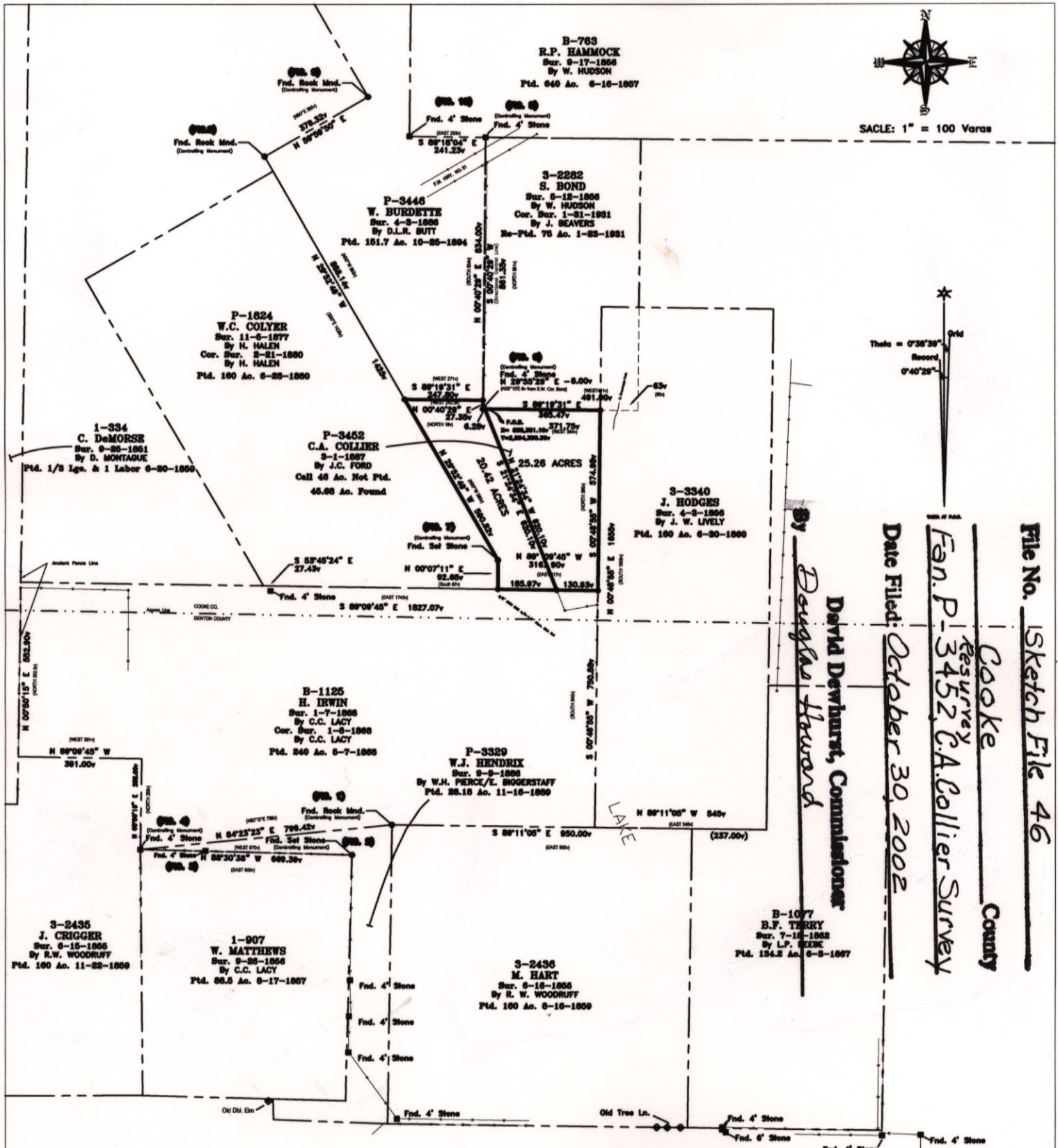




SACLE: 1" = 100 Varas



Thick = 0°38'38"  
Record  
0°40'25"

File No. Sketch File 46

Cooke County

Fannin P-3452 C.A. Collier Survey

Date Filed: October 30, 2002

By David Dewhurst, Commissioner  
Douglas Howard

**SURVEY REPORT  
OF  
SURVEY OF 45.68 ACRES OF LAND  
THE C.A. COLLIER SURVEY  
FANNIN LAND DISTRICT NO. P-3452  
COOKE COUNTY, TEXAS.**

File No. Sketch File 46  
Cooke County

Survey Report  
C.A. Collier Survey  
Fannin File. No P-3452  
Cooke, County, Texas  
October 8, 2002

<sup>Resurvey</sup>  
Fan. P-3452, C.A. Collier Survey  
Date Filed: October 30, 2002

By David Dewhurst, Commissioner  
Douglas Howard  
Plot: See Rid. Sk. 7

The purpose of this survey is to prepare corrected field notes for the C. A. Collier Survey, Fannin Land District File No. (Fan.) P-3452. The Collier Survey is located in southwestern Cooke County, near the Denton County line, about 17.1 miles S38°11'W of Gainesville, the Cooke County seat. The land is occupied by J. D. Thomas on the east and occupied by the Fischer/Gore Trust on the west. The land is mostly pasture land with rock-laden soil.

In 1846, the Texas legislature formed Denton County out of what had been a much larger Fannin County and Cooke County was established by an act of the Texas legislature on March 20, 1848, the boundaries of the original county encompassed its present area, along with territory that became Montague, Clay, Wise, and Jack counties. The common line between Cooke and Denton has not changed. All of the surveys in this area were made after the county line was established. The proximity of the surveys in this area to the county line has apparently contributed to some of the mistaken location of surveys discovered during the course of this survey.

The C.A. Collier Survey is bounded by five (5) patented surveys. In order of seniority, they are as follows: 1. The Joseph Hodges Survey, Fan.3-3340, surveyed on April 3, 1856 by J. W. Lively of Denton County; 2. The Samuel Bond Survey, Fan. 3-2282, surveyed on May 12, 1856 by W. Hudson of Cooke County, corrected survey on January 31, 1931 by J. Beavers, Licensed State Land Surveyor; 3. The Henry Irwin Survey, Fan. B-1125, surveyed on January 7, 1868 by C.C. Lacy of Denton County, corrected survey on January 8, 1868 by same surveyor; 4. The W.C. Colyer Survey, Fan. P-1824, surveyed on November 11, 1877 by H. Halen of Cooke County, corrected survey on February 21, 1880 by same surveyor and; 5. The Willis Burdette Survey, Fan. P-3446, surveyed April 3, 1886 by D.L.R. Butt of Cooke County. The C.A. Collier was surveyed on March 1, 1887 by J.C. Ford of Cooke County. A miss-closure of these field notes was discovered by the General Land Office (GLO), but a corrected survey was not made and there was no patent issued.

A working sketch of the six (6) surveys was prepared. In addition we obtained copies of working sketches of this area that had been prepared by the GLO in 1982, Cooke file #32 and in 1987? Denton file #27. Additional surveys were added to the working sketch during the course of this survey.

Cooke Co. SK. File 46, pg. 2



Based on aerial photography, it appeared that the west line of the S. Bond Survey was occupied. In the field, a 4 foot stone (Fig. 6), called to be the NW corner of the Bond by corrected field notes, was found in a pasture just north of FM 51. A fence on the west line of the Bond was followed south of FM 51 to a 4 foot stone fence corner (Fig. 5), called as witness to the SW corner of Bond by corrected field notes. No corner was found on bearing and distance from the witness, but the calculated corner from the witness was matched the call distance to the stone at the NW corner within 0.35 varas (v). Using these corners for orientation, a search was made for the remaining corners of the Bond, but none were found. Grasshopper creek was located near the SE corner of the Bond.

Most of the lines of these surveys were not occupied, so the search was expanded to the adjoining surveys using the NW and the witness at SW corner of the Bond for orientation. The plat prepared by J. E. Beavers LSLS on Jan. 3, 1931 indicates that the NE corner of the Bond was located south 1313v and east 238.6v from the SE corner of the J.W. Whitten Survey, original calls placed it south 1313v and west 240v. The plat indicates a "Rock 4' High Fence Cor." was found, 246-6/10v west of the Bond's NW, marking the SW corner of the R.P. Hammock Survey, surveyed September 17, 1856 by W. Hudson of Cooke Co. This 4 foot "Rock" or stone (Fig. 10) was found and measured 241.23v west of the NW of the Bond. This corner is an interior corner on the east line of the W. Burdette Survey and was used to calculate search ties for nearby corners on the westerly lines of the Burdette. A rock mound (Fig. 9), called pile of stone, was found in the prairie marking an interior corner on the westerly line of the Burdette. From this corner on a bearing of S60°W a rock mound (Fig. 8) was found at 378.32v, called 380v, marking the lower west corner of the Burdette. Additional fieldwork in this area was discontinued due to an unfriendly landowner, but the corners observed supported the correct location of the Bond, Hammock and Burdette. Location of the Bond was also supported by the location of Grasshopper Creek 63v, called 65v, west of its SE corner as constructed.

Search ties were developed from the location of the Bond for the J. Hodges, H. Irwin, C.A. Collier and W.C. Colyer. Except for a partially fenced line along the west line of the Hodges and east line of the Collier, no corner evidence was found to locate the Hodges. The Hodges calls were for stake in prairie. Examination of the field notes of the junior surveys around the Hodges indicated some conflicting calls to adjoin the Hodges. A "set stone" (Fig. 7) was found marking the east-northeast corner of the Colyer Survey and the westerly interior corner of the Collier Survey. This corner was call to be "pile of stone" by field notes of the Colyer and "a stone" by field notes of the Collier. A 4 foot stone was found near the SW corner of the Colyer.

At this point we researched the origin of these unusual stone monoliths that we all over this area. I was directed to Bob Grundy, whose family had settled in the area in the 1860's. He stated that a man called "Uncle Tom Walton" had a stone

quarry (Fig. 11) in the area in the early 1900's. He quarried the stones by hand and sold them for a dollar apiece to local landowners for fence and gate posts. This explained why only the corrected field notes of the Bond, in 1931, called for these "4 foot rocks". Through the course of this survey more than 14 of these stones were located.

At this point in the survey no evidence had been found to establish the location of the J. Hodges Survey, nor the H. Irwin Survey. These were the older adjoining surveys to the Collier that had been made by surveyors from Denton Co. The beginning corner of the Hodges was called to be located 237v E of the NE corner of the Miles Hart Survey, Fan. 3-2436, surveyed June 16, 1855 by R.W. Woodruff of Denton Co. The Irwin called to begin at the SW corner of the Hodges and call for the NW corner of the Hart and called for the NW corner of the William Matthews Survey, Fan. 1-907, surveyed September 26, 1856 by C. C. Lacy of Denton Co. The Matthews was fenced on the north, east and west. A set stone (Fig 2.) was found marking the NE corner of the Matthews (called for stone in prairie). A 4 foot stone (Fig 3) was found in the remnants of an ancient fence on the north line of the Matthews and a 4 foot stone (Fig. 4) was found at an ancient fence corner in the occupied east line of the John Crigger Survey, Fan. 3-2435, surveyed June 15, 1855 by R.W. Woodruff of Denton Co.

The plat of the original field notes of the H. Irwin Survey, indicates the Matthews and the Hart coincide on an east-west line, with the Hodges located on the north line of the Hart with the Hodges SE corner miss-located west of the NE corner of the Hart. The plat on the corrected field notes of the Irwin revised only the location of the Hodges SE to the east of Hart's NE corner. The W.J. Hendrix Survey, Fan. P-3329, surveyed September 9, 1886 by W.H. Pierce and E. Biggerstaff of Denton Co, is located between the M. Hart and The W. Matthews and found that the NW of the Hart and NE of the Matthews did not coincide. It is important to note that the Matthews, junior by about one year, did not call to adjoin the Hart and that Miles Hart was a chain carrier on the Matthews survey. Our measurement between the Matthews NE and NW corner matched the calls of the Hendrix, 669.39v found, 670v call, which was longer than Matthews original call of 650v. Note there is an a significant change in elevation from the NE to the NW corner of the Matthews, approx. 60 feet.

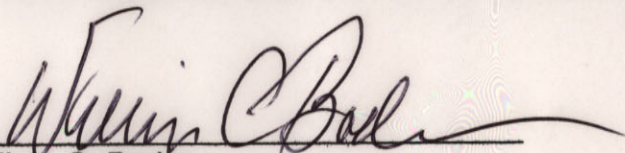
The calls of the Hendrix were used to locate the NW corner of the Hart, a rock mound in the prairie (Fig. 1). From this rock mound a search was made for the remaining corners of the Hart. The NE corner of the Hart was in an area covered by fill excavated from a manmade lake and the SW corner of the Hodges was located in the lake. On the South line of the Hart was an ancient fenced lane, with the most southerly fence near call, 950v, from the NW corner. Near the SE corner of the Hart was remnants of an old occupied line. The B.F, Terry Survey, Fan. B-1077, surveyed July 18, 1862 by L.P. Beebe of Denton Co., which calls to adjoin the Hart and the Hodges on the east, fit to its occupied lines on the south and east when constructed on calls from this construction of the Hart.



A search was made on the calls of the H. Irwin, north and west of the NW corner of the W. Matthews. The lower west line of the Irwin is fenced and the calls placed the NW corner of the Irwin on an ancient fence and tree line marking the east line of the C. DeMorse Survey, Fan. 1-334, surveyed September 25, 1851 by D. Montague of Cooke Co., which is the oldest survey in this area.

Construction of the C.A. Collier was made in order of seniority as follows: 1. The SE corner of the J. Hodges was located on call 237v east of the NE corner of the Miles Hart Survey, which was located on call from the rock mound marking its NW corner. Aligned with the Hart, the Hodges was given full calls north and west; 2. The S. Bond was located according to the corrected survey in 1931, from the 4 foot stone found on the NW corner and the 4 foot stone witness to the SE corner; 3. The NW corner H. Irwin was located on call north and west from the NW corner of the W. Matthews. From this point the north line of the Irwin was extended 1827.07v east, called 1745v, to adjoin by call to the west line of the Hodges. The Irwin's call of 840v back to the beginning corner on the north line of the Hart is short, measured 750.88v, due I believe to the miss-location of the Hart's north line by C.C. Lacy; 4. The W. Colyer was located from the set stone found marking its ENE corner and aligned to the rock mound on the lower west corner of the W. Burdette. This construction fit call bearing very well, however the NE corner of the Colyer and the most lower west corner of the Burdette are called to coincide but the measured distance from the stone to the rock mound exceeded the Colyer call by 54v; 5. The W. Burdette calls for the NW corner of the S. Bond and calls to adjoin the west line of the Bond. The south line of the Burdette was constructed on calls from the NW corner of the Bond and extended to adjoin the NE line of the Burdette as called.

The location of the C.A. Collier, resulting from this construction, fits fairly well to the survey made in 1887 by J.C. Ford with some variation in the called distances. The area found not covered by surveys previously patented was 45.68 acres compared to the called 46 acres by original field notes. The area was divided based on the line of occupation between J.D. Thomas and the Fischer/Gore Trust, monumented, and field notes prepared for each tract.

  
William C. Boden  
Licensed State Land Surveyor

*Cooke Co. SK. File 46, pg. 5*





**FIG. 1**  
**ROCK MOUND**  
**NW COR MILES HART**





**FIG. 2**  
**SET STONE**  
**N.E. COR. W. MATTHEWS**

*Cooke Co. SK. File 46, pg. 7*



COUNTER 82584



**FIG. 3**  
**STONE IN ANCIENT F.L.**  
**ON N.L. W. MATTHEWS**





**FIG. 4**  
**4' STONE F.C.**  
**N.W. COR. W. MATTHEWS**



**Fig. 4**  
**S.W. COR. S. BOND WITNESS**





**Fig. 5**  
**WITNESS to S.W. COR. S. BOND**

*Cooke Co. SK. File 46, pg. 11.*



COUNTER 82588



**FIG. 6**  
**4 FOOT STONE**  
**NW COR S. BOND**

0000000000  
0000000000  
0000000000  
0000000000



**FIG. 7**  
**SET STONE**  
**E.N.E. COR. W.C. COLYER**

*Cooke Co. Sk. File 46, pg. 13*

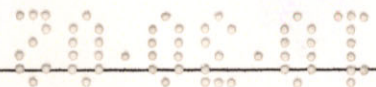


COUNTER 82590



**FIG. 8**  
**ROCK MND.**  
**W. COR. W. BURDETTE**

*Cooke Co. Sk. File 46, pg. 14*



COUNTER 82591



**FIG. 9  
ROCK MND.  
INT. COR. W. BURDETTE**

*Cooke Co. Sk. File 46, pg. 15*



COUNTER 82592



**FIG. 10**  
**4' STONE.**  
**S.W. COR. R.P. HAMMOCK**







**FIG. 11**  
**"UNCLE" TOM WALTON'S**  
**STONE QUARRY**

2000

*Cooke Co. Sk. File 46, pg. 17*

COUNTER 82574



Cooke Co. Sk. File 46, pg. 18

2001

COUNTER 82595