

Parcel: 20553 TCE
Project: 23-03871 Classen Road
(Classen Spur to Knollcreek)
Owner: D., J., R., & G., Pape
Page 1 of 2

FIELD NOTE DESCRIPTION

Variable Width Temporary Construction Easement
0.0199 of One Acre of Land (868 sq. ft.)

Being a 0.0199 acre (868 square feet) tract of land, situated in San Antonio, Bexar County, Texas; and being out of a called 3.7285 acre tract as conveyed to D., J., R., & G. Pape and recorded in Volume 15347, Page 383, Official Public Records of Bexar County, Texas; said 0.0150 acres being more particularly described by metes and bounds as follows with all bearings being referenced to the North American Datum 1983, Texas Coordinate System, South Central Zone:

Beginning, at a point on the southwesterly right-of-way line of Classen Road for the northeasterly corner of said remaining portion of said called 3.7285 acres (variable width R.O.W.) from which found iron rod with a "MBC" cap marking the most easterly corner of a tract of land in the name of BMP Developers II, LTD. bears S 83° 20' 26" W, 6.50 feet;

Thence, S 45° 01' 43" E, 77.10 feet, to point for the southeasterly corner of the said remaining portion of a called 3.7285 acres for an angle point;

Thence, S 61° 26' 55" W, 10.63 feet, to a point for the southwesterly corner of the herein described tract;

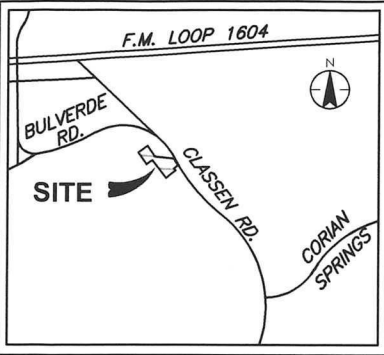
Thence, N 45° 58' 20" W, 83.26 feet to a point on the Westerly line of said remaining portion of 3.7285 acres, to a point for the Northwestern corner of the herein described tract;

Thence, N 83° 20' 26" E, 14.75 feet, to the **Point of Beginning**, containing 0.0199 acres (868 square feet) of land, more or less.

Note: Sketch of even date to accompany this Field Note Description.

 2-8-24
Hal B. Lane III Date
Registered Professional Land Surveyor
Texas Registration Number 4690
Stantec Consulting Services, Inc.
70NE Loop 410, suite 1116
San Antonio, Texas 78216
TBPELS Firm No.: 10194228

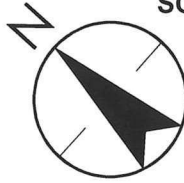




SAN ANTONIO, BEXAR COUNTY, TEXAS
VICINITY MAP- EXH. 20
N.T.S.

0 100' 200'

SCALE: 1" = 100'



BEARING BASIS = N.A.D. 83 (2011),
TEXAS STATE PLANE COORDINATE
SYSTEM, SOUTH CENTRAL ZONE IN
U.S. SURVEY FEET.

PARCEL: 20553 TCE
PROJECT 23-03871 CLASSEN ROAD
(CLASSEN SPUR TO KNOLL CREEK)
OWNER: D., J., R., & G. PAPE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET W/ STANTEC CAP
- △ COMPUTED POINT
- ⊙ POWER POLE
- ⊙ DOWN GUY
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER METER
- OE — OVERHEAD ELEC. LINE
- FO — FIBER OPTIC LINE
- SIGN
- P.O.B. POINT OF BEGINNING
- D.P.R. DEED PUBLIC RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS

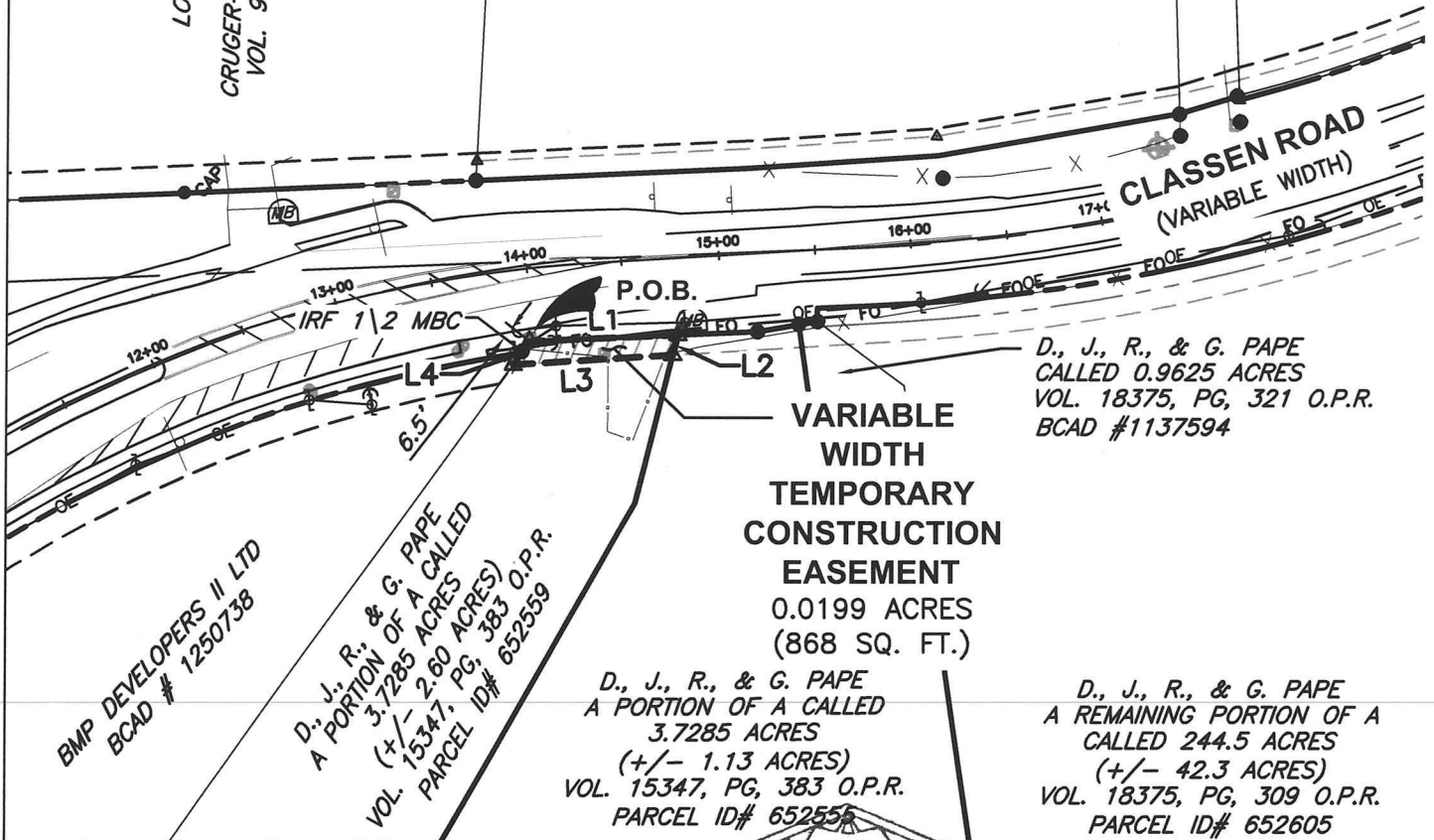
LINE DATA

LINE #	BEARING	DISTANCE
L1	S45°01'43"E	77.10'
L2	S61°26'55"W	10.63'
L3	N45°58'20"W	83.26'
L4	N83°20'26"E	14.75'

LOT 120, BLOCK 1,
N.C.B. 17726
CLASSEN NORTH
SUBDIVISION
VOL. 9533, PG, 128
D.P.R.

LOT 1, N.C.B. 17726
CLASSEN ROAD SUBDIVISION
VOL. 9590, PG, 151 D.P.R.

LOT 119, BLOCK 1,
N.C.B. 17726
CRUGER-CLASSEN SUBDIVISION
VOL. 9533, PG, 110 D.P.R.



D., J., R., & G. PAPE
CALLED 0.9625 ACRES
VOL. 18375, PG, 321 O.P.R.
BCAD #1137594

**VARIABLE
WIDTH
TEMPORARY
CONSTRUCTION
EASEMENT**
0.0199 ACRES
(868 SQ. FT.)

D., J., R., & G. PAPE
A PORTION OF A CALLED
3.7285 ACRES
(+/- 1.13 ACRES)
VOL. 15347, PG, 383 O.P.R.
PARCEL ID# 652559

D., J., R., & G. PAPE
A REMAINING PORTION OF A
CALLED 244.5 ACRES
(+/- 42.3 ACRES)
VOL. 18375, PG, 309 O.P.R.
PARCEL ID# 652605



Stantec Consulting Services Inc.
70 NE Loop 410 Suite 1116
San Antonio TX 78216-5893
Tel: (210) 525-9090
www.stantec.com

TBPELS # F-1048
TBPELS # 10194228



Title
EXHIBIT OF A TEMPORARY CONSTRUCTION
EASEMENT FOR 0.0199 ACRES (868 SQ. FT.)
OUT OF A CALLED 3.7285 ACRE TRACT,
SAN ANTONIO, BEXAR COUNTY, TEXAS.

Revision
#1

Reference Sheet
2 of 2

Date
2024.02.06

Figure No.
#1

Name: Map Check Parcel 20553

Segment #1: Line - Course: S45° 01' 43"E Length: 77.105'

Segment #2: Line - Course: S61° 26' 55"W Length: 10.626'

Segment #3: Line - Course: N45° 58' 20"W Length: 83.255'

Segment #4: Line - Course: N83° 20' 26"E Length: 14.745'

Perimeter: 185.731' Area: 867.73 Sq. Ft.

Error Closure: 0.0002 Course: S45° 29' 05"W

Error North: -0.00014 East: -0.00015

Precision = 1: 928655.000