

CONFLICT BETWEEN SAND BEACH RESERVE AND LAND CLAIMED BY THE TOWNLAKE YMCA

This map shows by grey shading the conflict between the land claimed by the Townlake YMCA (based on its 1988 subdivision plat) and public land known as Sand Beach Reserve (based on a boundary 180 feet below a bluff depicted on the 1885 plat of the Raymond Plateau subdivision). The perimeter of the YMCA subdivision is highlighted in dark grey.

The map is adapted from Exhibit “O” to a Surveyor’s Report on Sand Beach Reserve done for the City of Austin by William O’Hara. Sand Beach Reserve was set aside by the Republic of Texas for “public purposes” in 1840 when the land around the original City of Austin was divided into Outlots for sale to early settlers. O’Hara’s October 21, 1999, report reviewed the history of the land in Outlots 1 and 11, immediately north of the Reserve. It analyzed six possible locations for the south boundary of Outlot 11, which the state patented to James Raymond in 1848.

O’Hara recommended two locations as “the strongest positions for the south line of Outlot 11, Division Z, being the north line of the Sand Beach Reserve.” One recommended location, 180 feet below the bluff, is shown here by a dashed line labeled **LOCATION #2**. The other recommended location honors the call in the patent for 60 acres and would put more land in conflict. It is shown by a solid black line labeled **LOCATION #1** trending north of Location #2 as it goes east across the YMCA subdivision. In O’Hara’s opinion, Metcalfe’s north line for the Reserve (**LOCATION #4**, which the YMCA is claiming as its south boundary) “is in the wrong position.”

Above text, highlighting, & vicinity map added by Joe Riddell in February 2026. Some map labels relocated for legibility.

