

November 14, 2002

SURVEY REPORT

FOR

BARROW-SHAVER

712 First Place
Tyler, Texas 75702

J. E. McADAMS A-901

3-1162

FREESTONE COUNTY, TEXAS

ROBERTSON LAND DISTRICT

PREPARED BY;

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File No. Sketch File 28
Freestone County

Report-Resurvey J.E.McAdams
Rob. 3-1162

Date Filed: Jan. 10, 2003

Jerry Patterson, Commissioner

By Douglas Howard

see Rld. Sk. 14.

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I. Forward

This report is the results of an on the ground survey made by our crews and myself during the years of 2001 and 2002.

Special acknowledgement and recognition is hereby given to Mr. Roy Molina of the Survey Division for guidance, suggestions and assistance in the matter of records and previous survey work in this area of interest. Also we benefited from Ms. Joan Kilpatrick expertise with working sketches, etc.

II. Background

This report is to examine the J. E. McAdams Survey Abstract No. 901, 3-1162 of the Robertson Land District so that a patent may be issued on the area not encroaching upon the senior Manuel Rionda Survey.

III. OFFICE AND FIELD PROCEDURES AND METHODOLOGY

Survey crews were furnished with working sketches of the patent surveys, USGS quadrangle maps with apparent patent lines superimposed. Deed Records Sketches of tracts adjoining our area of interest.

Trimble 5700 Real Time Kinematics were used for control points in the area of interest and tied to N. G. S. Station "PILOT 2". Surface field data was processed and coordinates were assigned to all traverse points and objects that were observed.

All evidence was analyzed, evaluated and reduced to the narrative form presented herein.

Where physical objects were found for corners, they are noted as such on the enclosed map, which is a part of this report. A calculated corner is noted where no object was found.

IV. SURVEYORS REPORT

Our immediate goal was to establish the southwest boundary of the senior Manuel Rionda Survey and with the assistance of Ms. Joan

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Kilpatrick and her staff we were furnished with a Working Sketch No. 25, copies of the original surveyors field notes, surveyors reports and other pertinent information.

CHRONOLOGY OF SURVEYS

Manuel Rionda Grant – Titled on November 26, 1833.

Jose Ygnacio Aguilera Grant – Titled on November 26, 1833

H. Dowdy Survey Abstract No. 191, Surveyed 5-30-1846

Ezekiel Smith Survey Abstract No. 419, Surveyed 7-19-1848 by

Wm. M. Love, for 320 acres.

James Claridge Survey Abstract No. 146, Surveyed 2-3, 1853 by

B. P. Hammett for 320 acres.

Joseph E. McAdams Survey Abstract No. 901, Surveyed 4-14,

1853 by B. P. Hammett, for 320 acres, (192 acres free from conflict) no patent.

Moses Wells Survey Abstract No. 858, Surveyed 7-12, 1853 by B.

P. Hammett for 320 acres.

F. B. Hardy Survey Abstract No. 290, Surveyed 7-12, 1853 by B. P.

Hammett for 320 acres.

James Lindsey Survey Abstract No. 369, Surveyed 9-14, 1853 by

B. P. Hammett for 1003.77 acres.

William Nye Survey Abstract No. 472, Surveyed 5-3, 1873 by T.

G. Blackmon for 4270520 square varas.

SF-12469 T. R. Wright Survey Number 30 Filed June 11, 1987 by

Elisandro Leos for 31.66 acres.

With the exception of the Dowdy and the Rionda surveys Mr. B. P. Hammett was the surveyor on the McAdams, the Claridge and the Lindsey surveys. From our survey work in the area we have retraced many of Mr. Hammett's lines and found every line to be excessive. In matching our chain to Mr. Hammett's we determined we needed multiply the call distance by 1.02 more or less to be in his footsteps.

In locating the southwest line of the senior Manuel Rionda Grant we began at the southwest corner of the T. R. Wright Survey No. 30 same being the upper northwest corner of the east Moses Wells Survey and on the east line of the James Claridge Survey. At this corner we found the 1" galvanized iron pipe and witness tress as found by surveyor Elisandro Leos.

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From this corner we traversed northerly generally following a fence to the 1" galvanized pipe found at the north corner of said Wright Survey as set by surveyor Elisandro Leos and the 30" Red Oak tree as called for.

Surveyed Grid N 02°11'41" W – 714.51 varas

Call North – 714.48 varas

At this corner we turned 35 degrees to the left and surveyed along the southwest line of the Rionda survey to an intersection with the north line of the James Claridge Survey same being the south line of the J. E. McAdams Survey we set a ½" iron rod and marked witness trees.

Surveying westerly along the south line of said McAdams Survey at 1219.90 varas we pass the northwest corner of the James Claridge Survey same being the northeast corner of the James Lindsey Survey where we found a 60d nail. From this nail we found the stump hole for the 30" dead post oak found by surveyor Elisandro Leos as identified in his report. There is now a pipeline right-of-way along the north side and parallel with this south line. In the construction of the pipeline the 30" dead post oak was destroyed, however there is rotted wood etc. still evident around the corner.

Continuing westerly we set a ½" iron rod and marked witness trees for the southwest corner of the McAdams Survey. An aggressive search was made for any evidence of the tree call for however due to the construction of an electric power line the area has been bulldozed.

Surveyed Grid S 87°48'18" W – 567.81 varas

Lindsey Survey calls East – 563 varas

Original South line of McAdams Survey Grid S 87°48'18" W 2177.54 varas

Call East 2126 varas

Surveying northerly perpendicular to the south line to an intersection with the calculated south line of the senior H. Dowdy Survey and owing to the fact of common ownership we found no evidence of the original west boundary line. We set a ½" iron rod and marked witness trees for the northwest corner.

Surveyed Grid N 02°11'42" W – 718.47 varas

Call South – 707 varas

We will leave the McAdams Survey at this time and report the construction of the senior H. Dowdy Survey. We found Freestone County Roads for a portion of the west and east boundary lines and another County Road on the north line of the adjoining James Lindsey Survey. Applicable to the English Common Law we used the centerline of said roads for the original survey line. The Lindsey Survey calls for adjoinders with the Dowdy northwest corner and in the south line of the Jesse Korn Survey. The Dowdy begins at the southeast corner of the Korn Survey and in our opinion making an extension of the Lindsey north line establishing the north line of the Dowdy Survey. We extended this County Road centerline N 88°06'53" East intersecting the centerline on the west line of said Dowdy Survey for its northwest corner. Continuing to an intersection with the

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centerline on the east line of said Dowdy for the northeast corner of the Dowdy Survey. From this northeast corner we extended the centerline of the west boundary line the call distance of 1344 varas for the southeast corner and then paralleled the north line to an intersection with the west centerline for the southwest corner.

NBL Grid N 88°06'53" E – 1344.79 varas

Call East – 1344 varas

EBL Grid S 01°53'07" W – 1344.00 varas

Call South – 1344 varas

SBL Grid S 88°06'53" W – 1344.79 varas

Call West – 1344 varas

WBL Grid N 01°53'07" W – 1344.00 varas

Call North – 1344 varas

From the southeast corner of the Dowdy, same being an Ell corner of the McAdams we surveyed N 01°53'07" W a distance of 1.72 varas to an intersection with the here-to-fore discussed southwest line of said senior Rionda and then southeast with the Rionda boundary to close. From this reported construction we find 194.71 acres of land not in conflict with the Rionda Survey.

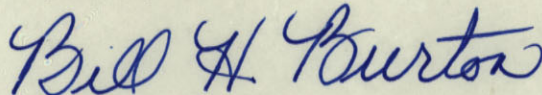
V. SUMMARY, CONCLUSIONS AND RECOMMENDATIONS

We have made an aggressive search for any footsteps of our predecessors and being successful in some area, however due to common ownership across the west and north boundaries of the McAdams the old original lines have not been preserved. Our preliminary corner calculations were made in the office from the crew traverse lines. We then went back on the ground and made other searches for the original corners. Once we were convinced we had not overlooked any evidenced we did a final calculation and set the missing corners attempting to match our chain to surveyor B. P. Hammett.

We have not, in our opinion, conflicted with any senior survey nor have we left any vacant land. We had in hand a considerable area surveyed for our clients in this area of interest adding a great deal of information and weight to our construction of the McAdams boundaries.

We recommend the Commissioner issue a patent from our survey, field notes and this report.

Respectfully submitted,



Bill H. Burton
Licensed State Land Surveyor

BHB/bhb
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