



LOT 26, BLOCK ONE
STARKFIELD ADDITION
VOL. A, PG. 203

BRYAN W. O'SULLIVAN, ET AL
TRACT
DOC. NO. 2008001388

SUBJECT TRACT
8,640 SQ. FT.
0.1983 ACRES

ONE STORY
SIDING

AUSTIN AVENUE

NOTE:
BUILDINGS ENCROACH BUILDING
SETBACK AND UTILITY LINES.

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 378,
PAGE 199, VOLUME 393, PAGE 287 AND VOLUME 396,
PAGE 258, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.

NOTE:
THIS PROPERTY IS **NOT** SUBJECT TO THAT
ELECTRIC TRANSMISSION AND/OR
DISTRIBUTION LINE EASEMENT RECORDED
IN VOLUME 386, PAGE 667, DEED
RECORDS, WILLIAMSON COUNTY, TEXAS.
(LOCATED OFF CIRCLE DRIVE)

THIS SURVEY IS
ACKNOWLEDGED AND
IS ACCEPTED:

Property Address:
704 AUSTIN AVENUE
Property Description:

Being 0.1983 acres of land, more or less, out of and a part of Lots 10 & 11, Block B, Starkfield Addition, a subdivision of Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet A, Slide 212, Plat Records, Williamson County, Texas, and being that same property conveyed in a General Warranty Deed, recorded in Document Number 2025070819, Official Public Records, Williamson County, Texas, said 0.1983 acres being more particularly described by metes and bounds attached hereto.

Owner:
T.B.D.

I, DERRICK L. MAYFIELD, 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.

DERRICK L. MAYFIELD
Registered Professional Land Surveyor
Texas Registration No. 6456

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. 48491C, Panel No. 0493 F, which is Dated 12/20/2019 . 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 surveyor 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/portat>.

LEGEND

- = FOUND 1/2" IRON PIPE
- = FOUND 3/8" IRON ROD
- = SET 1/2" IRON ROD CAPPED WALS.
- = RECORD INFORMATION
- B.S. = BUILDING SETBACK
- U.E. = UTILITY EASEMENT
- C.M. = CONTROLLING MONUMENT
- ✳ = POWER POLE
- = OVERHEAD ELECTRIC
- = GUY WIRE
- ⊕ = ELECTRIC METER
- ⊗ = WATER METER
- ⊖ = CLEANOUT

DWG: RV RVD: DLM

TITLE COMPANY: PATTEN TITLE

DATE: 4/17/2026

A photograph showing a garden area with a wooden fence in the background, partially obscured by dense green foliage and trees. The ground is covered with low-lying plants and mulch.



FIRM REGISTRATION NO.
10111700

Westar
Alamo

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

G.F. NO.	8993-26-68485TB
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