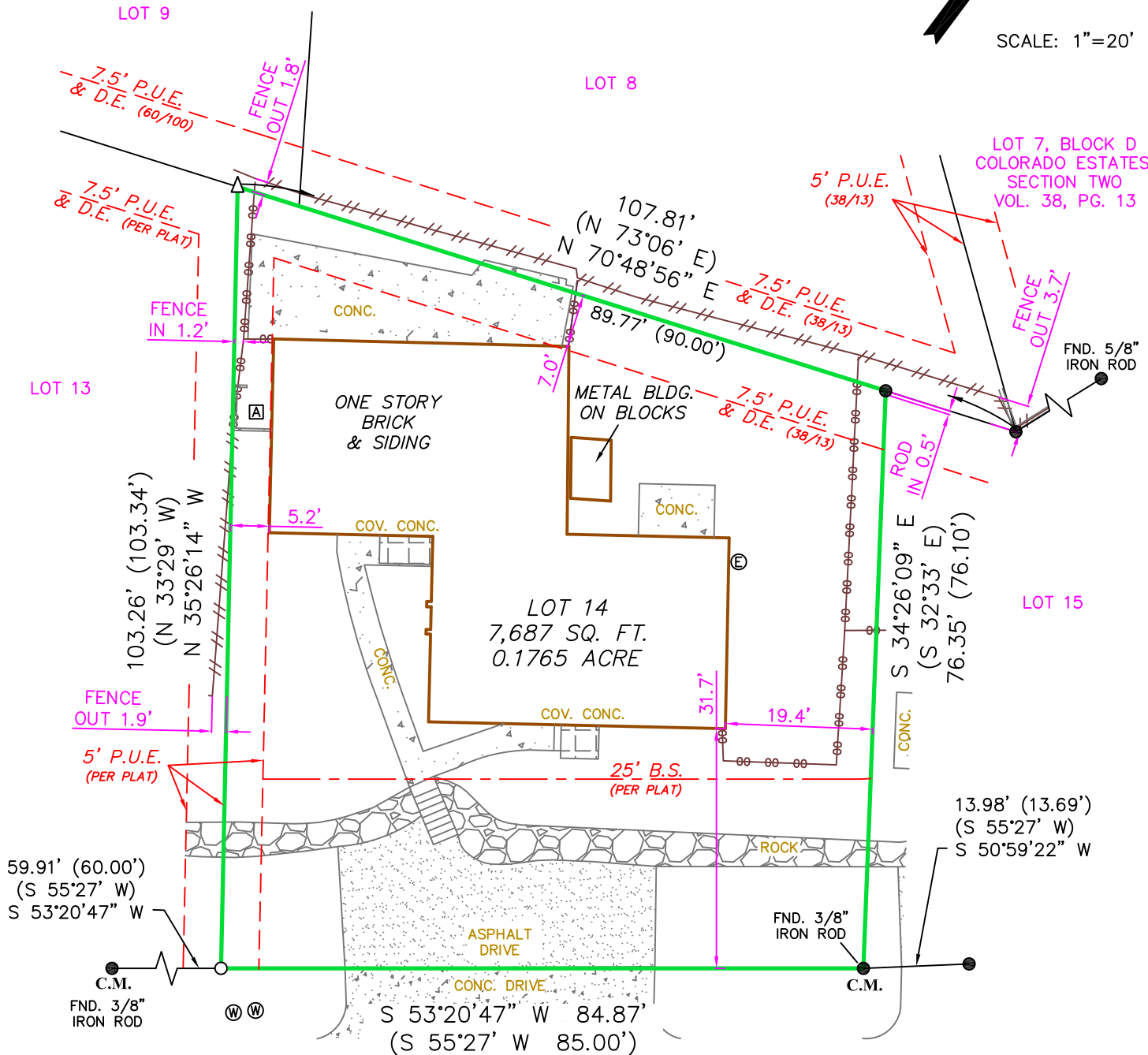
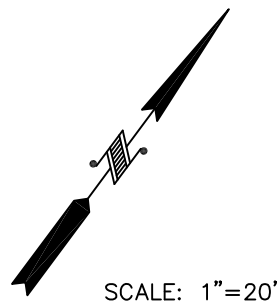


NOTE:
PROPERTY IS NOT SUBJECT TO
THAT 7.5' PUBLIC UTILITY
EASEMENT RECORDED IN VOLUME
56, PAGE 100, PLAT RECORDS;
AS RELEASED IN VOLUME 4340,
PAGE 2360, DEED RECORDS,
TRAVIS COUNTY, TEXAS.

NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT
TITLE COMMITMENT AND THERE MAY BE EASEMENTS,
RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD
WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT
SHOWN ON THE FACE OF THIS SURVEY.

NOTE:
AMENDED 07/07/2025 TO
SEPARATE LOTS 14 AND 15
INTO TWO SEPARATE DRAWINGS.

AMENDED PLAT OF
COLORADO HILLS
ESTATES, SECTION SEVEN
VOL. 60, PG. 100



VALLEY HILL CIRCLE
(60' R.O.W.)

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

NOTE:
Bearings shown hereon are based on
actual GPS Observations, Texas State
Plane Coordinates, Central Zone, Grid.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS,
AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS:
VOLUME 56, PAGE 100, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48453C, Panel No. 0605 K, which is Dated 01/22/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. Because this is a boundary survey, the survey did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://msc.fema.gov/portals>.



Property Address:

1912 VALLEY HILL CIRCLE

Property Description:

LOT 14, COLORADO HILLS ESTATES, SECTION SIX,
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 56,
PAGE 100, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

Owner:

T.B.D.

FIRM REGISTRATION NO.
10111700

**Westar
Alamo**

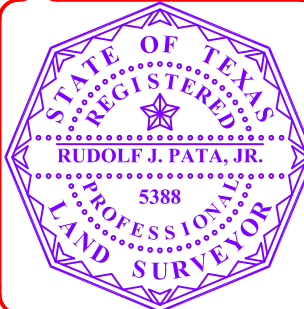
LAND SURVEYORS, LLC.

P.O. BOX 1645 BOERNE, TEXAS 78006
PHONE (210) 372-9500 FAX (210) 372-9999

LEGEND

- △ = CALCULATED POINT
- = FOUND 1/2" IRON ROD
- = SET 1/2" IRON ROD CAPPED WALS
- = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- P.U.E. = PUBLIC UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- C.M. = CONTROLLING MONUMENT
- ⊙ = ELECTRIC METER
- ⊙ = WATER METER
- ⊙ = A/C PAD
- ⊙ = WOOD FENCE
- ⊙ = CHAIN LINK FENCE

DWG: RV RVD: RJP



I, RUDOLF J. PATA, JR., Registered Professional
Land Surveyor, State of Texas, certify that the
above plat represents an actual survey made on
the ground under my supervision, and that my
professional opinion is that there are no
discrepancies, conflicts, shortages in area or
boundary lines, or any encroachment or overlapping
of improvements, except as may appear herein, to
the best of my knowledge and belief.

[Signature]

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388

G.F. NO. N/A

JOB NO. 131670-1

TITLE COMPANY: N/A

DATE: 06/30/2025