

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 1/2" IRON RODS WITH CAP MARKED 'ARDURRA' UNLESS NOTED OTHERWISE.

TEMPORARY CONSTRUCTION EASEMENT
 PARCEL NO: 20411 TCE

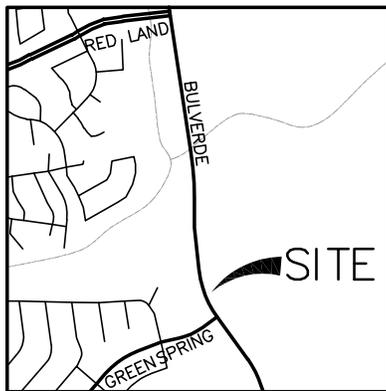
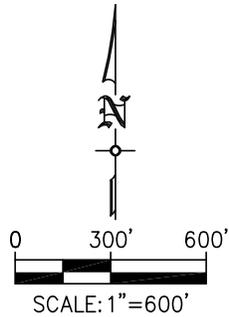
PROJECT: BULVERDE ROAD
 GREEN SPRING DR TO REDLAND RD
 (PROJECT NO. 23-03867)

OWNER: DAVID PAPE ET. AL.

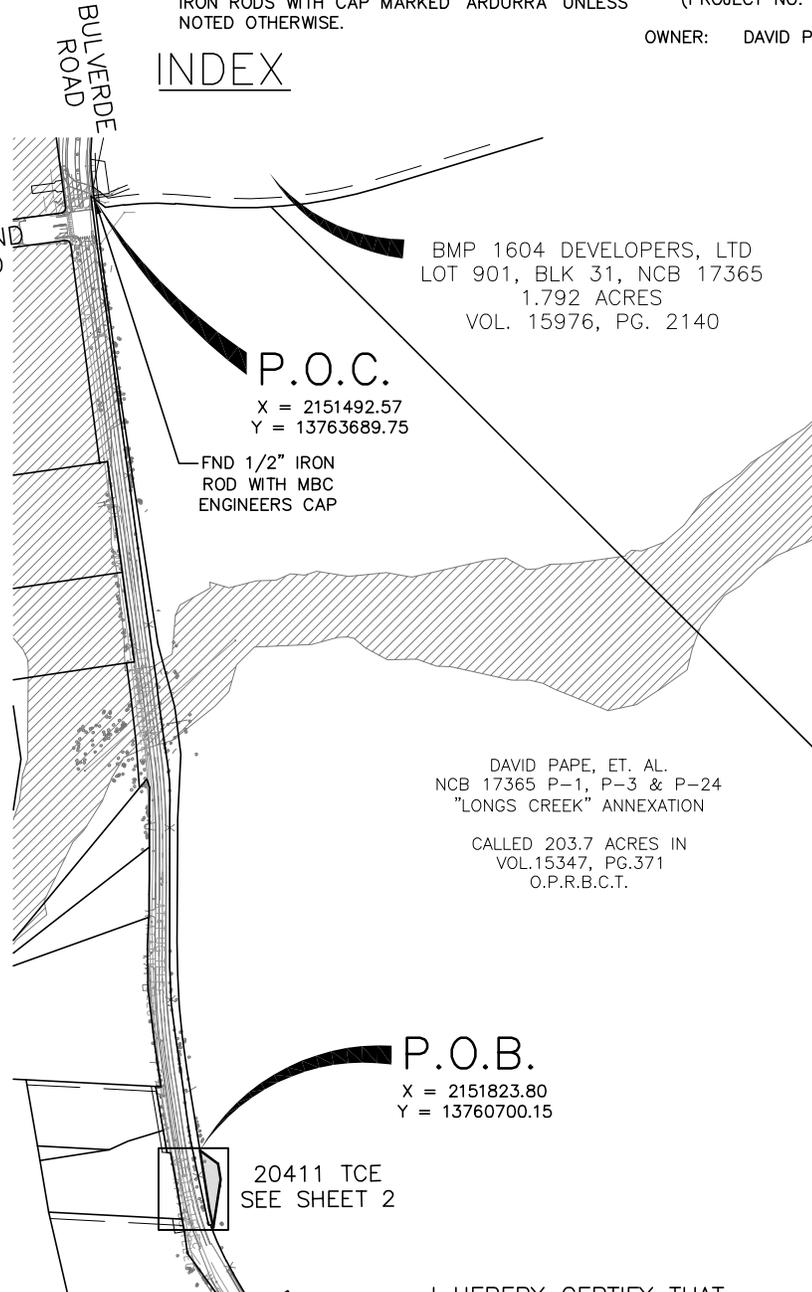
INDEX

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



S:\PROJECTS\COSA\210196_BULVERDE ROAD PHASE II\000\90-SURVEY\DRAWINGS\CARLSON\PARCELS\PARCEL 2ET PART\20196_PARCEL2ET PART\RESCALED.DWG PLOT DATE: 11/28/2023 3:52 PM PLOT BY: DSULTENFUSS



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

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- WHERE PRACTICAL, ALL CORNERS ARE SET 1/2" IRON RODS WITH CAP MARKED 'ARDURRA' UNLESS NOTED OTHERWISE.

TEMPORARY CONSTRUCTION EASEMENT
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PROJECT: BULVERDE ROAD
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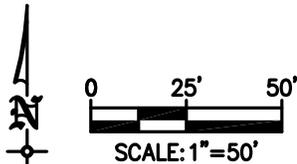
OWNER: DAVID PAPE ET. AL.

LEGEND:

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- PARCEL CORNER
- () RECORD INFORMATION
- x - FENCE
- TEMPORARY CONSTRUCTION EASEMENT LIMITS

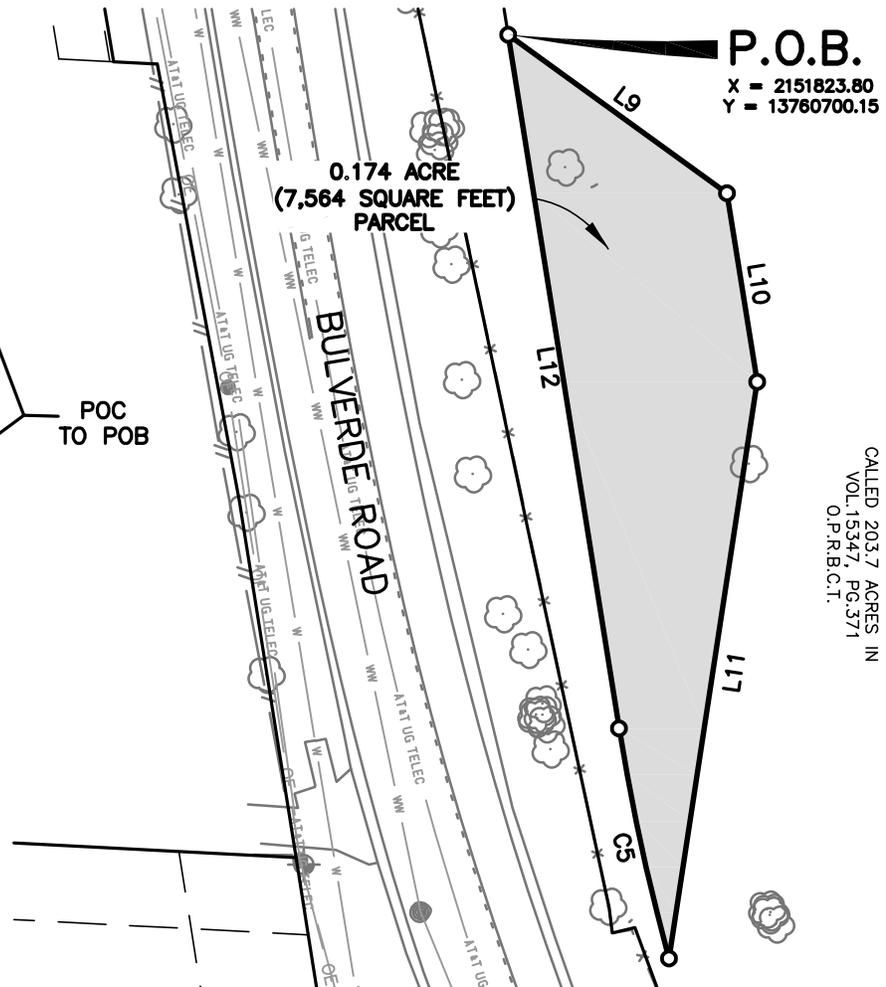
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	120.43'	7960.00'	0°52'01"	S 08°14'56" E	120.43'
C2	135.09'	2562.00'	3°01'16"	S 07°10'19" E	135.07'
C3	63.07'	2540.00'	1°25'21"	S 00°21'59" E	63.07'
C4	405.24'	2460.00'	9°26'19"	S 04°22'27" E	404.78'
C5	61.65'	559.99'	6°18'28"	N 12°14'50"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

POC TO POB

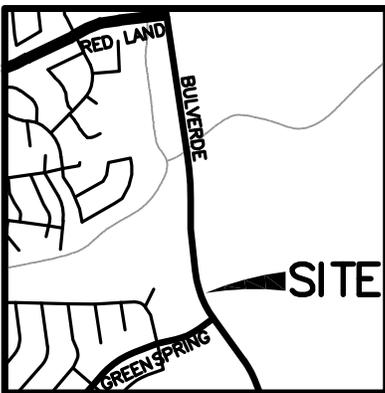


LINE	BEARING	DISTANCE
L1	S 06°46'03" E	163.61'
L2	S 07°48'56" E	489.16'
L3	S 08°40'56" E	639.81'
L4	S 14°57'34" E	201.21'
L5	S 08°40'58" E	18.18'
L6	S 02°46'48" W	205.21'
L7	S 00°20'42" W	319.03'
L8	S 09°05'36" E	257.07'
L9	S 54°05'36" E	70.71'
L10	S 09°05'36" E	50.00'
L11	S 08°40'20" W	152.76'
L12	N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

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
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 SCALE: 1"=50'
 DATE: 08/02/2023
 SHEET

S:\PROJECTS\COSA\210196_BULVERDE ROAD PHASE II\000\90-SURVEY\DRAWINGS\CARLSON\PARCELS\PARCEL 2ET PART1\20196_PARCEL2ET PART1(RESCALED).DWG PLOT DATE:11/28/2023 3:52 PM PLOT BY:DSULTENFUSS

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