

ADJ. PLAT
MELROSE TERRACE
(VOL. 4, PG. 11)
BLOCK 26
LOT 5

FND.
1/2" I.R. LOT 6

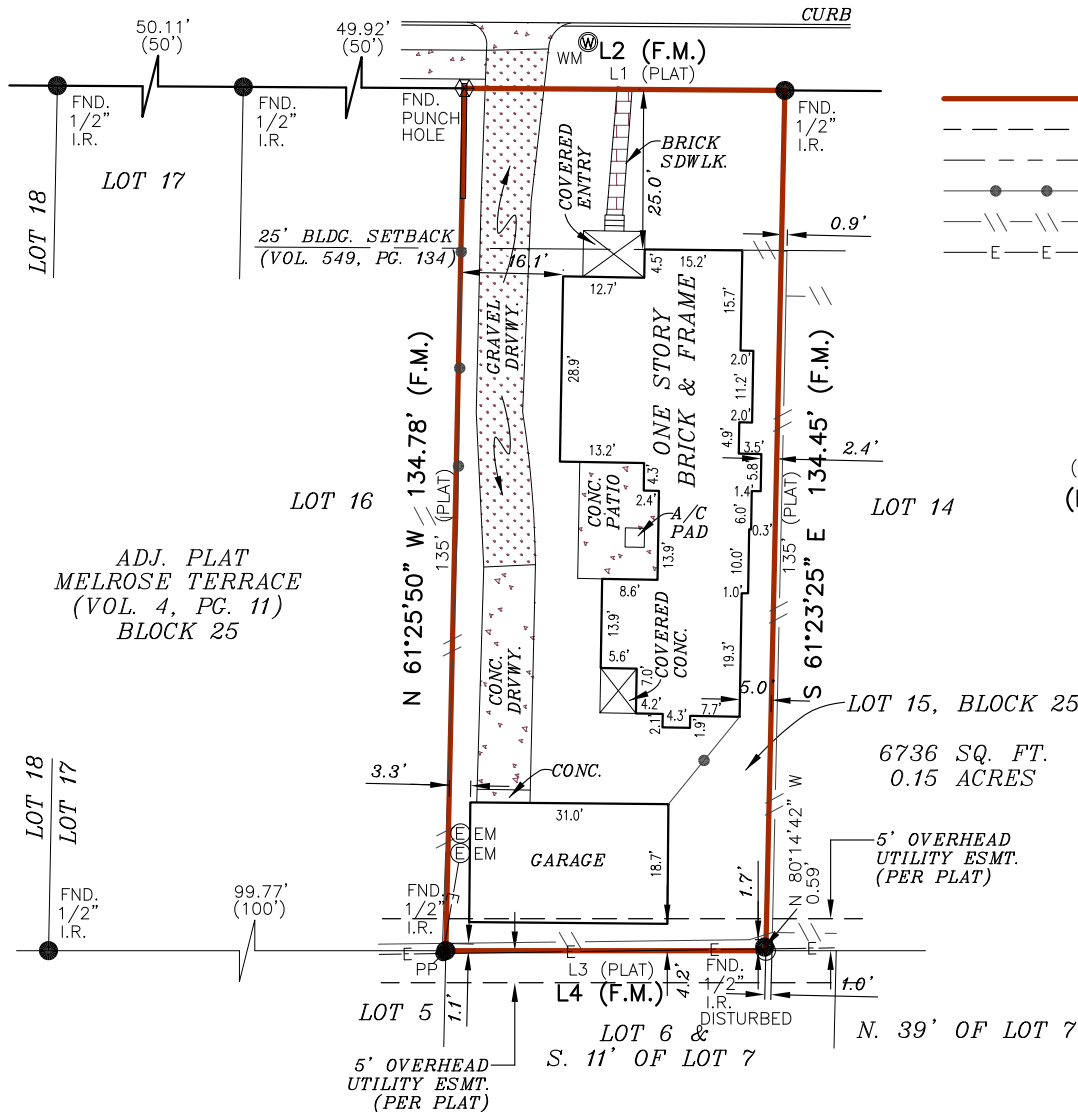
LINE	BEARING	DISTANCE
L1	---	50'
L2	N 27°42'40" E	50.09'
L3	---	50'
L4	S 27°20'20" W	50.00'

ROSEDALE AVENUE
(50' R.O.W.-PER PLAT)

LEGEND

These standard symbols will be found in the drawing.

- BOUNDARY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- CHAINLINK FENCE
- WOOD FENCE
- OVERHEAD ELECTRIC
- CALCULATED POINT
- FOUND IRON ROD
- FOUND PUNCH HOLE
- WATER METER
- ELECTRIC METER
- POWER POLE
- (PLAT) RECORDED ON PLAT
- (F.M.) FIELD MEASURED



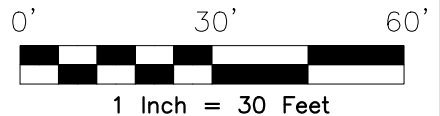
SURVEYOR'S NOTE(S):
BASIS OF BEARING, TEXAS CENTRAL NAD 83.

At date of this survey, the property is in FEMA designated
ZONE X as verified by FEMA map Panel No.
48453C 0455 J effective date of JANUARY 06, 2016
Exact designations can only be determined by a Elevation
Certificate. This information is subject to change as a
result of future FEMA map revisions and/or amendments.

The survey is hereby accepted with the
discrepancies, conflicts, or shortages in area or
boundary lines, encroachments, protrusions, or
overlapping of Improvements shown.

X
X

GRAPHIC SCALE



I, RACHEL LYNN HANSEN, a Registered Professional Land Surveyor in the State of Texas,
do hereby certify to NORTH AMERICAN TITLE COMPANY, CYNTHIA MYSKA
and STEWART TITLE GUARANTY COMPANY

that the above 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 or described by field notes accompanying this drawing. I further
certify that all easements and rights-of-way of which I have been advised are shown hereon and that, except
as shown, there are no visible encroachments, no visible overlapping of improvements and no apparent
discrepancies or conflicts in the boundary lines, and no visible physical evidence of easements or rights-of-way
as of the date of the field survey. I further certify that this survey meets or exceeds the
minimum standards established by the Texas Board of Professional Land Surveying (Section 663.18).

Borrower/Owner: CYNTHIA MYSKA
Address: 4611 ROSEDALE AVE., AUSTIN, TX 78756 GF No. 14664-19-03700

Legal Description of the Land:

Lot 15, Block 25, ROSEDALE "G", according to the map or plat thereof recorded in
Volume 3, Page 247, Map/Plat Records of Travis County, Texas.

SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECORDED IN:
VOLUME 3, PAGE 247, MAP/PLAT RECORDS, TRAVIS COUNTY, TEXAS
VOLUME 549, PAGE 134, DEED RECORDS, TRAVIS COUNTY, TEXAS

PROPERTY PHOTOGRAPH:



FINAL "AS-BUILT" SURVEY

JOB NO.:	1905062177	NO.	REVISION	DATE
DATE:	05/15/19			
DRAWN BY:	MN/HD/TK			
APPROVED BY:	RLH			



Rachel Lynn Hansen

RACHEL LYNN HANSEN, R.P.L.S.
Registered Professional Land Surveyor
Registration No. 6358



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