

Parcel: 20417
Project: Bulverde Road
(Green Spring Dr to Redland Rd)
Owner: Milton Eisenhauer, Jr.

FIELD NOTES DESCRIPTION

Being a 0.094-acre, (4,088 Square Feet) tract of land out of the remaining 5.00-acres of a called 10.0-acre tract of land, conveyed to Milton Eisenhauer, Jr. by deed recorded in Volume 11868, Page 1905, Official Public Records of Bexar County, Texas, N.C.B. 17194, City of San Antonio, Bexar County, Texas, with said 10.0-acre tract being the southeast remaining portion of that certain 100.1-acre Milton Eisenhauer tract of land described in Deed of Partition recorded in Volume 4217, Page 186, Deed and Plat Records of Bexar County, Texas. Said 0.094-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 point on the west Right-of-Way line of Bulverde Road and the east line of said 10-acre tract and said 5.00-acre remainder tract, for the southeast corner of this herein described tract, from which a 1-inch iron pipe found within the right-of-way and 25-feet from and perpendicular to the existing west right-of-way line of Bulverde Road, for the shared southeast corner of the original 100.1-acre tract and said 10.0-acre tract, prior to right-of-way dedication recorded in Volume 9513, Pages 125-126, Deed and Plat Records of Bexar County, Texas, bears S 07°29'50" E – 12.00 feet. Said Point of Beginning having state plane coordinate values of, X=2,151,615.27, Y=13,762,246.79.

- Thence S 81°28'31" W, a distance of 12.25 feet to a point, for the southwest corner of this herein described tract;
- Thence N 08°40'12" W, a distance of 271.97 feet to a point on the north line of said 5.0-acre remainder tract and the south line of a called 5.0-acre tract described in a deed of trust recorded in Volume 15834, Page 369, Official Public Records of Bexar County, Texas, for the northwest corner of this herein described tract;
- Thence N 81°34'36" E, along the common line of said 5.0-acre tracts, a distance of 17.82 feet to a point on the west Right-of-Way line of Bulverde Road, the shared corner of said 5.0-acre tracts, for the northeast corner of this herein described tract;
- Thence S 07°29'50" E, along the east line of said 5.0-acre remainder tract and the west Right-of-Way line of Bulverde Road, a distance of 271.98 feet to the **POINT OF BEGINNING**, and containing 0.094-acres, (4,088 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 OF 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: 20417

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

OWNER: MILTON EISENHAUER, JR

LEGEND:

- 1/2-INCH IRON ROD FOUND () RECORD INFORMATION
- PARCEL CORNER — 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

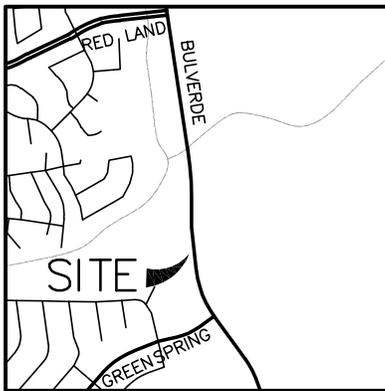
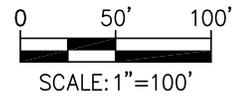
MILTON EISENHAUER, JR
 P-2A 2.33 AC
 P-2D 2.54 AC
 P-18C 0.13 AC
 N.C.B. 17194
 VOL. 11868, PG 1905
 O.P.R.B.C.T
 5.00 ACRES
 VOL. 15834, PG. 369
 O.P.R.B.C.T

MILTON EISENHAUER, JR
 P-2B 1.00 AC
 P-2E 1.11 AC
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REMAINING 5.00 ACRES
 OF A CALLED 10-ACRE
 TRACT
 VOL. 11868, PG 1905
 O.P.R.B.C.T

CITY OF SAN ANTONIO
 DRAINAGE ROW
 VOL.9535, PGS. 141-142
 PLAT RECORDS
 BEXAR COUNTY, TEXAS

TOTAL IN ZONE "AE"
 0.001 AC
 (48 SF)



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
 A 0.094 OF AN ACRE (4,088 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:

D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
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PARCEL NO: 20417

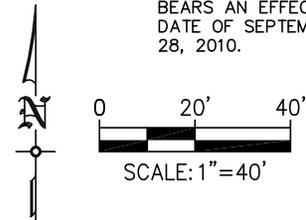
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SEE SHEET 3



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

LINE	BEARING	DISTANCE
L1	S 81°28'31" W	12.25'
L2	N 08°40'12" W	271.97'
L3	N 81°34'36" E	17.82'
L4	S 07°29'50" E	271.98'

12' ELECTRIC, GAS, AND TELEPHONE EASEMENT
 VOL. 9513, PG. 125-126
 D.P.R.B.C.T

CITY OF SAN ANTONIO
 DRAINAGE ROW
 VOL.9535, PGS. 141-142
 PLAT RECORDS
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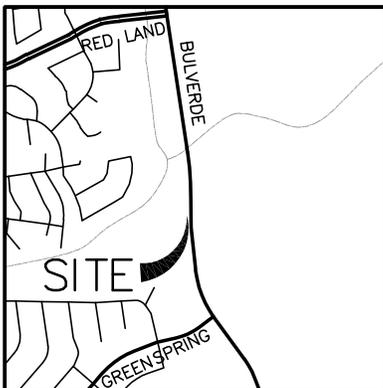
0.094 ACRE
 (4,088 SQUARE FEET)
 PARCEL

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

P.O.B.

X = 2,151,615.27
 Y = 13,762,246.79
 FROM WHICH A FOUND 1" IRON PIPE
 BEARS S 07°29'50" E - 12.00 FEET

FOUND 1" IRON PIPE FOR THE ORIGINAL SOUTHEAST CORNER OF SAID 10-ACRE TRACT AND THE ORIGINAL SOUTHEAST CORNER OF THE 100.1-ACRE TRACT RECORDED IN VOL. 4217, PG. 186 D.P.R.B.C.T.



LOCATION MAP
 (NOT TO SCALE)



I HEREBY CERTIFY THAT:

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

2 OF 3

REFERENCES:

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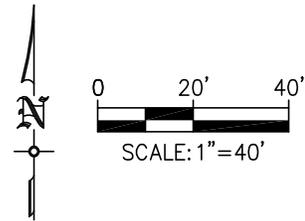
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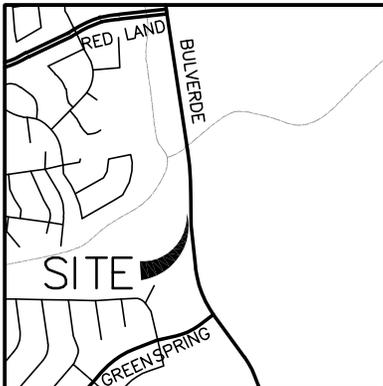
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 LICENSE NO. 6612



LOCATION MAP
 (NOT TO SCALE)



S:\PROJECTS\COSA\210196_BULVERDE_ROAD_PHASE_II\000\90-SURVEY\DRAWINGS\CARLSON\PARCELS\PARCEL_5_20196_PARCEL_5_20196_PLOT_DATE:1/4/2024_5:16 PM_PLOT BY:PMORALES



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Lot Report
2023

Thu Oct 19 19:45:19

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 5 , Block: , Type: LOT

PNT#	Bearing	Distance	Northing	Easting
50065			13762246.792	2151615.266
	S 81°28'31" W	12.25		
50066			13762244.976	2151603.152
	N 08°40'12" W	271.97		
50067			13762513.835	2151562.154
	N 81°34'36" E	17.82		
50068			13762516.445	2151579.778
	S 07°29'50" E	271.98		
50065			13762246.792	2151615.266

Closure Error Distance> 0.0000

Total Distance> 574.01

Area: 4088 Sq. Feet, 0.094 Acres

Block Total Area: 4088 Sq. Feet, 0.094 Acres