

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

NOTES

- BEARINGS, DISTANCES AND AREAS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, NAD 83.
- WHERE PRACTICAL, ALL CORNERS ARE SET 1/2" IRON RODS WITH CAP MARKED 'ARDURRA' UNLESS NOTED OTHERWISE.

TEMPORARY CONSTRUCTION EASEMENT
 PARCEL NO: 20419 TCE

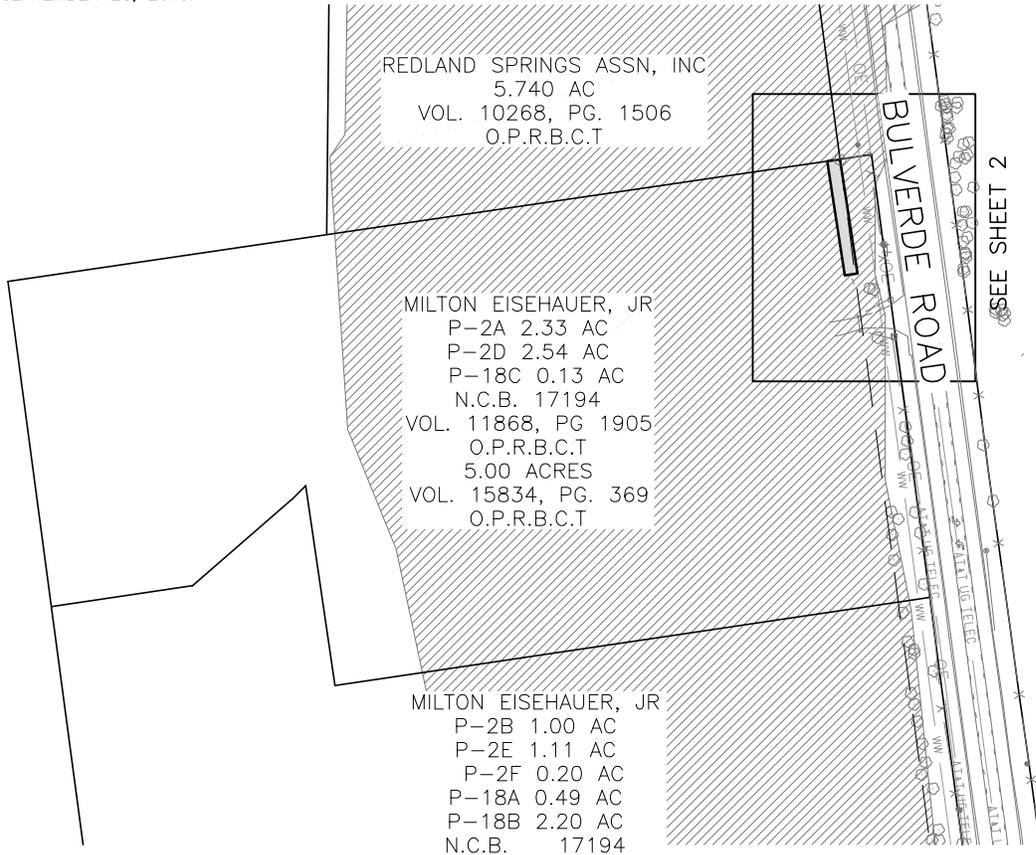
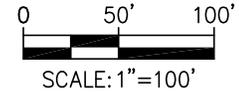
PROJECT: BULVERDE ROAD
 GREEN SPRING DR TO REDLAND RD
 (PROJECT NO. 23-03867)

OWNER: MILTON EISENHauer, JR

LEGEND:

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

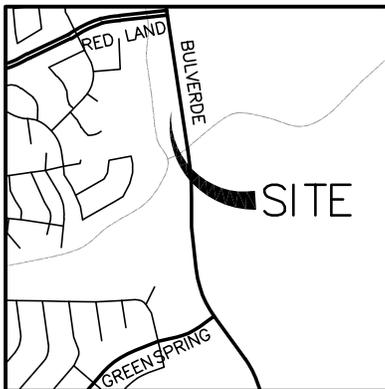


REMAINING 5.00 ACRES
 OF A CALLED 10-ACRE
 TRACT
 VOL. 11868, PG 1905
 O.P.R.B.C.T

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)



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:

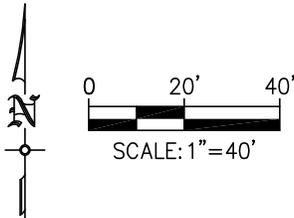
D.P.R.B.C.T. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
 O.P.R.B.C.T. OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS
 P.O.B. POINT OF BEGINNING
 P.O.C. POINT OF COMMENCING

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

TEMPORARY CONSTRUCTION EASEMENT
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 (PROJECT NO. 23-03867)
 OWNER: MILTON EISENHauer, JR

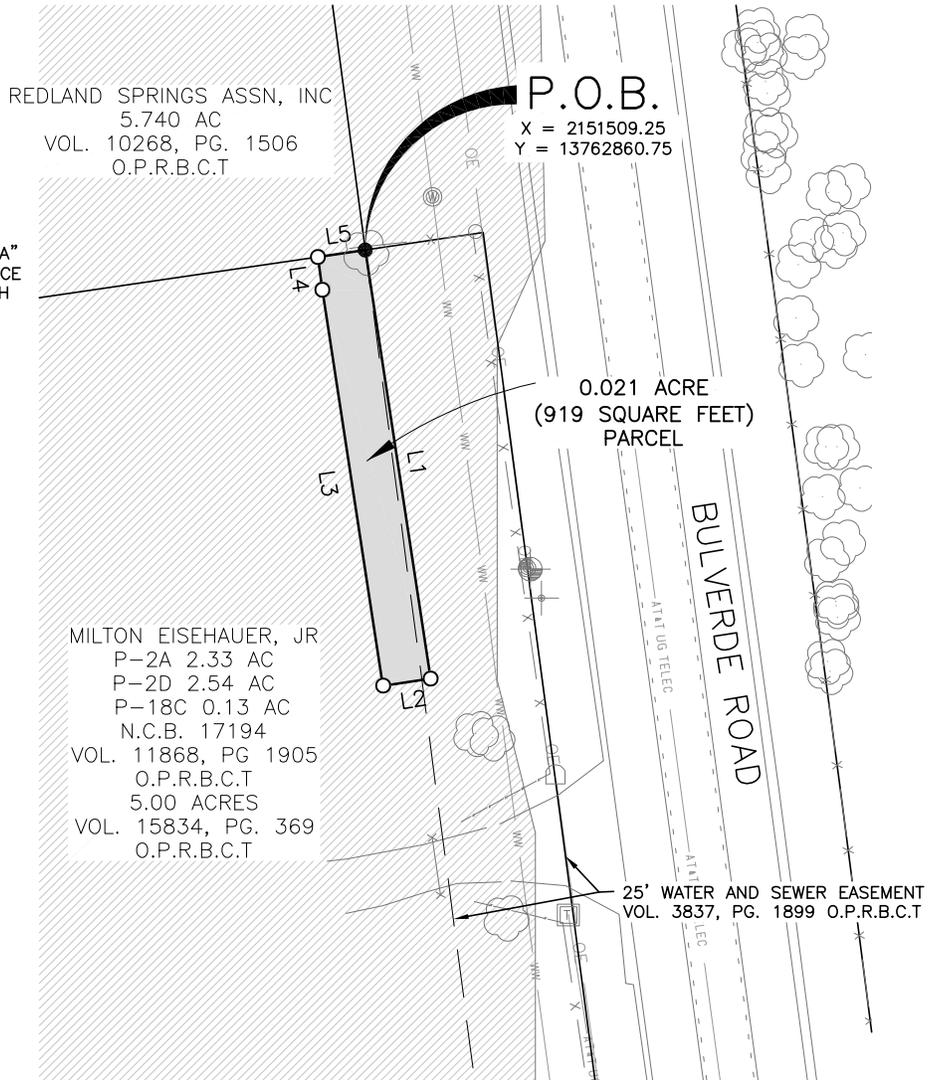
LEGEND:

- 1/2-INCH IRON ROD FOUND UNLESS NOTED OTHERWISE
- PARCEL CORNER
- () RECORD INFORMATION
- x - FENCE
- ww - WASTE WATER
- [Hatched Box] APPROXIMATE LOCATION OF ZONE "A" AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48029C0260G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2010.

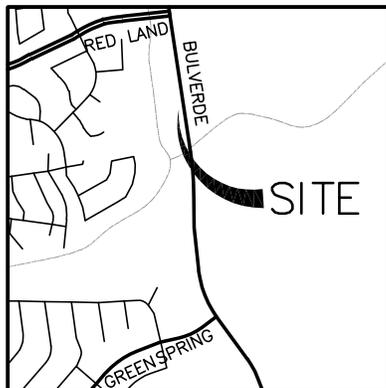


LINE	BEARING	DISTANCE
L1	S 08°40'12" E	90.83'
L2	S 81°19'04" W	10.11'
L3	N 08°40'56" W	83.96'
L4	N 07°35'35" W	6.93'
L5	N 81°38'31" E	10.00'

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



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



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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
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		

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