

Parcel: 20418  
Project: Bulverde Road  
(Green Spring Dr to Redland Rd)  
Owner: Milton Eisenhower, Jr.

### FIELD NOTES DESCRIPTION

Being a 0.172-acre, (7,512 Square Feet) tract of land out of a called 5.00-acre tract of land described in a deed of trust recorded in Volume 15834, Page 369, Official Public Records of Bexar County, Texas, N.C.B. 17194, City of San Antonio, Bexar County, Texas, said 5.00-acre tract part of a called 10.0-acre tract of land, conveyed to Milton Eisenhower, Jr. by deed recorded in Volume 11868, Page 1905, Official Public Records of Bexar County, Texas. Said 0.172-acre tract being more particularly described as follows, with bearings based on the North American Datum of 1983 (CORS 1996) from the Texas State Plane Coordinate System, Texas South Central Zone (4204):

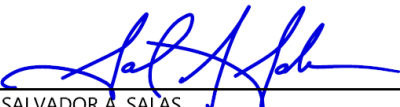
**BEGINNING** at a 1/2-inch iron rod with cap marked "M&J 3576" found on the north line of said 5.00-acre tract, the north line of said 10.0-acre tract, and being the southeast corner of a called 5.740-acre tract of land described in deed recorded in Volume 10268, Page 1506, Official Public Records of Bexar County, Texas, for the northwest corner of this herein described tract. Said 1/2-inch iron rod having state plane coordinate values of, X=2,151,509.25, Y=13,762,860.75.

Thence N 81°38'31" E, along the north line of said 5.00-acre and 10.0-acre tracts, a distance of 25.00 feet to a point on the west Right-of-Way line of Bulverde Road, being the shared northeast corner of said 5.00-acre tract and said 10.0-acre tract, for the northeast corner of this herein described tract;

Thence S 07°29'50" E, along the east line of said 5.00-acre tract, said 10.0-acre tract, and the west Right-of-Way line of Bulverde Road, a distance of 350.94 feet to a point, being the southeast corner of said 5.00-acre tract and the northeast corner of the remainder 5.00-acre tract of said 10.0-acres, for the southeast corner of this herein described tract;

Thence S 81°34'36" W, departing the west Right-of-Way line of Bulverde Road along the common line of said 5.00-acre tracts, a distance of 17.82 feet to a point, for the southwest corner of this herein described tract;

Thence N 08°40'12" W, over and across said 5.00-acre tract, a distance of 350.93 feet to the **POINT OF BEGINNING**, and containing 0.172 acres, (7,512 Square Feet) of land, more or less.

  
SALVADOR A. SALAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6612, STATE OF TEXAS



# REFERENCES:

D.P.R.B.C.T. DEED AND PLAT RECORDS  
BEXAR COUNTY, TEXAS  
O.P.R.B.C.T. OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCING

## NOTES

1. BEARINGS, DISTANCES AND AREAS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, NAD 83.
2. WHERE PRACTICAL, ALL CORNERS ARE SET 1/2" IRON RODS WITH CAP MARKED 'ARDURRA' UNLESS NOTED OTHERWISE.

PARCEL NO: 20418

PROJECT: BULVERDE ROAD  
GREEN SPRING DR TO REDLAND RD  
(PROJECT NO. 23-03867)

OWNER: MILTON EISENHAUER, JR

## LEGEND:

- 1/2-INCH IRON ROD FOUND
- UNLESS NOTED OTHERWISE
- PARCEL CORNER
- ( ) RECORD INFORMATION
- x — FENCE
- ww — WASTE WATER

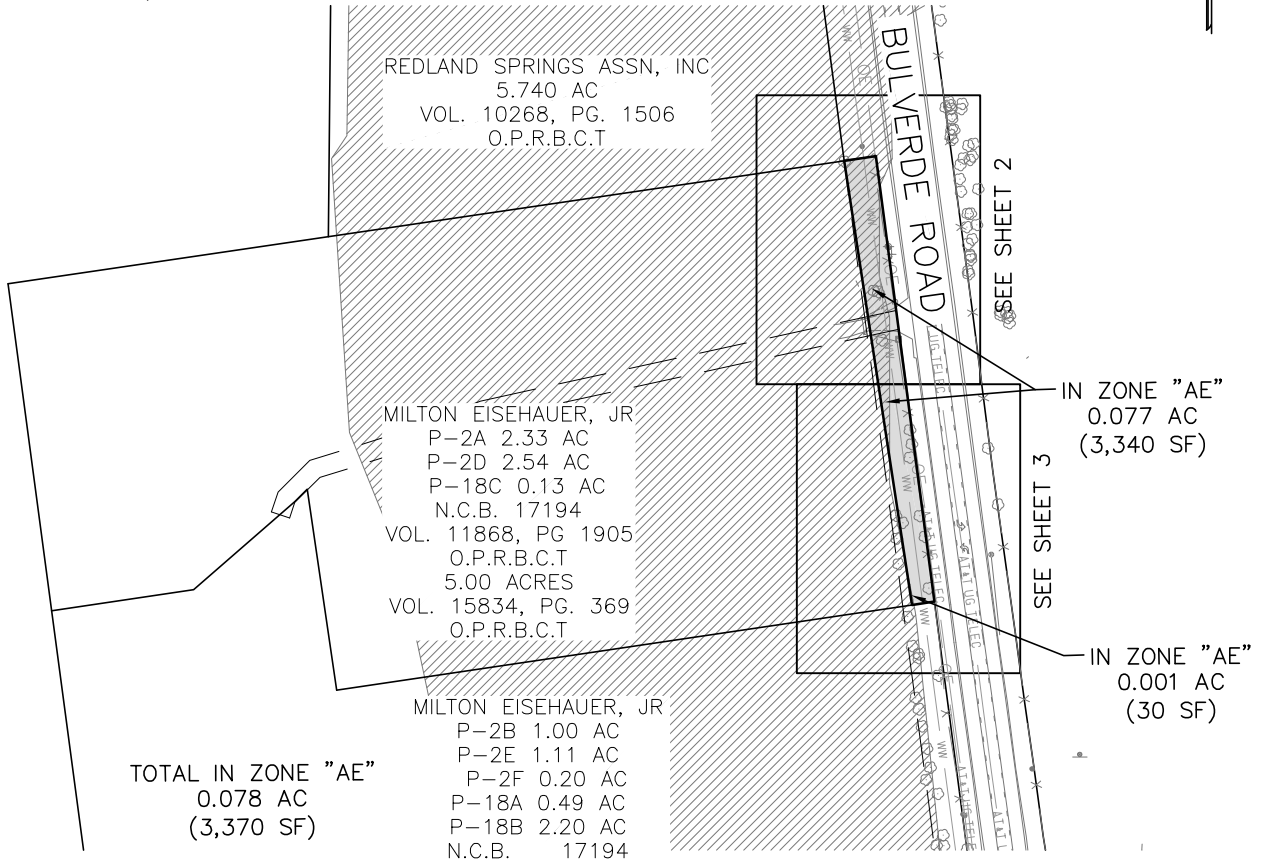


APPROXIMATE LOCATION OF ZONE "AE"  
AS SHOWN ON THE FLOOD INSURANCE  
RATE MAP NO. 48029C0260G, WHICH  
BEARS AN EFFECTIVE DATE OF  
SEPTEMBER 28, 2010.

## INDEX

0 50' 100'

SCALE: 1"=100'



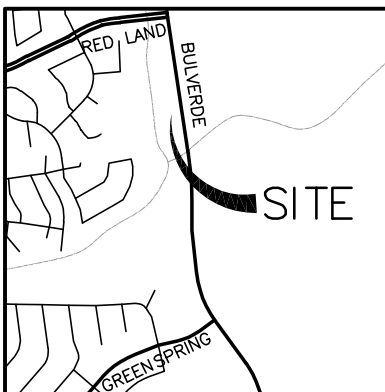
REMAINING 5.00 ACRES  
OF A CALLED 10-ACRE  
TRACT  
VOL. 11868, PG 1905  
O.P.R.B.C.T

I HEREBY CERTIFY THAT:

THIS SURVEY WAS PREPARED BASED ON A  
SURVEY MADE ON THE GROUND UNDER MY  
DIRECT SUPERVISION.

THIS 2ND DAY OF AUGUST, 2023 A.D.

SALVADOR A. SALAS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 6612



LOCATION MAP  
(NOT TO SCALE)



8918 Tesoro Dr., Suite 401  
San Antonio, Texas 78217  
Phone: (210) 822-2232  
www.Ardurra.com  
Engineering License #F-10053  
Ardurra Group, Inc.  
Surveying Firm 10194688

EXHIBIT OF  
A 0.172 OF AN ACRE (7,512 SQUARE FEET)  
OUT OF A 5.00 ACRE TRACT  
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DRAWN BY: DPS  
SCALE: 1"=100'  
DATE: 10/19/2023  
SHEET

1 OF 3

## REFERENCES:

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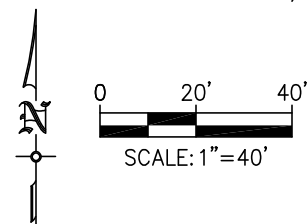
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LINE	BEARING	DISTANCE
L1	N 81°38'31" E	25.00'
L2	S 07°29'50" E	350.94'
L3	S 81°34'36" W	17.82'
L4	N 08°40'12" W	350.93'

NOT PLOTABLE:  
VOL. 993, PG. 336  
VOL. 3160, PG 1113  
DOCUMENT# 20120217800  
ALL FROM O.P.R.B.C.T.

REDLAND SPRINGS ASSN, INC  
5.740 AC  
VOL. 10268, PG. 1506  
O.P.R.B.C.T

MILTON EISEHAUER, JR  
P-2A 2.33 AC  
P-2D 2.54 AC  
P-18C 0.13 AC  
N.C.B. 17194  
VOL. 11868, PG 1905  
O.P.R.B.C.T  
5.00 ACRES  
VOL. 15834, PG. 369  
O.P.R.B.C.T

15' INGRESS & EGRESS EASEMENT  
VOL.15834, PG. 385  
O.P.R.B.C.T

P.O.B.  
X = 2151509.25  
Y = 13762860.75

0.172 ACRE  
(7,512 SQUARE FEET)  
PARCEL

BULVERDE ROAD

IN ZONE "AE"  
0.077 AC  
(3,340 SF)

25' WATER AND SEWER EASEMENT  
VOL. 3837, PG. 1899 O.P.R.B.C.T

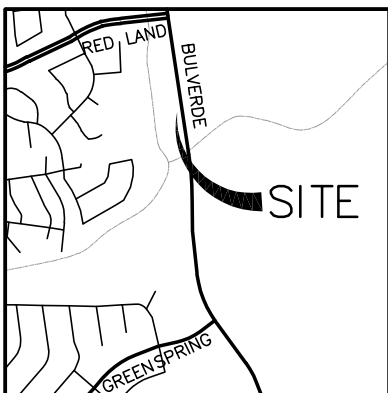
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Engineering License #F-10053  
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Surveying Firm 10194688

**EXHIBIT OF**  
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DRAWN BY: DPS  
SCALE: 1"=40'  
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SHEET

**2 OF 3**

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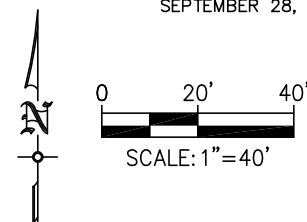
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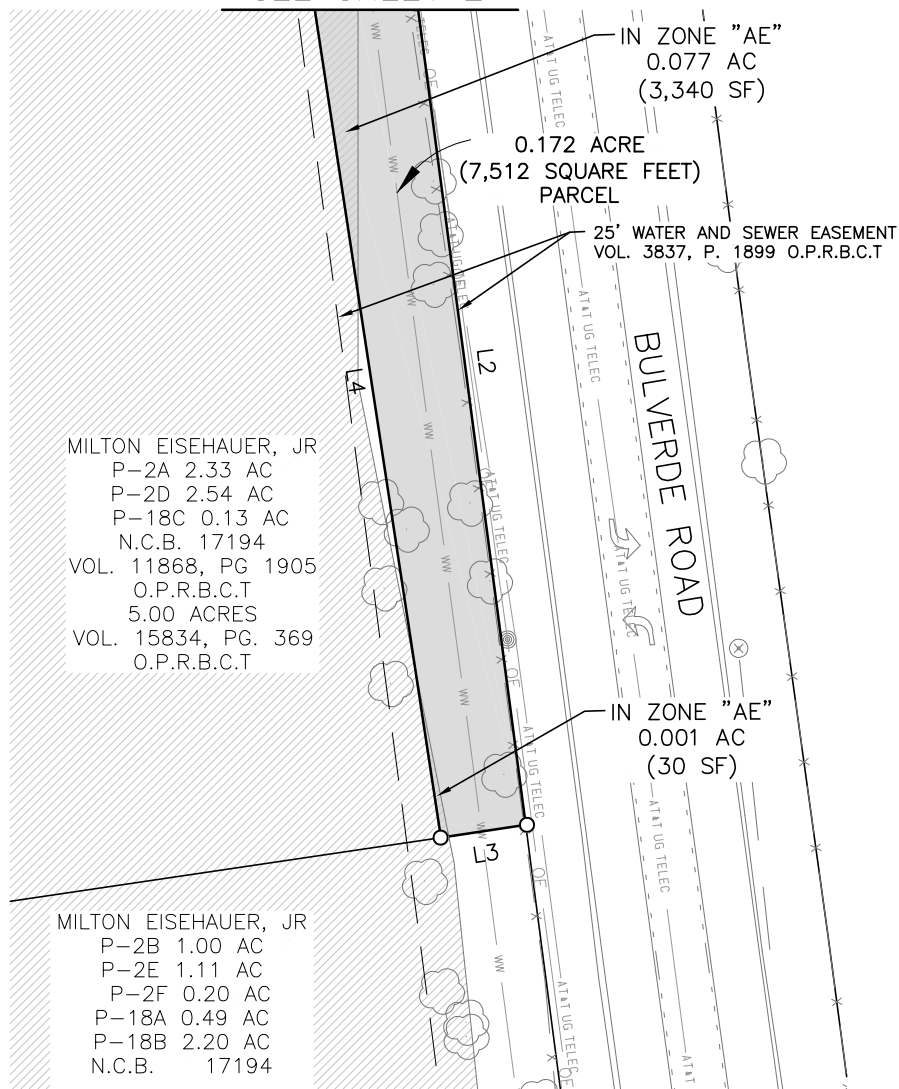
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P-2E 1.11 AC  
P-2F 0.20 AC  
P-18A 0.49 AC  
P-18B 2.20 AC  
N.C.B. 17194

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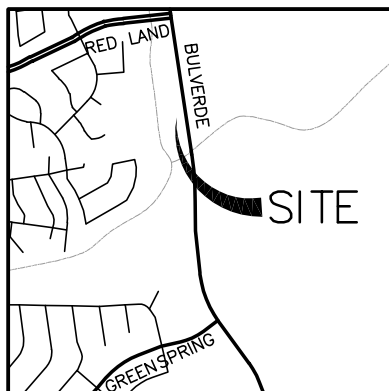
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Lot Report  
2023

Thu Oct 19 20:28:02

Lot File: S:\Projects\COSA\210196 Bulverde Road Phase II\000\90-Survey\Drawings\carlson\parcels\PARCEL 1\20196\_PARCEL1.lot

CRD File: S:\Projects\COSA\210196 Bulverde Road Phase II\000\90-Survey\Drawings\carlson\parcels\PARCEL 4\20196\_PARCEL 4.crd

Lot: PARCEL 6 , Block: , Type: LOT

PNT#	Bearing	Distance	Northing	Easting
50050			13762860.754	2151509.253
	N 81°38'31" E	25.00		
50069			13762864.388	2151533.987
	S 07°29'50" E	350.94		
50068			13762516.445	2151579.778
	S 81°34'36" W	17.82		
50067			13762513.835	2151562.154
	N 08°40'12" W	350.93		
50050			13762860.754	2151509.253

Closure Error Distance> 0.0000

Total Distance> 744.69

Area: 7512 Sq. Feet, 0.172 Acres

Block Total Area: 7512 Sq. Feet, 0.172 Acres