

5855 Lomita Verde Circle

VILLAGE AT WESTERN OAKS



MLS #: 4965737

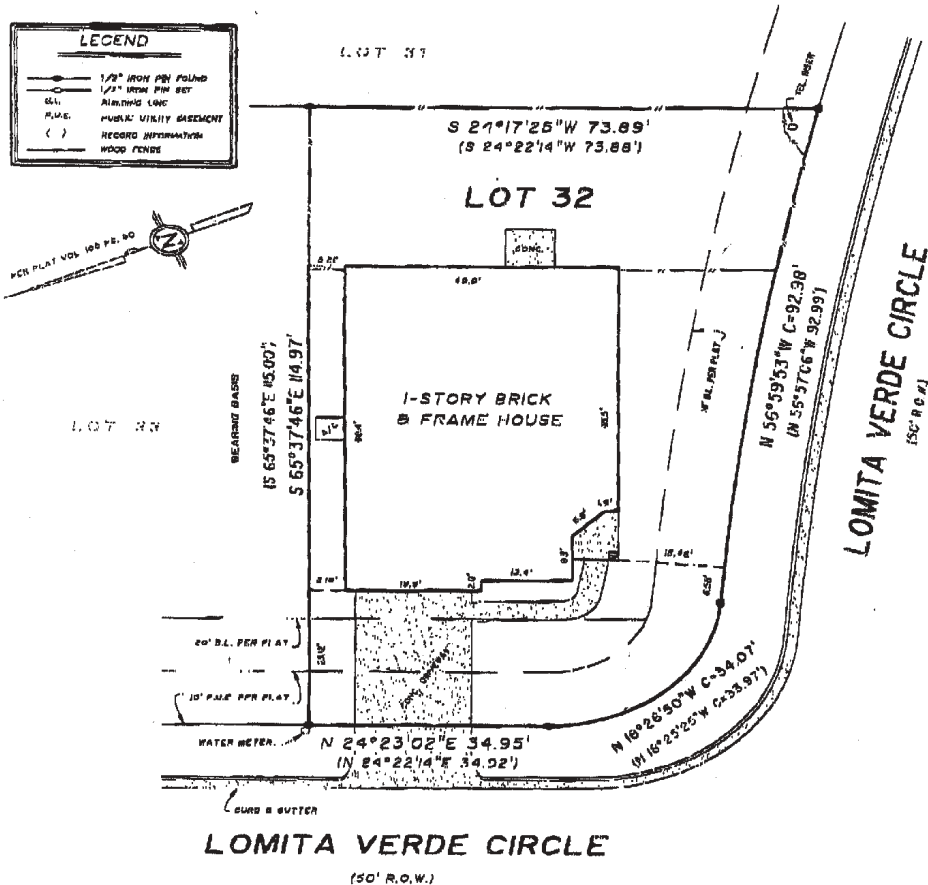
Marketed By
Patrick Huddleston
Realtor®



7447 Bee Caves Rd #150, Austin, Texas 78746 • Office: (512) 413-7174 • Fax: (512) 329-9117
Home: (512) 329-9116 • Mobile: (512) 413-7174 • E-Mail: pathuddleston@yahoo.com
Web Page: www.vcproperties.com

SURVEY PLAT OF: 5855 LOMITA VERDE CIRCLE, AUSTIN, TEXAS, 78748
LEGAL DESCRIPTION: LOT THIRTY-TWO (32), BLOCK "41", AMENDED PLAT OF VILLAGE AT WESTERN OAKS, SECTION 33, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 100, PAGES 60-64, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
REFERENCE: PAULI CHENG-WU CHANG AND CAROL PEI-WU

LEGEND	
	1/2" IRON PIN FOUND
	1/2" IRON PIN SET
	EXISTING LINE
	PUBLIC UTILITY EASEMENT
	RECORD INFORMATION
	WOOD FENCE



Restrictive Covenants recorded in Book 99, Pages 9-12, Book 100, Pages 60-64, Plat Records, Volume 11873, (Ings 488, Volume 11841, Page 137, Volume 12380, Page 333, Volume 12925, Page 29, Volume 12927, Page 361, Volume 12418, Page 670, Volume 13080, Page 1194, Neel Property Records, Travis County, Texas, Affect this lot.

Diameter type easement to Humble Pipe Line Company, recorded in Volume 994, Page 397, Deed Records of Travis County, Texas, affects this lot.

This property is in Zone "X" of the F.E.M.A. Flood Insurance Rate Map for Travis County, Texas, Community Panel No. 481228 0300E, dated June 16th, 1993.

THE STATE OF TEXAS TO THE LIEN HOLDERS AND/OR THE OWNERS OF THE PREMISES SURVEYED AND TO AUSTIN TITLE COMPANY AND LAWYERS TITLE INSURANCE CORPORATION

The undersigned does hereby state that this survey was this day made on the ground of the property legally described hereon and to the best of his information, knowledge and belief is correct, and that there are no discrepancies, omissions, shortages in area, visible utility line or roads in place, except as shown hereon, and that said property lies across to and from a dedicated roadway, except as shown hereon.

Point-Line Services, Inc.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

Witness this 11th 23rd day of September, 1998.
JULY No. 1,3270888 Serial: 1 to 20' G.F. No. 189000-1

Land & Engineering Surveying
MILLVIN LINDSEY, R.P.L.S. 1587
1301 Capital Of Texas Hwy. South Suite A-236
Austin, Texas 78746
Tel: (512) 329-8217 Fax: (512) 328-8414



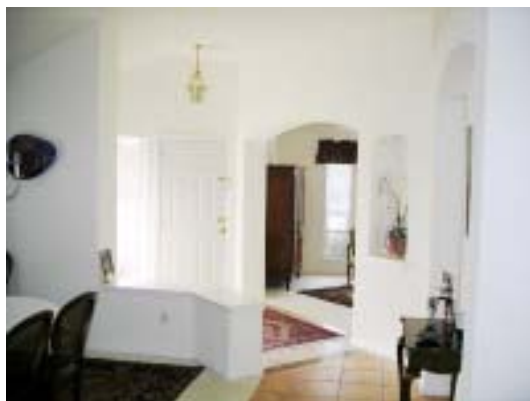
Kitchen



Formal Dining Room



Study



Foyer



Master Bath



Back Yard Deck

\$215,000

5855 Lomita Verde Circle			
Multiple Listing #:	4965737	Status:	Available
Property Type:	Single-Family Home	Golf Course:	Circle C
Sales Price:	\$215,000	View:	None
Travis County ID #:	04183610270000		
Public Schools:	Mills Elementary, Small Middle, Bowie High		
Property Features			
Bedrooms:	3	Bathrooms:	2 Full
Living Areas:	2	Dining Areas:	2: Formal & Breakfast
Square Footage:	1,902 per TCAD	Stories:	1
Garage:	2	Year. Built:	1998
Home Owner's Association:	Yes	House Faces:	Northwest
Acres:	0.17	Lot Size:	0.17 Acres
Annual Taxes:	\$2.7211 per \$100 Valuation (2004 Rate)	Power/Sewer/Water:	City of Austin
Home Owner \$:	\$150.00 per year	Flood Plain:	No
Comments: Beautifully remodeled 1-story home with inlaid marble floors and kitchen bartop. Seperate study with MIL plan. The backyard has a large custom-built deck for entertaining. Very quiet but easy access to Mopac and downtown.			
Property Location			
Area:	SW	Schools:	Austin ISD
Address:	5855 Lomita Verde		
City:	Austin	County:	Travis
Zip Code:	78749	Neighborhood:	Village at Western Oaks
Legal	Lot 32 Blk 41 Village At Western Oaks Sec 33 Amended Plat Of		
RMap		Mapsco Map:	642 N
Driving Directions: South on MOPAC, West on Davis Ln, Left on Farrell, Right on Lomita Verde			

The information contained herein is furnished by the owner to the best of his knowledge, but is subject to verification by the purchaser, and agent assumes no responsibility for the correctness thereof. The sale offering is made subject to errors, omissions, change of price, prior sale or withdraw without notice. In accordance with the law, this property is offered without regard to race, creed, national origin or sex.