

Parcel: 20552 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
0.0150 of One Acre of Land (653 sq. ft.)

Being a 0.0150 acre (653 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 found 1/2-inch iron rod for the Northwestern corner of a called 0.9625 acre tract as conveyed to D., J., R., & G. Pape in Volume 18375, Page 321 of the Official Public Records of Bexar County, Texas and being on the proposed Southerly right-of-way line of Classen Road (variable width R.O.W.);

Thence, S 39° 14' 20" W, 11.73 feet, to a point for the Southwesterly corner of the herein described tract;

Thence, N 45° 58' 20" W, 66.88 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 61° 26' 55" E, 10.63 feet, to a point on the Southerly right-of-way line of Classen Road for the Northeasterly corner of the herein described tract;

Thence, S 45° 01' 43" E, 41.11 feet, to a found 1/2-inch iron rod at an angle point;

Thence, S 51° 51' 48" E, 21.74 feet, to the **Point of Beginning**, containing 0.0150 acres (653 square feet) of land, more or less.

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

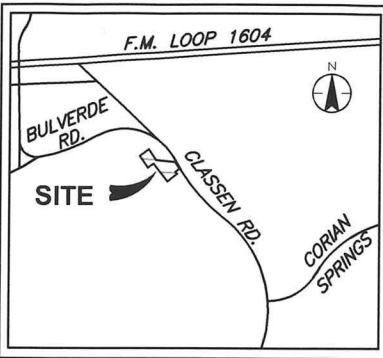

Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration Number 4690
Stantec Consulting Services, Inc.
70NE Loop 410, suite 1116
San Antonio, Texas 78216
TBPELS Firm No.: 10194228

Date

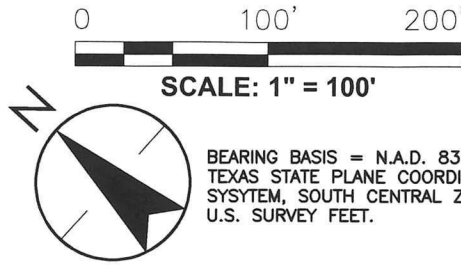



2-8-24

Fn. No. 2220-12694-19
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SAN ANTONIO, BEXAR COUNTY, TEXAS
VICINITY MAP- EXH. 19
N.T.S.



PARCEL: 20552 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	S39°14'20"W	11.73'
L2	N45°58'20"W	66.88'
L3	N61°26'55"E	10.63'
L4	S45°01'43"E	41.11'
L5	S51°51'48"E	21.74'

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

**VARIABLE
WIDTH
TEMPORARY
CONSTRUCTION
EASEMENT**
0.0150 ACRES
(653 SQ. FT.)

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.

CLASSEN ROAD
(VARIABLE WIDTH)

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

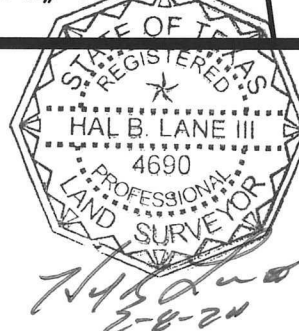
D., J., R., & G. PAPE
A PORTION OF A CALLED
3.7285 ACRES
(+/- 1.13 ACRES)
VOL. 15347, PG. 383 O.P.R.
PARCEL ID# 652559

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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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 0.0150
ACRES (653 SQ. FT.) OUT OF A CALLED
3.7285 ACRE TRACT, SAN ANTONIO,
BEXAR COUNTY, TEXAS.

Revision
#1

Date
2024.02.06

Reference Sheet
3 of 3

Figure No.
#1

Name: Map Check Parcel 20552

Segment #1: Line - Course: S39° 14' 20"W Length: 11.733'

Segment #2: Line - Course: N45° 58' 20"W Length: 66.884'

Segment #3: Line - Course: N61° 26' 55"E Length: 10.626'

Segment #4: Line - Course: S45° 01' 43"E Length: 41.107'

Segment #5: Line - Course: S51° 51' 48"E Length: 21.736'

Perimeter: 152.086' Area: 653.33 Sq. Ft.

Error Closure: 0.0008 Course: N01° 28' 02"W

Error North: 0.00077 East: -0.00002

Precision = 1: 190107.500