



OCTOBER, 1999
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

40 ACRES
OUTLOT #1
DIVISION Z
PER 1916 O.E. METCALFE SURVEY

DUVAL ADDITION
VOL. 1, PG. 23
P.R.T.C.TX.

YMOND PLATEAU
BK. 1, PG. 30
P.R.T.C.TX.

72.33 ACRES
OUTLOT #11
DIVISION Z
PER 1916 O.E. METCALFE SURVEY

77.15 ACRES
SAND BEACH RESERVE
PER 1916 O.E. METCALFE SURVEY

COORDINATE VALUES SHOWN HEREON FOR POINT NO. 2 (C.O.A. MONUMENT H-22-2001) ARE GRID. ALL OTHER COORDINATE PAIR VALUES ARE BASED SURFACE MEASUREMENTS ORIGINATING FROM POINT NO. 2.

THE SCALE FACTOR OF H-22-2001, PER THE PUBLISHED DATA SHEET IS 0.999941.

AREA CALCULATIONS:

1. 3.19 ACRE LUMBERBERG'S INVESTMENT CORPORATION:
AREA "A" (BETWEEN LOCATIONS #1 & #2) = 0.7 ACRES
AREA "B" (BETWEEN LOCATIONS #2 & #3) = 0.9 ACRES
AREA "C" (BETWEEN LOCATIONS #3 & #4) = 0.7 ACRES
2. 1.94 ACRE JETTER PARTNERS INTERNATIONAL RESUBDIVISION ONE:
AREA "A" (BETWEEN LOCATIONS #1 & #2) = 0.6 ACRES
AREA "E" (BETWEEN LOCATIONS #2 & #3) = 0.4 ACRES
AREA "F" (BETWEEN LOCATIONS #3 & #4) = 0.2 ACRES
3. 4.80 ACRE YMCA - TOWN LAKE SUBDIVISION:
AREA "A" (BETWEEN LOCATIONS #1 & #2) = 0.7 ACRES
AREA "H" (BETWEEN LOCATIONS #1 & #4) = 1.3 ACRES
AREA "I" (BETWEEN LOCATIONS #3 & #4) = 0.4 ACRES
4. AREA OF OUTLOT #11 BASED ON LOCATION #2 FOR THE SOUTH
LINE AND LOCATION #1 FOR THE EAST LINE:
AREA = 83.5 ACRES
5. AREA OF OUTLOT #11 BASED ON LOCATION #11:
AREA = 60.0 ACRES

NOTES:

1. THE ORIGINAL WEST LINE OF WEST AVENUE SHOWN HEREON WAS ESTABLISHED 160 FEET WEST OF THE CITY ENGINEER'S MONUMENTED CENTERLINE OF WEST AVENUE.
2. RAYMOND PLATEAU SUBDIVISION, AS SHOWN HEREON, WAS ESTABLISHED FROM THE MONUMENTED SUBDIVISION PLAT, THE NORTHWEST CORNER WAS PLACED AT POINT NO. 104 ROTATED TO POINT NO. 150, THE NORTHEAST CORNER WAS CALCULATED AT THE INTERSECTION OF THE EAST LINE OF THE SUBDIVISION (SOUTH LINE OF WEST EIGHT STREET) WITH THE ORIGINAL WEST LINE OF WEST AVENUE.
3. THE DOWAL ADJACENT, AS SHOWN HEREON, WAS CONSTRUCTED FROM THE MONUMENTED SUBDIVISION PLAT, THE NORTH-SOUTH LOT LINES OF LOTS 1-15, BLOCK 2, WERE SCALED, NO DIMENSIONS FOR THESE LOTS WERE GIVEN. THE EAST LINE OF THE SUBDIVISION WAS SET AT POINT NO. 104, THE EAST LINE WAS MADE TO MATCH THE WEST LINE OF RAYMOND'S PLATEAU HEREON.
4. THE BLUFF LINE AS SHOWN HEREON PER THE RAYMOND PLATEAU PLAT WAS PLACED 150 FEET FROM THE MONUMENTED EAST LINE DIMENSIONS IN BLOCKS 7, 8, 9 AND 9. THE BLUFF LINE WAS DRAWN BY CONNECTING THE END POINTS OF THE SIDE LOT LINES. THE SLOPE OF THE BLUFF LINE IS ACCURATE.
5. THE "METCALFE LINE" WAS PLOTTED ACCORDING TO THE FIELD NOTES DESCRIPTION OF THE NORTH LINE OF THE SAND BEACH RESERVE, AS PREPARED BY O. E. METCALFE, 1916, AND FROM FOUND, MONUMENTED CORNERS OF THE LIMITED CORP.

BEARING BASIS:

TEXAS COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, GRID, BASED ON CITY OF AUSTIN MONUMENT REFERENCE NO. H-22-2001. A "4" BRASS DISC FOUND AT BACK OF SIDEWALK AT RIVERSIDE DRIVE AND SOUTH LAMAR BOULEVARD INTERSECTION, NORTHEAST CORNER, AND CITY OF AUSTIN MONUMENT REFERENCE NO. H-22-2001, A "4" BRASS DISC FOUND ON THE NORTHEAST CORNER OF THE INTERSECTION ON SOUTH LAMAR BOULEVARD AND NORTHEAST BOULEVARD, WEST SIDE, A WEST AND STREET OVERPASS. THE PUBLISHED GRID BEARING BETWEEN THESE MONUMENTS IS $N 16^{\circ} 37' 29'' E$. THE CONVERGENCE ANGLE AT H-22-2001 IS $1^{\circ} 19' 40.23''$. THE PUBLISHED GRID DISTANCE IS 1664.83 FEET. MEASURED A SURFACE DISTANCE OF 1664.93 FEET BETWEEN THE MONUMENTS. HELD PUBLISHED BEARING.

SURVEYOR'S CERTIFICATION

I, WILLIAM D. O'HARA, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY PLAT IS BASED ON AN ACTUAL SURVEY MADE ON THE GROUND DURING JULY THROUGH OCTOBER 1999, UNDER MY DIRECTION AND SUPERVISION, AND A RECORDS INVESTIGATION MADE BY ME, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE _____

WILLIAM D. O'HARA
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4878 - STATE OF TEXAS

EXHIBIT "O"

TO ACCOMPANY SURVEYOR'S REPORT OF THE SURVEY
CONCERNING THE LOCATION OF THE NORTH LINE OF
THE SAND BEACH RESERVE, IN THE CITY OF AUSTIN,
TRAVIS COUNTY, TEXAS

LA Loomis—Austin, Inc.
Engineering, Surveying and Environmental Services
3103 Bee Caves Road, Suite 225; Austin Texas 78746
Phone: (512) 327-1180; Fax: (512) 327-4062; www.loomismore.com

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