

218 North Broadway
Tyler, Texas
April 30, 1962

Honorable Jerry Sadler
Commissioner
General Land Office
Austin, Texas

Dear Sir:

Here is a report and accompanying plat covering the relocation of the boundaries of several surveys in the vicinity of the James Marshall A-574 Survey and the A. R. Taylor Survey, about 7 1/2 miles, South 57 degrees East, from Centerville, Leon County, Texas. This report primarily concerns the location of those portions of the said Marshall and Taylor Surveys, which are unpatented and which lie outside the boundaries of the Fernando Del Valle Eleven League Grant.

The Del Valle Eleven League Grant, which is the senior survey in the immediate area, was laid down sometime in 1831 and the field notes signed by Surveyor General, Jose M. L. Carvajal. The survey was built off of the Roman de la Garza Eleven League Grant, whose occupied southwesterly corner is designated "corner A" near the upper right hand corner of the attached map. The field notes of the Del Valle were not found in the Land Office, however, they are of record in the County Clerk's Office of Leon County. In 1835 and 1839, Wm. C. Brookfield laid down numerous surveys which partially or entirely conflicted with the Del Valle Grant. The subject A. R. Taylor Survey, designated by letters B-C-D-E, was included in Brookfield's group of locations. In 1844 and 1845, the James Marshall and Nathan Click Surveys were laid down, respectively, by C. C. Taylor. The Marshall Survey is designated by letters F-G-E-H-I-J-K-L-M on the plat, while a portion of the Click Survey is designated by letters N-G-B-O-P. The R. A. Fuller Survey, designated by letters Q-R-S-T was originally surveyed by L. G. McLendon in 1853. McLendon's field notes were rejected, however, because the location partially conflicted with the Del Valle Grant. The Survey was corrected by H. A. McWhorter in 1859, which resolved the conflict . . . McWhorter established the southeast line of

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the Fuller along the northwesterly line of the Del Valle.

All or nearly all of the area within the Del Valle Grant lying southwesterly from the Trinity River was located upon by junior surveys. Title to much of the land derails from these junior surveys. Hence, the northwesterly boundary of the Del Valle Grant has been obliterated for many years from a point southwesterly from the southwesterly corner of the B. B. Obanion Survey, which is designated by corner "U" on the map.

In order to locate the northwest line of the Del Valle I began my survey at corner "A", the southwesterly corner of the de la Garza, and ran southwesterly approximately seven miles and found no trace of the old line on the ground, except for that portion along the southeast line of the Obanion Survey, designated line A-U. Stream crossings were checked along the line for those called for in the field notes. Subtractive calls are noted on the map, underlined in green, on the basis of the passing call recited in the Del Valle field notes for the southwesterly corner of the de la Garza Grant. The first crossing disagrees with the call by 182 varas, however, the second crossing (Keechi Creek) is within 33 varas of call.

Finding little or no evidence of the Del Valle line, I re-established the boundaries of the R. A. Fuller Survey. This is the only survey southwesterly from corner "U", whose field notes recite adjoinder calls for the Del Valle line. Lines Q-R, S-T and T-Q were re-established in accordance with occupation and a deed corner shown by a partial red circle along line S-T. Common ownership has obliterated any signs of the southeast line (R-S). Corner "R" was re-established in accordance with its field note measurement from corner "Q". The boundary in question, the northwest line of the Del Valle, has been relocated from corner "A", the occupied southwest corner of the de la Garza, southwesterly through corner "R" and projected on southwesterly through the area shown on the map.

The southeasterly line of the I. J. Midkiff Survey is well occupied. From corner "N", a very old occupied corner, I retraced the line southwesterly for approximately 4000 varas and found it to be in practically exact agreement with its field note called bearing. The crossing for Keechi Creek, shown by the notation underlined in brown, disagrees by approximately 50 varas with the crossing called for in the field notes.

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The southeasterly line of the Nathan Click Survey, which is designated by letters B-O, is well occupied. I found a one inch iron rod at the southwest corner (corner "B") of the said Click Survey, which, according to a long time resident, was set by Surveyor Cooper Ford in 1936. This rod is in exact field note agreement with the re-established southeasterly line of the Midkiff Survey.

In retracing the boundaries of the A. R. Taylor Survey I found no ground evidence to indicate the positions of lines D-E and E-B. Line E-B has been re-established on called bearing in accordance with the one inch iron rod at corner "B". Line B-C, which was re-established along old occupation, is in almost exact agreement with called bearing and is 42 varas excessive of its called measurement. Since the southeasterly line (D-E) is located well within the Del Valle Grant and because of the lack of ground evidence, no further attempt was made to fix its position. A comparison between the stream crossing for Keechi Creek along line E-B, called for in the field notes, and the measurement which I found in my re-tracement, is shown underlined in blue on the map.

In re-establishing the boundaries of the James Marshall Survey I found the length of line F-G to be 2029.00 varas which is within 29 varas of its called measurement. Corner "F" was re-established at the point of intersection of line M-F, as evidenced by old occupation, with the re-established southeasterly line of the Midkiff Survey. Corner "G" was re-established at the point of intersection of the southwesterly line of the Taylor Survey, projected northwesterly with the southeasterly line of the Midkiff Survey. The crossing for Keechi Creek, shown underlined in yellow, checks within 16 varas of that called for in the field notes. For the same reason as stated in the previous paragraph, concerning the Taylor Survey, no attempt was made to fix the positions of lines E-H, H-I, I-J, J-K, K-L and L-M.

Locations of the boundaries as above discussed reveal that there are two small areas lying between the southeasterly lines of the Nathan Click and I. J. Midkiff Surveys and the northwesterly line of the Fernando Del Valle Eleven League Grant which are covered by the Taylor and Marshall Surveys as originally located. These two areas represent the amount which the two surveys do not conflict with the Del Valle Grant.

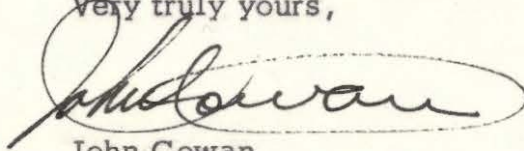
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An enlargement of the area is shown on Insert "A" on the map. I set the corners for the respective areas as shown on the insert and herewith submit corrected field notes covering the same.

Very truly yours,



John Cowan
Licensed State Land Surveyor

Faint handwritten notes and stamps, possibly including 'FILE NO' and 'INDEXED'.

JC:cd

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~~Galveston Co. 3rd.~~

File No. 34

Leon County James Marshall
Surveyor's Report on Abram Taylor

Filed 5-7 1967

JERRY SADLER, Com'r

By [Signature]

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Austin, Texas

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Very truly yours,

[Signature]

Licensed State Land Surveyor
John Cowan

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