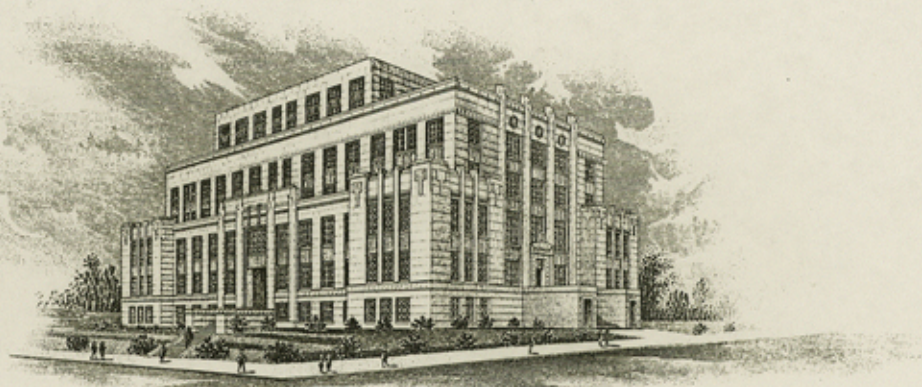


County of  
**TRAVIS**  
STATE OF TEXAS



AUSTIN, TEXAS

June 16, 1992

To: The Commissioner of the  
General Land Office of the  
State of Texas

Re: Survey Report  
18.82 Acres of Unpatented School Land  
B.B.B. & C. R.R. Co. Survey No. 512,  
Travis County, Texas

Gentlemen:

This report concerns the boundary survey of the above referenced 18.82 acres of land surveyed by me at the request of Malcolm B. Levi, Jr., a good faith claimant to 11.46 acres of the 18.82 acres of land. The 11.46 acres to be purchased by Mr. Levi will be addressed later in this report. The 18.82 acre tract is bounded on the southwest by the Michael de Chaume Survey No. 612, the northwest by the B.B.B. & C. R.R. Co. Survey No. 511, the northeast by the Henry Peace Survey No. 480 and on the southeast by the G. W. Bailey Survey No. 512, patented as the northwest one-half of the B.B.B. & C. R.R. Co. Survey No. 512.

Geodetic bearings and surface distances have been used to compare the courses and distances found at this time with record calls of the previous surveys. Our map, Plan 8278 has also been prepared to accompany this report.

This survey was conducted based on information obtained from various sources. Our client supplied a recent color aerial photograph, a working sketch of the area prepared by the General Land Office and numerous deeds. Information was also obtained from the County Surveyor's Records along with information from the Lower Colorado River Authority.

See Travis Co. Rld. Sk. 58  
File No. Sketch File 74  
Travis County  
Survey Report  
Filed August 17 19 92  
By GARRY MAURO, Com'r  
Douglas Howard

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An office study was undertaken to determine if sufficient evidence existed to indicate the presence of unpatented School Land. The study was completed and a meeting was held at the General Land Office to review this information. At that meeting it was agreed that a tract of unpatented School Land probably existed and that an on-the-ground boundary survey was needed.

Using the information from the study, field reconnaissance was done in an effort to identify as many corners as possible of the surveys involved prior to surveying. After this, our initial field traverse was made locating the corners found. Office calculations were then made and analyzed. It became readily apparent that there were many discrepancies between record information and corners found and tied in on the ground. This necessitated subsequent trips back into the field to look for corners in other locations. Sufficient corners were then found to support the location of these surveys and from which to make the construction of the unpatented School Land tract.

Control points for this survey were established using GPS. This service was contracted through Capital Surveying Company, Inc. The tri-stations used were Shingle and Travis. Shingle was held as the basis for the coordinate values and the line from Shingle to Travis was used for azimuth control. Internal traverses were done with a 10" (second) total station with all traverse legs being electronically measured. Due to the terrain, vegetation and shape of the area being surveyed, it was not practical to run closed traverses in many instances. Because of this fact, GPS points were utilized to obtain line closures where practical. Three GPS points were incorporated into our survey and the unadjusted line closures between the GPS points were better than 1 (one) part in 50,000.

My survey began at a 1/2" iron pipe found at the most westerly corner of the Henry Peace Survey No. 480, being an interior corner of the B.B.B. & C. R.R. Co. Survey No. 511. This iron pipe was set in an old rock mound found in 1956 by Orin E. Metcalfe, Licensed State Land Surveyor.

I then ran S 51° 15' 50" E 1919.17 varas (record S 52° E 1945 varas) with the southwest line of the Henry Peace Survey No. 480 and a northeast line of the B.B.B. & C. R.R. Co. Survey No. 511, to a 1/2" iron pipe set for the most easterly northeast corner of the B.B.B. & C. R.R. Co. Survey No. 511, at an angle point in the southwest line of the Henry Peace Survey No. 480, said 1/2" iron pipe set from its witness tree, a 10" Live Oak marked x (old mark) bearing N 9° 46' W 11.84 varas from said corner as found in 1937 by Orin E. Metcalfe.

Continuing along the southwest line of the Henry Peace Survey No. 480, I ran S 38° 06' 30" E 1348.73 varas (record S 38 1/2° E 1374 varas) to an old rock mound found at the most southerly corner of the Henry Peace Survey No. 480, and an interior corner of the G. W. Bailey Survey No. 512, patented as

the northwest one-half of the B.B.B. & C. R.R. Co. Survey No. 512. In 1937, Orin E. Metcalfe found a rock mound on this line 236.00 varas southeasterly from the most easterly northeast corner of the B.B.B. & C. R.R. Co. Survey No. 511, which he identified as the most northerly corner of the G. W. Bailey Survey No. 512. This corner of the G. W. Bailey Survey No. 512 is now inundated by the waters of Lake Travis, but based on traverse points used by Orin E. Metcalfe in 1937 and located by me while making this survey, the rock mound found by Orin E. Metcalfe in 1937 would now calculate to be 0.17 of a vara northeast of line. Mr. Metcalfe's survey in 1937 was undertaken as a part of the right-of-way surveys for the Lower Colorado River Authority.

My next step was to prove the location of the west line of the B.B.B. & C. R.R. Co. Survey No. 512 located on the west side of the Pedernales River. I found an old rock mound at the southwest corner of the T. B. Bailey Survey No. 512, patented as the southeast one-half of the B.B.B. & C. R.R. Co. Survey No. 512, and a northwest corner of the Seale, Morris and Seale Survey No. 52 and in the east line of the Thomas Brown Survey No. 615. This corner was found and identified in 1939 by Orin E. Metcalfe while making another survey for LCRA.

Based on Orin E. Metcalfe's course and distance tie shown on his survey made for LCRA in 1939, I reconstructed the northeast corner of the Thomas Brown Survey No. 615 based on a rock mound found on the top of the high bluff of the Pedernales River at the northwest corner of the T. B. Bailey Survey No. 512 and an interior corner of the G. W. Bailey Survey No. 512. I calculated the course and distance for the north portion of the east line of the Thomas Brown Survey No. 615 and a west line of the T. B. Bailey Survey No. 512 from the old rock mound found at the southwest corner of the T. B. Bailey Survey No. 512 with the reconstructed point for the northeast corner of the Thomas Brown Survey No. 615 and found same to be N 1° 26' 10" W 1074.84 varas (record North 1082 varas). Orin E. Metcalfe found this line to be N 1° 18' W 1074.31 varas in 1939.

From the reconstructed northeast corner of the Thomas Brown Survey No. 615, I ran S 89° 30' 50" W 743.86 varas (original record West 704 varas, also reported as West 743 varas by M. V. Homeyer, County Surveyor of Travis County, in 1930) to an old rock mound found at the northwest corner of the Thomas Brown Survey No. 615 and called for as the original northwest corner of the Thomas Brown Survey No. 615 by M. V. Homeyer in 1930. From this rock mound a 17" Live Oak now dead and burned was found S 17° 59' E 17.0 varas (15" Live Oak witness tree marked x S 17 1/2° E 17 varas by M. V. Homeyer in 1930). This rock mound is also the southwest corner of the G. W. Bailey Survey No. 512 and is in the east line of the Michael de Chaume Survey No. 612.

From the northwest corner of the Thomas Brown Survey No. 615 and with the east line of the Michael de Chaume Survey No. 612 and the west line of the G. W. Bailey Survey No. 512, I ran N 0° 49' 30" W 726.86 varas (North 727 varas) to an old rock mound found (a 1/2" iron pipe set this date) at the original most easterly northeast corner of the Michael de Chaume Survey No. 612, as identified by an original witness tree an 8" Live Oak marked X bearing S 20° 22' W 8.1 varas (record S 21° W 9 varas). This corner is also the most easterly southeast corner of the B.B.B. & C. R.R. Co. Survey No. 511 and an angle point in the west line of the G. W. Bailey Survey No. 512.

I used the 1/2" iron pipe set in an old rock mound found at the most easterly northeast corner of the Michael de Chaume Survey No. 612 as the beginning and south corner of the 18.82 acres of School Land in the B.B.B. & C. R.R. Co. Survey No. 512 surveyed for Mr. Levi.

From the most easterly northeast corner of the Michael de Chaume Survey No. 612, I ran N 23° 49' 20" E 1020.35 varas (record N 24° E 600 varas) along an east line of the B.B.B. & C. R.R. Co. Survey No. 511, crossing the Pedernales River, to the 1/2" iron pipe set from its witness tree, for the most easterly northeast corner of the B.B.B. & C. R.R. Co. Survey No. 511 and an angle point in the southwest line of the Henry Peace Survey No. 480, for the most northerly or northwest corner of the 18.82 acres of land.

I then ran S 38° 06' 30" E 236.00 varas along the southwest line of the Henry Peace Survey No. 480 to the point found and identified by Orin E. Metcalfe as the most northerly corner of the G. W. Bailey Survey No. 512, said corner now inundated by the waters of Lake Travis, for the most easterly or northeast of the 18.82 acres of land.

I then ran S 36° 43' 20" W 932.85 varas (record N 31° E 910 varas) along a west line of the G. W. Bailey Survey No. 512, crossing the Pedernales River, to the most easterly northeast corner of the Michael de Chaume Survey No. 612 and beginning corner of the 18.82 acres of land, comprising all of the unpatented School Land in the B.B.B. & C. R.R. Co. Survey No. 512.

A meeting was held on June 1, 1992, at the General Land Office with Mr. Ben Thomson, Chief Surveyor of the General Land Office, Mr. Levi and myself regarding the area within the 18.82 acres that was to be purchased by Mr. Levi. The position of the General Land Office was to sell to Mr. Levi down to the Gradient Boundary along the west bank of the Pedernales River. Mr. Levi was advised of this decision and agreed to purchase to this line.

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Since the Gradient Boundary of the Pedernales River bed is now inundated by the waters of Lake Travis, this line could not be surveyed. Right-of-way maps from the Lower Colorado River Authority showing the survey of the river bank in this area were used to calculate a line for the Gradient Boundary of the west bank of the Pedernales River, creating the east line of the 11.46 acre tract to be purchased by Mr. Levi as shown on our accompanying Plan 8278.

The 18.82 acre tract and the 11.46 acre tract, the subject of this report, are not within five (5) miles of a producing oil or gas well. To the best of my knowledge, these tracts are not within five (5) miles of mining operation for minerals.

Accompanying this report are copies of the field note descriptions and sketches for the 18.82 and 11.46 acre tracts submitted herewith. If you have any questions or need additional information, please call.



Respectfully submitted,

*Marlon O. Metcalfe, Jr.*

Marlon O. Metcalfe, Jr.  
County Surveyor of Travis County,  
Texas Registered Professional  
Land Surveyor No. 1374

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*Travis Co. Sk. File 74*

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