

Parcel: 20412 TCE
Project: Bulverde Road
(Green Springs Dr to Redland Rd)
Owner: David Neal Pape, et al
Temporary Construction Easement

FIELD NOTES DESCRIPTION

Being a 0.113-acre, (4,934 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 0.113-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=2,151,753.09, Y=13,761,488.69.

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 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 10°57'54" E, continuing over and across said 203.7-acre tract, a distance of 50.99 feet to a point;


Thence S 00°20'42" E, a distance of 81.10 feet to a point of curvature of a curve to the left;

Thence Along said curve to the left with radius of 2450.00 feet, an arc length of 361.52 feet, delta angle of 08°27'16", a chord bearing of S 03°52'56" E and chord length of 361.19 feet to a point, for the south corner of this herein described tract;

Thence N 09°05'36" W, a distance of 7.07 feet to a point of curvature of a curve to the right;

Thence Along said curve to the right with radius of 2460 feet, an arc length of 405.24 feet, delta angle of 09°26'19", a chord bearing of N 04°22'27" W and chord length of 404.78 feet, to a point of tangency;

Thence N 00°20'42" E, a distance of 131.10 feet to the **POINT OF BEGINNING**, and containing 0.113 acres, (4,934 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 $\frac{1}{2}$ " IRON RODS WITH CAP MARKED 'ARDURRA' UNLESS NOTED OTHERWISE.

TEMPORARY CONSTRUCTION EASEMENT
PARCEL NO: 20412 TCE

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

OWNER: DAVID PAPE ET. AL.

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.

INDEX

0 300' 600'
SCALE: 1"=600'



REDLAND ROAD

BULVERDE ROAD

BMP 1604 DEVELOPERS, LTD
LOT 901, BLK 31, NCB 17365
1.792 ACRES
VOL. 15976, PG. 2140

P.O.C.

X = 2151492.57
Y = 13763689.75

FND 1/2" IRON
ROD WITH MBC
ENGINEERS CAP

DAVID PAPE, ET. AL.
NCB 17365 P-1, P-3 & P-24
"LONGS CREEK" ANNEXATION

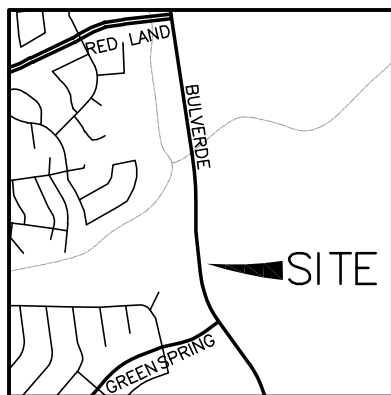
CALLED 203.7 ACRES IN
VOL. 15347, PG. 371
O.P.R.B.C.T.

P.O.B.

X = 2151753.09
Y = 13761488.69

20412 TCE
SEE SHEET 2

BULVERDE ROAD



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 0.113 ACRE (4,934 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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TEMPORARY CONSTRUCTION EASEMENT
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(PROJECT NO. 23-03867)

OWNER: DAVID PAPE ET. AL.

LEGEND:

- 1/2-INCH IRON ROD FOUND
UNLESS NOTED OTHERWISE
- 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	361.52'	2450.00'	8°27'16"	S 03°52'56" E	361.19'
C5	405.24'	2460.00'	9°26'19"	N 04°22'27" W	404.78'

POC
TO POB



0 60' 120'
SCALE: 1"=120'

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	187.93'
L8	S 10°57'54" E	50.99'
L9	S 00°20'42" W	81.10'
L10	S 02°48'48" W	50.22'
L11	N 09°05'36" W	7.07'
L12	N 00°20'42" E	131.10'

ORDER OF
CALLS
POC TO POB

L1
L2
C1
L3
L4
L5
C2
L6
C3
L7

0.113 ACRE
(4,934 SQUARE FEET)
PARCEL

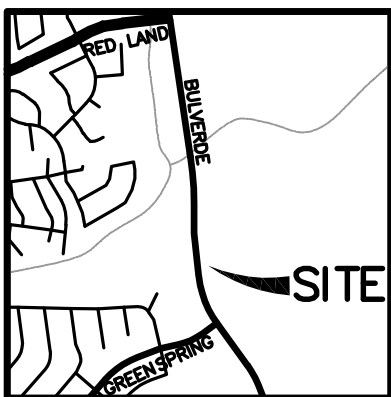
POC
TO POB

P.O.B.

X = 2151753.09
Y = 13761488.69

DAVID PAPE, ET. AL.
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"LONGS CREEK" ANNEXATION

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TEMPORARY CONSTRUCTION EASEMENT
FOR A 0.113 ACRE (4,934 SQUARE FOOT)
OUT OF A CALLED 203.7 ACRE TRACT
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DRAWN BY: DPS
SCALE: 1"=120'
DATE: 08/02/2023
SHEET

2 OF 2

Lot Report
2023

Mon Jun 19 13:29:50

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
60064			13761488.686	2151753.088
	S 10°57'54" E	50.99		
60065			13761438.627	2151762.787
	S 00°20'42" W	81.10		
60066			13761357.528	2151762.298
Radius: 2450.00 Length: 361.52 Chord: 361.19 Delta: 8°27'16"				
Chord BRG: S 03°52'56" E Rad-In: S 89°39'18" E Rad-Out: N 81°53'26" E				
Radius Pt: 60014 13761342.774,2154212.254 Tangent: 181.09 Dir: Left				
Tangent-In: S 00°20'42" W Tangent-Out: S 08°06'34" E Tangential-In				
Non Tangential-Out				
60067			13760997.163	2151786.753
	S 02°48'48" W	50.22		
60068			13760947.004	2151784.288
	N 09°05'36" W	7.07		
60015			13760953.983	2151783.171
Radius: 2460.00 Length: 405.24 Chord: 404.78 Delta: 9°26'19"				
Chord BRG: N 04°22'27" W Rad-In: N 80°54'24" E Rad-Out: S 89°39'18" E				
Radius Pt: 60014 13761342.774,2154212.254 Tangent: 203.08 Dir: Right				
Tangent-In: N 09°05'36" W Tangent-Out: N 00°20'42" E Tangential-In				
Tangential-Out				
60013			13761357.588	2151752.298
	N 00°20'42" E	131.10		
60064			13761488.686	2151753.088
Closure Error Distance> 0.0000				
Total Distance> 1087.24				
Area: 4934 Sq. Feet, 0.113 Acres				

Block Total Area: 4934 Sq. Feet, 0.113 Acres