for the Survey:

A letter of Instructions issued to me as State Surveyor by the Commissioner of the General Land Office, dated September 2nd., 1919.

Data for the Survey:

Working Sketch covering the lands in question, kindly furnished by the General Land Office.

Notes made from personal examination of the Archives of the General Land Office relative to these surveys.

Copy from the County Clerks Record, of Wichita County of a Plat by Mr. N. Henderson of the "Subdivision of the Red River Valley Lands".

Notes from description in Deeds conveying certain of the tracts in question on record in the County Clerks Office, Wichita Falls.

Telegram from N. Henderson relative to this identification of the Northeast Corner of Survey 818, by original bearings now gone.

Preliminary Investigation of above Data.

The Records of the General Land Office show that a survey No. 819 in the name of Drody had been located between Surveys 818 and 820 but was proven void for forging of Certificate..

The F.W. Huesman Survey No. 819 was located in 1874 by surveyor J.P. Earle on a of the land so vacated between 818 and 820.

Copy of a Decision of Court, in archives, shows that a claim by owners of the D. McKinney Certificate, to a portion of the land so covered by the F. Huesman Survey, was defeated and the F. Huesman location confirmed.

The F. Huesman Survey was patented, under the Earle fieldnotes, 1874, to one Grassmeyer. Patent 23, Volume 33, as 1/3 of a league.

The fieldnotes of the F. Huesman Sur. 819, call to begin at the Northwest Corner of Survey 818 T.E. & L. Co. and run South 4845 varas to a "stake in Prairie", West 1900 varas to a stake in the East Boundary Line of Survey 820, North, with the East Boundary Line of Sur. 820, 3925 varas to a stake on the bank of Red River. Thence down the river with its meanders N 64° E 2111 varas.

Note, there are no witness marks at any of the corners. The call for the bank of Red River is indefinite, as the location of the river in 1874 cannot be determined on the ground.

The call for the N W corner 818, surveyed 1861, is a stake in the bottom.

" " " " N W corner of the E. Stanley, 812, surveyed 1861, is a stake in the bottom.

The call for the N E corner of 820, is a stake.

The North lines of Surveys 812, 818, and 820 call for the river meanders. In 1886, The Durfee Survey and the L. Meadows No. 5 and 6 were located north of these surveys between them and the river.

Later investigation on the ground showed that the north corners of surveys 812, 818, and 820, were located at or near the foot of the north slope of a row of low sand and rock hills or ridges, with a bottom of



irregular width stretching Northward, At the N E cor. 818 a small channel<sup>n</sup> had cut in close to the corner cutting off an island, some 200 to 300 varas wide, to the sand bed along north side of island.

The N E Corner of the Durfee Survey would now be out in the sand or river bottom.

A rock set for the N E Corner of 820 was found, covered by 2 1/2 feet of sand.

Apparently the low ridge on the south side of the bottom is a fairly permanent land mark.

From the foot of this ridge northward the sandy bottom has no permanent marks, the sandy bottom shifts with the winds, and the flood waters may cut new channels at any or every rise. Consequently a call for the banr of Red River was indeterminate on the ground.

I was informed that the bottom on the Durfee land and Meadow land was once covered with a heavy growth of timber which had been cut and hauled off.

There were a few large trees about 1/4 mile west of the S E corner of the Durfee, and some 8" to 10" trees and a dense mass of brush on the north slope of bluff along north line of 818.

These facts show that we have no definitely marked point given on the fieldnotes of 819 and must resort to course and distance from the beginning call for N W 818. The only other connection is for the east line of 821, an open call for a senior survey, made by another surveyor.

On examining the fieldnotes of the Huesman, we find no variation given, but the call for the east line of 820 would imply the same course of 10° 30' W of magnetic north, given in 820 in 1861. This is the variation 10° 30' E given by Mr. Lockett in the surveying of 818, 820 and resurvey of 812.

Futher examination shows that the fieldnotes will not close exactly, the course given ~~XXXXXXXX~~ for the north line requires a difference of 925 varas between the length on the east and west lines, so west line must be reduced 5 varas or the east line extended 5 varas.

Also to give the width of the survey, 1900 varas, as stated in the fieldnotes of the south line, requires 2114 varas on the north line instead of 2111 varas.

To close the survey and make in 1900 varas wide the north line should read N 64° E 2114 varas, and this will reduce the west line to 3918.3 varas, which correction will reduce the acreage from 1475 as called for to 1474.6 acres. 1/3 league = 1476.13 acres. The judgement above referred to eliminates all possible conflict with the McKinney survey on the south and east. The Huesman takes the distances and acreage. therefore to relocate the Huesman we must determine the variation to be used, correct distances to close and locate the N W corner of 818 for our beginning point.

Referring to deeds conveying said Huesman Survey, for futher information or details of description, we find in Volume 46 page 331, a deed, Burnett et al, to Kemp et al, describing this tract as, F. Huesman Survey 819, 1/3 league. Patented to Grassmeyer Patent 23 Volume 23 on page 352 volume 46 we find Plat of Red River lands by N. Henderson, referred to in Deed on page 331, which shows the Huesman as 2008 varas wide, extended to east line of 820.

Volume A page 609 a deed from Wynant to Evans, describes Sur. 819 as 11 miles above Gilbert Creek. Beginning at N W corner 818, South 4848 varas, west 1900 varas to east boundary line of 820, north 64° E 2111 varas, and reference to Patent calls for 1475 acres.

Survey 818 T.E. & L. Co.

The fieldnotes show that this survey was put in in 1886 by R.F. Lockett, it calls to be 672 varas wide and 2688 varas long and contain 320 acres. It calls to begin at the N W corner of the E. Stanley Survey 812, a stake in the bottom, from which a chitim 8" in dia. bears S 35° W 35 varas, another 12" in dia. bears S 49° W 37 varas. But in the recorded fieldnotes of the Stanley survey show that it was ~~XXXXXXXX~~ resurveyed by R.F. Lockett in 1886



and that these bearings are witness trees to his resurvey corner, hence they mark the original N E corner 818 ,but leave the location of the original N W corner 812 underermined.

In the original fieldnotes of the Meadows Survey this N E corner of 818 and corner of 812 is called for as identified by the bearings found standing. In the resurvey in 1889, Mr. Henderson states that he identified this corner by the stumps of the bearings, having seen the marked trees on a former survey. Mr. Henderson was in California, so ,as I could find no other living witness, I wired him to know whether he could identify the N E corner 818 on the ground and if so could he describe it so I could find it. He replied that he could not now identify it on the ground, but had identified it and I could find it from the calls in his subdivisions of the Red River Valley Lands as he connected this survey with it.

I procured a copy of his map of these subdivisions from the County Clerks Records, Vol. 46, page, 352, which is hereto attached. Its use on the ground will be given in the history of the survey below.

The AA. Durfee survey was made in 1886 by J.W. Field, and calls to begin at the S W corner of the Meadow No. 6, N W cor. 818 and N E 819. Thence N 8° W 1309 varas to a stake on the bank of river. Thence S W with the river meanders to a point on the north line of the L. Powell Survey 820. Thence N 68° E 350 varas to the northeast corner of said Survey 820, calling for an Elm S 38 1/4° W 143 varas, which is the call for one of the original bearing trees given in the fieldnotes of Sur. 820, and we found it still standing. Thence N 71° E 2115 varas to the beginning. These fieldnotes close with an error of 3 varas in northing and 1 vara in westing.

This gives the course and distance between the N E 820 and N W 818 as N 71° E 2115 varas. While the north line of 819 begins at the N W 818 and gives the call N 64° E 2111 varas between its N E and N W corners. Hence the N W corner of the Huesman can not be at the N E corner of 820, as starting at the same point, N E 818, the south line of the Durfee running to the N E 820 ,divirges or seperates from the north line of 819 by an angle of 7°, or taking the variation called for in the Durfee , 9° 30' and 10° 30' implied in fieldnotes of 819, one degree more or 8° in all ,which would ~~XXXX~~ call for them to be 266 varas apart at the end of a mile.

The call in the Durfee , N 71° E 2115 varas shows that from this call the N W corner of 818 is 653 varas north and 2011 varas east of the N E corner of 820.

The call in the Huesman 819, of N 64° E 2111 varas, places Its N E corner or the N W 818, 924 varas north and 1897 varas east of the N W corner of 819, or 271 varas south and 114 varas east of the N E 820, according to the calls in the fieldnotes of the Durfee and the Huesman. Consequently , according to the fieldnotes , there is a tract of unoccupied land between the A.A. Durfee and the F.W. Huesman.

Looking over the fieldnotes of the Lucinda Meadow Surveys 5 and 6 and comparing the distances given on their south lines with the distances given on the north lines of Surveys , 811 Hadden, 810 Rivers, 812 Stanley and 818 T.E. & L. Co., we find that from the N E corner of 811 to the N W corner of 811 is given as 775 varas , from the N E corner of 810 to the N W corner of 810 is given as 2550 varas , or a total of 3325 varas , when as the Meadow call between the same points is 3715 varas an excess of 390 varas above call. From the N E 812 is given in the fieldnotes of that survey as West 2612 varas, while the Meadow calls give the distance between the N E 812 and the N W 812 as 2986 varas , an excess of 374 varas.

The fieldnotes of ~~KXX~~ survey 818 gives the length of the north line as 672 varas , the Meadows call is 689 varas an excess of 17 varas.



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In a plat in Plat Book 2 page 52 County Clerks Record, Wichita County, I find a plat, Evans and Greenwood, showing 711 varas ~~XXXXXX~~ between N W 818 and the common corner of the Durfee and Meadows.

We note this to show that the calls for distance in the lines of the earlier surveys, 1856 and 1861, compared with the calls in field notes of later surveys, 1886 and 1889, approved as correct and patent issued on Durfee and Meadow 5, leads one to expect considerable excess above field notes calls between points on lines of the earlier surveys, consequently any attempt to retrace the older surveys, <sup>by course and distance</sup> would be futile and probably be erroneous and we must rely on identification of the marked footsteps of the original surveyor to retrace his lines. For this survey we seem to have two well identified points, the N E corner of 820, identified by the original bearing, and the original N E 818 identified by Mr. Henderson from the original bearings now gone.

#### Method of Survey . . , Course.

Surveyors transit, ~~EX~~ 5 1/2 inch needle, with solar attachment, was used to determine course, with front and rear flagmen. Instrument was carefully tested for adjustment before and after survey.

#### Distance.

A 50 vara steel tape, ~~XXX~~ tested before and after survey, was used to measure distance. Where the weeds were high a plumb was used at each end of the tape and tape stretched over ~~XXXXXXXXXX~~ obstructions, on long slopes vertical angles were taken and distances reduced to horizontal.

#### HISTORY OF SURVEY.

We went on the ground to a point shown me as the N E corner of 820, Hrs. of L. Powell.

There was a new fence post set in a sand hill, with a flag on the post. This stood on the bank of a dry channell, comparatively recent in date, which cut off a piece of land, bounded on the north by the river bottom, making an island. Digging down 2 1/2 feet about 6 inches west of post, we found a long rock, some 2" thick, by 6" wide and perhaps 14" long, set upright and firmly embedded in the sand. Southwest from this rock we found a thicket, of small elm, prickly ash, hackberry, and briars, on the far side stood an old dead elm about 24" in dia. it was hollow and the heart had burnt out leaving only a shell, on the north side we noted the X cut in the bark many years ago, so long that the axe marks had disappeared except on the upper hack and upper left hand arm of the X. In the 80's I worked over the Fisher and Miller Colony lands, where the bearings had been marked 45 years ~~XXXXXXXX~~ earlier, and had examined the marks on many of these old witness trees, elms, live oaks, and mesquite, and judge the marks on this elm to have been made 30 to 40 years ago.

The original call for this corner is a stake, Elm 18" in dia. bears S 38 1/4° W 143 varas, and an Elm and Hackberry S 39 1/2° W 165 varas.

Consequently the rock found can not be the original mark. As a trial course we set off a variation of 10° 30' E and cutting through the thicket we ran N 38 1/4° E 143 1/2 varas, reaching a point 1 1/4 varas west of the rock and 1/2 vara south. From this point we ran S 39° W 165 varas and found no large trees but small hackberries nearby.

This point is shown at A figure 1 on Plat. From this point we ran N 72° E, at 10° 30' (which is the same as ~~XXXXX~~ N 71° E at 9° 30' the variation given in the Durfee field notes.) 2115 varas (point D figure 1.), here we found a rock 12" by 4" (D figure 1.) set in the ground and flag beside it. This rock was 62 varas north and 6 varas west of our point D.

From point D, running a trial line east we found a rock 14" by 4" set in the ground, in the bottom at the north foot of a slope on north side of a thicket, (C figure 1.) on one side a 2 by 4 stake marked N.W.E. Stanley, in white chalk, and on the other side a smaller stake marked "end A" balance indistinct



The call at the N E corner of 818 is a stake in the bottom, 8" Chitam S 45° W 35 varas, 12" chitim S 49° W 37 varas.

As noted above Mr. Henderson in his recorded fieldnotes of the resurvey of the Meadow's tract, states that he found and identified the N E cor. of 818 by the stumps of the bearings, having ~~xxx~~ previously seen the marked trees where stumps were found.

From this rock mound we cut through thicket, S 45° W and measured 35 varas and searched for any sign of stumps of large trees, but found only small stuff in a thicket of brush and briars. The distance ran out in a draw or cove in the bluff and the soil was loose loam, showing ~~weak~~ decay of much vegetation in the past, and some signs of erosion, but no sign of any large stumps.

From this rock mound we ran west at 10° 30', and at 715 varas reached a point 45 varas north of our point D, and at 721 varas a point 17 varas south of rock B.

This trial line showed that a variation of 10° 30' E, would not fit the marks or rocks found, and that so far we had found no trace of the original work, from which we could find the original course.

It is almost impossible to figure the annual increase or decrease of the magnetic variation at any point for any extended period, as the observed changes are erratic and are not the same at any two points.

Two serious obstacles present themselves to any attempt at basing a course on such a system of calculation.

(1)

WE do not know what care was used in obtaining the first variation for true north, nor whether the instrument used was in adjustment. Even with great care the reading of two needles on the same line at the same time will differ from 1' to 10' or 12'.

(2)

Unexpected and violent changes occur in the position of the needle, an observation of a change of 30' in a few minutes of time is given by the Magnetic Observatory at Baltimore.

The needle on meridian at Alpine changed 27' in two readings two weeks apart, California Earthquake.

40' change noted on meridian at Aspermont at time of the Mt. Pelee irruption.

Not having any facts on the ground on which to base the variation of the old lines, we had to assume that the original surveyor used the correct variation and when he said north he ran north. So we established a true north and south line, by several solar observations, and found the reading of the needle was 10° 10' E, which we used on this survey.

I asked Mr. Cook, County Surveyor, if there was a Government Meridian in Wichita Falls, he said there was not, but the variation the U.S. reported was "about" 10° E which he used in his work.

I had now received a telegram from Mr. Henderson and procured a copy of his plat of the Subdivisions of the Red River Lands, and on comparing it with the facts on the ground, came to the conclusion that the rock set in the ground at the thicket with 2 by 4 stake marked "N W E. Stanley" was the point to which he referred to as the original N E corner of 818, identified by its bearings. This was further confirmed by a plat on page 52 Plat Book 2 Clerks Record, Evans and Greenwood, which showed 711 varas from N E 818 to the Durfee corner, presumably the rock at Point B figure 1 and 2.

Returning to the rock mound at the thicket we ran west 672 varas, as called for in the fieldnotes, and set stake for N W corner of 818 (D fig. 2), the fieldnotes call for a cottonwood bearing at this point, but there are no trees there, and I found no reference to this corner as being identified by its bearings, in any of the records examined, in the absence of any traces of the original mark or evidence as to the original location, we used course and distance. Although the comparison noted above, between the 1861 surveys and the later work, shows that an excess in distance was to be expected, I found no facts on the ground and no evidence to warrant the extending of distance and consequently increasing the acreage of a patented grant of 320 acres



At this point (D fig. 2.) we marked a prickly ash 8" S 41°26'W 18 varas, and moved 6 varas south as a matter of convenience on account of buildings and other obstructions, here we set a tall flag and ran S 45°W as called for, for the north line of the F. Huesman 819, at about 600 varas we left the bottom and the line ran along a ridge of low hills, of earth, sand and rock, which bordered the flat or river bottom. The call for the north line of the Huesman is 2111 varas, but as noted above this must be extended to 2114 varas to close the survey and give 1900 varas in width as called for on the south line, on at 2281.7 varas (150.8 varas further west) we reached a point in the east line of survey 820 which was 286 varas south of the original N E corner of 820 as ~~described~~ identified by its old bearing (E figure 2 on plat).

The change in variation from 10°30' to 10°10' true meridian will place the N E corner of 820 taken from the old elm, 9/10 varas to the east of the point reached on the trial line at 10°30' described above and within a foot of the rock set in the sand, before described, at 144 varas. We found a stake under a fence, running nearly north and south, which stake is 3.7 varas west and 3.6 varas north of point E figure 2.

This line would be the north line of survey 819 run S 64°W from a point set 672 varas west of the rock mound at the thicket, believed to be the original N E corner of 818 as described by Mr. Henderson, and extended to the east line of 820 run from its original corner, and the measurement shows a distance of 150.8 varas between the west line of 819 ~~and the~~ so run and the east line of 820. The Huesman survey calls for the (east line of survey 820, but does not give any marks nor does it call for the) corner of 820. So I presume that course and distance will control the Huesman lines.

The south line of the Durfee calls to run from the N E corner of 820 to the N W corner of 818 at N 71°E 2115 varas, but the actual course and distance from the N E 820, as above identified, to the N W 818, as located by course and distance from the rock mound at thicket is N 70°48'E 2171.5 varas, shown by broken line figure 2 in plat, within 12' of the course called for but 56.5 varas excess in distance. The Durfee corner by course and distance would be 53.3 varas west and 25.8 varas south of D figure 2, or 10.3 varas west and 38.8 varas south of rock B. Mr. Henderson's Red River plat seems to show an excess found in north line of 818 making it 686 varas and his field notes of the resurvey of Meadows makes it 689 varas.

In the original fieldnotes of the McKinney Survey, on file in the General Land Office, later corrected to clear conflict with Huesman, Mr Earle makes the course and distance ~~the~~ from the N E 820 to N W 818, N 62 1/2° E 2137 varas. The Greenwood and Evans Plat makes it 711 varas from the N W 818 to the S E corner of Durfee.

In order to further test the true location of the Huesman survey, we started at the point D figure 2, set 672 varas west of N E 818 or rock by thicket and ran south 4845 varas at 4123 varas we reached a road running east and west, at a point 254 varas east from a fence corner, at 4845 varas we set a stake and took bearings, then turned west and at 260 varas crossed a fence. Mr Henderson's Plat of the Red River Subdivisions, shows the line of subdivisions 220 varas west of his east line of the Huesman, supposing that the fence corner 254 varas west of our line was set in east for the road running along it, this would fit the fence crossed on south line for a subdivision line, which would place Mr. Henderson's east line of the Huesman 40 varas west of us or nearly south ~~SE~~ from the rock B. We ran on west and at 1900 varas placed a stake and took bearings.

Thence north at about 200 varas crossed fence and found a rather crooked road running west of north, some 100 varas west of our line, on 3819.9 varas to a stake in low ridge, bordering river bottom, thence N 64°E 2114 varas to beginning. Contains 1474.6 acres of land.

The object of this ~~survey~~ report is to state the facts found on the ground as therein described and to give the data on which our survey was based.

The various lines run and constructions shown on are intended simply to show as exactly as possible the relation on the ground of the points noted in the survey, on which a decision might be based as to the true location on the ground of lines and corners of surveys investigated.

I attach hereto a copy of a working sketch from the General Land Office,

counter 40066



copy of Mr. Henderson's Plat of Red River Lands, and Plat of the lines run on this survey, all of which are made a part of this report.

The chainmen used on this survey were, Amos Manpin, head chainman and William Strong, rear chainman.

Respectfully submitted

*R. L. Dod*

State Surveyor.

Alpine Texas  
September 20th, 1919

*Alpine Texas  
September 20th 1919*

*W. H. Henderson*

*W. H. Henderson  
County Clerk  
Alpine Texas*

*W. H. Henderson  
County Clerk  
Alpine Texas*

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Alpine Texas*

*W. H. Henderson  
County Clerk  
Alpine Texas*



Sketch File No. "D"

Wichita County

Report on Re-survey

By R.S. Dod

Filed Sept. 25 1919

WM. H. McDONALD, Com'r

5/23/38 Woodland  
File Clerk

Descriptive: Re-survey in  
the North part of  
Wichita County on  
Red River

*See Sketch in Wichita Co.  
Rolled Sk. No. "12" also see  
Supplemental Report in Sketch  
File No. "R"*

*5/24/38 - J.L.W.  
J. Johnson  
Filed September 25, 1919*

Vertical purple text on the right side of the page, likely from a stamp or bleed-through, including words like "STATE OF KANSAS" and "RECORDS".



## County and District Surveyor,

CLAY COUNTY, TEXAS.

C. B. PATTERSON  
SURVEYOR.

Henrietta, May 17 1880

Wm Elliott

Taylorsville Texas.

Dear Sir.

I have received your favor of the 12<sup>th</sup> inst. and send you the accompanying sketch in explanation of work done for you in Wichita Co.

I will say that the line McCool begins 2748 m west & 165 m south of the S.W. cor. of W.W. Dronthell and the Palo Pinto School Land begins at its N.E. corner, the opening covered by your file was caused by an error in the beginning of the said School Land I suppose, the proper beginning not having been found. I began at S.W. cor of Dronthell and run west & south for McCool's N.W. cor I then run the river line of McCool and found the N.W. cor of Palo Pinto S.L. plainly marked I then by course & distance located the State sec No 2, S.P.R.R. there being no bearings called for between the two points



## County and District Surveyor,

CLAY COUNTY, TEXAS.

C. B. PATTERSON  
SURVEYOR.

Henrietta, \_\_\_\_\_ 18\_\_

I then fixed the N.W. corner of the Denton Co. S.L. N<sup>o</sup> 1. giving it the course & distance called for. I then run North 990 m to the N.E. cor of Wm Mayer, and west at 1880 m I struck the river (running as shown in the sketch. in N.E. direction) after making an offset I continued West. to West boundary line of Wm Mayer survey, which I found to be 27 m east of E.B. line of the aforesaid state sec N<sup>o</sup> 2.

The Silas A Gordon begins at Mayer's N.W. cor it is very evident that the work was not done on the ground as no bearings are called for and there is plenty of timber along the river, which cuts a large portion of it off as shown on sketch You will observe that it necessarily required a great deal of work to fix the different surveys. the nearest fixed corner being N.W. of P. P. S. L. and the J. A. Scott on Holliday Cr. Hoping this may prove satisfactory I am  
Yours Truly  
C. B. Patterson  
counter 70070



Letter <sup>of</sup> Sketch D.  
C. B. Patterson Sur. Genl  
Lima Dist to Wm Elliott  
In regard to racing in  
Wichita Co. Texas.

Respectfully refer. to  
W. C. Walsh Esq  
Comy Genl Land Office

July 5<sup>th</sup> 1880

filed July 6/80

Wichita Co.