

RE: Examination of Joseph Lindley Survey, Abstract # 25, Montgomery County, Texas, for specific location, Town of Danville.

See Map of Danville

Synopsis: Initial examination was focused on deed records, and other recorded instruments and documents, e.g. GLO maps, Commissioner Court Records, Tax Records, Appraisal District Maps, etc. that documented the location of Danville.

Deed records and other historical data provided by Karen Lawless, Karen Hett, and Elsa Vorwerk. .

Method:

1. Map of northern portion of J. Lindley A-25, Sam Lindley, Hulon, Sadler, and Tong surveys was made using original GLO survey records of metes and bounds for each survey boundary.
2. Plat of Danville filed by Daniel Robinson, March 1851. Hiram Little's well was the only reference given as starting point for the Town Plat. The Plat of Danville did not establish a reference point in a survey, or tract, for the town tracts. Description was based entirely on the well. There were several references to adjacent lots, blocks of lots, and even courses consistent with northern end of the Town Lots and Blocks.
3. Spiller Estate, 460Ac was fitted into map of A-25 and Hulon survey, SW corner of Hulon being a principal corner for the 460Ac tract, as well as SE corner of Sarah McGary 320Ac. 460Ac tract fit closely with today's existing survey lines. With this 460Ac record was a plat of the NW portion of the 460Ac with reference to main street. (Evident that NW portion of this tract went around Town lots and blocks, i.e., metes and bounds conformed exactly to the size and layout of Danville Town tracts.
4. Sara McGary 320Ac tract was referenced many times in deeds and the tracts depicted on accompanying map. Danville was located in the center of this tract.
5. Hiram Little 156AC deed uses McGary well as reference point.
6. I attempted to treat the McGary well as the reference well in Daniel Robinson's Danville town lots. Town tracts did not align with 2 surveys mentioned above using this method. The Town Plat does fit nicely when moved 40Vrs north. Conclusion, there were two wells. Hiram's and McGary's, approximately 120 feet apart.
7. Using method described above, fitted Town Plat into Map using 460Ac Main Street reference and courses around the town tracts. This placement could be a block off both E/W and N/S, however, this was the general area of Danville as shown. I did not see any other deed or reference that tied the Town Tracts to any other existing survey mark. The fact that we have references all around it, and that the courses match the N-S road, is ample evidence for the location as shown.

8. In the above configuration, the Baptist Church tract is adjacent to north side of the town lots. This connectivity was evident on several deeds that used the BC tract as a reference.
9. H Little 93.5 Ac tract goes around east side of town lots.
10. No roads, other than main street, were mentioned in any of the above deeds as references. Took existing road structure from current maps and transferred it to Danville map, this included IH-45, old Hwy 75, Danville Rd, Old Danville, and Shepard Hill Rd. South line of McGary conformed with Shepard Hill Rd, north line conformed to Danville Rd, also referred to as College St in one older deed. Most important, present Old Danville Rd fit exactly into our map of Danville Town tracts. The course of the N-S road (N25E) thru the Town tracts is the only place in this area with this course. (This is a key confirmation about the general location of the Town tracts)
11. W F Spiller Est 163 Ac goes around town lots, specifying Hoy lots as reference and also makes reference to Willis New Waverly Rd. A D Smith tract, east line, conforms perfectly to existing old Hwy 75, so the trial/road to Willis was established at this point.
12. McGhee tract is tied to town lots.
13. Rest of the tracts were added to show general development of the area.
14. Made a visual inspection of the location, and compared visual with satellite images. An area of vegetation in the location of Hiram's well was visible on satellite images. On closer, ground inspection, Hiram's well was found intact, exactly as Town Plat indicated.

David Frame