

PECOS COUNTY, TEXAS

SCALE: 1"=1000 VS. VAR. 11" E

© ORIGINAL CORNERS SET BY H.C. BARTON IN 1881
AND FOUND AND IDENTIFIED BY H.L. GEORGE IN 1929 & 1963

MAP MADE SEPTEMBER, 1963
MAP REVISED OCTOBER, 1963

See Rolled Sk JAS

SURVEYORS CERTIFICATE:

I, H.L. GEORGE, C.E., LICENSED STATE LAND SURVEYOR OF TEXAS AND
REGISTERED PUBLIC SURVEYOR NO. 7, DO HEREBY CERTIFY THAT
THE HEREON MAP CORRECTLY SHOWS A SURVEY MADE BY ME ON
THE GROUND.

WITNESS MY HAND THIS 11TH DAY OF SEPTEMBER, 1963

H.L. GEORGE
503 S. WASHINGTON, SAN ANGELO, TEX.
PHO. 655-5112

File No. 159
PECOS County
ROLLED SKETCH
Filed 10/31/63
JERRY SADLER, Com'r
By VES

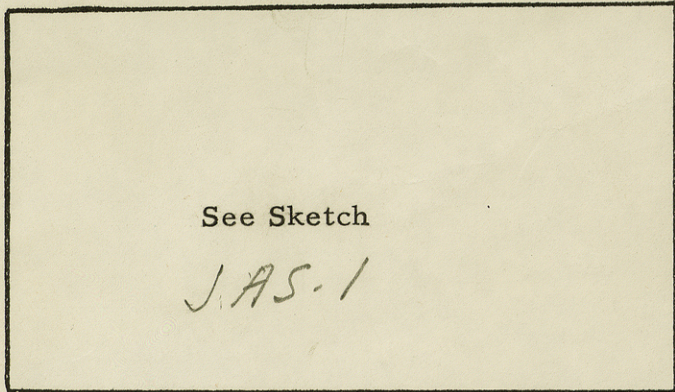
PECOS CO. ROLLED SK. 159
(FLAT FOLDER)

Correspondence

Re: T.C. Ry Co. BLK. A-2
Pecos Co. and Rolled Sk. J.A.S.
Olin Banks-H.L.George-Snodgrass
Smith, Rose & Finley - G.L.O.
Sept. 1963 Through Apr. 1964

counter 48607

PLAT



STATE OF TEXAS) No. 86
) GRANTEE T.C.R.R. Co.
 COUNTY) BLK. A-2
 OF) CERT. 684
Pecos) TSP. _____

Corrected
 FIELD NOTES OF A SURVEY OF 646.04
 ACRES OF LAND MADE FOR W. M. & Lea
Allison BY VIRTUE OF HIS OWNERSHIP.
 SAID LAND IS SITUATED IN Pecos
 COUNTY, ABOUT 50 MILES
S 76° E FROM Fort Stockton,
 THE COUNTY SEAT,

AND IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO-WIT:

BEGINNING at the Northeast corner of Survey No. 91, the Southeast corner of Survey No. 92, and the Southwest corner of Survey No. 85, all in Block A-2, T.C. Railroad Company; said beginning corner is also the Northwest corner of this Survey.

THENCE with the South line of said Survey No. 85, East 1849.06 varas to the Northeast corner of this Survey, the same being also the Southeast corner of Survey No. 85, the Southwest corner of Survey No. 80, and the Northwest corner of Survey No. 79, all in this same Block.

THENCE South 1973.71 varas, the Southeast corner of this Survey, the same being also the Southwest corner of Survey No. 79, the Northwest corner of Survey No. 78, and the Northeast corner of Survey No. 87, all in this same Block.

THENCE S89°55'16"W 1849.06 varas to the Southwest corner of this Survey; the same being also the Northwest corner of Survey No. 87, and the Northeast corner of Survey No. 90, and the Southeast corner of Survey No. 91, all in this same Block.

THENCE North 1976.26 varas to the place of beginning.

RECEIVED

FEB 7 1964

General Land Office

VARIATION 11°15'E
 SURVEYED July and August, 1963

TO THE PLACE OF BEGINNING.
R. A. Lindemann
O. T. Brister

CHAIN CARRIERS

I, H. L. George LICENSED STATE LAND- ~~COUNTY~~ -SURVEYOR OF Tom Green COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING SURVEY WAS MADE BY ME ON THE GROUND, ACCORDING TO LAW, ON THE DATE AND WITH THE CHAIN CARRIERS AFORESAID, DULY QUALIFIED, AND THAT THE LIMITS, CORNERS, AND BOUNDARIES WITH THE MARKS OF THE SAME, NATURAL AND ARTIFICIAL, ARE TRULY AND CORRECTLY DESCRIBED AND SET FORTH IN THE FOREGOING PLAT AND FIELD NOTES, JUST AS I FOUND THEM ON THE GROUND.

H. L. George
 LICENSED STATE LAND SURVEYOR--
~~COUNTY SURVEYOR~~

FILED FOR RECORD IN MY OFFICE, THE _____ DAY OF _____, 19____, AT _____ O'CLOCK _____ M, AND DULY RECORDED THE _____ DAY OF _____, 19____, IN BOOK _____, PAGE _____ OF THE FIELD NOTE RECORDS OF _____ COUNTY, TEXAS.

COUNTY SURVEYOR--COUNTY CLERK

counter 48608

HUGH L. GEORGE

OFFICE PHONE 655-5112
503 SOUTH WASHINGTON ST.

SAN ANGELO, TEXAS
October 30, 1963

RECEIVED

OCT 31 1963

General Land Office

Mr. Vic Sterzing
General Land Office
Austin, Texas

Dear Vic:

I am enclosing, herewith, another print of a map showing the survey work that I have recently done in Block C-4, C-3 and A-2, in Pecos County, Texas. I have revised this map and added the information that you requested.

I have changed the acreage in Survey No. 72 and No. 74, in Block A-2 to conform with the calculations that were made in the Land Office. I did not, however, change the acreage in Survey No. 86, Block A-2, for the reason that whoever made the calculations in the Land Office had an algebraic sign wrong and by rechecking, I find that my calculations were correct.

The field notes of the several Surveys in the above mentioned Block have been sent to Pecos County to be recorded and should be returned to the Land Office within the next few days.

Thanking you for your cooperation and consideration in this matter, I remain

Sincerely yours,

Hugh

Hugh L. George

HLG:hp
Encl.

*Pecos Co
Roll 159*

counter 48609

For Ball 22 127

D. 17

OLIN BLANKS
ATTORNEY-AT-LAW
303 CENTRAL NATIONAL BANK BUILDING
P. O. BOX 49
SAN ANGELO, TEXAS

April 2, 1964

RECEIVED

APR 4 1964

General Land Office

MEMO FOR TRUETT SMITH:

Re: Survey 86, Block A-2, Pecos County.

The attached corrected field notes of the above survey prepared by H. L. George are not satisfactory to me or to my clients because apparently no change has been made in the field notes originally submitted by George except to eliminate the monument calls. So far as I can tell, he has retained his same courses and distances.

If you will make the course and distance in the first call South 88° 24' East 1901.71 varas; the second call South 1° 36' West 1949.03 varas; the third call North 88° 24' West 1901.71 varas; and the fourth call North 1° 36' East 1949.03 varas I feel sure that my clients will have no objection to the field notes as thus amended.

Olin

counter 48610

HUGH L. GEORGE ✓

OFFICE PHONE 655-5112

503 SOUTH WASHINGTON ST.

SAN ANGELO, TEXAS ✓

October 11, 1963

Credit \$ 3.45
Acct. # 496

Mr. Vic Sterzing
General Land Office
Austin, Texas

Dear Vic:

I have just discovered that the draftsman made a mistake in showing the distance on the North line of Survey No. 61, Block A-2, T.C. Railroad Company, Pecos County, Texas. This distance is shown as 1911.8 and it should be 1917.2.

The distance on the North line of Block 56, also in Block A-2, is 1911.8, and apparently he copied this distance for the North line of Survey No. 61.

This does not in any way change any of the field notes, inasmuch as the correct distance was used at the time I made all the calculations.

Sincerely yours,

Hugh

Hugh L. George

HLG:hp

RECEIVED
OCT 12 1963
General Land Office

Counter 48611

D- 474

SNODGRASS, SMITH, ROSE & FINLEY
ATTORNEYS AT LAW
CENTRAL NATIONAL BANK BUILDING
SAN ANGELO, TEXAS

SCOTT SNODGRASS (1897-1960)
W. TRUETT SMITH
FRANK W. ROSE
GEORGE S. FINLEY

September 12, 1963

P. O. BOX 690
TELEPHONE
653-3334

Credit \$ 72.50
Acct. # 495

General Land Office
Austin 14, Texas

RECEIVED

SEP 13 1963

General Land Office

Re: Lea P. and Wm. M. Allison
Lands to be Patented
Pecos County, Texas

Gentlemen:

We enclose for preliminary examination by you the following
Field Notes, each duly certified by H. L. George, licensed
state land surveyor of Tom Green County, Texas:

SURVEY	BLOCK	GRANTEE
16	C-3	E. L. & RR Ry. Co. - 143236
62	A-2	T. C. RR Co. - 143246
68	A-2	T. C. RR Co. - 143247
70	A-2	T. C. RR Co. - 143248
74	A-2	T. C. RR Co. - 143250
86	A-2	T. C. RR Co. - 143253
84	A-2	T. C. RR Co. - 143252
82	A-2	T. C. RR Co. - 143251
80	A-2	T. C. RR Co. - 62555
72	A-2	T. C. RR Co. - 143249

If your preliminary examination indicates these Field Notes
are correct, would you please return them to us for record-
ing in Pecos County, after which we will return the same to
you for patents.

Very truly yours

SNODGRASS, SMITH, ROSE & FINLEY

WTS:dt
Encls.

By:

W. Truett Smith

counter 48612 51

September 24, 1963

Mr. Hugh L. George
503 South Washington Street
San Angelo, Texas

Dear Mr. George:

Receipt is acknowledged of your plat of the T.C.R.R. Co., Block A-2, Pecos County, Texas, and your letter of explanation dated September 10, 1963. Also received were corrected field notes of Lea P. and Wm. M. Allison surveys in Blocks A-2 and C-3, from the law firm of Snodgrass, Smith, Rose and Finley of San Angelo, Texas.

In connection with the examination of these field notes the records of this office reveal that surveyor J. A. Simpson submitted a survey of the subject area to the Land Office in 1929. At that time it was determined that there was insufficient evidence on which to verify and accept the stone mounds presumed to be original corners of H. C. Barton, and as a consequence Mr. Simpson made a new survey in 1936.

The Simpson survey of 1936 is reflected on Terrell County Rolled Sketch "JAS". The construction of Blocks A-2 and B-2 in this sketch is based upon the projection and intersection of lines run from a number of accepted corners on the perimeter of the blocks.

In conformity with Rolled Sketch "JAS" there were a number of patents and deeds of acquittances issued by the Land Office.

Surveyor C. C. Cool re-surveyed the area covered in the Rolled Sketch "JAS" in 1960. Mr. Cool discovered a few variances in the courses and distances in the Simpson map, and, after a consultation with this office, he filed an amended map which is indexed as Pecos County Rolled Sketch "JAS-1".

In view of the above outlined facts it would appear at this time that we cannot file corrected field notes on Blocks C-3 and A-2 that are based upon construction other than that embodied in the Pecos County Rolled Sketch "JAS-1".

Your corrected field notes of the Allison surveys are therefore being held in abeyance pending receipt of further information from you in this regard.

Sincerely yours,

JERRY SADLER, COMMISSIONER

JS/ves

cc: Snodgrass, Smith, Rose & Finley
143238-149799-62955-143236-143246-7-8-9-50-1-2-3

counter 48613

52

D-862

SNODGRASS, SMITH, ROSE & FINLEY
ATTORNEYS AT LAW
CENTRAL NATIONAL BANK BUILDING
SAN ANGELO, TEXAS

SCOTT SNODGRASS (1897-1960)

W. TRUETT SMITH

FRANK W. ROSE

GEORGE S. FINLEY

February 6, 1964

P. O. BOX 690
TELEPHONE
653-3334

Zone 915

General Land Office
Austin, Texas

Re: Survey 86, Block A-2,
T.C. RR Co. Lands,
Pecos County, Texas.
Wm. M. & Lea Allison
Exchange with James R.
Childress.

Attention: Mr. Vic Sterzing

Gentlemen:

After a conversation with Mr. Olin Blanks following his visit to the General Land Office, we discussed with Mr. H. L. George the feasibility of re-writing the corrected Field Notes on Survey 86 so that the same will not be tied down to any particular monument at the Southwest corner of the same. Mr. George concluded that such could properly be done; therefore, we enclose for your consideration a set of corrected Field Notes for Survey No. 86. These are submitted to you for tentative approval, and if you find the same to be in proper order and if you find that by approving these Field Notes you will then be in a position to approve the Field Notes on the other three Surveys involved which are not patented, then would you please return these to us so that we may record the same in Pecos County.

If these Field Notes are accepted, then we do not know what the procedure will be for the first set of Field Notes furnished you for said Survey No. 86. The same have been recorded in Pecos County, and we presume that either you will disapprove them or take some other appropriate action, so that there will be no question about which of the Field Notes are operative.

RECEIVED

FEB 7 1964

General Land Office

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T'

General Land Office; February 6, 1964; Page Two

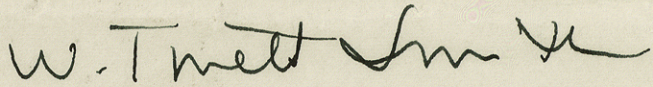
As you may know, we are still in a considerable bind to obtain the patents on the four Surveys involved, and anything you can do to expedite this matter will be greatly appreciated. Please feel free to telephone us collect if you have any questions.

Very truly yours

SNODGRASS, SMITH, ROSE & FINLEY

WTS:dt
Encl.

By:



cc: Mr. Olin Blanks
Attorney at Law
Central Nat'l Bank
San Angelo, Texas

cc: James R. Childress
Ozona, Texas

cc: Wm. M. Allison
P. O. Box G
Marfa, Texas

cc: Lea P. Allison
P. O. Box 888
Sonora, Texas

RECEIVED

FEB 7 1964

General Land Office

counter 48615

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T2

Note: At the request of
Mr. Truett Smith of
Snodgrass, Smith, Rose &
Finley, Sections 80, 82, 84
& 86, T.C.Ry. Co., Blk. A-2,
Pecos Co., are being patented
on the original field notes.

7/9/64 VES

counter 48616

To:

Chief Clerk

From: Machine Section (Mail)

Re: The attached letter is to be handled
as indicated below by a check mark.

✓
— Referred to you by Mr. Sadler.

— Talk to Mr. Sadler regarding the attached.

— Reply for Mr. Sadler's signature. Give re-
— ply letter to his secretary for signature.

— Reply for Mr. Sadler's signature. Talk to
— him before writing the letter. Give letter
to his secretary for signature.

— Vic

B
counter 48617

V⁰

HUGH L. GEORGE

OFFICE PHONE 655-5112
503 SOUTH WASHINGTON ST.

SAN ANGELO, TEXAS

November 19, 1963

RECEIVED

NOV 20 1963

General Land Office

Mr. Jerry Sadler, Commissioner
General Land Office
Austin, Texas

Dear Mr. Sadler:

This letter is with further reference to the survey that I have recently made in Blocks C-4, C-3 and A-2, in Pecos County, Texas.

On October 18th, I was in the Land Office and discussed this matter with Jack Geiberson and Vic Sterzing, and the survey that I had made and the field notes that I had prepared were approved. I supposed that this was the end of this matter but last week, Mr. Truett Smith, who is attorney for the Allison brothers, was in the Land Office and Jack and Vic were then uncertain about the Southwest corner of Survey No. 86, in Block A-2 which is the Southwest corner of this ranch.

What I am about to say is further proof that this corner could be in no other position. The original field notes by H. C. Barton, which were written in 1881, described this corner as being a stone mound on top of high hill. That is exactly where the corner is located. If it is moved only a few varas either to the East, South or West, it will not be on a high hill. As a matter of fact, at a distance of 100 varas West, this point will fall West of the foot of the hill and in an open valley. I am preparing a little sketch which will show the outline of this hill so that you may see that the location of this corner is very critical, and could not be East or West of where the old stone mound is located at the old fence corner.

I first saw this old stone mount at this old fence corner in 1927, and I am willing to make an affidavit that the stone mound that was there in 1927 is the same stone mound that is located there today. From this corner, a fence runs North, and it is exactly on the line. A fence also runs East, and it is exactly on the line.

This corner was the Southwest corner of the former Allison - Canon ranch. Charlie Canon, son of the original owner, lives here in San Angelo, and I talked to Charlie today about this corner and the fence that is located there. He told me that in 1923, he took up the old three wire fence that was

counter 48618

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November 19, 1963

on these lines and built a net wire fence. He said that the location of the corner and the locations of the fences are in the same place that they were in 1923. This was 40 years ago. He also told me that there had never been any dispute over the North and South fence along the West line of the ranch, or over the East and West fence along the South line of the ranch. Mr. Canon's full name is Charles C. Canon, and he resides at 311 South Adams, in San Angelo, Texas, in case you want to verify the statement that I have made.

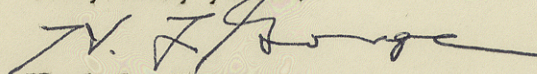
I also talked to Arthur Harral, Jr., who is the son of Arthur Harral, Sr., who owns the ranch immediately West of the Allison ranch. Mr. Arthur Harral, Sr. is a very elderly man, and his son answered the questions I had to ask. Mr. Harral, Sr. lives at room 1502, Cactus Hotel, San Angelo, Texas and Arthur Harral, Jr. lives at 2112 Douglas Dr., San Angelo, Texas. This son told me that he would be very glad to answer any and all questions that you had to ask about these old corners and these old fence lines. Mr. Harral said that his father purchased this ranch from his uncle, A. G. Anderson, in 1917. At that time, there was a barbed wire fence on the line between his and the Allison - Canon ranch. This fence has been there, according to his statement, more than 60 years. Mr. Harral further stated that his father had A. N. Lea survey this line in about 1920, and that Mr. Lea found the fence to be on the proper survey lines. Mr. Harral further stated that a little later he had J. A. Simpson survey it, and that Mr. Simpson also found the fence to be in the proper location. I am sure that Mr. Harral will be willing to make an affidavit to these statements if you would so desire. Mr. Harral also said that there had never been any dispute over these fence lines.

Mr. Harral also said that many years ago, N. D. Blackstone owned the land South of their ranch which begins 1 mile South of the Southwest corner of Survey No. 86. Mr. Blackstone brought a suit against his father stating that this fence was not in the proper location and that it should be farther North. On the day that this case came to trial, Mr. Blackstone on the advice of his attorneys and surveyor dismissed the case.

This fence that I have just discussed begins at the Southwest corner of Survey No. 87, also in Block A-2. This is 1 mile South of the Southwest corner of Survey No. 86, and is located 1902.9 varas South of the Southwest corner of Survey No. 86. This is further proof that the old stone mound on top of a high hill, at the Southwest corner of Survey No. 86 is the original corner.

As stated in one of my earlier letters, I have surveyed a great deal of land in my lifetime, and I believe I can speak with authority in regard to the location of an original corner. In my mind, there is no doubt that the stone mound on the high hill at the old fence corner, located at the Southwest corner of Survey No. 86 is the original corner, and it could not be at any other place. All the facts and all the statements made by the owners of these ranches unquestionably establish this fact.

Very truly yours,


Hugh L. George
Licensed State Land Surveyor

RECEIVED

NOV 20 1963

General Land Office

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