

Parcel: 20419 TCE  
Project: Bulverde Road  
(Green Spring Dr to Redland Rd)  
Owner: Milton Eisenhower, Jr.  
Temporary Construction Easement

### FIELD NOTES DESCRIPTION

Being a 0.021-acre, (919 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 0.021-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 northeast 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 S 08°40'12" E, departing the north line of said 5.00-acre and 10.0-acre tracts, a distance of 90.83 feet to a point, for the southeast corner of this herein described tract;

Thence S 81°19'04" W, a distance of 10.11 feet to a point, for the southwest corner of this herein described tract;

Thence N 08°40'56" W, a distance of 83.96 feet to a point, for an angle corner of this herein described tract;

Thence N 07°35'35" W, a distance of 6.93 feet to a point on the common line of said 5.00-acre tract and said 5.740-acre tract, for the northwest corner of this herein described tract;

Thence N 81°38'31" E, along the common line of said 5.00-acre tract and said 5.740-acre tract, a distance of 10.00 feet to the **POINT OF BEGINNING**, and containing 0.021 acres, (919 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

## LEGEND:

● 1/2-INCH IRON ROD FOUND ( )  
UNLESS NOTED OTHERWISE = x =  
○ PARCEL CORNER = ww =  
 APPROXIMATE LOCATION OF ZONE "AE"  
AS SHOWN ON THE FLOOD INSURANCE  
RATE MAP NO. 48029C0260G, WHICH  
BEARS AN EFFECTIVE DATE OF  
SEPTEMBER 28, 2010.

## 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: 20419 TCE

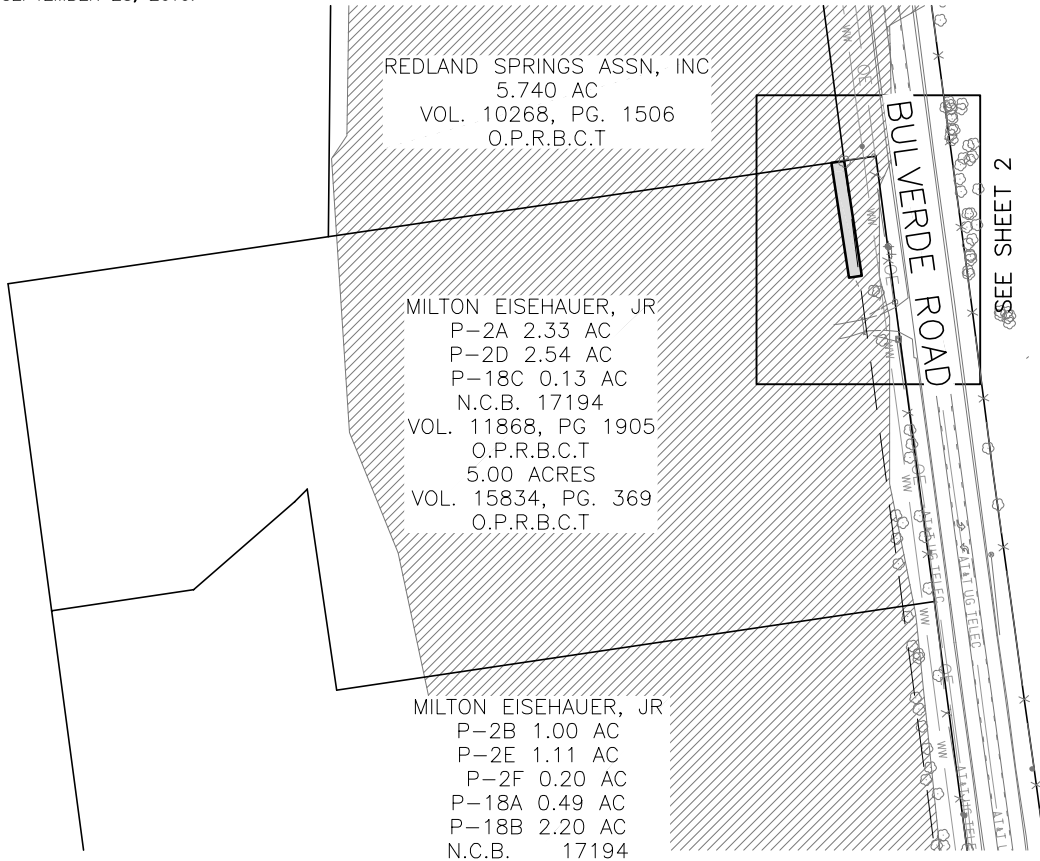
PROJECT: BULVERDE ROAD  
GREEN SPRING DR TO REDLAND RD  
(PROJECT NO. 23-03867)

OWNER: MILTON EISENHauer, JR

RECORD INFORMATION  
FENCE  
WASTE WATER

## INDEX

0 50' 100'  
SCALE: 1"=100'

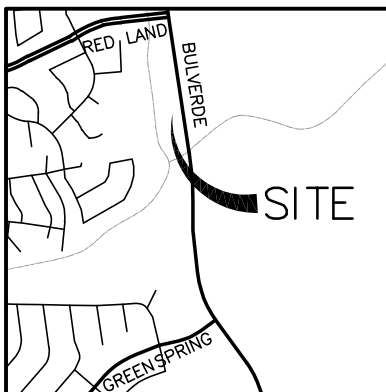


REMAINING 5.00 ACRES  
OF A CALLED 10-ACRE  
TRACT  
VOL. 11868, PG 1905  
O.P.R.B.C.T

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.



LOCATION MAP  
(NOT TO SCALE)



*Sal A. Salas*

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 0.021 OF AN ACRE (919 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 2**

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

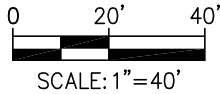
TEMPORARY CONSTRUCTION EASEMENT  
PARCEL NO: 20419 TCE

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



LINE	BEARING	DISTANCE
L1	S 08°40'12" E	90.83'
L2	S 81°19'04" W	10.11'
L3	N 08°40'56" W	83.96'
L4	N 07°35'35" W	6.93'
L5	N 81°38'31" E	10.00'

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

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

0.021 ACRE  
(919 SQUARE FEET)  
PARCEL

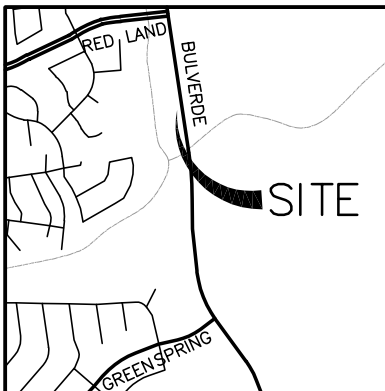
BULVERDE ROAD

25' WATER AND SEWER EASEMENT  
VOL. 3837, PG. 1899 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.



LOCATION MAP  
(NOT TO SCALE)



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



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**FOR A 0.021 OF AN ACRE (919 SQUARE FEET)**  
**OUT OF A 5.00 ACRE TRACT**  
**CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

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

**2 OF 2**

Lot Report  
2023

Thu Oct 19 20:52:02

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 6ET\20196\_PARCEL 6ET.crd

Lot: PARCEL 6ET , Block: , Type: LOT

PNT#	Bearing	Distance	Northing	Easting
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1.	13762860.754	2151509.253		
	S 08°40'12" E	90.83		

2.	13762770.960	2151522.945		
	S 81°19'04" W	10.11		

3.	13762769.433	2151512.948		
	N 08°40'56" W	83.96		

4.	13762852.430	2151500.274		
	N 07°35'35" W	6.93		

5.	13762859.300	2151499.358		
	N 81°38'31" E	10.00		

1.	13762860.754	2151509.253		
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Closure Error Distance> 0.0000

Total Distance> 201.84

Area: 919 Sq. Feet, 0.021 Acres

Block Total Area: 919 Sq. Feet, 0.021 Acres