

Parcel: 20420 TCE  
Project: Bulverde Road  
(Green Spring Dr to Redland Rd)  
Owner: Redland Springs Assn, Inc.  
Temporary Construction Easement

**FIELD NOTES DESCRIPTION**

Being a 0.161-acre, (7,019 Square Feet) tract of land out of a called 5.740-acre tract of land described by deed recorded in Volume 10268, Page 1506, Official Public Records of Bexar County, Texas, being Lot P-4, N.C.B. 17194, Green Spring Valley Annexation, City of San Antonio, Bexar County, Texas. Said 0.161-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 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, 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, and being the southeast corner of said 5.740-acre, for the southeast 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" W, along the common line of said 5.00-acre tract and said 5.740-acre tract, a distance of 10.00 feet to a point, for the southwest corner of this herein described tract;
- Thence N 07°35'35" W, a distance of 705.83 feet to a point of curvature on the north line of said 5.740-acre tract and the south Right-of-Way line curve return of Redland Road, for the northwest corner of this herein described tract;
- Thence along a curve to the right with radius of 15.00 feet, an arc length of 18.46 feet, delta angle of 70°31'17", a chord bearing of S 42°51'40" E and chord length of 17.32 feet, to a point of curvature of a tangent curve to the left on the west Right-of-Way line of Bulverde Road;
- Thence S 07°35'35" E, along the east line of said 5.740-acre tract and the west Right-of-Way line of Bulverde Road, a distance of 691.56 feet to the **POINT OF BEGINNING**, and containing 0.161 acres, (7,019 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: 20420 TCE

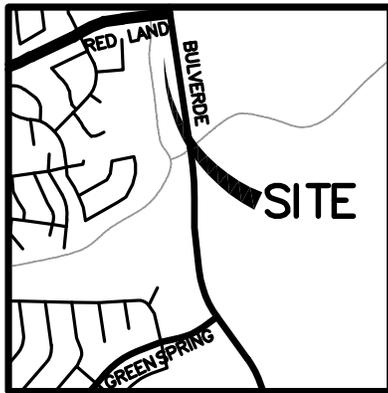
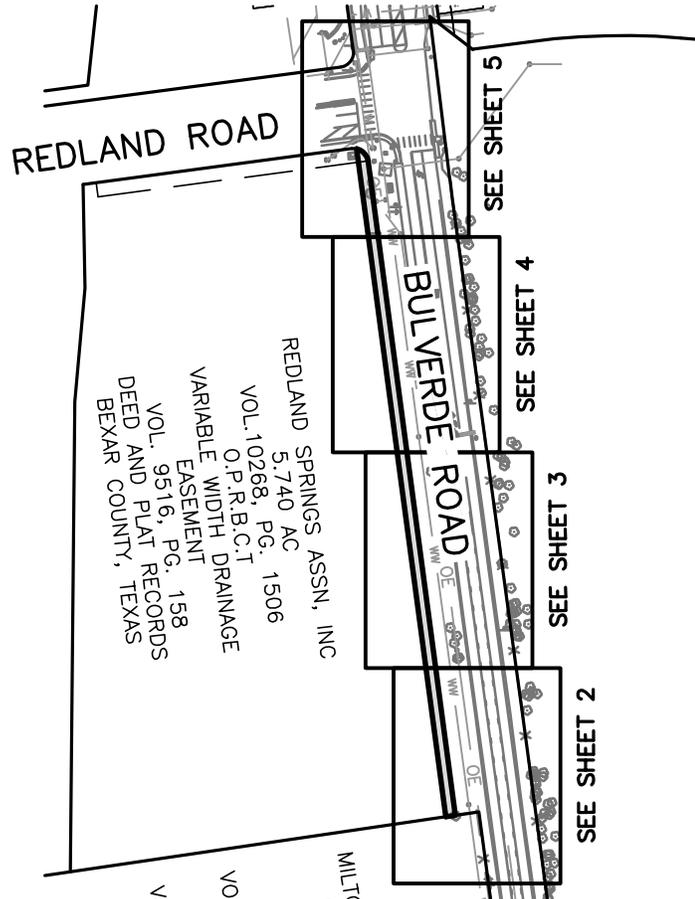
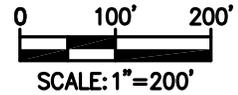
PROJECT: BULVERDE ROAD  
 GREEN SPRING DR TO REDLAND RD  
 (PROJECT NO. 23-03867)

OWNER: REDLAND SPRINGS ASSN, INC

**LEGEND:**

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

**INDEX**



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 7E\T\20196\_PARCEL 7E.T.DWG PLOT DATE: 10/19/2023 9:24 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 0.161 OF AN ACRE (7,019 SQUARE FEET)  
 OUT OF A 5.740 ACRE TRACT  
 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

DRAWN BY: DPS  
 SCALE: 1"=200'  
 DATE: 10/19/2023  
 SHEET

**1 OF 5**

**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.

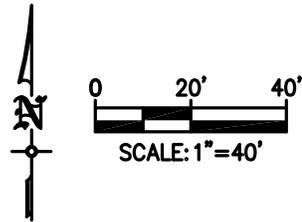
TEMPORARY CONSTRUCTION EASEMENT  
 PARCEL NO: 20420 TCE

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

OWNER: REDLAND SPRINGS ASSN, INC

**LEGEND:**

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

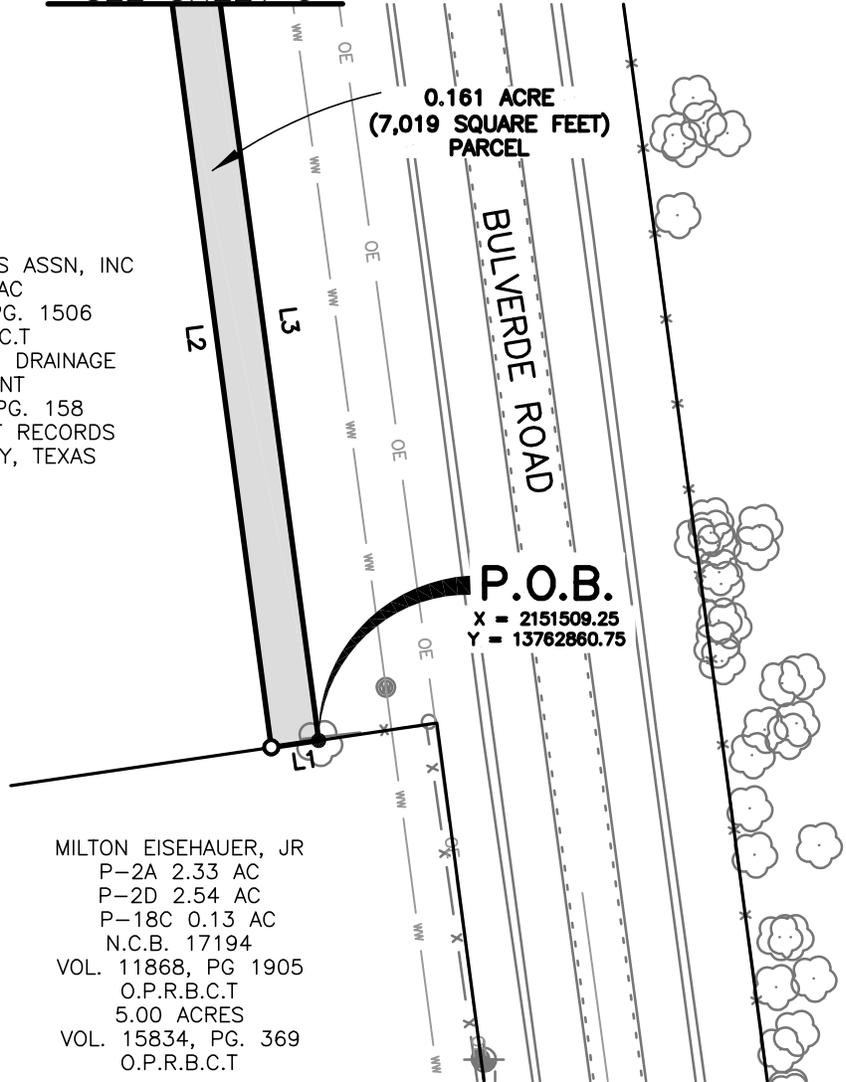


REDLAND SPRINGS ASSN, INC  
 5.740 AC  
 VOL.10268, PG. 1506  
 O.P.R.B.C.T  
 VARIABLE WIDTH DRAINAGE  
 EASEMENT  
 VOL. 9516, PG. 158  
 DEED AND PLAT RECORDS  
 BEXAR COUNTY, TEXAS

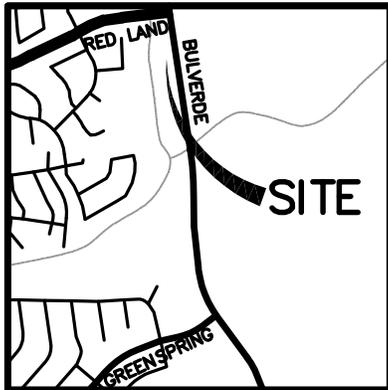
LINE	BEARING	DISTANCE
L1	S 81°38'31" W	10.00'
L2	N 07°35'35" W	705.83'
L3	S 07°35'35" E	691.56'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.46'	15.00'	70°31'17"	S 42°51'40" E	17.32'

SEE SHEET 3



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



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 0.161 OF AN ACRE (7,019 SQUARE FEET)  
 OUT OF A 5.740 ACRE TRACT  
 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

DRAWN BY: DPS  
 SCALE: 1"=40'  
 DATE: 08/02/2023  
 SHEET

S:\PROJECTS\COSA\210196\_BULVERDE ROAD PHASE II\000\90-SURVEY\DRAWINGS\CARLSON\PARCELS\PARCEL\_7ET\20196\_PARCEL\_7ET.DWG PLOT DATE: 10/19/2023 9:24 PM PLOT BY: DSULTENFUSS

**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.

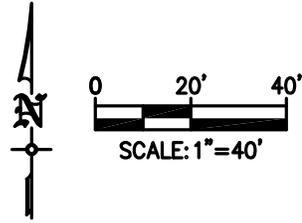
TEMPORARY CONSTRUCTION EASEMENT  
 PARCEL NO: 20420 TCE

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

OWNER: REDLAND SPRINGS ASSN, INC

**LEGEND:**

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

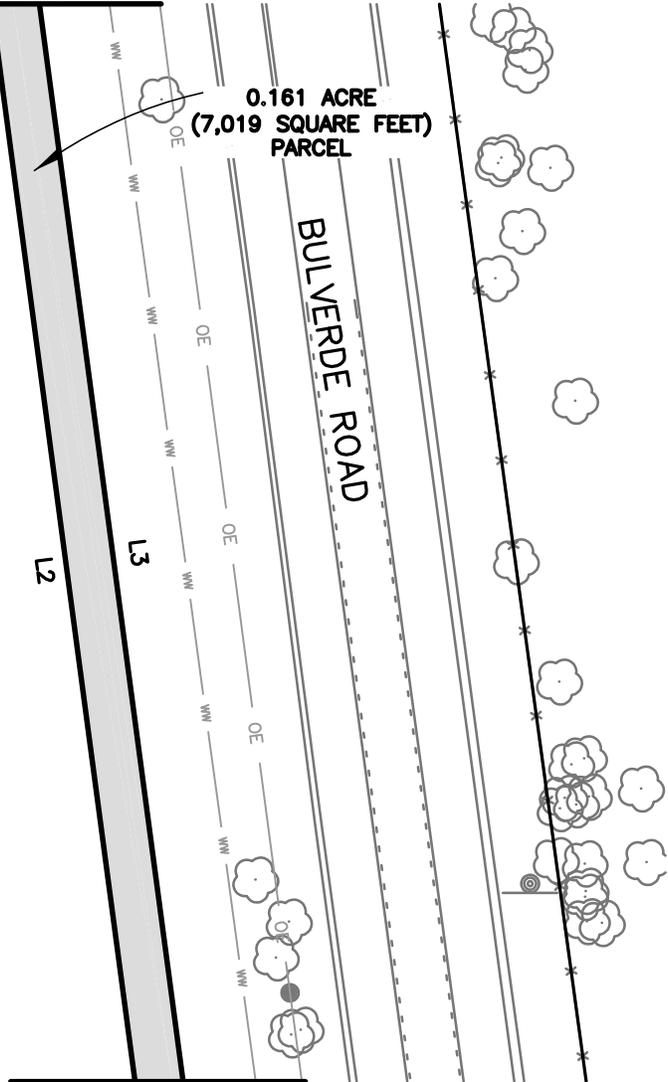


REDLAND SPRINGS ASSN, INC  
 5.740 AC  
 VOL.10268, PG. 1506  
 O.P.R.B.C.T  
 VARIABLE WIDTH DRAINAGE  
 EASEMENT  
 VOL. 9516, PG. 158  
 DEED AND PLAT RECORDS  
 BEXAR COUNTY, TEXAS

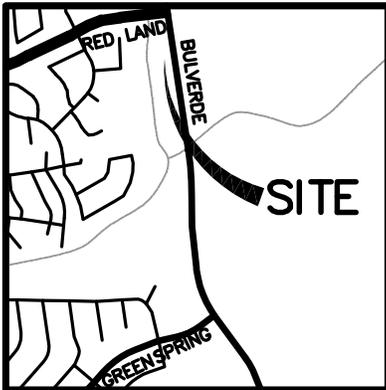
LINE	BEARING	DISTANCE
L1	S 81°38'31" W	10.00'
L2	N 07°35'35" W	705.83'
L3	S 07°35'35" E	691.56'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.46'	15.00'	70°31'17"	S 42°51'40" E	17.32'

SEE SHEET 4



SEE SHEET 2



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 0.161 OF AN ACRE (7,019 SQUARE FEET)  
 OUT OF A 5.740 ACRE TRACT  
 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

DRAWN BY: DPS  
 SCALE: 1"=40'  
 DATE: 10/19/2023  
 SHEET

**3 OF 5**

**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.

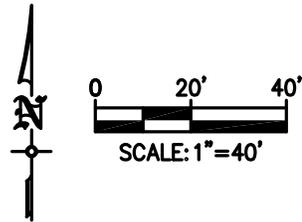
TEMPORARY CONSTRUCTION EASEMENT  
 PARCEL NO: 20420 TCE

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

OWNER: REDLAND SPRINGS ASSN, INC

**LEGEND:**

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

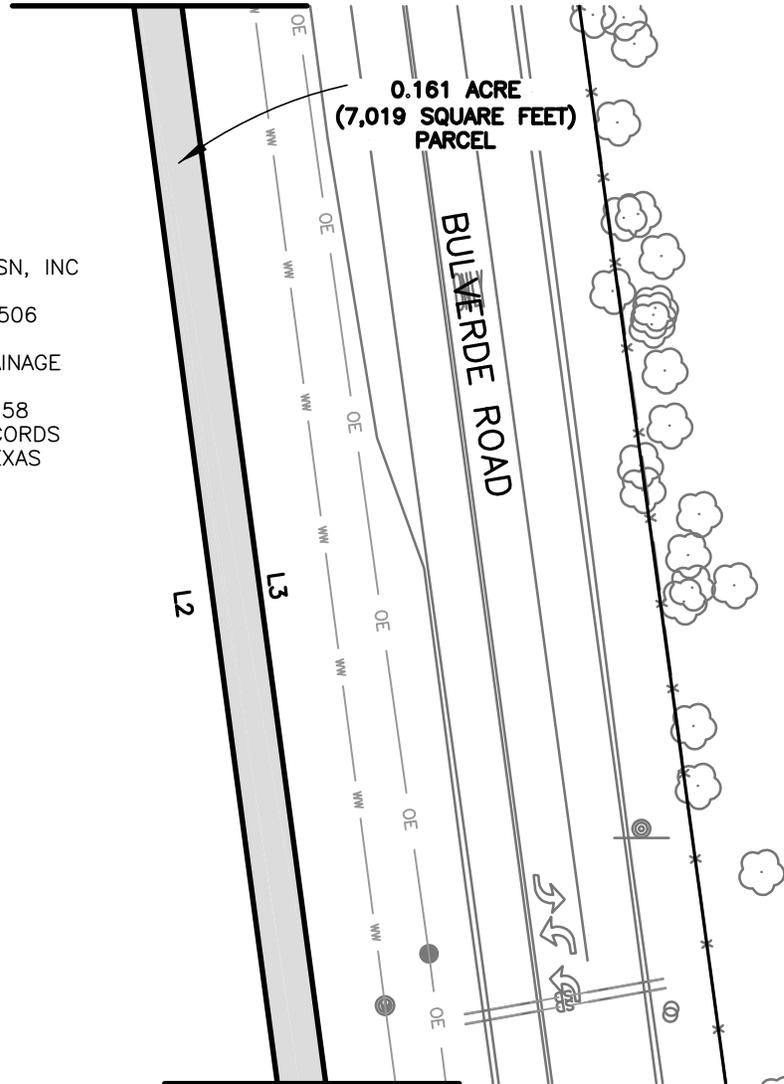


REDLAND SPRINGS ASSN, INC  
 5.740 AC  
 VOL.10268, PG. 1506  
 O.P.R.B.C.T  
 VARIABLE WIDTH DRAINAGE  
 EASEMENT  
 VOL. 9516, PG. 158  
 DEED AND PLAT RECORDS  
 BEXAR COUNTY, TEXAS

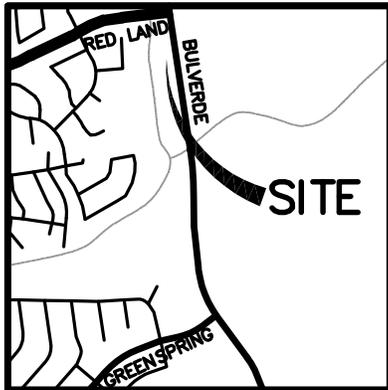
LINE	BEARING	DISTANCE
L1	S 81°38'31" W	10.00'
L2	N 07°35'35" W	705.83'
L3	S 07°35'35" E	691.56'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.46'	15.00'	70°31'17"	S 42°51'40" E	17.32'

SEE SHEET 5



SEE SHEET 3



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 0.161 OF AN ACRE (7,019 SQUARE FEET)  
 OUT OF A 5.740 ACRE TRACT  
 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

DRAWN BY: DPS  
 SCALE: 1"=40'  
 DATE: 10/19/2023  
 SHEET

**4 OF 5**

**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.

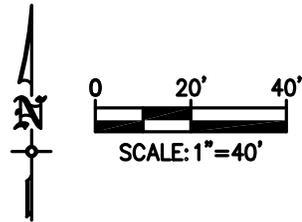
TEMPORARY CONSTRUCTION EASEMENT  
 PARCEL NO: 20420 TCE

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

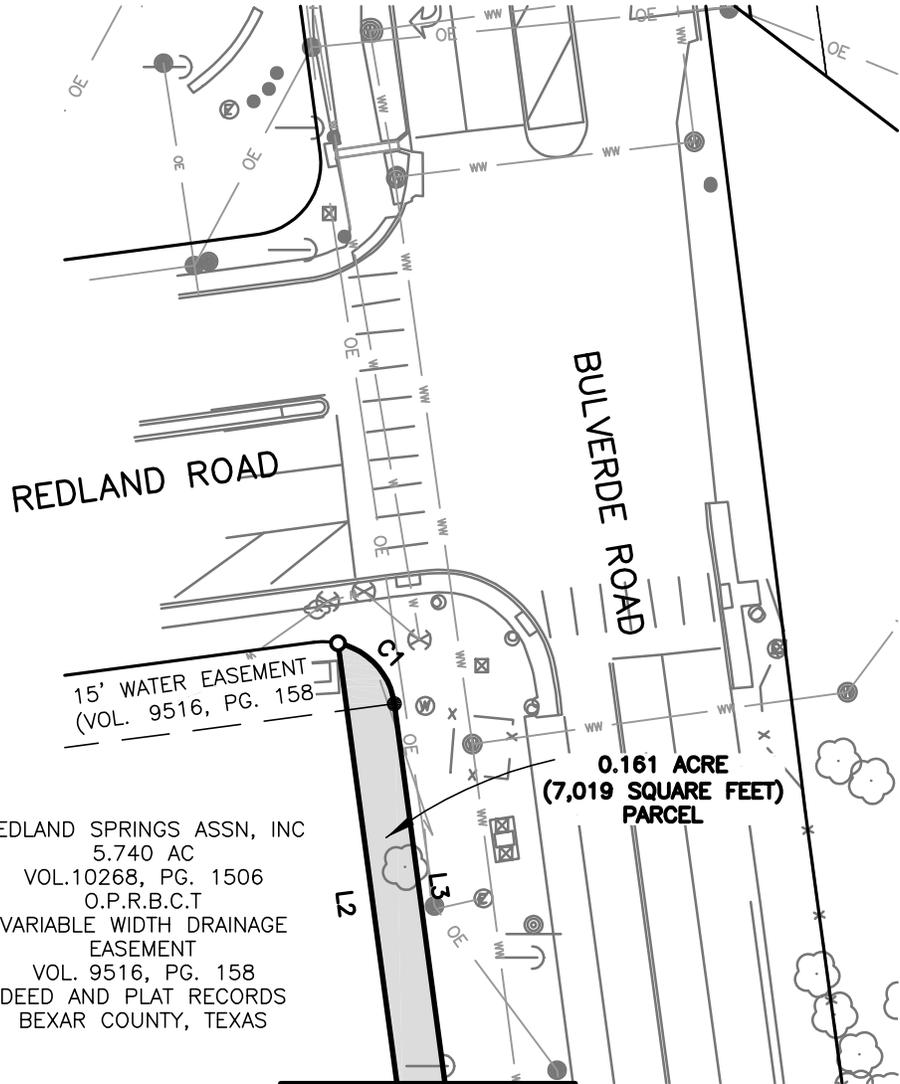
OWNER: REDLAND SPRINGS ASSN, INC

**LEGEND:**

- 1/2-INCH IRON ROD FOUND UNLESS NOTED OTHERWISE
- PARCEL CORNER
- ( ) RECORD INFORMATION
- X - FENCE



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.46'	15.00'	70°31'17"	S 42°51'40" E	17.32'

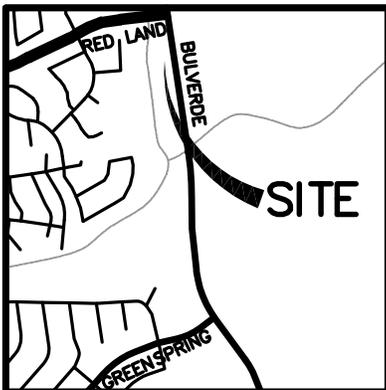


LINE	BEARING	DISTANCE
L1	S 81°38'31" W	10.00'
L2	N 07°35'35" W	705.83'
L3	S 07°35'35" E	691.56'

REDLAND SPRINGS ASSN, INC  
 5.740 AC  
 VOL.10268, PG. 1506  
 O.P.R.B.C.T  
 VARIABLE WIDTH DRAINAGE  
 EASEMENT  
 VOL. 9516, PG. 158  
 DEED AND PLAT RECORDS  
 BEXAR COUNTY, TEXAS

0.161 ACRE  
 (7,019 SQUARE FEET)  
 PARCEL

SEE SHEET 4



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 0.161 OF AN ACRE (7,019 SQUARE FEET)  
 OUT OF A 5.740 ACRE TRACT  
 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

DRAWN BY: DPS  
 SCALE: 1"=40'  
 DATE: 10/19/2023  
 SHEET

**5 OF 5**

Lot Report  
2023

Thu Oct 19 21:15:24

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 7ET , Block: , Type: LOT

PNT#	Bearing	Distance	Northing	Easting
50050			13762860.754	2151509.253
	S 81°38'31" W	10.00		
50070			13762859.300	2151499.358
	N 07°35'35" W	705.83		
50057			13763558.945	2151406.093
	Radius: 15.00	Length: 18.46	Chord: 17.32	Delta: 70°31'17"
	Chord BRG: S 42°51'40" E	Rad-In: S 11°52'42" W	Rad-Out: S 82°23'59" W	
	Radius Pt: 50058	13763544.266,2151403.006	Tangent: 10.61	Dir: Right
	Tangent-In: S 78°07'18" E	Tangent-Out: S 07°36'01" E	Non Tangential-In	
	Non Tangential-Out			
50059			13763546.250	2151417.874
	S 07°35'35" E	691.56		
50050			13762860.754	2151509.253

Closure Error Distance> 0.0000  
Total Distance> 1425.86  
Area: 7019 Sq. Feet, 0.161 Acres

Block Total Area: 7019 Sq. Feet, 0.161 Acres