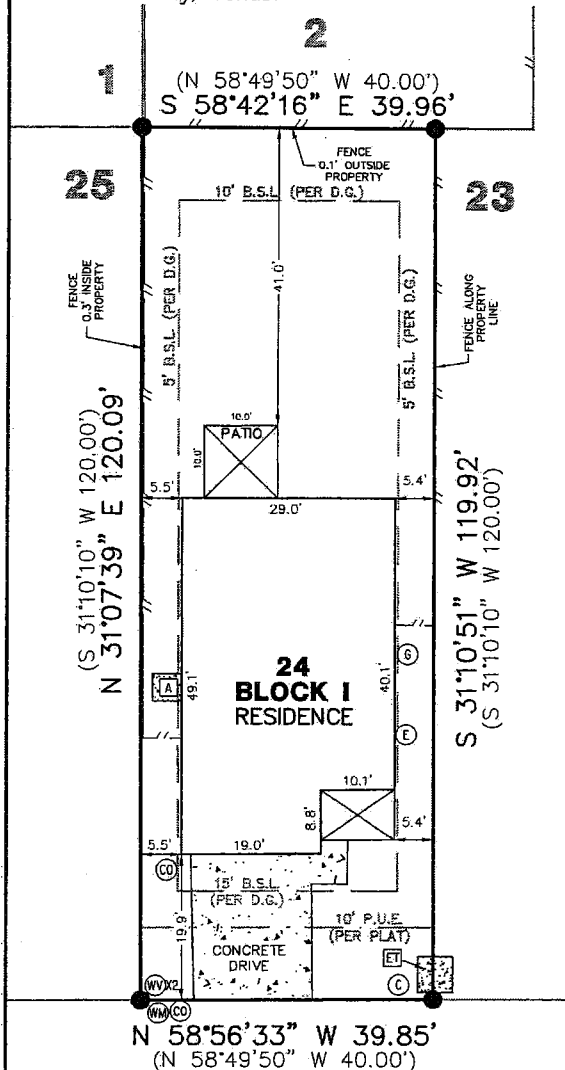


TITLE SURVEY

ATS Job #20040728s

Reference: Stamman Address: 6304 Gunflint Drive, Austin, Texas
 Lot 24 Block I, THE VISTAS OF AUSTIN, SECTION 2, a subdivision in Travis County, Texas,
 according to the map or plat as recorded in Doc. No. 201800238, Official Public Records,
 Travis County, Texas.



LEGEND	
●	1/2" (IRF) IRON ROD FOUND
B.S.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
D.G.	DESIGN GUIDELINES
R.O.W.	RIGHT-OF-WAY
()	RECORD INFORMATION
⊗	COVERED AREA
—	WOOD FENCE
▨	CONCRETE
A	AIR CONDITIONER
G	GAS METER
E	ELECTRIC METER
C	CABLE RISER
ET	ELECTRIC TRANSFORMER
CO	WASTEWATER CLEANOUT
WM	WATER METER
WV	WATER VALVE

Surveyor's Note:
 The bearings shown hereon are based on
 the plat of THE VISTAS OF AUSTIN, SECTION
 2, according to the map or plat as
 recorded in Doc. No. 201800238, Official
 Public Records, Travis County, Texas.

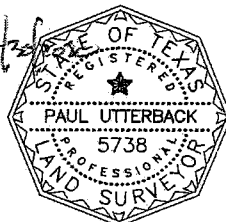
GUNFLINT DRIVE (50' R.O.W.)

Notes:

- 1) All easements, of which I have knowledge and those recorded easements furnished by Graystone Title and Stewart Title Guaranty Company according to Title Commitment GF No. 675796, DO AFFECT the subject property. Other than visible easements, no unrecorded or unwritten easements are shown hereon.
- 2) Restrictive covenants and easement rights as recorded in Doc. Nos. 201800238(Plat), 2017130226, 2018025882, 2018040068, 2018074807, 2018074974, 2018074975, 2018076735, 2018161785, 2019007736, 2019021629, 2019070392, and 2019174049, Official Public Records, Travis County, Texas.
- 3) Subject to building setback lines, easements, easement rights, conditions, covenants, and restrictions as recorded in Doc. Nos. 201800238(Plat) & 2017130226, Official Public Records, Travis County, Texas.

I, Paul Utterback, HEREBY CERTIFY that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-way, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

Paul Utterback
 Paul Utterback, RPLS No. 5738
 Client: Graystone Title
 Date of Field Work: 4/23/2020
 Field: JCurrie
 Tech: ISantos & SSellman
 Date Drawn: 4/29/2020 & 4/30/2020
 Path: Projects\MilestoneComBuilders\VistasAustin2\Titles\T024-001-Vistas2.dwg



ATS Engineers
 Inspectors
 & Surveyors
 www.ats-engineers.com
 TBPLS FIRM REG. #10126000
 4810 West Hwy 290
 AUSTIN, TEXAS 78735

(512) 328-8885
 FAX: (512) 328-8886