

File No. SKETCH FILE 48  
JEFF DAVIS County

WALKER LAND SURVEYING E 1/2 Survey 22, Blk. 59, Twp. 8,  
405 E. AVE. "B" T. & P. Ry. Co.  
ALPINE, TX Date Filed: September 15, 2003  
79830  
915-837-7272 Jerry Patterson, Commissioner

By Douglas Howard  
*See Jeff Davis Rolled Sketch 73*

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

RE: Patent survey of the East 1/2 of Survey 22, Block 59, Township 8, T. & P. Ry. Co.  
Surveys, Jeff Davis and Culberson Counties

Date: April 15, 2002

### SURVEY REPORT

This report concerns the location for patent of the East 1/2 of Survey 22, Block 59, Township 8, T. & P. Ry. Co. Surveys, Jeff Davis and Culberson Counties.

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 and a Wild DI4L Distomat. The Azimuth mark of Triangulation Station "KENT" was tied for this survey.

### 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 quite a few monuments and witnesses to monuments that can still be found today. These monuments 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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Although Mr. McCombs was not authorized to file corrected field notes, he did overwrite in red ink on the Kuechler field notes some new bearings and distances that his resurvey discovered them to actually be. Curiously, although the original field notes of Mr. Kuechler filed in the General Land Office in Austin for each Survey, or Section, were originally 1900 varas square and Mr. McCombs' red inked corrected distances are evident on them, the field notes, hand written, signed by Mr. Kuechler and filed in the Court House of Jeff Davis County, have the corrected distances originally written on them.

#### RESURVEY OF W. J. POWELL, 1930-31

Because of the lack of definite knowledge of the actual location of the Surveys and monuments in the T. & P. Reserve, it was decided to undertake an accurate resurvey and permanently mark the original monuments found. W. J. Powell, Licensed Land Surveyor, was hired to locate and mark the original monuments of Jacob Kuechler and to prepare maps showing the results of his work. After several consultations with the General Land Office, certain conclusions as to the proper approach for construction of the various Blocks were reached.

In a letter dated August 14, 1930 to J. H. Walker, then Commissioner of the General Land Office, Mr. Powell states:

*"West of Block 57, Jacob Kuechler's lines will be retraced and the construction hung on Kuechler's corners wherever such corners can be found and identified. Where two or more such corners are found on a line, they will establish that line between them. Where only one corner was originally set on a North and South line, that line will be established by passing through it a true meridian."*

#### CONCLUSIONS AND CONSTRUCTION

San Martin Spring was, and still is, an important water source in the area. It is also now the tri-county division between Jeff Davis, Culberson and Reeves Counties. The Kuechler survey party camped there in November of 1878 and ran several lines, setting corners as they went. Mr. Kuechler monumented the Northwest corner of Survey 13, Block 59, Township 8, less than half a mile West of San Martin Spring. He then turned South and ran 5 miles, establishing the Southwest corners of Surveys 13 and 23. He also extended the line from the Northwest corner of Survey 13 West, establishing the Northeast and Northwest corners of Survey 15. As can be seen on the plat accompanying this report, we have located all but the Northeast corner of Survey 15, which has been destroyed. These original Kuechler monuments govern our construction of the East ½ of Survey 22, the subject of this survey.

The theta angle, or angle between true geodetic North and State Plane Grid North, is  $-1\text{deg}.57'14''$ , established at the center of Block 59, Township 8. In other words, true geodetic North is North  $1\text{deg}.57'14''$  East, State Plane Grid.

As stated earlier in this report, the Powell approach to reconstructing this area of the T. & P. Reserve was to connect existing Kuechler monuments where they existed along lines and to pass a true North-South line, through corners that had no corresponding monument to connect to. Also, true East-West lines are run from original monuments when there are no others to connect to within the Block and intersections with the North-South lines establish the various Survey corners. This approach has been followed in the past by the General Land Office, and other surveyors, in retracing the T. & P. Blocks in this area. In April of 1992, I conducted a survey for patents in Block 57, Township 9, approximately 10 miles Southeast of Survey 22. I also filed a plat and field notes of this survey in the General Land Office and Jeff Davis County. As per instructions from said Office, this was the technique used for constructing the Surveys at that time.

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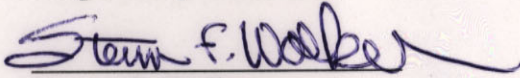
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As the original Northeast corner of Survey 15 has been destroyed, a straight line between the original Northwest of Survey 15 and the Northeast of Survey 14 establishes that East-West line. The actual distance between these two monuments is compared to the distances called for in Mr. Kuechler's field notes and proportioned. This would best re-establish the position of the Northeast corner of Survey 15.

The West ½ of Survey 22 was patented from field notes which reflected the original field notes of Mr. Kuechler, calling for distances North-South of 1902 varas and East-West of 963 varas, or half of the 1926 varas called for by Mr. Kuechler. The construction of the East ½, as indicated on the plat, would closely conform to the description of the West ½.

Respectfully submitted,



Steven F. Walker  
Licensed State Land Surveyor  
Date: April 15, 2002

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