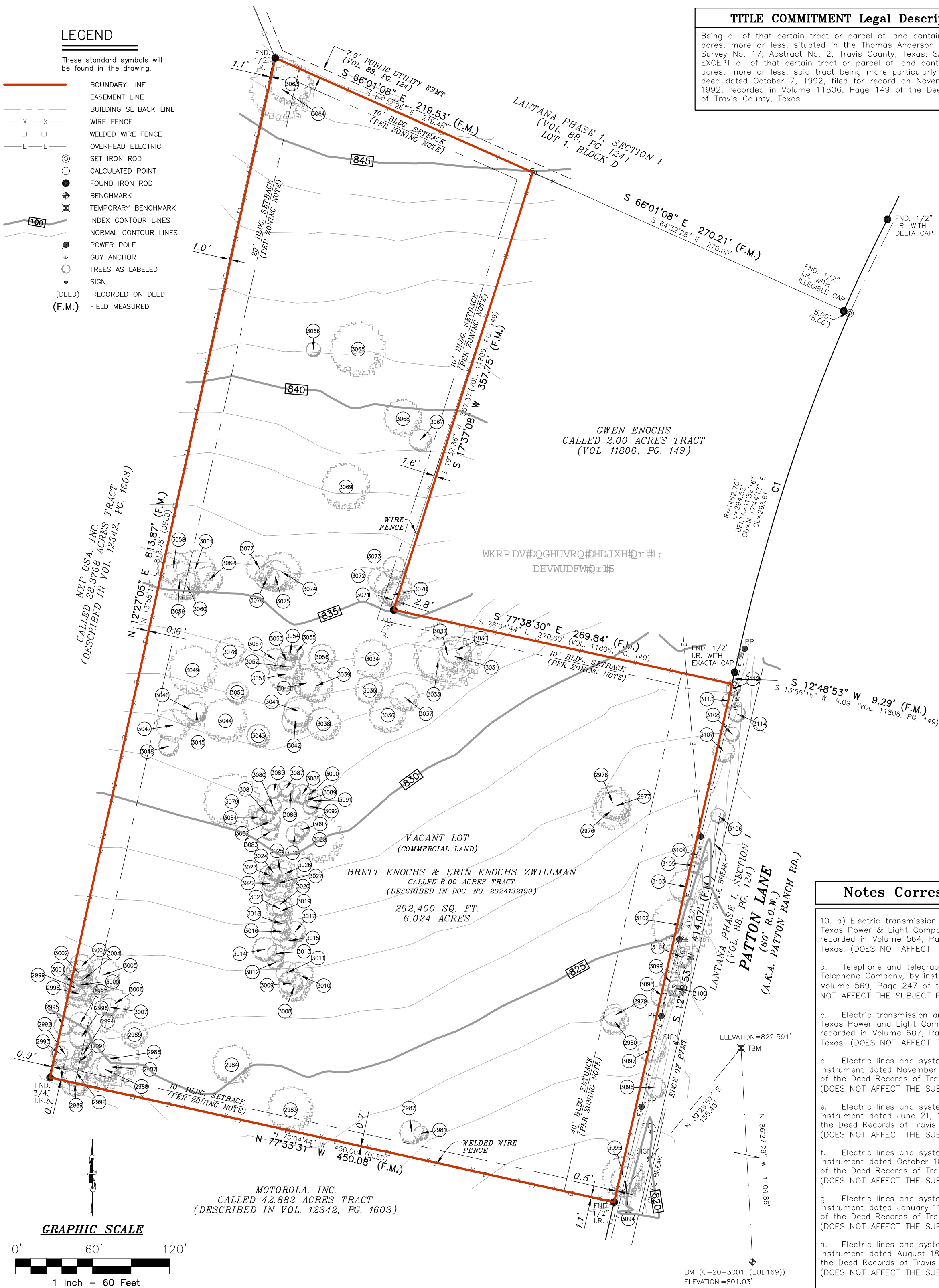


LEGEND

These standard symbols will be found in the drawing.

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	WIRE FENCE
	WELDED WIRE FENCE
	OVERHEAD ELECTRIC
	SET IRON ROD
	CALCULATED POINT
	FOUND IRON ROD
	BENCHMARK
	TEMPORARY BENCHMARK
	INDEX CONTOUR LINES
	NORMAL CONTOUR LINES
	POWER POLE
	GUY ANCHOR
	TREES AS LABELED
	SIGN
	(DEED) RECORDED ON DEED
	(F.M.) FIELD MEASURED

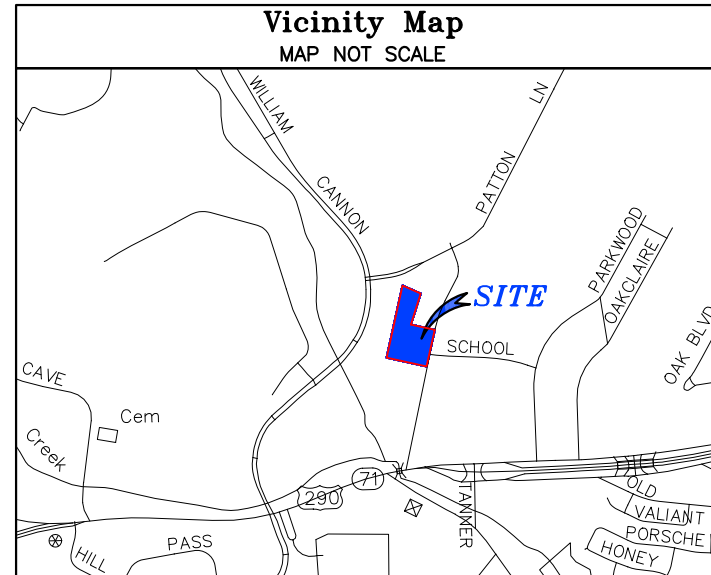


TITLE COMMITMENT Legal Description

Being all of that certain tract or parcel of land containing 8.000 acres, more or less, situated in the Thomas Anderson League Survey No. 17, Abstract No. 2, Travis County, Texas; SAVE AND EXCEPT all of that certain tract or parcel of land containing 2.00 acres, more or less, said tract being more particularly described in deed dated October 7, 1992, filed for record on November 3, 1992, recorded in Volume 11806, Page 149 of the Deed Records of Travis County, Texas.

TREE TAG NO.#	DIAMETER	DESCRIPTION
2976	20.5"	OAK
2977	16.5"	OAK
2978	18.5"	OAK
2979	12"	ASH JUNIPER
2980	15"	ASH JUNIPER
2981	8"	HACKBERRY
2982	13"	HACKBERRY
2983	24.5"	OAK
2984	21"	OAK
2985	14"	OAK
2986	31.5"	OAK
2987	13.5"	OAK
2988	14.5"	OAK
2989	15"	OAK
2990	16"	OAK
2991	9.5"	OAK
2992	15.5"	OAK
2993	8.5"	OAK
2994	10"	OAK
2995	10.5"	OAK
2996	13.5"	OAK
2997	12.5"	OAK
2998	15"	OAK
2999	12.5"	OAK
3000	18.5"	OAK
3001	10"	OAK
3002	14"	OAK
3003	13.5"	OAK
3004	10"	OAK
3005	18.5"	OAK
3006	16"	OAK
3007	9.5"	OAK
3008	16.5"	OAK
3009	13"	OAK
3010	15"	OAK
3011	12"	OAK
3012	8.5"	OAK
3013	9.5"	OAK
3014	13"	OAK
3015	9.5"	OAK
3016	11"	OAK
3017	11.5"	OAK
3018	10.5"	OAK
3019	14"	OAK
3020	14"	OAK
3021	8"	HACKBERRY
3022	8.5"	OAK
3023	13"	OAK
3024	9"	OAK
3025	12.5"	OAK
3026	14.5"	OAK
3027	18"	OAK
3028	25.5"	OAK
3029	10"	OAK
3030	15.5"	OAK
3031	18"	OAK
3032	36"	OAK
3033	23"	OAK
3034	21"	OAK
3035	15"	OAK
3036	19.5"	OAK
3037	15.5"	OAK
3038	18"	OAK
3039	18"	OAK
3040	15.5"	OAK
3041	16.5"	OAK
3042	14.5"	OAK
3043	12.5"	OAK

TREE TAG NO.#	DIAMETER	DESCRIPTION
3044	24"	OAK
3045	11"	OAK
3046	18.5"	OAK
3047	18"	OAK
3048	11"	OAK
3049	26"	OAK
3050	12"	OAK
3051	18.5"	OAK
3052	14"	OAK
3053	10"	OAK
3054	8.5"	OAK
3055	8"	OAK
3056	14.5"	OAK
3057	12"	OAK
3058	17.5"	OAK
3059	21"	OAK
3060	15"	OAK
3061	21"	OAK
3062	15"	OAK
3063	22.5"	OAK
3064	34"	OAK
3065	29.5"	OAK
3066	8"	UNDEFINED TREE
3067	12"	OAK
3068	20"	ELM
3069	25.5"	OAK
3070	12"	OAK
3071	20"	OAK
3072	14"	OAK
3073	12.5"	OAK
3074	21"	OAK
3075	17"	OAK
3076	13"	OAK
3077	14"	OAK
3078	16"	ASH JUNIPER
3079	30"	OAK
3080	9"	OAK
3081	10"	OAK
3082	11"	OAK
3083	9.5"	OAK
3084	8"	OAK
3085	8"	OAK
3086	10.5"	OAK
3087	9"	OAK
3088	11"	CHINA BERRY
3089	8"	OAK
3090	12"	OAK
3091	9"	OAK
3092	8.5"	OAK
3093	8.5"	OAK
3094	15.5"	OAK
3095	22.5"	OAK
3096	11"	ASH JUNIPER
3097	15"	ASH JUNIPER
3098	12.5"	ASH JUNIPER
3099	11.5"	ASH JUNIPER
3100	9"	ASH JUNIPER
3101	11"	ASH JUNIPER
3102	32"	ASH JUNIPER
3103	19"	ASH JUNIPER
3104	10"	OAK
3105	9"	ASH JUNIPER
3106	8"	OAK
3107	12"	ELM
3108	8"	ASH JUNIPER
3112	8"	OAK
3113	8"	OAK
3114	9"	ASH JUNIPER

Vicinity Map
MAP NOT SCALE

Parking Tabulation

NO DESIGNATED PARKING SPACES FOUND

Zoning Notes

Zoning Classification: (RR), RURAL RESIDENCE

Permitted Use: YES

Building Setbacks: Front=40', Side=10', Rear=20' (RR)

Source: City of Austin, Texas
Development Services Center
AUSTIN TEXAS, GOV
Phone No.: 512-974-2000

General Survey Notes

1. BEARING BASIS: TEXAS STATE PLANE GRID BEARINGS, TEXAS CENTRAL ZONE, NAD83 (CORS)
2. TRAVIS COUNTY APPRAISAL DISTRICT ACCOUNT PROPERTY ID: 308746.
3. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.
4. THERE IS DIRECT ACCESS POINT TO THE SUBJECT PROPERTY PATTON RANCH ROAD, 60' WIDE PUBLIC RIGHT-OF-WAY.
5. ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. SURVEYOR IS UNAWARE OF ANY CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED.
7. ON THE DATE OF THE FIELD SURVEY THERE WAS NOT OBSERVABLE EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THE ELEVATIONS SHOWN HERE ARE GENERATED BASED ON BENCHMARK STAMPED C-20-3001 (EUD169) ON A 3" BRASS CAP SET IN CONCRETE, TRAVIS COUNTY, TEXAS. LATITUDE 30°14'18.7423", LONGITUDE -97°51'20.0979"

Notes Corresponding to Schedule B

- a. Electric transmission and/or distribution line easement granted to Texas Power & Light Company, by instrument dated July 30, 1936, recorded in Volume 564, Page 541 of the Deed Records of Travis County, Texas. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- b. Telephone and telegraph lines easement granted to Southwestern Bell Telephone Company, by instrument dated July 27, 1937, recorded in Volume 569, Page 247 of the Deed Records of Travis County, Texas. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- c. Electric transmission and/or distribution line easement granted to Texas Power and Light Company, by instrument dated August 30, 1936, recorded in Volume 607, Page 275 of the Deed Records of Travis County, Texas. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- d. Electric lines and systems easement granted to the City of Austin, by instrument dated November 19, 1958, recorded in Volume 2046, Page 177 of the Deed Records of Travis County, Texas. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- e. Electric lines and systems easement granted to the City of Austin, by instrument dated June 21, 1967, recorded in Volume 3310, Page 1785 of the Deed Records of Travis County, Texas. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- f. Electric lines and systems easement granted to the City of Austin, by instrument dated October 10, 1972, recorded in Volume 4439, Page 1668 of the Deed Records of Travis County, Texas. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- g. Electric lines and systems easement granted to the City of Austin, by instrument dated January 11, 1973, recorded in Volume 4548, Page 1502 of the Deed Records of Travis County, Texas. (DOES NOT AFFECT THE SUBJECT PROPERTY)
- h. Electric lines and systems easement granted to the City of Austin, by instrument dated August 18, 1983, recorded in Volume 8245, Page 36 of the Deed Records of Travis County, Texas. (DOES NOT AFFECT THE SUBJECT PROPERTY)

Flood Zone

At date of this survey, the property is in FEMA designated ZONE X. Areas determined to be outside the 0.2% Annual Chance Flood Plain, as verified by FEMA map Panel No: 48453C 0580 H, effective date of SEPTEMBER 26, 2008. Exact designations can only be determined by an Elevation Certificate. This information is subject to change as a result of future FEMA map revisions and/or amendments.

TITLE COMMITMENT Legal Description

SEE ABOVE.....

PER TITLE COMMITMENT NO. 202402699

SURVEYOR'S CERTIFICATION

I, **ROBERT W. JOHNSTON**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify To:
WESTERN HILLS YOUTH SOCCER ASSOCIATION, A TEXAS NONPROFIT CORPORATION
Title company: **FIRST AMERICAN TITLE INSURANCE COMPANY**

that this map is true and correct according to an actual field survey, made by me on the ground or under my supervision, of the property shown hereon. further certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(B), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17 & 18 of Table A thereof. The field work was completed on JANUARY 28, 2025.



P.O. BOX 160369
SAN ANTONIO, TEXAS 78280
PHONE: (210) 572-1995
WEB: WWW.AMERISURVEYORS.COM

ALTA/NSPS Land Title Survey

JOB NO.:	2501103439	NO.	REVISION	DATE
DATE:	02/05/25	01.	ADDED TC	02/12/25
DRAWN BY:	JD/SAT			
APPROVED BY:	RWJ			

**WESTERN HILLS YOUTH SOCCER ASSOCIATION,
A TEXAS NONPROFIT CORPORATION**
**5800 PATTON RANCH RD.,
AUSTIN, TX 78735
TRAVIS COUNTY, TEXAS**



Robert W. Johnston
ROBERT W. JOHNSTON, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 5579