



TBPELS FIRM No. 10194244
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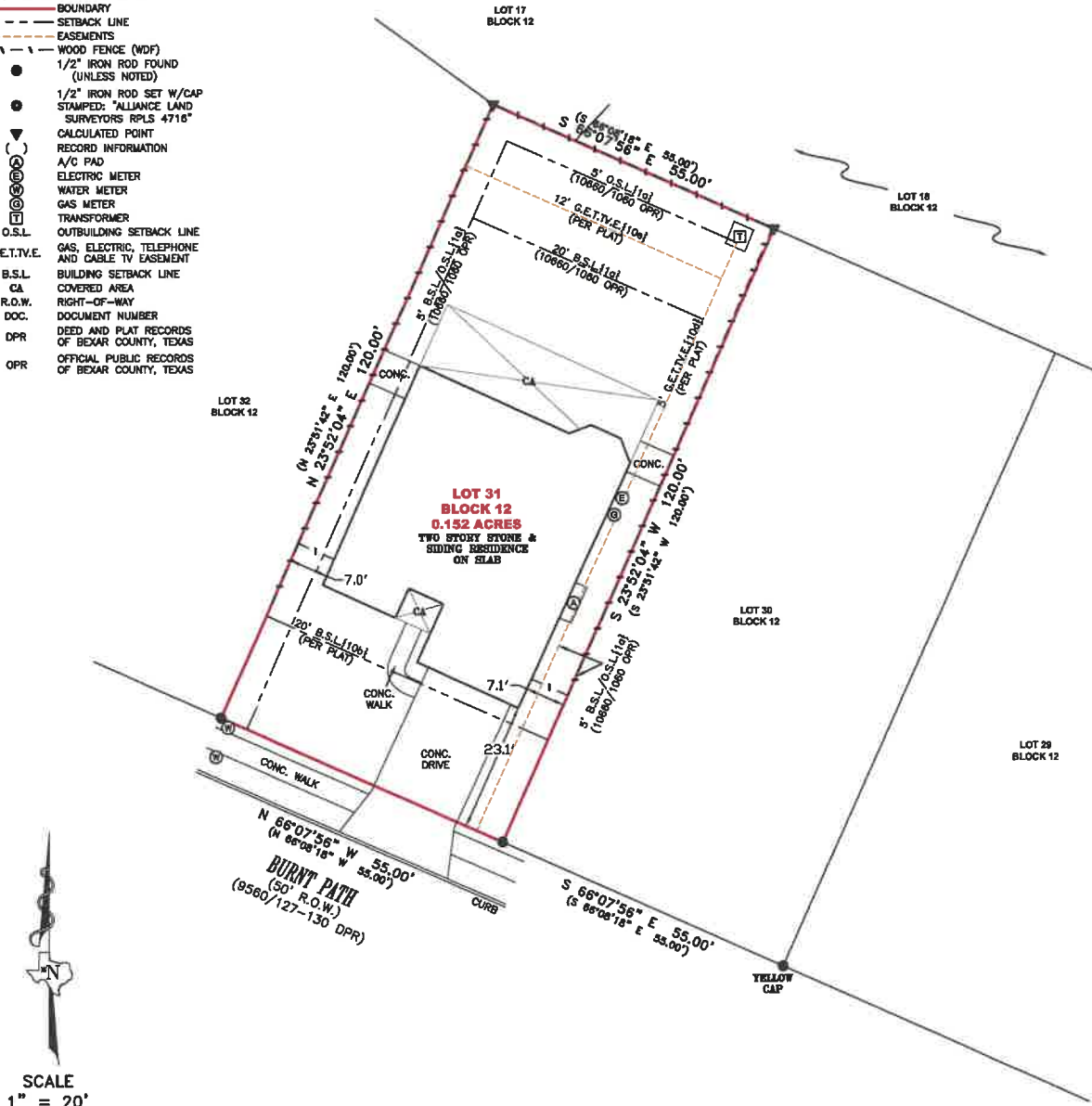
BUYER/OWNER: JOHN E VOGT II AND OLGA LYNNOW
ADDRESS: 8843 BURNT PATH
CITY, STATE, ZIP: HELOTES, TEXAS 78023
TITLE COMPANY: MY TITLE COMPANY OF TEXAS, LLC
G# NUMBER: 20240134
EFFECTIVE DATE: APR. 24, 2024
ISSUE DATE: MAY 14, 2024



LAND TITLE SURVEY

LOT 31, BLOCK 12, SONOMA RANCH II SUBDIVISION UNIT B, A SUBDIVISION
IN BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 9560, PAGE 127-130 OF THE DEED AND PLAT
RECORDS OF BEXAR COUNTY, TEXAS.

- LEGEND**
- BOUNDARY
 - SETBACK LINE
 - EASEMENTS
 - WOOD FENCE (WDF)
 - 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET W/CAP
STAMPED: "ALLIANCE LAND SURVEYORS RPLS 4716"
 - CALCULATED POINT
 - RECORD INFORMATION
 - A/C PAD
 - ELECTRIC METER
 - WATER METER
 - GAS METER
 - TRANSFORMER
 - O.S.L. OUTBUILDING SETBACK LINE
 - G.E.T.V.E. GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - CA COVERED AREA
 - R.O.W. RIGHT-OF-WAY
 - DOC. DOCUMENT NUMBER
 - DPR. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 - OPR. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS



NOTES

1. BEARINGS AND DISTANCES SHOWN FOR THIS SURVEY WERE DETERMINED BY GPS "RTK" OBSERVATIONS, NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, GRID.

2. PER SCHEDULE B OF THE TITLE COMMITMENT REFERENCED HEREON, THE FOLLOWING ITEMS MAY AFFECT THIS TRACT:

[1a] RESTRICTIONS RECORDED IN VOLUME 8338, PAGE 1626, VOLUME 8443, PAGE 1809, VOLUME 10660, PAGE 1058, VOLUME 10680, PAGE 1060, VOLUME 10741, PAGE 394, VOLUME 11372, PAGE 2389, VOLUME 14684, PAGE 300, VOLUME 16594, PAGE 1009, VOLUME 17466, PAGE 739, VOLUME 17804, PAGE 787, VOLUME 18469, PAGE 2241, VOLUME 18756, PAGE 17, 2019040286, 20210051327, 20210245851, 20210300896 OF THE OFFICIAL PUBLIC RECORDS; AND PLAT RECORDED IN VOLUME 9560, PAGE 127-130 OF THE PLAT/MAP RECORDS OF BEXAR COUNTY, TEXAS.

ACCORDING TO FEMA MAP NO. 48020002109 WITH AN EFFECTIVE DATE OF 09/29/2010, AND A REVISION DATE OF 03/07/2024, THIS PROPERTY LIES WITHIN ZONE X AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA. THIS INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS BY FEMA.

I, Gary A. Gibbons, Registered Professional Land Surveyor number 4716, do hereby certify that this survey made on the ground by personal working under my direct supervision and that this professional service conforms to the minimum standards of survey practices as set out by the Texas Board of Professional Engineers and Land Surveyors as of this date.

Survey field work completed on:

THE 20TH DAY OF MAY 2024, A.D.

Gary A. Gibbons

GARY A. GIBBONS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4716



JOB NO. 240517039

FIELD WORK:
D.V.

BOUNDARY:
G.G.

DRAWN:
E.A.

REVIEW:
G.G.

REVISION DATE: ---