

Parcel: 20413 TCE
Project: Bulverde Road
(Green Spring Dr to Redland Rd)
Owner: David Neal Pape, et al
Temporary Construction Easement

FIELD NOTES DESCRIPTION

Being a 0.115-acre, (5,000 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 0.115-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 50.00 feet to a point to the **POINT OF BEGINNING**, having state plane coordinate values of, X=2,151,518.64, Y=13,763,477.75, for the north corner of this herein described tract;
- Thence S 17°16'40" E, continuing over and across said 203.7-acre tract, a distance of 152.07 feet to a point;
- Thence S 07°48'56" E, a distance of 100.00 feet to a point;
- Thence S 18°44'59" W, a distance of 55.90 feet to a point, for the south corner of this herein described tract;
- Thence N 07°48'56" W, a distance of 300.00 feet to the **POINT OF BEGINNING**, and containing 0.115 acres, (5,000 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: 20413 TCE

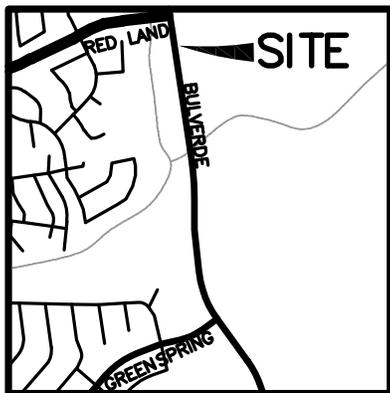
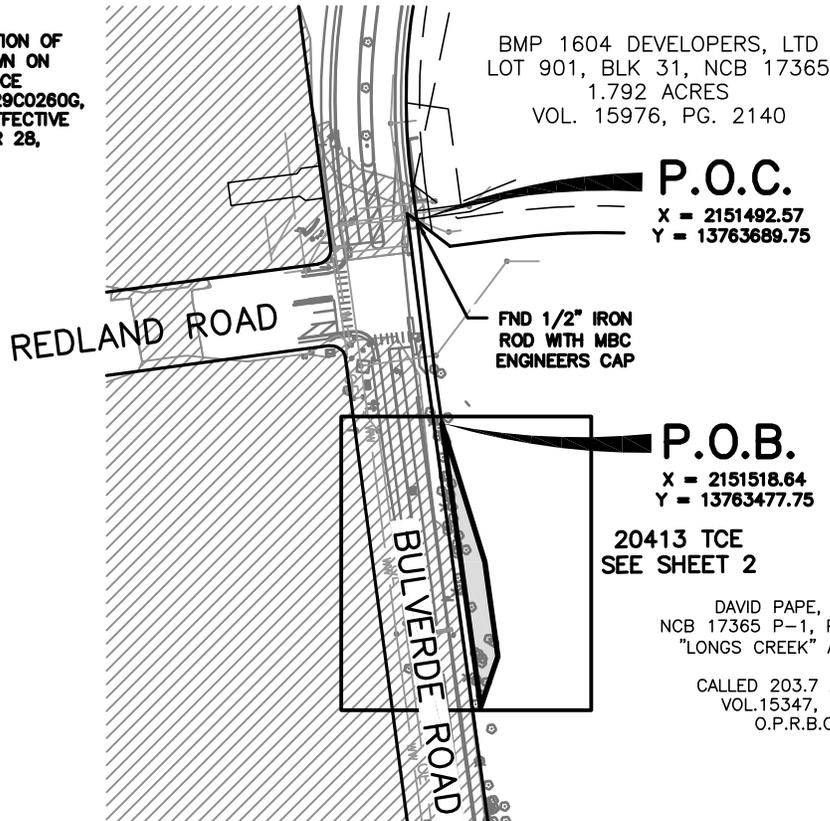
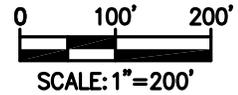
PROJECT: BULVERDE ROAD
 GREEN SPRING DR TO REDLAND RD
 (PROJECT NO. 23-03867)

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



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 0.115 ACRE (5,000 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
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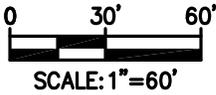
TEMPORARY CONSTRUCTION EASEMENT
 PARCEL NO: 20413 TCE

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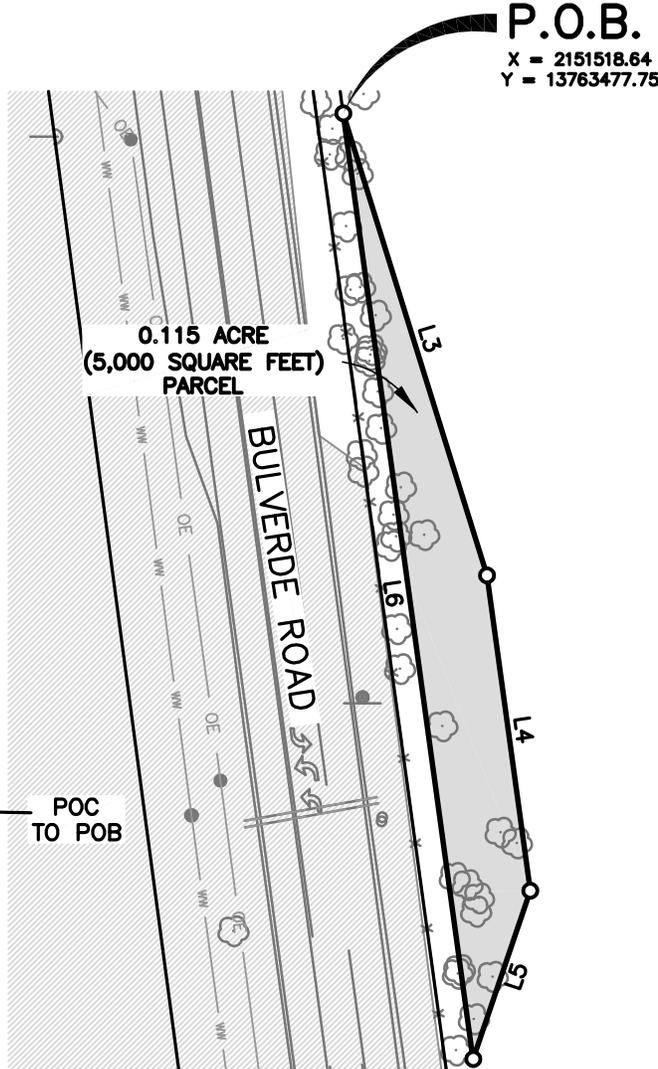
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- ▨ APPROXIMATE LOCATION OF ZONE "AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP NO. 48029C0260G, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2010.



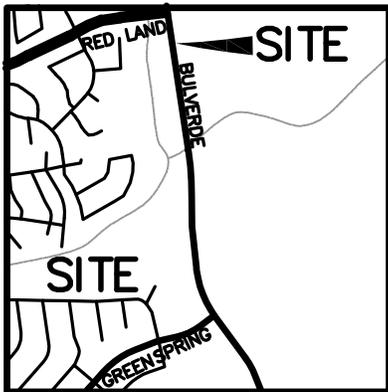
LINE	BEARING	DISTANCE
L1	S 06°46'03" E	163.61'
L2	S 07°48'56" E	50.00'
L3	S 17°16'40" E	152.07'
L4	S 07°48'56" E	100.00'
L5	S 18°44'59" W	55.90'
L6	N 07°48'56" W	300.00'

ORDER OF CALLS
 POC TO POB
 L1
 L2



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.



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
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FOR A 0.115 ACRE (5,000 SQUARE FOOT)
OUT OF A CALLED 203.7 ACRE TRACT
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DRAWN BY: DPS
 SCALE: 1"=60'
 DATE: 08/02/2023
 SHEET

S:\PROJECTS\COSA\210196 BULVERDE ROAD PHASE II\000\90-SURVEY\DRAWINGS\CARLSON\PARCELS\PARCEL 2ET PART3\20196_PARCEL2ET PART3(RESCALED).DWG PLOT DATE:11/28/2023 3:41 PM PLOT BY:DSUL TENFUSS

Lot Report
2023

Mon Jun 19 11:12:01

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
60060			13763477.750	2151518.644
	S 17°16'40" E	152.07		
60061			13763332.543	2151563.809
	S 07°48'56" E	100.00		
60062			13763233.472	2151577.407
	S 18°44'59" W	55.90		
60063			13763180.537	2151559.439
	N 07°48'56" W	300.00		
60060			13763477.750	2151518.644

Closure Error Distance> 0.0000

Total Distance> 607.97

Area: 5000 Sq. Feet, 0.115 Acres

Block Total Area: 5000 Sq. Feet, 0.115 Acres