

FIELD NOTE DESCRIPTION

Variable Width Right-of-Way Acquisition (fee simple)
0.0727 of One Acre of Land (3,165 sq. ft.)

Being a 0.0727 acre (3,165 square feet) tract of land, situated in San Antonio, Bexar County, Texas; and being a remaining portion of a called 244.5 acre tract as conveyed to D., J., R., & G. Pape and recorded in Volume 18375, Page 309, Official Public Records of Bexar County, Texas; said 0.0727 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 found 1/2-inch iron rod on the Southerly right-of-way line of Classen Road (variable width R.O.W.) for the Northeast corner of a called 0.9625 acre tract recorded in Volume 18375, Page 321, Official Public Records, Bexar County, Texas, and being a Northwesterly corner of said remaining portion of a called 204.5 acre tract;

Thence, along the Southerly right-of-way line of said Classen Road as follows:

- N 45° 11' 32" E, 6.96 feet, to a point for the Northwesterly corner of the herein described tract;
- S 44° 48' 28" E, 26.84 feet, to a point of curvature for corner;
- Along the arc of a curve to the left, having a chord of S 54° 13' 35" E, 322.50 feet, a radius of 982.37 feet and a central angle of 18° 50' 13", for an arc distance of 323.96 feet, to a point for the Northeasterly corner of the herein described tract;

Thence, S 47° 52' 06" E, 28.42 feet, to a set 1/2-inch iron rod with Stantec Cap for the Southeasterly corner of the herein described tract;

Thence, along the arc of a curve to the right, having a chord of N 55° 41' 16" W, 334.05 feet, a radius of 989.77 feet and a central angle of 19° 25' 49", for an arc distance of 335.65 feet, to a set 1/2-inch iron rod with Stantec Cap for corner;

Thence, N 45° 58' 20" W, 42.00 feet, to a set 1/2-inch iron rod with Stantec Cap for an angle point;

Thence, N 06° 18' 44" W, 4.26 feet the **Point of Beginning**, containing 0.0727 acres (3,165 square feet) of land, more or less.

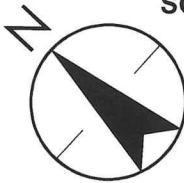
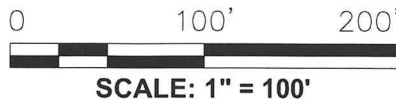
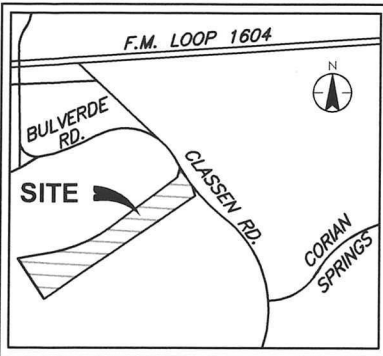
Note: Sketch of even date to accompany this Field Note Description.

Parcel: 20544
Project: 23-03871 Classen Road
(Classen Spur to Knollcreek)
Owner: D., J., R., & G., Pape
Page 2 of 3

Hal B. Lane III 2-6-24
Date

Hal B. Lane III
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





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

PARCEL: 20544
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

SAN ANTONIO, BEXAR COUNTY, TEXAS
VICINITY MAP- EXH. 16
N.T.S.

LINE DATA

LINE #	BEARING	DISTANCE
L1	N45°11'32"E	6.96'
L2	S44°48'28"E	26.84'
L3	N45°58'20"W	42.00'
L4	N6°18'44"W	4.26'

LOT 121, BLOCK 1,
N.C.B. 17226
CLASSEN OFFICES SUBDIVISION
VOL. 9673, PG. 174 D.P.R.

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.

$\Delta = 18^{\circ}50'13''$
 $R = 985.37'$
 $L = 323.96'$
 $CB = S 54^{\circ}13'35'' E$
 $CD = 322.50'$

CLASSEN ROAD
(VARIABLE WIDTH)

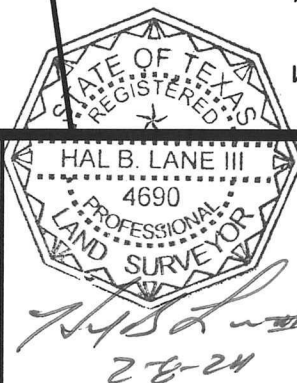
$S 47^{\circ}52'06'' E$
28.42'

$\Delta = 19^{\circ}25'49''$
 $R = 989.77'$
 $L = 335.65'$
 $CB = N 55^{\circ}41'16'' W$
 $CD = 334.05'$

VARIABLE WIDTH
RIGHT-OF-WAY
0.0727 ACRES
(3,165 SQ. FT.)

CALLED 0.9625 ACRES
VOL. 18375, PG. 321 O.P.R.
BCAD #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 VARIABLE WIDTH
RIGHT-OF-WAY FOR 0.0727 ACRES (3165
SQ. FT.) OUT OF CALLED 42.3 ACRES, SAN
ANTONIO, BEXAR COUNTY, TEXAS.

Revision
#1

Reference Sheet
3 of 3

Date
2024.02.06

Figure No.
#1

Name: Map Check Parcel 20544

Segment #1: Line - Course: N45° 11' 32"E Length: 6.960'

Segment #2: Line - Course: S44° 48' 28"E Length: 26.838'

Segment #3: Curve

Length: 323.957' Radius: 985.370'

Delta: 018° 50' 13" Tangent: 163.453'

Chord: 322.500' Course: S54° 13' 35"E

Course In: N45° 11' 32"E Course Out: S26° 21' 19"W

Segment #4: Line - Course: S47° 52' 06"E Length: 28.421'

Segment #5: Curve

Length: 335.655' Radius: 989.770'

Delta: 019° 25' 49" Tangent: 169.454'

Chord: 334.049' Course: N55° 41' 16"W

Course In: N24° 35' 50"E Course Out: S44° 01' 39"W

Segment #6: Line - Course: N45° 58' 20"W Length: 42.001'

Segment #7: Line - Course: N06° 18' 44"W Length: 4.261'

Perimeter: 768.093' Area: 3165.27 Sq. Ft.

Error Closure: 0.0009 Course: N79° 30' 10"W

Error North: 0.00016 East: -0.00086

Precision = 1: 850033.333