

WALKER LAND SURVEYING
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Sketch File 45
Culberson County
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By David Dewhurst, Commissioner
Douglas Howard
Report - See Rld. Sk. 69
Sketch

TO: The Honorable David Dewhurst
Commissioner of the Texas General Land Office

RE: Patent surveys in T&P Ry. Co. Block 64, Township 7, and Blocks 84, 86 and 87,
Public School Land, Culberson County, Texas

Date: March 26, 2002

SURVEY REPORT

This report concerns the location for patents in T&P Ry. Co. Block 64, Township 7, and Blocks 84, 86 and 87, Public School Land, Culberson County, Texas.

This survey was conducted on the Texas Coordinate System, Central Zone, NAD 1927, utilizing Trimble Global Positioning System (GPS) 4000ssi receivers, a Wild T-2 theodolite and a Wild DI4L Distomat. NGS Station "HORNPORT" was tied for this survey.

TEXAS AND PACIFIC RY. CO. BLOCK 64, TOWNSHIP 7

ORIGINAL SURVEY, 1878-79

In August of 1878, Jacob Kuechler was hired by William Abrams, Land Commissioner for the Texas and Pacific Railroad Company, for the purpose of surveying and appropriating the remaining 2600 land certificates held by the Company in an area lying between the Pecos and Rio Grande Rivers. Since the Western portion of the Trans-Texas Reservation, which had been granted to the Company by the State for constructing its lines East of Ft. Worth, was due to expire on January 1, 1880, prompt action was necessary for the Company to obtain the benefit of such reserve and certificates. Mr. Kuechler was therefore ordered to complete the project in seven or eight months.

It is often the case in many large railroad Blocks in West Texas that the original surveyors did not set every Survey (or Section) corner, but usually followed existing roads, trails and water courses, setting their corners in these areas and staying out of the rougher, dryer and mountainous terrain. This was especially true of Mr. Kuechler's survey, with such a large area to survey in so little time. He did not survey the land Survey by Survey or even Block by Block. His instructions were to run enough lines to explore the country and take up the amount of land called for in the certificates and to do so in the shortest time that he could. Kuechler's survey party did, however, set monuments and witnesses to monuments that can still be found today. Where these monuments can be found they form the framework for reconstructing the T. & P. Reserve.

RE-SURVEY BY PAUL McCOMBS-1884

After Mr. Kuechler finished his field work and was working on his field notes in Austin, a discrepancy in his location of the South boundary of the Reservation was discovered by other surveyors and a controversy arose as to the correctness of his survey. Acting under written instructions from the State Land Board, Paul McCombs was hired by the Railroad Company in 1883 to retrace and check Mr. Kuechler's work. During his resurvey, Mr. McCombs found many of Mr. Kuechler's monuments and set some of his own. A map prepared by McCombs is on file in the General Land Office and shows the corners of Mr. Kuechler that he found and the ones that he set.

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CONCLUSIONS AND CONSTRUCTION

The original field notes of Jacob Kuechler in Block 64, Township 7, call for the Southern most tier of Surveys to be 1853 varas North and South and 1900 varas East and West. The next tier up is called to be 1891 varas North and South and 1900 varas East and West. The rest of the Surveys in this Block are called to be 2003 varas North and South and 1900 varas East and West. There are no original calls for monuments with descriptions that would indicate that Mr. Kuechler actually set them.

The McCombs map mentioned above indicates what appears to be circles depicting monuments at all of the corners along the South line of the Block. It is possible that Mr. McCombs set these corners during his partial retracement of Mr. Kuechler's work. Indeed, the original field notes of A. H. Parker in 1900 for Public School Block 83 call for the Southwest corner of Survey 22, said Block 83, to be coincident with the Southeast corner of Survey 48, Block 64, and to be "a flat stone set by McCombs". However, the entire area of the South line of Block 64 is rather devoid of rocks and has been heavily farmed and ranched through the decades since the original survey and any monuments that may have been set by Mr. McCombs could easily have been destroyed.

Since there appears to be no original monuments to be found in Block 64, it is necessary to utilize other evidence of record and on the ground to reach conclusions as to the best way to reconstruct the Block. One such piece of evidence is Culberson County Rolled Sketch #43. This is labeled to be an "Office Sketch of P.S.L. Blocks 61, 62 and 85 in Culberson County showing the construction proposed as best to conform to the surrounding surveys". This sketch shows the Eastern tier of Surveys in Block 64, Township 7, with dimensions North and South along their East lines. In the Southernmost tier the North and South dimension is shown to be 1866.6 varas instead of the original call of 1853 varas. The next tier is shown to be 1904.9 varas instead of the original 1891 vara call. The rest of the Eastern tier of Surveys are shown to be 2014.7 varas North and South instead of the original 2003 varas. This sketch also indicates that the Northeast corner of Survey 1, Block 64, is coincident with the common Block corner of P.S.L. Blocks 84, 86 and 87. At this point, there is a 3" pipe in a large rock mound for A. H. Parker's original common corner of P.S.L. Blocks 84, 86 and 87.

Also, we find monuments indicated on the plat which accompanies this report set by R. W. Baker for the Southeast corner of Survey 48, which is the Southeast corner of Block 64, and Frank X. Spencer, RPLS, for the Southwest corner of Survey 43, which is also the Southwest corner of the Block.

It is a well established rule of retracement that the calls and monuments of junior Surveys do not tend to control the position of senior Surveys. However, under certain circumstances the calls and monuments of junior Surveys **can** be used to establish the position of senior Surveys if :

- (1) The calls of a junior Survey do not make the position of the senior Survey ambiguous.
- (2) When the calls of a junior Survey are the best evidence as to the location of the senior Survey.

It was decided that the Parker monument mentioned above for the common corner of P.S.L. Blocks 84, 86 and 87 is also the best evidence of the position of the Northeast corner of Block 64 and would serve to establish it.

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In the past, our approach of retracing the T&P Reserve has been to locate original or other acceptable monuments and where connecting lines between them could be run, this would establish the line. Where connecting lines could not be run, true North-South and East-West lines from these monuments would establish the necessary lines, with North calculated at the approximate center of the Block. In the case of Block 64, Township 7, True North would be North 2deg.14' East on the State Plane Coordinate System.

On the plat accompanying this report, the bearing between the monument found for the Southeast corner of Survey 48 and the Parker monument found for the Northwest corner of P.S.L. Block 84 is North 2deg.10'43" East, acceptably close to True North. The bearing along the South line of the Block is essentially the same relationship East-West.

By honoring the monuments indicated and constructing parallel to the bearings shown, intersections can be made and the perimeter of the Block established. The North-South distances of the Surveys along the East Block line would be established by proportioning the distances shown on the "Office Sketch" in Rolled Sketch #43 to the overall distance found between the two accepted monuments for the Northeast and Southeast corners of the Block.

PUBLIC SCHOOL LAND
BLOCKS 84, 86 AND 87

ORIGINAL SURVEY

An Act of the First called Session of the Twenty-sixth Legislature, approved February 3, 1900, provided for the sale of unsurveyed school land.

In September and November of 1900, A. H. Parker surveyed and returned field notes for Blocks 84, 86 and 87. In his notes he has several calls for monuments that, if found, would serve as the framework for retracing the position of the individual Surveys within.

RETRACEMENT SURVEY OF CLIFFORD COOL, LSLs

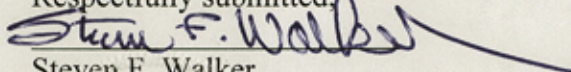
In 1954, Clifford Cool, Licensed State Land Surveyor, conducted an extensive retracement survey in the area. A plat of his work is found in Culberson County Rolled Sketch #46. This plat indicates that he found several original Parker monuments, based his reconstruction on them and set several monuments of his own.

CONCLUSIONS AND CONSTRUCTION

Although Mr. Cool's work in the P.S.L. Blocks in this area are mainly concerned with Blocks lying to the East of Blocks 84 and 87, his construction, for the most part, with the monuments indicated, was incorporated into our construction of Blocks 84, 86 and 87. The one exception being the position of the Southwest corner of Block 83, which is also the Southeast corner of T&P Block 64, Township 7. At this corner we have accepted the monument set by R. W. Baker and constructed the East line of said Block 64, which is also the West line of P.S.L. Blocks 83 and 84, according to the method discussed above.

As can be seen on the plat accompanying this report, we located addition original Parker monuments in Block 86 that served to help reconstruct Blocks 86 and 87.

Respectfully submitted,



Steven F. Walker
Licensed State Land Surveyor
Date: March 26, 2002

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