

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 Northwesterly 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.

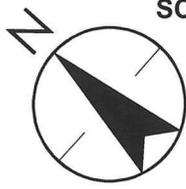
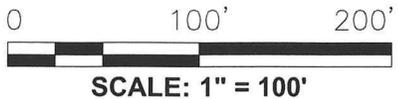
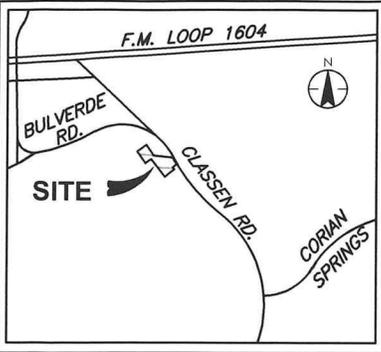
Note: Sketch of even date to accompany this Field Note Description.



2-8-24

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Registered Professional Land Surveyor
Texas Registration Number 4690
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70NE Loop 410, suite 1116
San Antonio, Texas 78216
TBPELS Firm No.: 10194228





PARCEL: 20553 TCE
 PROJECT 23-03871 CLASSEN ROAD
 (CLASSEN SPUR TO KNOLLCREEK)
 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

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

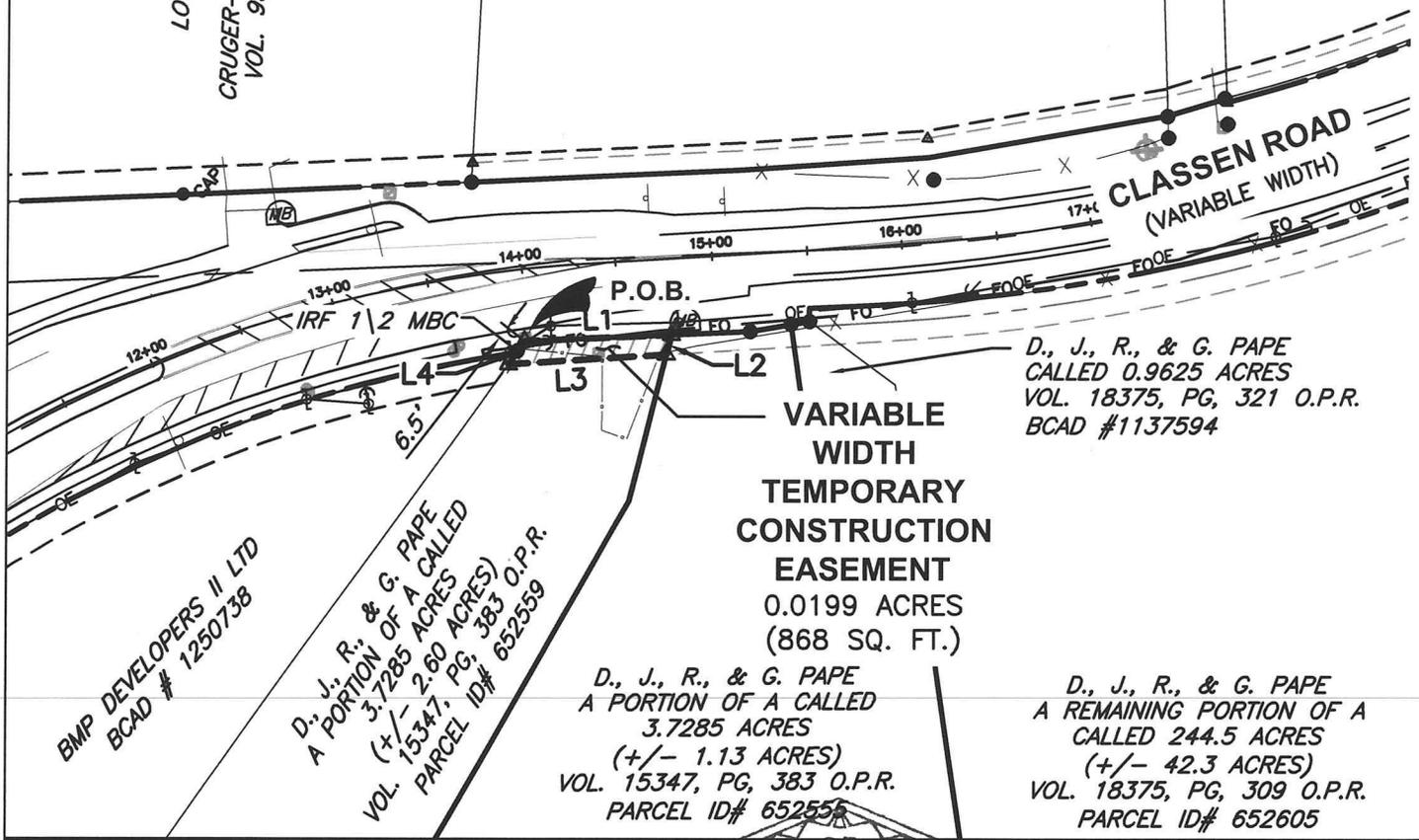
BEARING BASIS = N.A.D. 83 (2011),
 TEXAS STATE PLANE COORDINATE
 SYSYTEM, SOUTH CENTRAL ZONE IN
 U.S. SURVEY FEET.

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.



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

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

BMP DEVELOPERS II LTD
 BCAD # 1250738

D., J., R., & G. PAPE
 A PORTION OF A CALLED
 3.7285 ACRES
 (+/- 2.60 ACRES)
 VOL. 15347, PG, 383 O.P.R.
 PARCEL ID# 652559

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



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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	Date 2024.02.06
Reference Sheet 2 of 2	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