

### 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 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



F.M. LOOP 1604

BULVERDE RD.

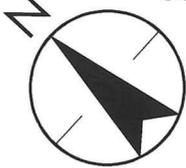
CLASSEN RD.

CORIAN SPRINGS

SITE



SCALE: 1" = 100'



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 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. 16  
N.T.S.

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

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 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.

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

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

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

CLASSEN ROAD  
(VARIABLE WIDTH)

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	Date 2024.02.06
Reference Sheet 3 of 3	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