

See Throckmorton Co. Rolled Sketch
6 A, counter 82489, and 6 B, counter
82490.

VOLUME 2 PAGE 277



SHEPPARD SURVEYING CO., INC.

Registered Professional Land Surveyor 3697 - Licensed State Land Surveyor

BOUNDARY
RETRACEMENT
GPS
CONTROL
ROUTE
OIL LEASE

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Report of a survey made to prepare corrected field notes for Scrap File Number 8300 being a tract of land in the northeast corner of Throckmorton County on the east bank of the Brazos River, this land lies between the Charles Gilchrist Survey (1-468), the Philip Young Survey (B-348) and the east bank of the Brazos River, and field notes for unsurveyed Public School Lands found to lie between the M. G. Castro Survey (1-1645) and the east bank of the Brazos River both of which bears about 17.5 miles N 42° E from Throckmorton, Texas. Record documents were obtained from the archives of the General Land Office, both Throckmorton and Young Counties Clerks Office as well as local surveyors.

File No. Sketch File 14
Throckmorton County
SF-8300 & Christopher Young Sur. No. 1
Date Filed: 9-20-2004
Jerry Patterson, Commissioner
By Douglas Howard

HISTORICAL

November 21, 1854 Field notes by Jas. W. Lively Deputy Surveyor for Denton Land District, for the Michel Dailey Survey (File B-347). Beginning at southeast corner of T. E. & L. Survey Number 2439 from which an Elm marked Thence west 1344 varas to southwest corner T. E. & L. Survey Number 2439 from which a mesquite marked Thence south 1344 varas stake from which a mesquite marked X brs N 30° W at 5 varas, Mesquite marked X brs S 80° E at 4 varas. Thence east 1344 varas southwest corner of T. E. & L. Survey Number 312, a stake. Thence N 1344 varas to place of beginning.

November 22, 1854 Field notes by Jas. W. Lively Deputy Surveyor for Denton Land District, for the Charles Gilchrist Survey, (File 1-463). Beginning at southwest corner of Philip Young Survey made on the 22nd day of November 1854. Thence south 742 8/10 varas to bank of Brazos River, from which an Elm marked X brs S 45° E varas and a cottonwood marked X brs N 35° E 8 varas. Thence east 1344 varas stake in the west boundary line of T. E. & L. Survey Number 310. Thence north 742 8/10 varas the southwest corner of T. E. & L. Survey Number 311. Thence west 1344 varas to place of beginning.

November 22, 1854 Field notes by Jas. W. Lively Deputy Surveyor for Denton Land District, made Philip Young Survey (File B-348). Beginning at southwest corner of survey made for Michael Dailey made on the 21st day of November 1854. Thence south

1344 varas stake from which an 18" Elm marked X brs. N 33°W 10 ½ varas, and Elm 8" marked X brs S 60° E 6 varas. Thence east 1344 varas southwest corner of T. E. & L. Survey Number 311. Thence north 1344 varas to southwest corner of T. E. & L. Survey Number 312. Thence west 1344 varas to place of beginning.

April 1861 Per statements by local surveyors and land owners taken from court minutes regarding locations of surveys lying west of the river in this area a large flood destroyed all marks along the river in this area.

September 15, 1874 Field notes by Josiah F. Courny, Jack Land District Deputy Surveyor for the M. G. Castro Survey (File 1-1645). Beginning at the southwest corner of T. E. & L. Survey Number 309, a stake. Thence north crossing Deep Creek at 1344 varas, 1846 varas to a stake on the west line of Survey Number 310, the southeast corner of a survey in the name of Charles Gilchrist. Thence west with Gilchrist south line 981 varas to a stake in the south line of same. Thence south 190 varas to a stake on the bank of river. Thence east 500 varas to a stake. **Note that line calls to run due east and not following the river.** Thence south 700 varas to a stake on the bank of the river. Thence east 145 varas to a stake from which a Cottonwood brs. S 59° E 72 varas. **Note that again line calls to run due east and not following the river.** Thence south 970 varas to a stake on the bank of the river. Thence S 20° E at 200 varas cross Deep Creek 700 varas to a rock on bank of the river, from which a Cottonwood brs N 25° W at 25 varas. A mesquite brs N 33° E at 16 varas. Thence east 100 varas a stake at the southwest corner of a Pre Emption in the name of John Carnes. Thence north 672 varas to place of beginning. **From the field note description as well as the sketch on top of the original field notes the locating surveyor was aware and intended to leave a strip of land between this survey and the Brazos River along its west boundary. See survey by J. Walter Moreland dated, March 3, 1951**

September 1, 1876 Field notes by Geo. Spiller, Surveyor for Young Land District for the J. Crabb Survey (File P-1806). Beginning at a stake in the west line of P. Young Survey 1000 varas north from the southwest corner, a mesquite (dead) brs S 20 ½° W at 17 varas. Thence west 485 varas to stone in Brazos River from which a large cottonwood on opposite bank of river the bearing tree to corner of the Hines survey brs West. Thence up said river with it's meanders, N 2 ¾° W 401 varas, N 5 ¾° W 503 varas, and N 23° W 717 varas to stone from which a Cottonwood brs S 74°E 8 varas. Thence east 815 varas to stake in west line of the M. Dailey survey. Thence south at 1216 varas pass southwest corner Dailey Survey, 1560 varas to place of beginning.

March 31, 1888 Corrected field notes by T. F. Beall Throckmorton County Surveyor noted as corrected field notes for 80 acres made for W. C. Parks as recorded in Throckmorton County Surveyors Records Volume G, Page 141. **Does not reference SF 8300 but appears to attempt to cover the same lands.** Begins at a set stone on the bank of the Brazos River in the west boundary line of the Charles Gilchrist survey, 530 varas south of its northwest corner, from which a double Elm brs S $46\frac{1}{2}^{\circ}$ E $5\frac{6}{10}$ vara. Thence north crossing Spring Creek at 622 varas and re-crossing at 795 varas, at 1530 varas a set stone in the west boundary line of the Philip Young survey from which a double mesquite brs N $10\frac{1}{2}^{\circ}$ W at 91 varas, another mesquite 5" brs N 67° E 78 varas. Thence west crossing sand ridge 301 varas to a St md in the valley of the Brazos River in the SBL of J. Crabb survey. Thence south 1471 varas to a St md on the bank of the Brazos River from which an Elm brs N 12° W $33\frac{4}{10}$ vara, another brs N 80° W 22 varas. Thence S 79° E along the bank of the river for 307 varas to place of beginning. **Note during survey for this report in searching for call for stone an old axel "E" was recovered at 529.09 varas S $0^{\circ}30'42''$ W of the fence corner "B" occupying the northwest corner of the C. Gilchrist Survey. Witness tree was not recovered and this point is now some 206 varas north of the river bank.**

August 29, 1907 Field notes by R. L. Selman, Throckmorton County Surveyor describing 102 acres for Survey Number 5 (SF 8300) Throckmorton County Abstract 1420. Begins at a set stone the south east corner of the J. Crabb Survey. From which a hackberry marked X brs S $25\frac{3}{4}^{\circ}$ W $15\frac{1}{2}$ varas, also a wild china marked X brs N 89° W $28\frac{1}{2}$ varas. Thence west 392 varas to the Brazos River. Thence S 2° W 1085 varas down said stream with its meanderings. Thence S 12° E 220 varas. Thence S 35° E 158 varas. Thence east 295 varas to a set stone in the ground in the west boundary line of G. Gilchrist survey for Southeast corner of this survey. From which an elm marked X brs. S $10\frac{1}{2}^{\circ}$ E 6 varas. Thence north 1428 varas. **By taking Selmans call of 1428 varas along the east line of SF 8300 and calculating back south from it's northeast corner which is called to be common with the southeast corner of the J. Crabb Survey which calls to begin 1000 varas north of the southwest corner of the P. Young Survey, this would place his southeast corner of SF 8300 at 428 varas south of the southwest corner of the P. Young Survey being in common with the northwest corner of the C. Gilchrist Survey. From a fence corner "B" called for as the northwest corner of said C. Gilchrist by Moreland in 1951 we did recover a 2" iron pipe "D" at 450.5 varas S $0^{\circ}30'42''$ W. No witness trees were recovered at this position.**

March 30 1951 Field notes made by J. Walter Moreland, LSLS for 279.9 acres of land out of the Gilchrist and Castro surveys as found in Throckmorton County Survey Records Volume 2, Page 128, calls for Gilchrist to be 3792' east and west. Northeast corner of Gilchrist to be a point in a public road and northwest corner to be pipe at fence corner. Per plat attached to these field notes also calls for iron pipe set at the southeast corner of said Gilchrist Survey. **Regarding SF 8300: During survey made for this**

report a ½" rebar "A" with cap set by Dave Lyons Jr. RPLS 5649 was recovered at a county road bend for the northeast corner of this Gilchrist Survey from which a fence corner "B" taken to be the same referenced by Moreland for the northwest corner bears 1366.05 varas N 89°02'36" W, which Moreland called 1365.1 varas (Patented call 1344 varas). From said ½" rebar a 2" iron pipe "C" was recovered for Moreland's location of the southeast corner of the Gilchrist Survey at 743.07 varas S 0°39'06" W (Patented call 742.8 varas) Regarding Christopher Young Survey Number 1: Per his field notes Mr. Moreland calls for "First Tract" to be all of the Gilchrist Survey and containing 178 acres. "Second Tract" being a part of the M. G. Castro Survey containing 76.6 acres. This second tract being the reconstruction of the north part of said Castro Survey by Mr. Moreland. "Third Tract" containing 20.2 acres of land lying south of the west panhandle of the Castro Survey and the north bank of the Brazos River. "Fourth Tract" containing 4.8 acres and lying west of the west panhandle of the Castro Survey and the northeast bank of the Brazos River. The south boundary line of both the 20.2 acres and 4.8 acres Mr. Moreland calls to be a fence line on the north bank of the Brazos River. This is also shown by his plat.

January 2, 2004 Survey of 305.96 acres by Dave F. Lyons RPLS 5649 of the remainder of the Philip Young Survey (B-348) after encroachment by the Brazos River along its west boundary.

BOUNDARY CONSTRUCTION REGARDING SF 8300

WITH A SHORTAGE OF ORIGINAL SURVEY CORNER MONUMENTS I HAVE BEEN HEAVILY DEPENDANT UPON THE WORK BY MR. MORELAND WHO SET A NUMBER OF PIPES AND OTHER MONUMENTS WHICH SEEM TO BE PERPETUATIONS OF OTHER CORNERS AS SET FOR THE SOUTHEAST CORNER OF SF 8300. WHILE THESE DO NOT HAVE RECORD DIGNITY THEY DO PRODUCE A STRAIGHT LINE AGREEING WITH MR. MORELAND REPRESENTING THE WEST LINE OF THE CHARLES GILCHRIST SURVEY 1-468 AND THE EAST LINE OF THIS SF 8300.

SINCE THE EAST LINE OF SF 8300 IS DEPENDANT UPON THE WEST LINE OF THE YOUNG SURVEY B-348 AND GILCHRIST SURVEY 1-468 THESE WERE LOCATED AS FOLLOWS.

POINT "A" ON ACCOMPANYING PLAT IS A ½" REBAR SET BY DAVE LYONS JR. RPLS 5649 AT THE APPROXIMATE CENTERLINE INTERSECTION OF COUNTY ROADS RUNNING NORTH AND EAST FROM THIS POINT. SAID REBAR IS ALSO IN LINE WITH VERY OLD FENCE LINES RUNNING TO THE

SOUTH AND WEST FROM THIS POINT. THIS POINT CONFORMS TO THE NORTHEAST CORNER OF THE GILCHRIST SURVEY AS CALLED FOR BY MORELAND IN 1951.

POINT "B" IS THE LOCATION OF AN OLD FENCE CORNER NOW OCCUPIED BY A 4" PIPE CORNER POST. THE FENCE RUNNING EAST FROM THIS POINT IS RE-BUILT IN THE SAME LINE AS AN OLDER FENCE AS EVIDENCED BY OLD BROKEN OFF POST RECOVERED UNDER THIS NEWER FENCE. FROM THIS POINT "B" THE FENCE RUNNING NORTHWEST APPEARS TO BE CONSIDERABLY NEWER AND NOT ON THE SURVEY LINE. THIS POINT "B" IS FOUND TO BE CLOSE TO THE CALL DISTANCE PER MR. MORELAND FROM THE NORTHEAST CORNER "A" BUT LONG OF THE PATENTED CALL OF 1344 VARAS.

POINT "C" IS A 2" IRON PIPE RECOVERED UNDER A VERY OLD FENCE LINE AS SET BY MORELAND DURING HIS WORK IN 1951. AS SUPPORTING EVIDENCE OF THIS PIPE ANOTHER CALLED FOR IRON PIPE WAS RECOVERED 395.64 VARAS TO THE SOUTH.

POINT "D" IS A RECOVERED 2" IRON PIPE MUSHROOMED OUT FROM BEING DRIVEN FLUSH TO THE GROUND THAT FALLS SOME 22.5 VARAS FARTHER SOUTH FROM A POINT ESTABLISHED BY SUBTRACTING THE CALL DISTANCE ALONG THE EAST BOUNDARY OF FIELD NOTES MADE BY SELMAN IN 1907 FOR THE EAST LINE OF SF 8300 FROM THE NORTHWEST CORNER OF THE GILCHRIST SURVEY AS OCCUPIED AT POINT "B". SEE ABOVE. WHILE THERE IS NO CALLS FOR THIS PIPE BY MORELAND THIS IS THE SAME TYPE OF MONUMENT RECOVERED AT HIS OTHER CORNERS.

POINT "E" IS A RECOVERED AXEL SOME 3.3 VARAS SOUTH OF A VERY OLD FENCE CORNER RUNNING NORTH AND EAST AT A POINT WHICH I BELIEVE REPRESENTS THE SOUTHEAST CORNER OF SF 8300 AS PER BEALL IN HIS SURVEY DATED MARCH 31, 1888. SEE ABOVE. OF NOTE IT WAS FOUND THAT THESE THREE MONUMENTS "B", "D", & "E" CREATE A STRAIGHT LINE WITHIN THE DIAMETER OF THESE MONUMENTS. THE SOUTHWEST CORNER OF THE GILCHRIST SURVEY ORIGINALLY CALLS TO HAVE BEEN ON THE BANK OF THE RIVER BUT I NOW FIND IT TO FALL SOME 8 VARAS OUT INTO THE RIVER WHEN RUNNING A LINE WEST FROM POINT "C" PARALLEL TO THE NORTH LINE AND INTERSECTING THE WEST LINE AS ESTABLISHED ABOVE USING LINE "B", "D" & "E". UPON EXAMINATION OF MORELAND'S WORK IN 1951 THE RIVER WAS SOME 90 VARAS FARTHER NORTH FROM ITS CURRENT LOCATION AT THE TIME OF THIS SURVEY.

BASED UPON THE ABOVE DISCUSSION I HAVE HELD THIS AS THE WEST LINE OF THE GILCHRIST SURVEY AND THE EAST LINE OF SF 8300.

NEXT, WE FIND THAT THE RIVER HAS MOVED INTO AND CONSUMED GENERALLY THE NORTH 720 VARAS OF SF 8300 AS DESCRIBED BY SELMAN, WHICH HAS ALSO ENCROACHED INTO THE YOUNG SURVEY. THE WESTERN BOUNDARY OF SF 8300 PER THIS SURVEY IS ALONG THE GRADIENT BOUNDARY ALONG THE LEFT BANK OF THE RIVER.

FIELD WORK WAS COMPLETED USING A COMBINATION OF RTK/GPS AND CONVENTIONAL SURVEYING. ALL BEARINGS AND DISTANCES ARE GRID NAD 83 (96) TXNC ZONE 4202, AS BASED UPON AN OPUS SOLUTION AT 1/2" REBAR WITH CAP MARKED "SHEPPARD GPS" SET IN THE SOUTHWEST CORNER OF THE ROAD INTERSECTION AT THE NORTHEAST CORNER OF THE GILCHRIST SURVEY. TO OBTAIN SURFACE DISTANCES MULTIPLY GIVEN DISTANCE TIMES 1.00017. AS PER FILED NOTES PREPARED THIS SAME DATE THE SF 8300 NOW CONTAINS 103.89 ACRES OF LAND MORE OR LESS. FIELD WORK COMPLETED IN APRIL, MAY, AND JUNE 2004.

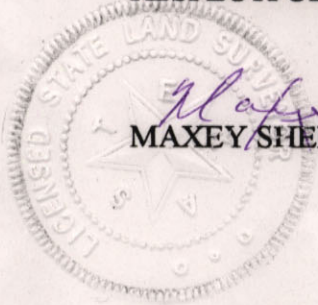
BOUNDARY CONSTRUCTION CHRISTOPHER YOUNG SURVEY NUMBER 1

THE INTENT OF THE CHRISTOPHER YOUNG SURVEY NUMBER 1 IS TO OBTAIN A PATENT ON THE LANDS LYING BETWEEN THE M. G. CASTRO SURVEY (1-1645) AND THE CURRENT LOCATION OF THE GRADIENT BOUNDARY OF THE LEFT BANK OF THE BRAZOS RIVER. THE CASTRO SURVEY HAS BEEN LOCATED AND MONUMENTED AT CALL DISTANCES BEGINNING AT THE 2" IRON PIPE RECOVERED, AND AS SET BY MR. MORELAND FOR THE SOUTHEAST CORNER OF THE C. GILCHRIST SURVEY AND THE NORTHEAST OF SAID CASTRO SURVEY.

BASED UPON OBSERVATIONS IN THE FIELD, MR. MORELAND'S SURVEY AND AERIAL PHOTOGRAPHY, THERE IS NO DOUBT THAT THE RIVER HAS MOVED SEVERAL TIMES ACROSS THE YEARS. AT LEAST IT HAS BEEN UP TO THE OLD FENCE LINE WHICH IS STILL RECOVERABLE AS THE SOUTH LINE OF THE 279.6 ACRE TRACT DESCRIBED IN MORELAND'S WORK AND CONTINUED INTO AND ERODED INTO THE CASTRO SURVEY BEFORE MOVING WESTERLY AGAIN TO IT'S CURRENT LOCATION. FOR THIS REASON, I HAVE ESTABLISHED THE MID POINT ON THE EAST LINE OF THE CHRISTOPHER YOUNG SURVEY NUMBER 1 AT A POINT ON A WEST LINE OF THE CASTRO SURVEY AT ITS INTERSECTION WITH THE SOUTH LINE OF SAID 279.6 ACRE TRACT AT A POINT PERPENDICULAR TO THE CURRENT BANK OF THE RIVER. FROM THE SOUTH BOUNDARY LINE OF THE CHRISTOPHER YOUNG SURVEY NUMBER 1, CALLED TO BEAR S 54°27'52" W FOR 344.336 VARAS NORTHWESTERLY WOULD BE UNSURVEYED PUBLIC SCHOOL LANDS LYING SOUTH OF THE CASTRO AND GILCHRIST SURVEYS AND NORTH OF THE CURRENT BRAZOS RIVER. THIS BEING DESCRIBED IN

FIELD NOTES AS THE CHRISTOPHER YOUNG SURVEY NUMBER 1 AND CONTAINING 60.25 ACRES OF LAND. FROM THIS SAID LINE SOUTHERLY AS THE RIVER HAD ERODED INTO THE CASTRO SURVEY THEN RECEDED BACK WESTERLY, ACCRETING LAND TO THE M. G. CASTRO SURVEY.

RESPECTFULLY SUBMITTED,



Maxey Sheppard
MAXEY SHEPPARD, LSLS

THROCKMORTON Co. SK. FILE 14

COUNTER 82487

CLERK'S NOTICE: ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE, IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

FILED
AT 1:30 O'CLOCK P M
ON THE 7th DAY OF Sept
A.D. 2014

STATE OF TEXAS
COUNTY OF YOUNG

I hereby certify that this instrument was FILED on the date and at the time stamped herein by me and was duly RECORDED in the Volume and Page of the Official Public Records of Young County, Texas.

Shirley Choate
Shirley Choate
COUNTY CLERK, YOUNG CO., TEXAS
BY Shirley Choate DEPUTY



Shirley Choate
County Clerk, Young County, Texas

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