

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

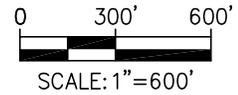
**NOTES**

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 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.



**INDEX**

**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.

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

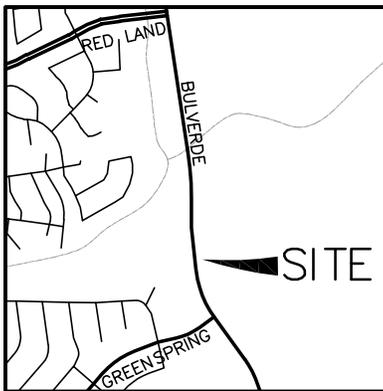
BULVERDE ROAD

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



LOCATION MAP  
 (NOT TO SCALE)

S:\PROJECTS\COSA\210196\_BULVERDE ROAD PHASE II\000\90-SURVEY\DRAWINGS\CARLSON\PARCELS\PARCEL\_2ET\_PART2\20196\_PARCEL2ET\_PART2(RESCALED).DWG PLOT DATE:11/28/2023 3:46 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 0.113 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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- WHERE PRACTICAL, ALL CORNERS ARE SET 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)

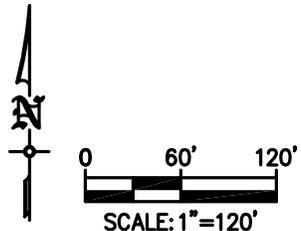
OWNER: DAVID PAPE ET. AL.

**LEGEND:**

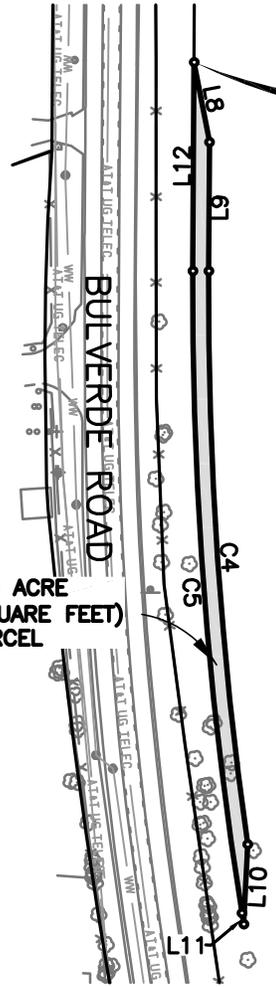
- 1/2-INCH IRON ROD FOUND UNLESS NOTED OTHERWISE
- PARCEL CORNER
- ( ) RECORD INFORMATION
- x - FENCE
- TEMPORARY CONSTRUCTION EASEMENT LIMITS

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



ORDER OF  
 CALLS  
 POC TO POB  
 L1  
 L2  
 C1  
 L3  
 L4  
 L5  
 C2  
 L6  
 L7  
 C3

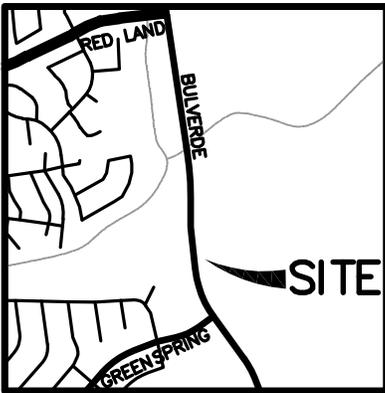


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 NCB 17365 P-1, P-3 & P-24  
 "LONGS CREEK" ANNEXATION

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

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'

POC  
TO POB



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.

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**CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS**

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

S:\PROJECTS\COSA\210196 BULVERDE ROAD PHASE II\000\90-SURVEY\DRAWINGS\CARLSON\PARCELS\PARCEL 2ET PART2\20196\_PARCEL2ET PART2(RESCALED).DWG PLOT DATE:11/28/2023 3:47 PM PLOT BY:DSULTENFUSS

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		