

Parcel: 20411 TCE
Project: Bulverde Road
(Green Spring Dr to Redland Rd)
Owner: David Neal Pape, et al
Temporary Construction Easement

FIELD NOTES DESCRIPTION

Being a 0.174-acre, (7,564 Square Feet) tract of land out of a called 203.7-acre tract of land conveyed to David Neal Pape, et al and described in deed recorded in Volume 15347, Page 371, Official Public Records of Bexar County, Texas, being Lot P-1, P-3, and P-24, N.C.B. 17365, "Longs Creek" Annexation, City of San Antonio, Bexar County, Texas. Said 0.174-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):

COMMENCING at a 1/2-inch iron rod with cap stamped "MBC Engineers" found on the north line of said 203.7-acre tract, being the southwest corner of a called 1.792-acre tract of land (Private Drainage Easement), being Lot 901, Block 31, N.C.B. 17635, according to the plat recorded in Volume 9711, Page 23, Deed and Plat Records of Bexar County, Texas. Said 1/2-inch iron rod having state plane coordinate values of, X=2,151,492.57, Y=13,763,689.75.

Thence Departing the north line and in a southerly direction over and across said 203.7-acre tract, S 06°46'03" E, a distance of 163.61 feet to a point;

Thence S 07°48'56" E, a distance of 489.16 feet to a point of curvature of a curve to the left;

Thence Along said curve to the left with radius of 7960.00 feet, an arc length of 120.43 feet, delta angle of 00°52'01", a chord bearing of S 08°14'56" E and chord length of 120.43 feet, to a point of tangency;

Thence S 08°40'56" E, a distance of 639.81 feet to a point;

S 14°57'34" E, a distance of 201.21 feet to a point;

S 08°40'58" E, a distance of 18.18 feet to a point of curvature of a curve to the right;

Thence Along said curve to the right with radius of 2562.00 feet, an arc length of 135.09 feet, delta angle of 03°01'16", a chord bearing of S 07°10'19" E and chord length of 135.07 feet to a point a point of tangency;

Thence S 02°46'48" W, a distance of 205.21 feet to a point of curvature of a curve to the right;

Thence Along said curve to the right with radius of 2540.00 feet, an arc length of 63.07 feet, delta angle of 01°25'21", a chord bearing of S 00°21'59" E and chord length of 63.07 feet to a point a point of tangency;

Thence S 00°20'42" W, a distance of 319.03 feet to a point of curvature of a curve to the left;

Thence Along said curve to the left with radius of 2460.00 feet, an arc length of 405.24 feet, delta angle of 09°26'19", a chord bearing of S 04°22'27" E and chord length of 404.78 feet, to a point of tangency;

Thence S 09°05'36" E, a distance of 257.07 feet to the **POINT OF BEGINNING**, having state plane coordinate values of, X=2,151,823.80, Y=13,760,700.15, for the north corner of this herein described tract.


Thence S 54°05'36" E, continuing over and across said 203.7-acre tract, a distance of 70.71 feet to a point;

Thence S 09°05'36" E, a distance of 50.00 feet to a point;

Thence S 08°40'20" W, a distance of 152.76 feet to a point of curvature of a curve to the right, for the south corner of this herein described tract;

Thence Along said curve to the right with radius of 559.99 feet, an arc length of 61.65 feet, delta angle of 06°18'28", a chord bearing of N 12°14'50" W and chord length of 61.62 feet, to a point of tangency;

Thence N 09°05'36" W, a distance of 183.95 feet to the **POINT OF BEGINNING**, and containing 0.174 acres, (7,564 Square Feet) of land, more or less.


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



REFERENCES:

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 $\frac{1}{2}$ " IRON RODS WITH CAP MARKED 'ARDURRA' UNLESS NOTED OTHERWISE.

TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO: 20411 TCE

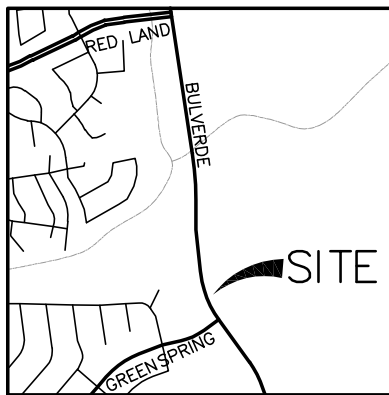
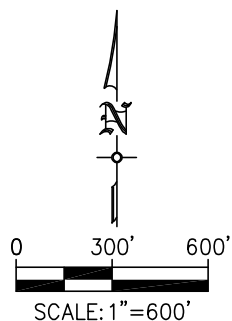
PROJECT: BULVERDE ROAD
GREEN SPRING DR TO REDLAND RD
(PROJECT NO. 23-03867)

OWNER: DAVID PAPE ET. AL.

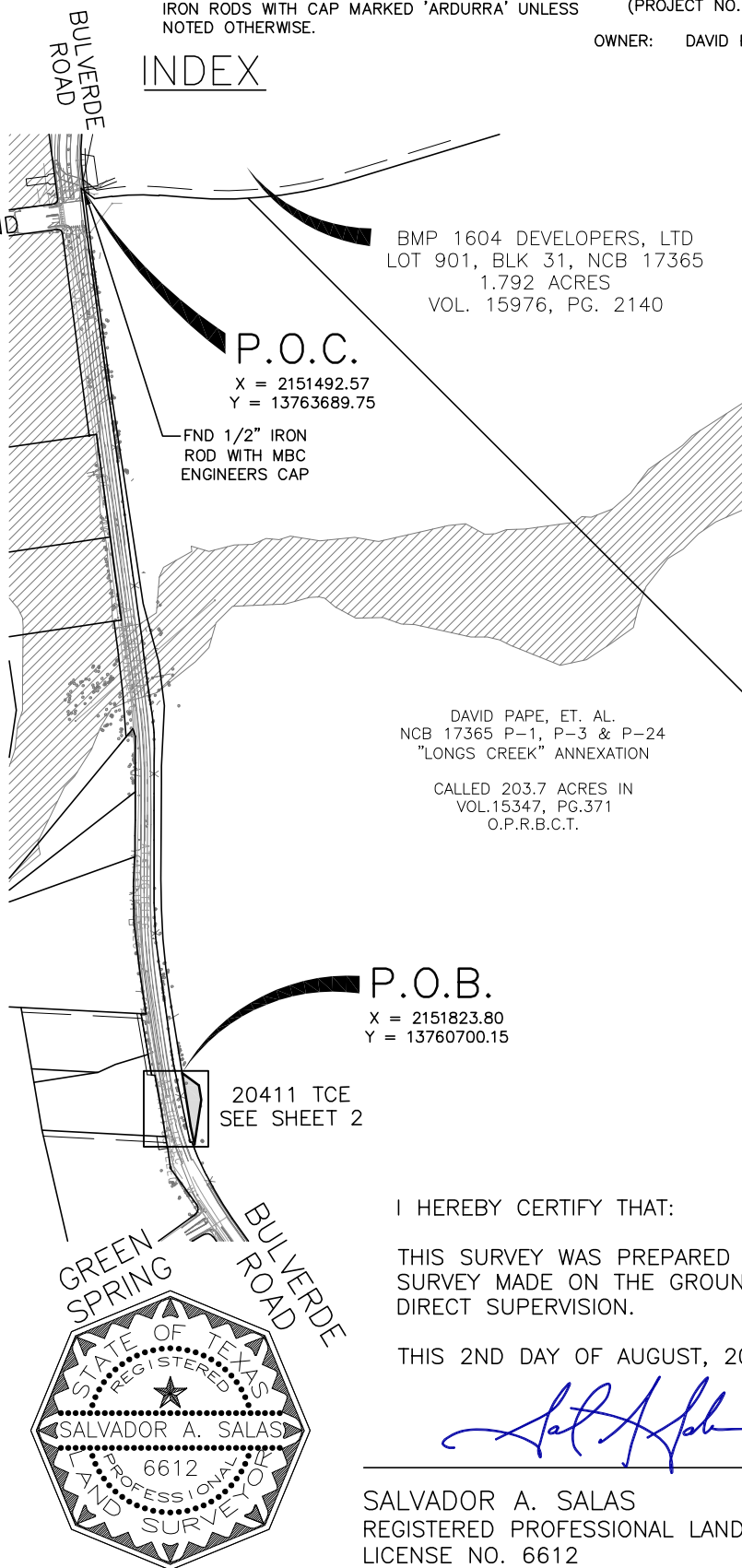
INDEX

LEGEND:

- 1/2-INCH IRON ROD FOUND
- UNLESS NOTED OTHERWISE
- () PARCEL CORNER
- () RECORD INFORMATION
- x — FENCE
- TEMPORARY CONSTRUCTION EASEMENT LIMITS
- ▨ APPROXIMATE LOCATION OF ZONE "AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48029C0260G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2010.



LOCATION MAP
(NOT TO SCALE)



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



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
TEMPORARY CONSTRUCTION EASEMENT
FOR A 0.174 ACRE (7,564 SQUARE FOOT)
OUT OF A CALLED 203.7 ACRE TRACT
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

DRAWN BY: DPS
SCALE: 1"=200'
DATE: 08/02/2023
SHEET

1 OF 2

REFERENCES:

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.

TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO: 20411 TCE

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

OWNER: DAVID PAPE ET. AL.

LEGEND:

- 1/2-INCH IRON ROD FOUND
UNLESS NOTED OTHERWISE
- PARCEL CORNER
- () RECORD INFORMATION
- x - FENCE
- TEMPORARY CONSTRUCTION EASEMENT LIMITS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	120.43'	7960.00'	0°52'01"	S 08°14'56" E	120.43'
C2	135.09'	2562.00'	3°01'16"	S 07°10'19" E	135.07'
C3	63.07'	2540.00'	1°25'21"	S 00°21'59" E	63.07'
C4	405.24'	2460.00'	9°26'19"	S 04°22'27" E	404.78'
C5	61.65'	559.99'	6°18'28"	N 12°14'50" W	61.62'

POC
TO POB

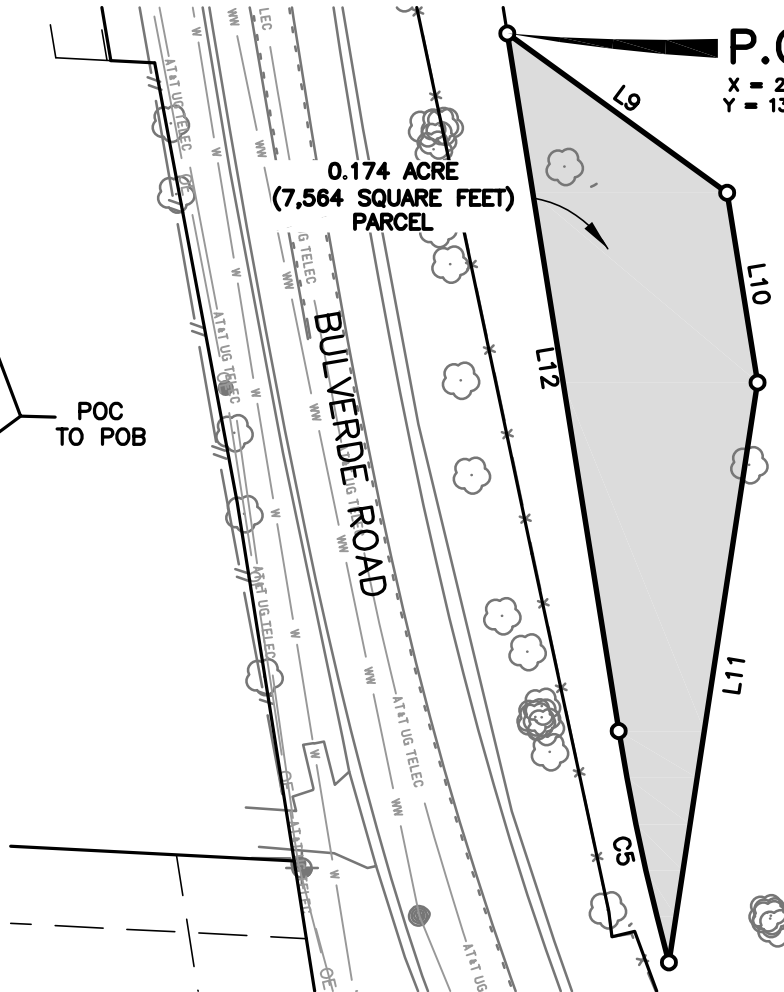


0 25' 50'
SCALE: 1"=50'

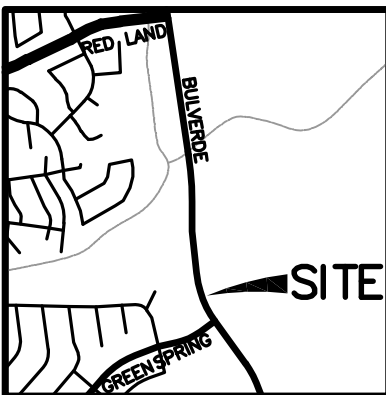
LINE	BEARING	DISTANCE
L1	S 06°46'03" E	163.61'
L2	S 07°48'56" E	489.16'
L3	S 08°40'56" E	639.81'
L4	S 14°57'34" E	201.21'
L5	S 08°40'58" E	18.18'
L6	S 02°46'48" W	205.21'
L7	S 00°20'42" W	319.03'
L8	S 09°05'36" E	257.07'
L9	S 54°05'36" E	70.71'
L10	S 09°05'36" E	50.00'
L11	S 08°40'20" W	152.76'
L12	N 09°05'36" W	183.95'

ORDER OF
CALLS
POC TO POB

L1
L2
C1
L3
L4
L5
C2
L6
C3
L7
C4
L8



DAVID PAPE, ET. AL.
NOB 17365 P-1, P-3 & P-24
"LONGS CREEK" ANNEXATION
CALLED 203.7 ACRES IN
VOL. 15347, PG. 371
O.P.R.B.C.T.



LOCATION MAP
(NOT TO SCALE)



I HEREBY CERTIFY THAT:

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

Salvador A. Salas

SALVADOR A. SALAS
REGISTERED PROFESSIONAL LAND SURVEYOR
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DRAWN BY: DPS
SCALE: 1"=50'
DATE: 08/02/2023
SHEET

2 OF 2

Lot Report
2023

Mon Jun 19 15:17:34

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 2\20196_PARCEL2.crd

Lot: PARCEL 2ET P, Block: , Type: LOT

PNT#	Bearing	Distance	Northing	Easting
60069			13760700.146	2151823.800
	S 54°05'36" E	70.71		
60070			13760658.676	2151881.074
	S 09°05'36" E	50.00		
60071			13760609.305	2151888.976
	S 08°40'20" W	152.76		
60072			13760458.295	2151865.943
	Radius: 559.99	Length: 61.65	Chord: 61.62	Delta: 6°18'28"
	Chord BRG: N 12°14'50" W	Rad-In: N 74°35'56" E	Rad-Out: N 80°54'24" E	
	Radius Pt: 60073	13760607.014,2152405.821	Tangent: 30.86	Dir: Right
	Tangent-In: N 15°24'04" W	Tangent-Out: N 09°05'36" W	Non Tangential-In	
	Tangential-Out			
60016			13760518.512	2151852.872
	N 09°05'36" W	183.95		
60069			13760700.146	2151823.800
Closure Error Distance> 0.0000				
Total Distance> 519.06				
Area: 7564 Sq. Feet, 0.174 Acres				

Block Total Area: 7564 Sq. Feet, 0.174 Acres