



REPLY TO  
ATTENTION OF

NGTX-F

TEXAS MILITARY DEPARTMENT File No. Sketch & File No. 50  
TEXAS ARMY NATIONAL GUARD  
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Parker County  
Retracement Survey Fort Wolters Training Center  
Date Filed: 04/05/2022  
George P. Bush, Commissioner  
By K. Schreiber

**FIELD NOTES FOR A RETRACEMENT SURVEY OF 4,100.3 ACRES OF LAND  
MAKING UP PRESENT-DAY FORT WOLTERS TRAINING CENTER,  
PALO PINTO AND PARKER COUNTIES, TEXAS**

**SITUATED** in Palo Pinto and Parker Counties, Texas, on the waters of Rock Creek, a tributary of the Brazos River, about 16 miles North 60-1/4 deg. West from the courthouse in Weatherford, Texas, the county seat of Parker, and being out of the following Original Texas Surveys:

- R.Y. Allen Survey, A-2477 (Parker County), A-1445 (Palo Pinto Co.),
- J.A. Cason Survey, A-2870 (Parker County), A-1836 (Palo Pinto Co.),
- T.J.H. Johnson Survey, A-2768 (Parker County),
- Adam W. Dobbins, Sr. Survey, A-2736 (Parker County),
- T.&P. RR. CO. Survey 343 (Rob. S-1872), A-1496 (Parker Co.),
- John T. Sweatt Survey (Sch.-402), A-1257 (Parker Co.),
- J.C. Hensley Survey (Sch.-312), A-711 (Parker Co.),
- E. Van B. Sweatt Survey (Sch.-314), A-1273 (Parker Co.),
- R.I. Carr, J.T. Carr & E. Van B. Sweatt Survey (Sch.-3407), A-2525 (Parker Co.),
- T.&P. RR. CO. Survey 345 (Rob. S-1873), A-1539, (Parker Co.),
- A.J. Edwards Survey, (Sch.-6322), A-2303 (Parker Co.),
- D.W. Lamkin Survey (Sch.-2843), A-2565 (Parker Co.),
- T.&P. RR. CO. Survey 353 (Rob. S-1877), A-1542 (Parker Co.),
- John Christian Survey (Sch.-70), A-341 (Parker Co.),
- T. & P. RR.CO. Survey 377 (Rob. S-1888), A-1549 (Parker Co.),
- J.H. Bumgarner Survey (Sch.-395), A-205 (Parker Co.),
- H.D. Drum Survey (Sch.-447), A-408 (Parker Co.),
- William Parker Survey (Sch.-441), A-1099 (Parker Co.),
- J.A. Stinson Survey (Sch.-2861), A-2174 (Parker County),
- J.H. Brewington Survey (Sch.-7058), A-2282 (Parker Co.),
- T. & P. RR.CO. Survey 379 (Rob. S-1889), A-1454 (Parker Co.),
- E.A. Calvert Survey (Sch.-2749), A-2103 (Parker Co.),
- Wilson Shannon Survey (Sch.-4992), A-2264 (Parker Co.),

all in Block A, East of the Brazos River of the 16-mile-wide Memphis, El Paso & Pacific Railroad Reserve by the Texas & Pacific Railway Company, and the

- T.E. & L. CO. Survey 2660, A-1321 (Parker Co.),
- T.E. & L. CO. Survey 2661, A-1322 (Parker Co.),
- T.E. & L. CO. Survey 2662, A-1323 (Parker Co.),

said Fort Wolters making up the residual of several Declarations of Taking in the United States District Court for The Northern District of Texas Fort Worth Division, styled,

*"United States of America vs. 3481.29 Acres of Land in Palo Pinto and Parker Counties, Texas, and Camp Wolters Enterprises, Inc. et al."*, No. 2142 Civil

- Judgement on Declaration of Taking No. 1, Tract No. A-3, A-4, A-5, A-7, A-8, & A-9 for an aggregate of 205.27 acres on 2 May 1951 and recorded in Volume 249, Page 201, Deed Records, Parker County, Texas
- Judgement on Declaration of Taking No. 3, Tract No. A-2 for 3216.4 Acres (net) on 2 May 1951 and recorded in Volume 252, Page 58, Deed Records, Parker County, Texas;

and being the remainder of "Tract A" for 7,743.35 acres (call), transferred to the Department of the Air Force in February 1951 and named Wolters Air Force Base, and terminated 15 December 1956 and reacquired by the Department of the Army, according to the official Real Estate Map of Fort Wolters dated 6 March 1987, Installation No. 2852;

and being all of Tract A-101 for 66.80 acres (call), originally conveyed to the Mineral Wells Chamber of Commerce by deed dated 31 December 1956, and reacquired by the Department of the Army on 5 February 1958, according to the official Real Estate Map of Fort Wolters dated 6 March 1987, Installation No. 2852;

and being that tract of land described in License No. DACA63-3-10-0527 from the Department of the Army to the Texas National Guard for 3984.99 acres (call), more particularly described as follows:

Bearings, coordinates and distances of this survey are tied to the Texas Coordinate System, U.S. State Plane 1983, Texas North Central Zone 4202 (U.S. Survey Foot),

North American Datum of 1983 (CONUS), established on 7 November 2013 by post-processed baselines to GNSS Stations 500, 501, 502, 503, 504, and 505, and underwent a least squares network adjustment constrained in latitude, longitude and ellipsoid height from CORS Station TXMW (NAD 83(2011) epoch 2010.00). NAVD 88 orthometric heights derived from the GEOID12A (CONUS) gravity model. Mean convergence angle is (+) 00°15'16". Distances shown are surface with a ground scale factor of 1.000167 computed from Station 500 (32°52'00.04318"N//098°02'28.29419"W// ellipsoid height 937.328'). This is a LOCAL COORDINATE SYSTEM.

**BEGINNING** at a found concrete monument with bronze disk stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 1** on the survey plat, having a state plane coordinate value of 6,990,172.43'N // 2,101,878.64'E, in Palo Pinto County, next to a barb wire fence in or near the common line of the T.&P. RR. CO. SURVEY 11 and the T.&P. RR. CO. SURVEY 2, whence a found two-inch iron pipe standing one-foot vertical from ground, marking the common four-corner intersection of the T.&P. RR. CO. Survey 2, 3, 11 & 12, named **POINT A** on the survey plat, bears South 00°16'13" East 1420.73 feet;

**THENCE** North 00°25'03" West along or near a barb wire fence a distance of 3868.06 feet [call: N 00°02' W 3870.88 feet] to a found 2-5/8-inch bent iron pipe named **POINT 2** on the survey plat, in the south line of Marsden Road, whence a set railroad spike marking the accepted common four-corner intersection of the T.&P. RR. CO. Survey 1, 2, 10 & 11, named **POINT B** on the survey plat, bears North 20°25'08" East 22.31 feet;

**THENCE** North 89°32'25" East along or near a barb wire fence in the south line of Marsden Road, at about 1983 feet crossing into Parker County, and continuing for a total distance of 5326.00 feet [call: N 89°50' E 5326.00 feet] to a reset concrete monument with bronze disk stamped "WOLTERS AIR FORCE BASE" named **POINT 3** on the survey plat, 3.7 feet east of an ancient wood fence corner post, at or near the common four-corner intersection of the T.&P. RR. CO. Survey 1, 2, 378 & the M.E.&P. RR. CO. Survey 379, in the apparent EBL of a tract of land described in a deed to John Thomas Baker as the "First Tract", ["the SE 1/4 of the T.&P. RR. CO. Survey 1" for 160 acres (call), and "Second Tract

of Second Tract", ["the NE 1/4 of the T.&P. RR. CO. Survey 1"] for 160 acres call, executed 14 December 1976 and recorded in Volume 658, Page 459, Deed Records, Parker County, Texas;

**THENCE** North 00°23'52" West along or near a barb wire fence and the common line of said T.&P. RR. CO. SURVEY 1 & M.E.&P. RR. CO. Survey 379, and the apparent EBL of said John Thomas Baker "First Tract" and "Second Tract of Second Tract" a distance of 5329.00 feet [call: N 00°13' E 5329.00 feet] to a found concrete monument with bronze disk stamped "WOLTERS AIR FORCE BASE" named **POINT 4** on the survey plat, marking the recognized common corner of said T.&P. RR. CO. SURVEY 1 & M.E.&P. RR. CO. Survey 379, in the SBL of the T.E. & L. Co. Survey 2661;

**THENCE** South 89°33'29" West along or near a barb wire fence and the common line of said T.&P. RR. CO. Survey 1 & T.E. & L. Co. Survey 2661 a distance of 845.07 feet [call: Westerly 870.00 feet] to a found concrete monument with bronze disk stamped "WOLTERS AIR FORCE BASE" named **POINT 5** on the survey plat, marking the recognized SWC of said T.E. & L. Co. Survey 2661 & the SEC of T.E. & L. Co. Survey 2660, in the apparent EBL of a tract of land described in a deed to John Thomas Baker as the "First Tract" of the "Second Tract" for 60 acres (call) executed 14 December 1976 and recorded in Volume 658, Page 459, Deed Records, Parker County, Texas;

**THENCE** North 00°57'52" West along or near a barb wire fence and the apparent EBL of said John Thomas Baker 60 acres, and the common line of said T.E. & L. Co. Surveys 2660 & 2661 a distance of 1872.05 feet [call: Northerly 1889 feet] to a found iron rod with brass cap stamped "U.S. GOVT. PROPERTY CORNER" named **POINT 6** on the survey plat, the apparent NEC of said John Thomas Baker 60 acres;

**THENCE** South 88°30'43" West along or near a barb wire fence and the apparent NBL of said John Thomas Baker 60 acres, and across said T.E. & L. Co. Survey 2660 a distance of 1455.05 feet [call: S 89°38' W 1455.00 feet] to a found iron rod with brass cap stamped "U.S. GOVT. PROPERTY CORNER" named **POINT 7** on the survey plat;

**THENCE** North 01°18'18" West along or near a barb wire fence a distance of 1591.68 feet [call: N 00°10' E 1591.50 feet] to a

found iron rod with brass cap stamped "U.S. GOVT. PROPERTY CORNER" named **POINT 8** on the survey plat, at the north base of an old railroad tie fence corner post, in the south line of Lamkin Road;

**THENCE** along or near an old barb wire fence and the south line of said Lamkin Road:

North  $76^{\circ}56'42''$  East a distance of 222.90 feet [call: N  $78^{\circ}25'$  E 222.90 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 9** on the survey plat, next to an ancient wood fence corner post;

North  $54^{\circ}41'12''$  East a distance of 385.51 feet [call: N  $57^{\circ}18'$  E 359.60 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 10** on the survey plat;

North  $77^{\circ}27'00''$  East a distance of 8.80 feet [call: N  $77^{\circ}54'$  E 8.80 feet] to a 4-inch steel fence corner post named **POINT 11** on the survey plat, marking the apparent SWC of a tract of land described in a deed to William C. Council for 10.578 acres (call) executed 16 April 1985 and recorded in Volume 1292, Page 997, Deed Records, Parker County, Texas;

**THENCE** departing the south line of said Lamkin Road and across said T.E. & L. Co. Survey 2660 & 2661, and along or near a barb wire fence:

North  $89^{\circ}27'00''$  East a distance of 833.00 feet [call: N  $89^{\circ}54'$  E 833 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 12** on the survey plat;

South  $00^{\circ}27'00''$  East a distance of 3.00 feet [call: South 3.00 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 13** on the survey plat;

North  $88^{\circ}26'24''$  East a distance of 891.95 feet [call: S  $88^{\circ}05'$  E 812.20 feet] to a set 1/2-inch iron rod with 3-1/2-

inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 14** on the survey plat;

**THENCE** North 89°01'17" East at 45.96 feet, pass a found iron rod with red plastic cap stamped "PRICE SURVEYING" marking the SWC of a tract of land described in a deed to John L. Graham for 17 acres (call), executed 28 January 2013 and recorded by Instrument No. 201303205, Deed Records, Parker County, Texas, and continuing for a total distance of 567.00 feet [call: East 567.00 feet] to a 4-inch steel fence corner post named **POINT 15** on the survey plat, at or near the common line of T.E. & L. Co surveys 2661 & 2662;

**THENCE** North 00°36'47" West along or near a barb wire fence a distance of 1803.40 feet [call: North 1803.40 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 16** on the survey plat, whence a 4-inch steel fence corner post marking the NEC of said John L. Graham 17 acres, in the south line of said Lamkin Road bears North 00°36'47" West 14.08 feet;

**THENCE** North 89°59'31" East a distance of 2350.10 feet [call: East 2350.00 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 17** on the survey plat, in the common line of said T.E. & L. Co Survey 2662, and the E.A. Calvert Survey, A-2103;

**THENCE** North 00°36'27" West a distance of 101.20 feet [call: North 101.20 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 18** on the survey plat, at the recognized NWC of said E.A. Calvert Survey, A-2103 and the SWC of the W.W. Churchill Survey, A-2195;

**THENCE** North 89°23'33" East along the common line of said E.A. Calvert and W.W. Churchill Surveys, at 39.25 feet pass a found 1/2-inch iron rod at the west base of an old railroad tie fence corner post, marking the SWC of a tract of land described in a deed to David Leon Buschow, Jr. for 5.00 acres (call), executed 25 May 2005 and recorded in Volume 2344, Page 1196, Deed Records, Parker County, Texas, at 806.37 feet pass a found 1/2-inch iron rod 11.21 feet south of line at right angle, and continuing for a total distance of 2491.00 feet [call: East 2491.00 feet] to a found iron rod with brass cap stamped "U.S.

GOVT. PROPERTY CORNER" named **POINT 19** on the survey plat, marking the recognized NEC of said E.A. Calvert Survey and the SEC of said W.W. Churchill Survey, in the common line of the J.A. Stinson Survey, A-2174, whence a 4-inch steel fence corner post bears South 04°28'East 20.4 feet;

**THENCE** North 00°18'05" West along or near a barb wire fence and the common line of said J.A. Stinson and W.W. Churchill Surveys a distance of 1379.67 feet [call: North 1381.00 feet] to a found concrete monument with bronze disk stamped "WOLTERS AIR FORCE BASE" named **POINT 20** on the survey plat, marking the apparent SWC of a tract of land described in a deed to Elva Lyn Fishman "First Tract" for 80 acres (call), executed 8 August 2002, Volume 2031, Page 1526, Deed Records, Parker County, Texas;

**THENCE** South 89°21'17" East along or near a barb wire fence and the SBL of said Elva Lyn Fishman 80 acres a distance of 2070.80 feet [call: S 89°21' E 2070.80 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 21** on the survey plat, at the apparent SEC of said Elva Lyn Fishman 80 acres, in or near the common line of said J.A. Stinson and the D.W. Lamkin Survey, A-2565;

**THENCE** North 00°30'17" West along a barb wire fence and the common line of said J.A. Stinson and D.W. Lamkin Surveys a distance of 551.50 feet [call: N 00°30' W 551.50 feet] to a set drill hole in center of found rock mound named **POINT 22** on the survey plat, marking the recognized NWC of said D.W. Lamkin Survey and the most southerly SWC of the J.A. McClung Survey, A-2334;

**THENCE** South 89°08'17" East along the common line of said D.W. Lamkin and J.A. McClung Surveys a distance of 1111.62 feet [call: S 89°08' E 1125.00 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" in rock mound named **POINT 23** on the survey plat, marking the recognized most northerly NEC of said D.W. Lamkin Survey and the SEC of said J.A. McClung Survey, in the WBL of the A.W. Emerson Survey, A-435;

**THENCE** South 00°30'20" East along the common line of said D.W. Lamkin and A.W. Emerson Surveys a distance of 121.74 feet [call:

S 00°30' E 121.70 feet] to a found concrete monument with bronze disk stamped "WOLTERS AIR FORCE BASE" named **POINT 24** on the survey plat, in a barb wire fence, marking a recognized reentrant corner of said D.W. Lamkin Survey and the SWC of said A.W. Emerson Survey;

**THENCE** South 88°50'53" East along the common line of said D.W. Lamkin and A.W. Emerson Surveys a distance of 2656.84 feet [call: S 89°08' E 2652.20 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" in rock mound named **POINT 25** on the survey plat, whence a 4-inch steel fence corner post in the south line of Grimes Road bears North 12°20'28" East 29.9 feet;

**THENCE** North 01°47'12" East crossing center of said Grimes Road at 65 feet, and continuing for a total distance of 537.30 feet [call: N 02°56' E 537.30 feet] to a found concrete monument with bronze disk stamped "WOLTERS AIR FORCE BASE" near a steel fence corner post named **POINT 26** on the survey plat, at or near the common line of the A.J. Edwards Survey, A-2302 and the R.H. McCain Survey, A-995;

**THENCE** South 89°39'48" East along or near a barb wire fence and the common line of said A.J. Edwards and R.H. McCain Surveys a distance of 2093.50 feet [call: S 88°31' E 2077.00 feet] to a found concrete monument with bronze disk stamped "WOLTERS AIR FORCE BASE" named **POINT 27** on the survey plat, near a steel fence corner post in the west line of Stafford Road;

**THENCE** South 01°17'39" East re-crossing center of said Grimes Road at 1882 feet and continuing for a total distance of 5307.50 feet [call: S 00°57' E 5307.50 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 28** on the survey plat, near a steel fence corner post in barb wire fence, at the apparent SWC of a tract of land described in a deed to William C. Martin and Mary Dell living trust for 93.32 acres (call), executed 20 July 2011 and recorded in Volume 2858, page 182, Deed Records, Parker County, Texas, whence a wood fence corner post in a barb wire fence of occupation bears North 87°37' West 68.7 feet;

**THENCE** North 89°08'11" East along or near a barb wire fence a distance of 686.60 feet [call: N 89°24' E 686.60 feet] to a found



concrete monument with bronze disk stamped "WOLTERS AIR FORCE BASE" named **POINT 29** on the survey plat, at the apparent NWC of a tract of land described in a deed to Maddux Farms, Ltd. for 50 acres (call), executed 1 January 2010 and recorded in Volume 2765, Page 138, Deed Records, Parker County, Texas;

**THENCE** South 00°32'11" West along or near a barb wire fence and the WBL of said Maddux Farms, Ltd. 50 acres a distance of 2641.87 feet [call: S 00°55' W 2641.20 feet] to a found concrete monument with bronze disk stamped "WOLTERS AIR FORCE BASE" named **POINT 30** on the survey plat, at the apparent SWC of said Maddux Farms, Ltd. 50 acres, in the common line of the T.&P. RR. CO. Survey 345, A-1539 and the R.I. Carr, J.T. Carr & E. Van B. Sweatt Survey, A-2525;

**THENCE** South 89°57'38" East along or near a barb wire fence and the common line of said T.&P. RR. CO. Survey 345 and R.I. Carr, J.T. Carr & E. Van B. Sweatt Survey a distance of 834.38 feet [call: S 89°31' E 833.10 feet] to a found concrete monument with bronze disk stamped "WOLTERS AIR FORCE BASE" named **POINT 31** on the survey plat, common with the most northerly NEC of said R.I. Carr, J.T. Carr & E. Van B. Sweatt Survey;

**THENCE** South 00°51'07" East along or near a barb wire fence and the common line of said R.I. Carr, J.T. Carr & E. Van B. Sweatt and Richard Colter Surveys a distance of 338.20 feet [call: S 00°03' E 338.20 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" near a steel fence corner post in barb wire fence named **POINT 32** on the survey plat, at the SWC of the Richard Colter Survey, A-1936, and the apparent SWC of a tract of land described in a deed to Maddux Farms, Ltd. for 80 called acres in said Richard Colter Survey, executed 1 January 2010 and recorded in Volume 2765, Page 138, Deed Records, Parker County, Texas;

**THENCE** North 89°58'52" East continuing along or near a barb wire fence and the common line of said R.I. Carr, J.T. Carr & E. Van B. Sweatt and Richard Colter Surveys a distance of 1123.00 feet [call: S 89°36' E 1123.00 feet] to a found concrete monument with bronze disk stamped "WOLTERS AIR FORCE BASE" named **POINT 33** on the survey plat, at the apparent NWC of a tract of land described in a deed to Barbara Jean Hudson and Charles M. Martindale, "Tract III" for 25.00 acres (call), executed 30

October 1984 and recorded in Volume 1265, Page 463, Deed Records, Parker County, Texas, in the common line of said R.I. Carr, J.T. Carr & E. Van B. Sweatt and the T.&P. RR. CO. Survey 319, A-1529;

**THENCE** South 00°02'56" East along or near the common line of said R.I. Carr, J.T. Carr & E. Van B. Sweatt and the T.&P. RR. CO. Survey 319, at 784.96 feet pass a found 1/2-inch iron rod marking the SWC of said Hudson and Martindale 25.00 acres, and continuing for a total distance of 6106.77 feet [call: S 00°22' W 6105.80 feet] to a found concrete monument with bronze disk stamped "WOLTERS AIR FORCE BASE" named **POINT 34** on the survey plat, near a steel fence corner post and barb wire fence, in or near the common line of the T.&P. RR. CO. Survey 343, A-1496 and the A.C. Stanley Survey, A-1266;

**THENCE** South 89°33'53" West along or near a barb wire fence a distance of 1133.92 feet [call: S 89°58' W 1133.80 feet] to a found concrete monument with bronze disk stamped "WOLTERS AIR FORCE BASE" named **POINT 35** on the survey plat;

**THENCE** South 00°24'01" East along or near a barb wire fence a distance of 669.36 feet [call: S 00°06' W 668.80 feet] to a found concrete monument with bronze disk stamped "WOLTERS AIR FORCE BASE" named **POINT 36** on the survey plat, at the apparent NEC of a tract of land described in a deed to Howard Family Partnership "First Tract" for 89 acres (call), executed 14 December 2000 and recorded in Volume 1902, Page 896, Deed Records, Parker County, Texas;

**THENCE** South 89°52'52" West along or near the NBL of said T.&P. RR. CO. Survey 343, at 2000 feet cross center of Ballew Springs Road, and continuing for a total distance of 4115.80 feet [call: N 89°43' W 4153.10 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 37** on the survey plat, in barb wire fence, along the south line of said Ballew Springs Road, in or near the common line of said T.&P. RR. CO. Survey 343 and the Jacob A. Whitten Survey, A-1622, at the recognized common corner of said T.&P. RR. CO. Survey 343 and the T.&P. RR. CO. Survey 355, A-1354;

**THENCE** North 00°25'57" West along the east line of Little Reba Ranch Road and along or near the common line of said T.&P. RR. CO. Surveys 343 & 355 a distance of 4496.00 feet [call: N 00°18' W 4496.00 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 38** on the survey plat, in the SBL of the J.C. Maddux Survey, A-996, and the EBL of a tract of land described in a quitclaim deed from the United States of America to the Texas Parks & Wildlife Department for 1748.84 acres (call), executed 18 August 1976 and recorded in Volume 646, Page 588, Deed Records, Parker County, Texas, whence a 2-inch iron pipe found at an inner corner of said Texas Parks & Wildlife Department 1748.84 acres, bears North 89°59'45" West 1318.70 feet;

**THENCE** with the E,N & WBL of said Texas Parks & Wildlife Department 1748.84 acres following along or near a barb wire fence:

North 00°47'36" West a distance of 6531.67 feet [call: N 00°39'39" W 6535.17 feet] to a found concrete monument with brass disk stamped "TEXAS PARKS AND WILDLIFE" around a five-point star named **POINT 39** on the survey plat, in the common line of said T.&P. RR. CO. Survey 345 and the T.&P. RR. CO. Survey 353, A-1542;

North 82°19'57" West across said T.&P. RR. CO. Survey 353 a distance of 5339.96 feet [call: N 82°12'20" W 5342.17 feet] to a found concrete monument with brass disk stamped "TEXAS PARKS AND WILDLIFE" around a five-point star named **POINT 40** on the survey plat, in or near the common line of said T.&P. RR. CO. Survey 353 and the E.A. Calvert Survey, A-2103;

South 15°55'23" West across said E.A. Calvert Survey and into the Wilson Shannon Survey, A-2264 a distance of 2994.65 feet [call: S 16°03'41" W 2996.58 feet] to a found 2-inch iron pipe named **POINT 41** on the survey plat, in a ravine of Teter's Branch of Rock Creek;

South 07°03'46" East across said Wilson Shannon Survey and the M.E.&P. RR. CO. Survey 379, A-1454 a distance of 7911.41 feet [call: S 06°58'33" E 7911.54 feet] to a found concrete monument with brass disk stamped "TEXAS PARKS AND

WILDLIFE" around a five-point star named **POINT 42** on the survey plat, in the William Parker Survey, A-1099, whence a steel fence corner post bears North 02°37' East 4.9 feet;

South 22°55'11" West across said William Parker Survey a distance of 2983.99 feet [call: S 23°01'28" W 3000 feet] to a found concrete monument with brass disk stamped "TEXAS PARKS AND WILDLIFE" around a five-point star named **POINT 43** on the survey plat;

South 06°39'00" East across said William Parker Survey a distance of 877.60 feet [call: S 06°58'32" E 864.40 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 44** on the survey plat, next to a 4-inch steel fence corner post;

South 82°10'46" West across said William Parker Survey a distance of 876.06 feet [call: S 82°15'43" W 876.06 feet] to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 45** on the survey plat;

South 00°04'57" East across said William Parker Survey a distance of 1323.00 feet [call: South 1323.00 feet] to a 2-inch iron pipe found in chain link fence named **POINT 46** on the survey plat, in the T.&P. RR. CO. Survey 377, A-1549;

**THENCE** across said T.&P. RR. CO. Survey 377 and continuing with the WBL of said Texas Parks & Wildlife Department 1748.84 acres, and with a chain link fence enclosing an ammunition storage facility of Fort Wolters:

North 87°50'01" East a distance of 935.02 feet [call: N 87°49'45" E 935.15 feet] to a chain link fence corner post named **POINT 47** on the survey plat;

South 12°14'05" East a distance of 119.69 feet [call: S 12°01'19" E 120.27 feet] to a chain link fence corner post named **POINT 48** on the survey plat;

South 27°10'00" West a distance of 1212.03 feet [call: S 27°16'57" W 1212.74 feet] to a chain link fence corner post named **POINT 49** on the survey plat;

South 71°35'24" West a distance of 39.91 feet [call: S 71°08'24" W 40.09 feet] to a chain link fence corner post named **POINT 50** on the survey plat;

North 33°11'35" West a distance of 1305.88 feet [call: N 33°02'12" W 1307.37 feet] to a chain link fence corner post named **POINT 51** on the survey plat;

North 67°10'46" West a distance of 467.65 feet [reciprocal call Texas Parks & Wildlife Department 1748.84 acres: S 66°39'19" E 462.91 feet, "calculated"] to a found 5/8-inch iron rod named **POINT 52** on the survey plat, at an exterior corner of said Texas Parks & Wildlife Department 1748.84 acres, in the ERWL of Heintzelman Road (80' R.O.W.);

**THENCE** continuing across said T.&P. RR. CO. Survey 377:


North 12°36'26" East a distance of 99.10 feet to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 53** on the survey plat, in the NRWL of Wagner Road (80' R.O.W.), marking the SEC of a 27.84-acre tract under Department of the Army License DACA63-3-75-0023, Amendment No. 2, to the Texas National Guard;

North 77°26'07" West with the NRWL of said Wagner Road common with the SBL of said 27.84 acres a distance of 1291.90 feet to a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 54** on the survey plat, in the NERWL of Hood Road (80' R.O.W.), at the beginning of non-tangent curve to the left whose chord bears North 47°20'20" West 647.64 feet [call: N 42°24'32" W 744.51 feet];

In a northwesterly direction with said non-tangent curve to the left and with the NWRWL of said Hood Road, having a radius of 513.45 feet, a central angle of 78°12'02" and an arc distance of 700.79 feet [call: radius 433.45 feet, central angle 118°21'56", no arc distance given] to a set

railroad spike in asphalt pavement named **POINT 55** on the survey plat, marking the SEC of United States of America "Tract I" for 155.11 acres (call), filed on 9 January 1976 and recorded in Volume 360A, Page 60, Plat Records, Parker County, Texas, whence a found railroad spike in asphalt pavement marking the SEC of a tract of land described in a deed to Cabre Corp "Tract No. 2" for 25.912 acres (call), executed 26 February 1993 and recorded in Volume 1567, Page 1332, Deed Records, Parker County, Texas, bears North 34°28'30" West 5.00 feet;

**THENCE** with the E & NBL of said United States of America Tract I, along the general course of a barb wire fence:

North 07°23'52" West a distance of 1353.24 feet [call: N 07°17'04" W 1353.24 feet] to a set railroad spike in center of gravel range road named **POINT 56** on the survey plat, whence a 14-inch cottonwood blazed  bears North 26°33' East 17.1 feet;

North 89°10'49" West, at 1577.66 feet pass a found iron rod with red cap stamped "PRICE SURVEYING" 0.19 feet south of line, marking the NEC of a tract of land described in a deed to RB Land & Cattle Company "Tract Two" for 12.283 acres (call), executed 20 December 2011 and recorded in Volume 2889, Page 719, Deed Records, Parker County, Texas, at 2301.1 feet pass a found 5/8-inch iron rod 8.02 feet into Fort Wolters, marking the NWC of said RB Land & Cattle Company "Tract Two", at 2926.05 feet pass a found 5/8-inch iron rod 6.48 feet into Fort Wolters, marking the NWC of a tract of land described in a deed to RB Land & Cattle Company for 4.972 acres (call), executed 20 December 2011 and recorded in Volume 2464, Page 1299, Deed Records, Parker County, Texas, and continuing for a total distance of 3069.69 feet [call: N 89°04'01" W 3069.69 feet] to a found concrete monument with bronze disk stamped "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" named **POINT 57** on the survey plat, whence a found iron rod with red cap stamped "PRICE SURVEYING" marking the north corner of a tract of land described in a deed to RB Land & Cattle Company "Tract One" for 28.709 acres (call), executed 20 December 2011 and recorded in Volume 2889, Page 719, Deed Records, Parker

County, Texas, bears North 19°16'42" East 6.61 feet into Fort Wolters;

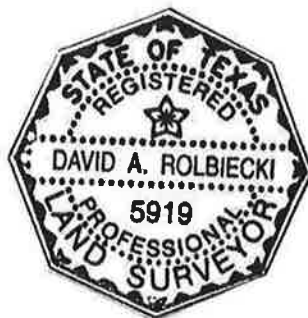
South 83°55'53" West, at about 1161 feet crossing back into Palo Pinto County, at 1744.19 feet pass a found broken concrete monument missing its "CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK" disk named **POINT 58** on the survey plat, at 2943.91 feet pass a found 3/8-inch iron rod 1.28 feet into Fort Wolters, marking the NWC of a tract of land described in a deed to Odis N. Dow for 45.351 acres (call), executed 8 June 2006 and recorded in Volume 1377, Page 677, Deed Records, Palo Pinto County, Texas, and continuing for a total distance of 3076.29 feet [call: S 84°02'38" W 3075.19 feet] to the **POINT OF BEGINNING** and containing 4,100.3 acres of land, having 3,931.9 acres in Parker County, and 168.4 acres in Palo Pinto County.

I, David A. Rolbiecki, Licensed State Land Surveyor of the State of Texas, do hereby certify that the foregoing survey was made by me on the ground, according to law, from 7 November 2013 to 29 July 2021, and that the limits, corners, and boundaries with the marks of the same, natural and artificial, are truly and correctly described and set forth in the forgoing plat and field notes, just as I found them on the ground.

*David A. Rolbiecki 3/28/2022*

David A. Rolbiecki, RPLS, LSLs  
Texas Registered Professional Land Surveyor No. 5919  
Licensed State Land Surveyor, State of Texas

Texas Military Department  
Texas Board of Professional Engineers and Land Surveyors  
Firm Registration No. 10169200





REPLY TO  
ATTENTION OF

NGTX-F

TEXAS MILITARY DEPARTMENT  
TEXAS ARMY NATIONAL GUARD  
POST OFFICE BOX 5218  
AUSTIN, TX 78763-5218  
(512) 782-5001

March 28, 2022

File No. Sketch File No. 50

Parker County

Retracement Survey Fort Wolters Training Center

Date Filed: 04/05/2022

George P. Bush, Commissioner

By K. Schreiber  
Plat filed as Parker Co. State  
Real Property File No. 1

The Honorable George P. Bush, Texas Land Commissioner  
Attn: Mr. Mark Neugebauer, RPLS, LSLS  
Director of Surveying  
Texas General Land Office  
1700 North Congress Avenue  
Austin, Texas 78701-1495

Subject: Survey report of 4,100.3 acres of land aggregated out the parent tracts of Wolters Air Force Base, now vested in the Department of the Army and named Fort Wolters Training Center, situated in Parker and Palo Pinto County, Texas, on the waters of Rock Creek, a tributary of the Brazos River, about 16 miles North 60-1/4 deg. West from the courthouse in Weatherford, Texas, the county seat of Parker County.

I performed a retracement survey on the ground of the captioned lands in Parker and Palo Pinto County, Texas, and furnish this report, plat, and field notes herewith. The purpose of this survey was to locate the perimeter boundary of the aforementioned 4,100.3-acre tract presently known as the Fort Wolters Training Center (hereinafter called FWTC), making up the residual of several Declarations of Taking in the United States District Court for The Northern District of Texas Fort Worth Division, styled, "United States of America vs. 3481.29 Acres of Land in Palo Pinto and Parker Counties, Texas, and Camp Wolters Enterprises, Inc. et al.", No. 2142 Civil. At the Deed Records of Parker County, I searched in the Direct and Reverse indices and on computer with the aid of a county employee and retrieved only two adjudicated Declarations of Taking, to-wit:

- Judgement on Declaration of Taking No. 1, Tract No. A-3, A-4, A-5, A-7, A-8, & A-9 for an aggregate of 205.27 acres on 2 May 1951 and recorded in Volume 249, Page 201, Deed Records, Parker County, Texas
- Judgement on Declaration of Taking No. 3, Tract No. A-2 for 3216.4 Acres (net) on 2 May 1951 and recorded in Volume 252, Page 58, Deed Records, Parker County, Texas

I found no record of a Declaration of Taking No. 2 with the County Clerk. The 3,481.29 acres in the No. 2142 civil action made up a large portion of surplus land that went to the Mineral Wells Industrial Park after World War-II. Only 924.5 acres of the



Declaration of Taking No. 2 remains in FWTC. The 924.5 acres comes out of the 4,100.3 acres now vested in the Department of the Army.

## LAND HISTORY

The 4,100.3 acres of land making up present-day FWTC is out the R.Y. Allen Survey, A-2477 (Parker County), A-1445 (Palo Pinto Co.), J.A. Cason Survey, A-2870 (Parker County), A-1836 (Palo Pinto Co.), T.J.H. Johnson Survey, A-2768 (Parker County), Adam W. Dobbins, Sr. Survey, A-2736 (Parker County), T.&P. RR. CO. Survey 343 (Rob. S-1872), A-1496 (Parker Co.), John T. Sweatt Survey (Sch.-402), A-1257 (Parker Co.), J.C. Hensley Survey (Sch.-312), A-711 (Parker Co.), E. Van B. Sweatt Survey (Sch.-314), A-1273 (Parker Co.), R.I. Carr, J.T. Carr & E. Van B. Sweatt Survey (Sch.-3407), A-2525 (Parker Co.), T.&P. RR. CO. Survey 345 (Rob. S-1873), A-1539, (Parker Co.), A.J. Edwards Survey, (Sch.-6322), A-2303 (Parker Co.), J.A. Stinson Survey (Sch.-2861), A-2174 (Parker Co.), D.W. Lamkin Survey (Sch.-2843), A-2565 (Parker Co.), T.&P. RR. CO. Survey 353 (Rob. S-1877), A-1542 (Parker Co.), John Christian Survey (Sch.-70), A-341 (Parker Co.), T. & P. RR.CO. Survey 377 (Rob. S-1888), A-1549 (Parker Co.), J.H. Bumgarner Survey (Sch.-395), A-205 (Parker Co.), H.D. Drum Survey (Sch.-447), A-408 (Parker Co.), William Parker Survey (Sch.-441), A-1099 (Parker Co.), J.H. Brewington Survey (Sch.-7058), A-2282 (Parker Co.), T.&P. RR. CO. Survey 379 (Rob. S-1889), A-1454 (Parker Co.), E.A. Calvert Survey (Sch.-2749), A-2103 (Parker Co.), Wilson Shannon Survey (Sch.-4992), A-2264 (Parker Co.) **{ all in Block A, East of the Brazos River of the 16-mile-wide Memphis, El Paso & Pacific Railroad Reserve by the Texas & Pacific Railway Company}**, and the T.E. & L. CO. Survey 2660, A-1321 (Parker Co.), T.E. & L. CO. Survey 2661, A-1322 (Parker Co.), T.E. & L. CO. Survey 2662, A-1323 (Parker Co.).

Rock Creek, a tributary of the Brazos River, courses from north to south through the eastern half of FWTC into Lake Mineral Wells. Two perennial branches, Teter's Branch and Rippy Branch drain into Rock Creek.

During World War-II, FWTC was "Camp Wolters" and made up about 23,747 acres. After the war, all but 7,976.19 acres was disposed of; some returned to former landowners and the rest sold to Camp Wolters Enterprises, Inc.

Reactivated In 1951, Camp Wolters was transferred to the Department of the Air Force and named "Wolters Air Force Base", and according to the official Real Estate Map of Fort Wolters dated 6 March 1987, Installation No. 2852, made up "Tract A" of 7,743.35 acres for a purchase price of \$1,167,430.85. Wolters Air Force Base served as a base to train the Aviation Engineer Force and a location for a Nike/Hercules Missile

complex. It remained active until 15 December 1956, when it was transferred to the Department of the Army and renamed "Fort Wolters", according to the official Real Estate map of Fort Wolters dated 6 March 1987, Installation No. 2852.

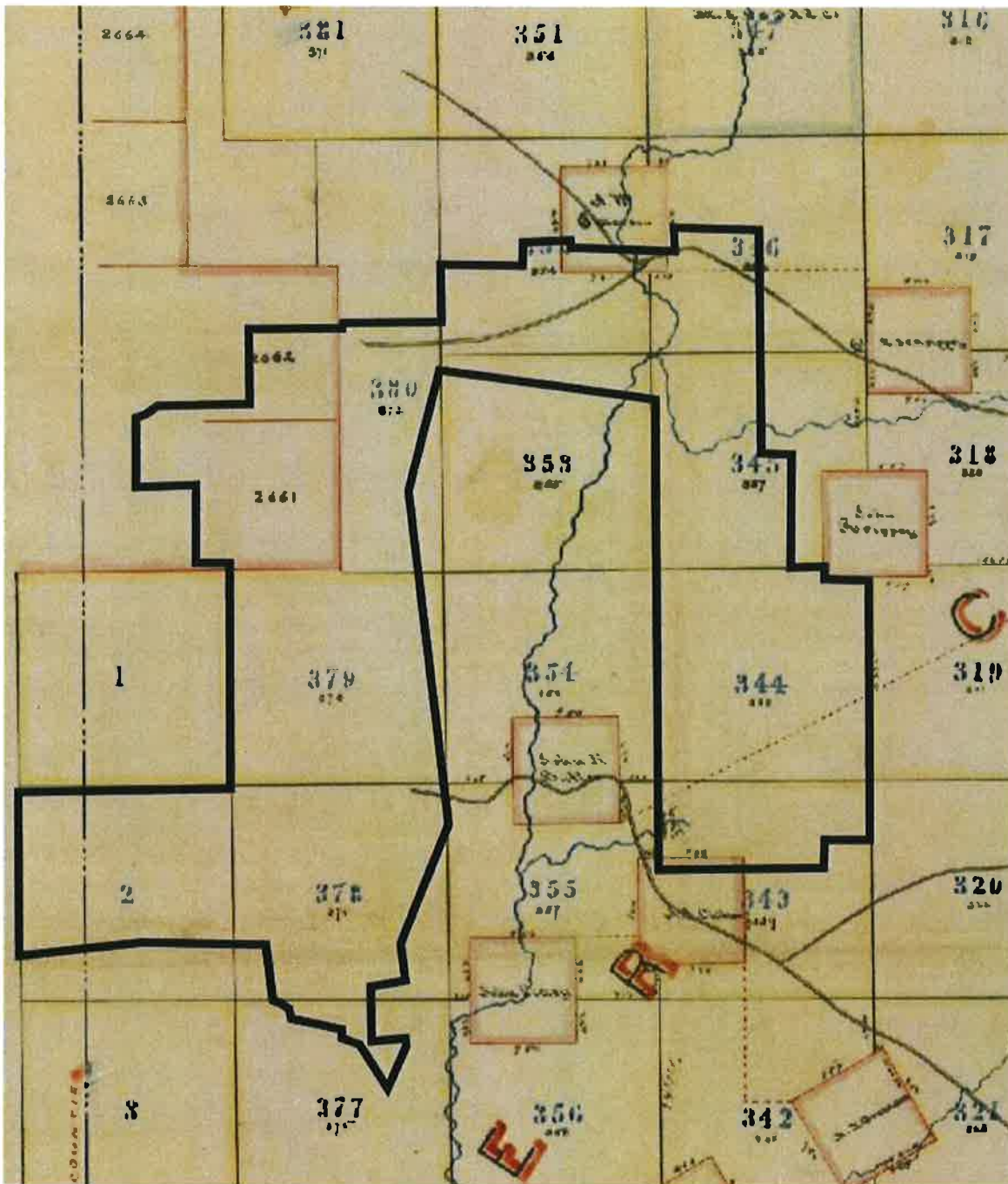


Figure 1. Present boundary of Fort Wolters Training Center overlaid onto Parker County Sketch File 10-Map of Surveys within the MEP&R. Ry. Reserve.

On 31 December 1956, the Department of the Army conveyed Tract A-101 for 66.80 acres to the Mineral Wells Chamber of Commerce by deed. According to said official Real Estate map of Fort Wolters, Tract A-101 was reacquired by the Department of the Army on 5 February 1958.

FWTC is now maintained and operated by the Texas National Guard, described in License No. DACA63-3-10-0527 from the Department of the Army for 3984.99 acres.

Chronology of FWTC follows:<sup>1</sup>

- 1921: Camp Wolters formed out of approximately 50 acres, 56th Cavalry Brigade of the Texas National Guard organized
- 1925: Grant for construction of Texas National Guard training camp given to Brigadier General Jacob F. Wolters
- 1940: October 13 - Announcement made that Mineral Wells selected for location of Infantry Replacement Training Center
- 1940: November 12 - Construction of training center begun
- 1941: March 22 - Camp Wolters officially turned over to the U.S. Army
- 1941: April 5 - Brigadier General William H. Simpson assumed command
- 1946: January 19 - Infantry Replacement Center inactivated
- 1951: February - Camp Wolters reactivated and re-designated Wolters Air Force Base
- 1956: July 1 - Camp Wolters reverted to Army control with mission to train helicopter pilots
- 1956: September 26 - U.S. Army Primary Helicopter School activated
- 1957: April 27 - First class graduated from U.S. Army Primary Helicopter School
- 1963: June 1 - Camp Wolters re-designated Fort Wolters, a permanent military installation
- 1966: March - Post was designated U.S. Army Primary Helicopter Center for training Army aviators for combat duty in Viet Nam
- 1973: The helicopter school transferred to U.S. Army Aviation School at Fort Rucker, Alabama

The following joinder tracts around FWTC were researched and retrieved from Parker County and Palo Pinto County Deed and Plat Records, and surveyed to locate their boundary corners tied to FWTC:

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<sup>1</sup> James D. Godfrey 2017. Fort Wolters. < <http://www.fortwolters.com/> > accessed 20210806

Bounded on the West:

- J.C. Jackson, Jr., executed 20 April 2015, Volume 2101, Page 862, Deed Records Palo Pinto County (D.R.P.P.C.T.), out of the T.&P. RR. CO. Surveys 11 & 12
- John Michael Elliott et ux., 42.741 acres (call), executed 6 February 2008, Volume 1489, Page 295, D.R.P.P.C.T., out of Thomas B. Clement Survey, A-932
- Partition deeds from John Thomas Baker to Inez Ludden "Tract No. 1" 122.02 acres (call), Boedeker Family Limited Partnership Tract No. 2 81.347 acres (call), John T. Baker Tract No. 3 122.02 acres (call), executed 8 May 2009, Volume 1617, Page 113, D.R.P.P.C.T. (W/2 T. & P. RR. CO. Survey 1)
- John Thomas Baker "First Tract" SE/4 T.&P. RR. CO. Survey 1, "Second Tract" of the "Second Tract" NE/4 T.&P. RR. CO. Survey 1, "Second Tract" of the "First Tract" 60 acres (call), out of the T.E. & L. CO. Survey 2660, A-1321, executed 14 December 1976 Volume 658, Page 459, Deed Records, Parker County, Texas (D.R.P.C.T.)
- James Lee Rogers 27.25 acres (call), executed 1 January 1978, Volume 1325, Page 1965, D.R.P.C.T., out of the T.E. & L. CO. Survey 2660, A-1321

Bounded on the North:

- Peggy A. Grimes Living Tr. Tract Two 6.76 acres (call), executed 9 May 2009, Volume 2435, Page 1908, Deed Records, Parker County, Texas (D.R.P.C.T.), out of the T.E. & L. CO. Survey 2660, A-1321 & the T.E. & L. CO. Survey 2659, A-1320
- Jesse E Caldwell et ux. 17.033 Acres (Call), executed 7 December 1972, Volume 536, Page 190, D.R.P.C.T., out of The T.E. & L. CO. Survey 2659, A-1320
- YLKF Enterprises, Inc. 28.315 acres (call), executed 28 August 2014, Instrument 201417249, D.R.P.C.T., out of the T.E. & L. CO. Survey 2659, A-1320
- William C. Council 10.578 acres (call), executed 16 April 1985, Volume 1292, Page 997, D.R.P.C.T., out of the T.E. & L. CO. Survey 2659, A-1320 & T.E. & L. CO. Survey 2662, A-1323
- William C. Council, VLB Contract Agreement, 18.18 acres (call), executed 16 April 1985, Volume 1292, Page 997, D.R.P.C.T.
- John L. Graham 17 acres (call), executed 28 January 2013, Instrument 201303205, D.R.P.C.T.
- Craig Martin & Meagan Ishmael 30.777 acres (call), executed 29 July 2019, Instrument 201919160, D.R.P.C.T.
- Estevan Diaz et ux. Margareta Juarez 28.483 acres (call), executed 19 May 2017, Instrument 201713462, D.R.P.C.T.
- Charles H. & Debbie Woods 30 acres (call), executed 22 December 1993, Volume 1584, Page 1215, D.R.P.C.T.

- David Leon Buschow, Jr. 5.00 acres (call), executed 25 May 2005, Volume 2344, Page 1196, D.R.P.C.T.
- Royce Elaire Burkhalter 147 acres (call), executed 8 August 2002, Volume 2031, Page 1530, D.R.P.C.T.
- Elva Lyn Fishman "First Tract" 80 acres (call), being the N 1/2 of the J.A. Stinson Survey, A-2174, executed 8 August 2002, Volume 2031, Page 1526, D.R.P.C.T.
- The Peggy A. Grimes Living Trust "First Tract" 92.4 acres (call), "Second Tract" (all of the A.W. Emerson Survey, A-435) 160 acres (call), "Third Tract" 64.257 acres (call), , executed 5 April 2005 Volume 2320, Page 1934, D.R.P.C.T.
- Christel Sanders, Executrix Exhibit "C" 142.5 acres (call), executed 15 November 2006, Volume 2488, Page 134, D.R.P.C.T.
- C.D. Sturdivant 70.393 acres (call), executed 14 January 2011, Volume 2826, Page 14, D.R.P.C.T.
- C.D. Sturdivant 5.239 acres (call), executed 14 January 2011, Volume 2830, Page 1016, D.R.P.C.T.

Bounded on the East:

- Roy M. McGee et ux. 13.79 acres (call), executed 3 November 1980, Volume 1086, Page 332, D.R.P.C.T.
- John H. Benefield & John D. Benefield 6.21 acres (call), executed 21 June 1982, Volume 1151, Page 440, D.R.P.C.T.
- Courtney A. Hurst "First Tract" 60 acres (call), "Second Tract" 40 acres (call), executed 20 January 2006, Volume 2405, Page 1976, D.R.P.C.T.
- Karen L. Hurst, Courtney A Hurst, & Caroline L. Hurst 61.725 acres (call), Ann S. Morris, Elizabeth A. Martens, & Stephanie G. Ezell 38.848 acres (call), executed 22 December 2001, Volume 1982, Page 32, D.R.P.C.T.
- William C. Martin and Mary Dell Living Trust "Tract One" 93.32 acres (call), "Tract Two" 75.21 acres (call), executed 20 July 2011 Volume 2858, Page 182, D.R.P.C.T.
- Lamkin Land & Cattle Company, L.L.C. 129.929 acres (call), executed 1 October 2001, Volume 1959, Page 1031, D.R.P.C.T.
- Maddux Farms, Ltd. "Tract Four" 50 acres (call) out of the T.&P. RR. CO. Survey 345, A-1539, all of the Richard Colter Survey for 80 acres (call), all of the E.H. Cox Survey, A-1937 for 80 acres (call), executed 1 January 2010, Volume 2765, Page 138, D.R.P.C.T.
- Barbara Jean Hudson & Charles M. Martindale "Tract I" 8.00 acres (call), "Tract II" 11.76 acres (call), "Tract III" 25.00 acres (call), executed 30 October 1984, Volume 1265, Page 463, D.R.P.C.T.
- Coalson 2009 Dynasty Trust 72.809 acres (call), executed 12 April 2018, Instrument 201808917, D.R.P.C.T.

- Sue Ann's Flying Star Ranch LLC 81.523 acres (call), executed 15 December 2011, Volume 2885, Page 1122, D.R.P.C.T.
- Ashley Olles 27.321 acres (call), executed 26 April 2018, Instrument 201809713, D.R.P.C.T.
- George D. Lionberger & Michael L. Lionberger "Tract III" 24.54 acres (call), executed 6 August 2015, Instrument 201516478, D.R.P.C.T.
- Holy Cow Performance Horses of Texas LLC 39.388 acres (call), executed 5 December 2012, Instrument 201302858, D.R.P.C.T.
- Kenneth and Macia Hanson 40 acres (call), executed 10 December 2003, Volume 2174, Page 1876, D.R.P.C.T.

Bounded on the South:

- Howard Family Partnership "First Tract" 89 acres (call), "Second Tract" 40 acres (call), "Third Tract" 40 acres (call), "Fifth Tract" 50 acres (call), "Seventh Tract", being all of the Jacob A. Whitten Survey, A-1622 for 160 acres (call), executed 14 December 2000, Volume 1902, Page 896, D.R.P.C.T.
- Terry A. McCarty 5.0 acres (call), executed 10 December 1981, Volume 1129, Page 1111, D.R.P.C.T.
- Gary E. Lance 0.79 acre (calculated), executed 18 July 2012, Volume 2927, Page 138, D.R.P.C.T.
- Ronnie Herring 1.677 acres (call), executed 7 May 2013, Instrument 201311321, D.R.P.C.T.
- Ronnie Herring 0.553 acre (call), executed 12 December 2018, Instrument 201831473, D.R.P.C.T.
- Thomas W. Riley 0.5268 acre (call), executed 21 July 2017, Instrument 201719656, D.R.P.C.T.
- Multiple and contiguous tracts to Roy Glenn Keeling & Nelda Ann Keeling, executed 17 November 1988, Volume 1431, Page 620, D.R.P.C.T.
- Pamela Gaye Green 5.0 acres (call), executed 5 February 2020
- Instrument 202005459, D.R.P.C.T.
- Lots 1, 2 & 3, Hart Subdivision, Cabinet D, Slide 65, Plat Records, Parker County, Texas (P.R.P.C.T.)
- Ballew Springs Cemetery 1.909 acres (call), executed 12 July 2000, Volume 1880, Page 1560, D.R.P.C.T.
- William Lloyd Collins & Esta Leos 41.721 acres (call), executed 9 September 2014, Instrument 201418103, D.R.P.C.T.
- Quitclaim Deed to Texas Parks & Wildlife Department from the United States of America 1748.84 acres (call), executed 18 August 1976, Volume 646, Page 588, D.R.P.C.T.

- City of Mineral Wells 7.96 acres (call), executed 11 September 1990, Volume 1484, Page 824, D.R.P.C.T.
- City of Mineral Wells 14.596 acres (call), filed 24 October 1996, Volume 1485, Page 298, D.R.P.C.T.
- Board of Trustees of Weatherford College of The Parker County Junior College District 235.825 acres (call), executed 9 September 1976, Volume 649, Page 520, D.R.P.C.T.
- United States of America Tracts I, II, III, IV, XI & XII, Volume 360A, Page 60, P.R.P.C.T.
- Cabre Corp "Tract No. 1" 24.402 acres (call), "Tract No. 2" 25.912 acres (call), executed 26 February 1993, Volume 1567, Page 1332, D.R.P.C.T.
- RB Land & Cattle Company 4.972 acres (call), executed 23 September 2006, Volume 2464, Page 1299, D.R.P.C.T.
- RB Land & Cattle Company "Tract One" 28.709 acres (call), "Tract Two" 12.283 acres (call), executed 20 December 2011, Volume 2889, Page 719, D.R.P.C.T.
- Odis N. Dow 45.351 acres (call), executed 8 June 2006, Volume 1377, Page 677, D.R.P.P.C.T.

## **SURVEYING ON THE GROUND**

In November 2020, I received a request from the Texas Military Department Real Property Manager to survey the perimeter boundary of FWTC in response to a directive from the National Guard Bureau, Washington, D.C. to report on actual acreage of FWTC, which was never accurately known before my survey.

Eight years before the retracement survey, I established a permanent geodetic control network on FWTC during the week of 7 November 2013. This was set up for the eventual retracement survey. From 2013 to 2021, I researched and prepared a working sketch when I could fit it in to my schedule. I commenced fieldwork on 7 November 2013 assisted by Mark Hinojosa, Certified Survey Technician, and completed the survey on 29 July 2021. Our last field trip to FWTC was to tie in the perimeter fence the week of 26-29 July 2021, by teaming up with the 176th Engineer Brigade Survey Section, Texas Army National Guard. Completing this task in record-breaking heat and humidity would not have been possible without the efforts of the 176th Engineer Brigade surveyors.

Bearings, distances and coordinates are referenced to the Texas Coordinate System, Lambert conic grid projection, NAD 83(CONUS) Texas North Central Zone 4202. Five primary control stations on the project site were positioned by static satellite observations and post-processed in a least squares network adjustment horizontally

constrained to the WGS-84 ellipsoid latitude & longitude position, and ellipsoid height of Mineral Wells CORS Station TXMW (NAD 83, (2011) epoch 2010.00), and CT1192, a National Geodetic Survey Secondary Airport Control station for the Mineral Wells Municipal Airport. In the same network adjustment, NAVD 88 orthometric elevations were derived from the GEOID12A(CONUS) gravity model and vertically constrained to CORS TXMW, and the network elevations agreed with CT1192 by -0.075 feet. A-priori scalar weighting was set to 1 and the adjustment passed the chi-square and tau tests at the 95 percent confidence level in the second iteration. Mean meridian convergence angle of the project site is (+)00°15'16". Distances shown are surface with a ground scale factor of 1.000167 computed from Station 500 (32°52'00.04318"N // 098°02'28.29419"W // ellipsoid height 937.328'), which transformed the project control into a local coordinate system.

The delineation of the FWTC boundary and corner monuments found or set are easily seen and understood on my survey plat and field notes accompanying this report. All perimeter corners of FWTC found and set were marked with orange Carsonite survey witness posts. It was necessary to locate the joinder tract corners around FWTC. An abundance of these joinder corner monuments was found to provide evidential proof of their locations relevant to the FWTC boundary.

## **BOUNDARY CONSTRUCTION**

The extant FWTC land was surveyed when the Air Force acquired it in 1956, found monuments attest to that; however, many of the calls in the written description described in License No. DACA63-3-10-0527 for 3,984.99 acres were substantially off the found courses and distances, which did not reference to the Air Force survey. Said license admits in Paragraph 18.b. that the written description is not representative the perimeter of FWTC and discrepancies in area were found. Construction of lost or obliterated corner monuments was by translation and rotation of record lines to found lines, looking for a fit. Some construction was by deed bearing-bearing intersection, and some by distance-distance intersection to see what fit best and made sense.

### **WBL from Corner Points 1-8**

We found corner Point 1 intact, a concrete monument with bronze disk stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK about half a foot west of a barbwire fence. The record call for this corner was to be in the common line of T.&P. RR. CO. Surveys 2 & 11. We ran southerly 1420.73 feet along said fence and found a 2-inch iron pipe standing about a foot above ground (Point A), which I accepted as the perpetuated common corner of T.&P. RR. CO. surveys 2, 3, 11 & 12. It was marked up



with survey flagging and wooden laths, and in the right location. Point A is referenced in many surveys of the Wolters industrial complex as a tie to a survey corner.

We found Point 2, a 2-5/8-inch iron pipe originally called for in the record description. Found distance between Point 1 & 2 was 3868.06 feet, which was short by 2.82 feet of record call. We located corners along the SBL of the John T. Baker tract making up the 320-acre W/2 of the T.&P. RR. CO. Survey 1. The SWC of said Baker tract was called to be a spike set in the center of Marsden Road (gravel surface). By common reputation, this was accepted as the perpetuated common corner of T.&P. RR. CO. surveys 1, 2, 10 & 11. Using a magnetometer, we did not find the spike due to county road maintenance, so I reset this corner with a railroad spike and named it Point B.

The WBL of FWTC from Point 1 to Point 2 is 7.9 feet west of the survey line connecting Points A & B whose course and distance is N 00°17'32" W 5309.64 feet. Point B bears N 20°25'08" E 22.31 feet from Point 2.

We searched unsuccessfully for Point 3, purportedly next to an ancient wood fence corner post. The corner monument had been removed by FWTC personnel and thrown in a ditch 40 feet to the west of its original location. It was a bronze disk marked WOLTERS AIR FORCE BASE still encased in concrete. No one from FWTC reported the removal or claimed responsibility. It is a federal offense to willingly and intentionally remove a U.S. government survey mark, amounting to imprisonment and fines.

From the approximate Point 3 location, we ran north and found Point 4 to be a concrete monument with bronze disk marked WOLTERS AIR FORCE BASE solidly intact. I constructed Point 3 by giving the called distances of 5326.00 feet from Point 2 and 5329.00 feet from Point 4, a found concrete monument with bronze disk marked WOLTERS AIR FORCE BASE near a steel fence corner post. I accepted Point 4 to be the called for NEC of the T.&P. RR. CO. Survey 1, common with the NWC of the M.E.&P. RR. CO. Survey 379, and in the SBL of the T.E.& L. CO. Survey 2661 as called out in the written description.

We easily found Point 5, a concrete monument with bronze disk marked WOLTERS AIR FORCE BASE near a steel fence corner post. The found distance was 845.07 feet, 24.93 feet short of called distance 870 feet. Furthermore, the call for this line was 'westerly', and at this point I did not trust many of the called courses. I accepted Point 5 to be the SWC of the T.E.& L. CO. Survey 2661 as called out in the written description.

Points 6, 7 & 8 were found iron rods with brass caps stamped U.S. GOVT. PROPERTY CORNER. The line connecting Points 6 & 7 was 1455.05 feet, very close

to the called distance 1455.00 feet. The line connecting Point 7 & 8 was 1591.68 feet, which was also close to the called distance of 1591.50 feet. Point 8 was found in the south line of Lamkin Road.

### **NBL from Corner Points 8-27**

We were unsuccessful in finding Points 9, 10 & 11. They were called to be iron pipes. I attempted to reconstruct these corners by holding deed angle from Point 7 to 8, but this threw Points 9-11 into Lamkin Road. To make matters worse, the called for iron pipes marking points 10, 11, 12, 13, 14 & 15 were not found. I had to reconstruct this line by going all the way to Point 15, a found 4-inch steel fence corner post as called in said John L. Graham's 17-acre tract. I found Graham's SWC, a capped iron rod marked PRICE SURVEYING. In order to construct the line from Point 15 all the way back to Point 11, I used the line connecting Point 15 to the capped iron rod as a controlling line, as it was the only evidence of a boundary line I could find. I also reversed the called bearing from Point 13 to 14 from S 88°05' E to N 88°05' E. This way the constructed NBL would fit the joiners SBL and put Point 11 at a found 4-inch steel fence corner post marking the SWC of said William C. Council's 10.578 acres. This seemed sensible to be a common corner with FWTC, in the SE line of Lamkin Road. The distance between Point 11 & 15 is 2291.85 feet, excessive by 79.85 feet of call. Point 10 was set per called deed angle and distance. Point 9 was set near an ancient fence corner post, the called distance of 222.90 feet from Point 8. They were both set 1/2-inch iron rods with 3-1/2-inch aluminum caps stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK.

Following the constructed NBL from Point 11, I set 1/2-inch iron rods with 3-1/2-inch aluminum caps stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK for Point 12 & 13, giving their called distances of 833.00 feet and 3.00 feet, respectively. From Point 15, I gave the called distance of 567.00 feet extending a line from Point 15 through the PRICE SURVEYING capped iron rod and set a 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK. This made the distance between Points 13 & 14 to be 891.95 feet, 79.75 feet in excess of the called distance of 812.20 feet.

I accepted the line connecting Points 15 & 16 to be on the EBL of said John L. Graham's 17-acre tract whose NEC was a 4-inch steel fence corner post in the south line of Lamkin Road. I gave the called distance of 1803.40 feet from Point 15 and set a 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK. Graham's NEC bears North 00°36'47" West 14.08 feet.

We searched for Points 17 & 18 and only found a removed iron rod with brass cap stamped U.S. GOVT. PROPERTY CORNER lying on its side in the vicinity of Point 18.

We found Point 19 to be an iron rod with brass cap stamped U.S. GOVT. PROPERTY CORNER, bearing North 04°28' West 20.4 feet from a 4-inch steel fence corner post. I constructed the NBL from Point 19 through a found 1/2-inch iron rod next to a railroad tie marking the SWC of the David Leon Buschow, Jr. 5.00-acre tract, setting a 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK for Point 18, giving the called distance of 2491.00 feet. I constructed Point 17 by deed angle and distance of 101.20 feet and set a 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK. I accepted Points 17 & 18 to be in the called for common line of the T.E. & L. Co Survey 2662, A-1323 and the E.A. Calvert Survey, A-2103, and Point 18 to be the SWC of the W.W. Churchill Survey, A-2195, as perpetuated by me.

From Point 19, we found Point 20 to be a concrete monument with bronze disk stamped WOLTERS AIR FORCE BASE at 1379.67 feet, just short of the called distance of 1380.00 feet. I took this to be the SWC of the 80-acre Elva Lyn Fishman tract. I accepted Points 19 & 20 to be in the called for common line of the W.W. Churchill Survey and the J.A. Stinson Survey, A-2174.

The NBL from Points 20, 21, 22, 23 & 24 was constructed from the nearest found monument, Point 24, a concrete monument with bronze disk stamped WOLTERS AIR FORCE BASE in a barb wire fence, by deed angles and partly by called distances. I gave the called distance of 2070.80 feet to Point 21, a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK, at the apparent SEC of said Elva Lyn Fishman 80-acre tract. I accepted Point 21 to be in the called for common line of said J.A. Stinson Survey and the D.W. Lamkin Survey, A-2565, as perpetuated by me.

From Point 21, I ran northerly along a barb wire fence the called distance on 551.50 feet to Point 22, a found, recessed circular mound of rocks in an ancient barb wire fence I accepted to be NEC of said D.W. Lamkin Survey and the most southerly SWC of the J.A. McClung Survey, A-2334, as perpetuated by me. I drilled a punch hole in center of this rock mound.

Point 23, a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK in a rock mound, was constructed by deed bearings from Points 22 & 24. The distance between Points 22 & 23 is 1111.62 feet,

short of the called distance of 1125.00 feet. The distance between Points 23 & 24 is 121.74 feet, very close to the called distance of 121.70 feet.

I constructed Point 25, a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK by deed angle and called distance of 537.30 feet from a line connecting Points 26 & 27, both being found concrete monuments with bronze disks stamped WOLTERS AIR FORCE BASE. From Point 25, a 4-inch steel fence corner post bears North 12°20'28" East 29.9 feet. The distance from Point 26 to 27 is 2093.50 feet, 16.50 feet longer than the called distance of 2077.00 feet.

### **EBL from Corner Points 27-36**

Point 28, a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK, was constructed by intersecting the called distance of 5307.50 feet from Point 27, and 686.60 feet from Point 29, a found concrete monument with bronze disk stamped WOLTERS AIR FORCE BASE near a 4-inch steel fence corner post. A wood fence corner post at the SWC of a fence of occupation bears North 87°37' West 68.7 feet. It is unknown whether FWTC built this fence or if the owners of the William C. Martin and Mary Dell Living Trust Tracts One & Two did. I found a 3/8-inch spike nail as called for the SEC of the Karen L. Hurst et. al. 61.725 acre tract, sharing the NWC of said Martin and Mary Dell Tracts One & Two. This corner is 9.71 feet outside FWTC and intersects the center of Stafford Road and Smith Trail. I fit said Karen L. Hurst et. al. 61.725 acre tract and Martin and Dell Tracts One & Two by rotating the tracts from said 3/8-inch spike nail to a found 3/8-inch iron rod on the north line of Smith Trail, sharing the SEC of said Karen L. Hurst et. al. 61.725 acre tract and the SWC of the Ann S. Morris et al. 38.848 acre tract. The SBL of said Karen L. Hurst et. al. 61.725 acre tract is common with the NBL of Martin and Dell Tracts One & Two and crosses the center of Smith Trail to a point in the north line of Smith Trail. The WBL of said Martin and Dell Tracts One & Two fits the fence line running northerly from the steel fence corner post near Point 28. There is a 20-foot private locked gate for a road that runs southerly crossing the EBL of FWTC, staying inside said fence of occupation, and makes a left turn crossing the WBL of said Martin and Dell Tracts One & Two, about 50 feet north of Point 28.

The EBL continued southerly, finding points 30 & 31, both found concrete monuments with bronze disks stamped WOLTERS AIR FORCE BASE near steel fence corner posts. I accepted Points 30 & 31 to be in the called for common line of the T.&P. RR. CO. Survey 345, A-1539 and the R.I. Carr, J.T. Carr & E. Van B. Sweatt Survey, A-2525, and Point 31 to be the called most northerly NEC of said R.I. Carr, J.T. Carr & E.

Van B. Sweatt Survey. The distance between Point 29 to 30 was found to be 2641.87 feet, 0.67 feet longer than the called distance of 2641.20 feet. Found distance from Point 30 to Point 31 is 834.38 feet, 1.28 feet longer than the called distance of 833.10 feet.

Point 32, a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK, was constructed by intersecting the called distances of 338.20 feet from Point 31 and 1123.00 feet from Point 33, a found concrete monument with bronze disk stamped WOLTERS AIR FORCE BASE near steel fence corner post. I accepted Point 32 to be the called for SWC of the Richard Colter Survey, A-1936, as perpetuated by me, and the apparent SWC of the called 80-acre to Maddux Farms, Ltd. tract.

Continuing southerly, near a barb wire fence, Point 34 is a found concrete monument with bronze disk stamped WOLTERS AIR FORCE BASE near steel fence corner post, in or near the common line of the T.&P. RR. CO. Survey 343, A-1496 and the A.C. Stanley Survey, A-1266, 6106.77 feet from Point 33, 0.97 feet longer than the called distance of 6105.80 feet.

We found Points 35 & 36, found concrete monuments with bronze disks stamped WOLTERS AIR FORCE BASE near steel fence corner posts. Found distance between Point 34 to 35 is 1133.92 feet, very close to the called distance of 1133.80 feet. From Point 35 to 36, the found distance of 669.36 feet, 0.56 feet longer than the called distance of 668.80 feet.

### **SBL from Corner Points 36-58-1**

The SBL from Point 36 to 37 is called to run with the common line of the T.&P. RR. CO. Survey 343, A-1496 and the Jacob A. Whitten Survey, A-1622 when the SBL crosses Howard Road. Point 37 was called to be an iron pipe. We made searches for this corner on several trips to FWTC but did not find it, probably because the point fell next to a bar ditch and may have been removed. We could not establish the location of Point 37 without first finding a called for iron pipe at Point 38, which was gone. Then we found two 2-inch iron pipes on the NBL of the 1748.84-acre Texas Parks and Wildlife Department tract for and inner corner near the end of Little Reba Ranch Road, said line being the accepted SBL of the J.C. Maddux Survey, A-996 and the E. Van B. Sweatt Survey, A-1273. I constructed a line between the two found iron pipes and extended it giving the called distance of 1318.70 feet for that line of said Texas Parks and Wildlife Department 1748.84-acre tract. This established the location of Point 38, a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped CORPS OF ENGINEERS-U.S. ARMY

SURVEY MARK. Point 37, a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK, was constructed by deed angle through Points 39-38-37 and giving the called distance of 4496.00 feet from Point 38 to 37, which placed the corner in an old barb wire fence on the south line of Ballew Springs Road. The constructed line from Point 36 to point 37 is 4115.80 feet, considerably shorter than the called distance of 4153.10 feet; however, if I gave the called distance, Point 37 would be on the west line of Little Reba Ranch Road. The called location of Point 37 is said to share the common corner of the T.&P. RR. CO. Survey 343, A-1496 and the T.&P. RR. CO. Survey 355, A-1354. This made sense when I lined up Point 37 and connected it to a found 60D spike in the center of Little Reba Ranch Road bearing South 88°10'16" West 26.57 feet from Point 38, said spike was called to be the NEC of said William Lloyd Collins & Esta Leos 41.721-acre tract. I believe the survey line ran up the centerline of Little Reba Ranch Road, but the FWTC line at Point 38 bowed to the east by 26.57 feet. The line connecting Points 38 & 39 bowed back to the west with a deflection angle of 00°21'39" to the left. Point 39 is a found concrete monument with brass disk stamped "TEXAS PARKS AND WILDLIFE" around a five-point star. I believe Point 39 is located in the in the common line of the T.&P. RR. CO. Survey 345, A-1539 and the T.&P. RR. CO. Survey 353, A-1542, as called for in the written description.

The found line connecting Points 39 & 40 ran along the general course of a barb wire fence a distance of 5339.96 feet, 2.21 feet short of the called distance of 5342.17 feet. Point 40 is a found concrete monument with brass disk stamped "TEXAS PARKS AND WILDLIFE" around a five-point star.

Point 41, a found 2-inch iron pipe as originally called for is in a ravine, more particularly the Teter's Branch of Rock Creek, and 11.6 feet west of an old barb wire fence. This corner was very difficult to get to due to the steep terrain. The found distance between Points 40 & 41 is 2994.65 feet, 1.93 feet short of the called distance of 2996.58 feet.

Continuing along the general course of a barb wire fence, we found Point 42, a concrete monument with brass disk stamped "TEXAS PARKS AND WILDLIFE" around a five-point star. The found distance between Points 41 & 42 is 7911.41 feet, very closely matching the called distance of 7911.54 feet.

Point 43 is a found concrete monument with brass disk stamped "TEXAS PARKS AND WILDLIFE" around a five-point star, and 243 feet west of the barb wire fence, where the FWTC staff believes the boundary line is. The found distance between Points 42 & 43 is 2983.99 feet, 16.01 feet short of the called distance of 3000 feet.

Point 43 was the last of the Texas Parks & Wildlife concrete monuments with brass disks to be found. They were all called to be iron pipes, but we can assume Texas Parks & Wildlife Department re-monumented their corners.

Point 44 is a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK at the north base of a steel fence corner post. I believe the original monument was removed when the steel fence gate was built. I constructed Point 44 by deed angle and called distances from Points 46-45-44. I connected a line from Point 43 to Point 44 and set it to within one foot of said post, a distance of 877.60 feet, 13.2 feet excess of the called distance of 864.40 feet.

To support my construction of Point 44, we found Point 46, a 2-inch iron pipe that sticks out of the ground by 1.2 feet. I accepted this to be the original corner common with FWTC and said Texas Parks and Wildlife Department 1748.84-acre tract. Point 46 is in a chain link fence that runs around the FWTC ammunition storage facility. From there, I constructed Point 45, a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK in a bar ditch by giving the called distances of 876.06 feet from Point 44 and 1323.00 feet from Point 46.

Running the chain link fence around the FWTC ammunition storage facility from Point 46, the Texas Parks & Wildlife Department boundary is called to run with a fence. Points 47-51 are chain link fence corner posts. The found distances between Points 46-47-48-49 & 50 agreed to within a couple tenths of a foot. Found distance between Points 50 & 51 is 1305.88 feet, 1.49 feet short of called distance 1307.37 feet. It is likely this chain link fence was repaired in the past and new fence posts were put in.

Point 52 is a found 5/8-inch iron rod in the east line of Heintzelman Road along the projected line of an old barb wire fence. The found distance between Points 51 & 52 is 467.65 feet. The call for this line in the Texas Parks and Wildlife Department 1748.84-acre tract is a "calculated bearing and distance of S 66°39'19" E 462.91 feet to a corner fence post".

The line between Points 53 & 54 was constructed by 80-foot-right offset of a line connecting a found City of Mineral Wells brass monument marking the intersection of the west line of Heintzelman Road and the south line of Wagner Road and a found 5/8-inch iron rod marking intersection of the south line of Wagner Road and the east line of Hood Road. Point 53, a set 1/2-inch iron rod with 3-1/2-inch aluminum cap stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK in a bar ditch was constructed by intersection of said 80-foot line offset and the projected line of the east line of Heintzelman Road through Point 52. Point 54, a set 1/2-inch iron rod with 3-1/2-inch

aluminum cap stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK, was constructed by intersection of said 80-foot line offset and the projected 513.45-foot-radius curve in the south line of the United States of America 155.11-acre Tract I. The distance between Points 53 & 54 is 1291.90 feet, 5.71 feet longer than the called distance of 1286.19 feet. This difference is due in large part from the erroneous curve data called in the original description. The curve along the north line of Hood Road is called to have a 433.45-foot radius (which is supposed to be the radius for its south line), the chord distance is called to be 744.51 feet and an unrealistic 118°21'56" central angle. The correct curve on my survey gives a 513.45-foot radius, a 78°12'02" central angle, a chord distance of 647.64 feet, and an arc distance of 700.79 feet.

Point 56, a set railroad spike in the center of a gravel range road marking the NEC of said United States of America Tract I, was constructed by deed angle and distance from Points 1-57-56. Point 55, a set railroad spike in asphalt pavement marking the SEC of said United States of America Tract I, in the north line of Hood Road, was constructed by deed angle and distance from Points 57-56-55.

Points 57 & 58 mark a straight line all the way through Point 1. Point 57 is a found concrete monument with bronze disk stamped CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK standing upright, about six feet south of a barb wire fence. Point 58 is a found broken concrete monument missing its CORPS OF ENGINEERS-U.S. ARMY SURVEY MARK disk 1744.19 feet WSW from Point 57. A survey of 2,349.894 acres made in 1973 by T.D. Disheroon for the U.S. Army Corps of Engineers does not show Point 58 on Line 57-1 as being a point of tangency (P.O.T.).

The final call from Point 57 to Point 1 is a found distance of 3076.29 feet, 1.10 feet longer than the called distance of 3075.19 feet.

## **BOUNDARY CONFLICTS**

The SBL of FWTC from Points 1-57-56 has multiple corner overlaps by private property amounting to 0.585 acre. Compared to 4,100.3 gross acres, this is a small quantity of land encroaching into FWTC. However, the overlapping corner monument distances of the RB Land & Cattle Company tracts in Vol. 2464 Pg. 1299 & Vol. 2889 Pg. 719, Parker County Deed Records, are large. These tracts appear to have been surveyed by a local company named Price Surveying and the RB Land & Cattle Company corner monuments fall 6.6 feet into FWTC from Point 57, and 6.48 & 8.02 feet as shown on my survey. I cannot explain the thought process of Price Surveying ignoring Points 1, 57 & 58, which are U.S. government boundary monuments. A 1.28-



foot corner monument overlap occurs at the NWC of Odis N. Dow, Vol. 1377 Pg. 677, Palo Pinto County Deed Records.

Another corner overlap occurs in the NBL of FWTC, 806.4 feet east of Point 18 and 11.21 feet into FWTC. This corner appears to be the SEC of David Leon Buschow, Jr. 5-acre tract in Vol. 2344 Pg. 1196, Parker County Deed Records and amounts to 0.0987 acre.

The EBL of FWTC has no found conflicts into FWTC, but the joinder tracts to the east of the line connecting Points 33 & 34 do not touch our EBL, bringing to issue of the Strip-and-Gore Doctrine. The NWC and SWC of the Coalson 2009 Dynasty Trust 72.809-acre tract, Instr. 201808917, Parker County Deed Records are out by 15.35 feet and 27.63 feet, respectively, the latter sharing the NWC of Sue Ann's Flying Star Ranch LLC 81.523-acre tract in Vol. 2885 Pg. 1122, Parker County Deed Records. The SWC of Sue Ann's Flying Star Ranch LLC tract is 7.13 feet out and shares the NWC of Ashley Olles' 27.321-acre tract, Instr. 201516478, Parker County Deed Records. Olles' SWC is only 1.19 feet out, sharing the NWC of the George D. Lionberger 24.54-acre Tract III. The SWC of Lionberger shares the NWC of Holy Cow Performance Horses of Texas LLC 39.388-acre tract, Instr. 201302858, Parker County Deed Records, and is out by 1.85 feet. The SWC of Holy Cow Performance Horses shares the NWC of the Kenneth & Macia Hanson 40-acre tract and is out by 0.73 feet.

## **FWTC BOUNDARY MAINTENANCE ISSUES**

On 26 July 2021, Point 46 was removed without permission by Texas Correctional Industries (TCI) seven months after we found the corner and marked it with an orange Carsonite witness post with the words DO NOT DISTURB—STATE LAW. The corner already had a T-post next to it for protection. Although I repeatedly advised the permanent FWTC staff not to remove, destroy, or alter any federal boundary corner or survey mark, they did not properly supervise TCI when they flagrantly bulldozed the corner and then placed the 2-inch pipe, Carsonite witness post and T-post in a pile at the base of the fence. TCI denied ever seeing the monument. Well then, which one of them gathered the corner and accessories and placed them next to the fence? The day after this incident, we reset Point 46 back to its original location. Some of the FWTC staff supervising TCI "didn't see the big deal" in removing a federal boundary corner. Before this incident, the FWTC staff were made aware of **18 U.S. Code § 1858 - Survey marks destroyed or removed:** *"Whoever willfully destroys, defaces, changes, or removes to another place any section corner, quarter-section corner, or meander post, on any Government line of survey, or willfully cuts down any witness tree or any tree blazed to mark the line of a Government survey, or willfully defaces, changes, or removes any monument or bench mark of any Government survey, shall be fined under this title or imprisoned not more than six months, or both."* (June 25, 1948, ch. 645, 62 Stat. 789; Pub. L. 103-322, title XXXIII, § 330016(1)(E), Sept. 13, 1994, 108 Stat. 2146.)

The current laws in Texas dealing with willful destruction of survey marks is a little murky in that it falls under Section 28.03 of the Texas Penal Code (Arson, Criminal Mischief, and other Property Damage or Destruction), carrying penalties ranging from Class C, B, or A misdemeanors all the way up to state jail felony, from third-, second-, or first-degree felony, depending on the pecuniary cost. (Amended by Acts: 2007, 80th Leg. Ch. 690 (H.B. 1767), Sec. 1, eff. September 1, 2007).

During the Republic of Texas, criminal penalties were quite clear:<sup>2</sup>

- Theft Under \$20: A fine plus 39 lashes
- Horse Theft: A fine plus 39 lashes and the branding of a "T" on the hand
- Murder, Rape, Arson, Robbery, Burglary, Counterfeiting: Death

This incident and the removal of Point 3 is troubling for a staff whose job is to protect FWTC property. The problem evolves when the layperson does not understand that retracement surveys, engineering surveys and geodetic surveys are hard to do, and very time consuming. There was no good reason for destroying Point 46 when FWTC staff could have contacted me because I was surveying nearby that day.

## CONCLUSION

This report is furnished with reference to a retracement survey of the indicated lands comprising the Fort Wolters Training Center made by me under my supervision from 7 November 2013 to 29 July 2021. A plat of this survey showing the construction of the captioned lands and field notes is furnished herewith. The above determination of the subject tract's location is based on a careful and diligent survey on the ground and research from multiple sources.

Respectfully submitted,



David A. Rolbiecki, RPLS, LSLS  
Texas Registered Professional Land Surveyor No. 5919  
Licensed State Land Surveyor, State of Texas



Enc Survey Plat & Field Notes dated 03/28/2022

<sup>2</sup> Texas State Library and Archives Commission  
<<https://www.tsl.texas.gov/exhibits/prisons/beginnings/page1.html>> accessed 20210823