

FIELD NOTE DESCRIPTION
Permanent Drainage Easement
0.2118 of One Acre of Land (9,228 sq. ft.)

Being a 0.2118 acre (9,228 square feet) tract of land, situated in San Antonio, Bexar County, Texas; and being out of a +/- 76.4 acre 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 0.2118 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:

Commencing, at a set 1/2-inch iron rod with Stantec Cap in the westerly line of Lot 5, Block 25, Hidden Oaks North Subdivision, Unit 1, as recorded in Volume 9540, Page 5 of the Deed and Plat Records of Bexar County, Texas; said point being on the proposed Westerly right-of-way line of Classen Road (variable width R.O.W.);

Thence, N 45° 30' 09" W, 58.69, along said proposed Westerly right-of-way line of Classen Road, to a point for the East corner and Point of Beginning for the herein described tract;

Thence, S 46° 03' 39" W, 61.06 feet, to a point for the South corner of the herein described tract;

Thence, along the arc of a non-tangent curve to the left right having a chord of N 46° 02' 51" W, 150.90 feet, a radius of 1431.65 feet and a central angle of 06° 02' 30", for an arc distance of 150.97 feet, to a point for corner;

Thence, N 40° 28' 46" E, 59.66 feet, to a point on said proposed Westerly right-of-way line of Classen Road for the North corner of the herein described tract;

Thence, along said proposed Westerly right-of-way line of Classen Road as follows:

- Along the arc of a curve to the right having a chord of S 47° 38' 50" E, 78.98 feet, a radius of 1055.25 feet and a central angle of 04° 17' 22", for an arc distance of 79.00 feet, to a set 1/2-inch iron rod with Stantec Cap at a point of tangency;
- S 45° 30' 09" E, 77.81 feet, to the **Point of Beginning**, containing 0.2118 acres (9,228 square feet) of land, more or less.

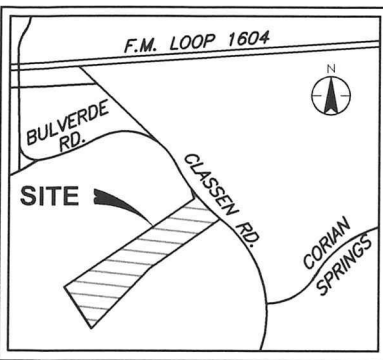
Parcel: 20542
Project: 23-03871 Classen Road
(Classen Spur to Knollcreek)
Owner: D., J., R., & G., Pape
Page 2 of 3

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

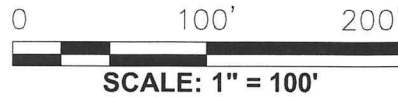
Hal B. Lane III 2-8-24
Date

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





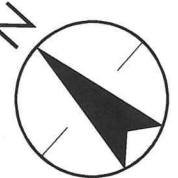
SAN ANTONIO, BEXAR COUNTY, TEXAS
VICINITY MAP- EXH. 15
N.T.S.



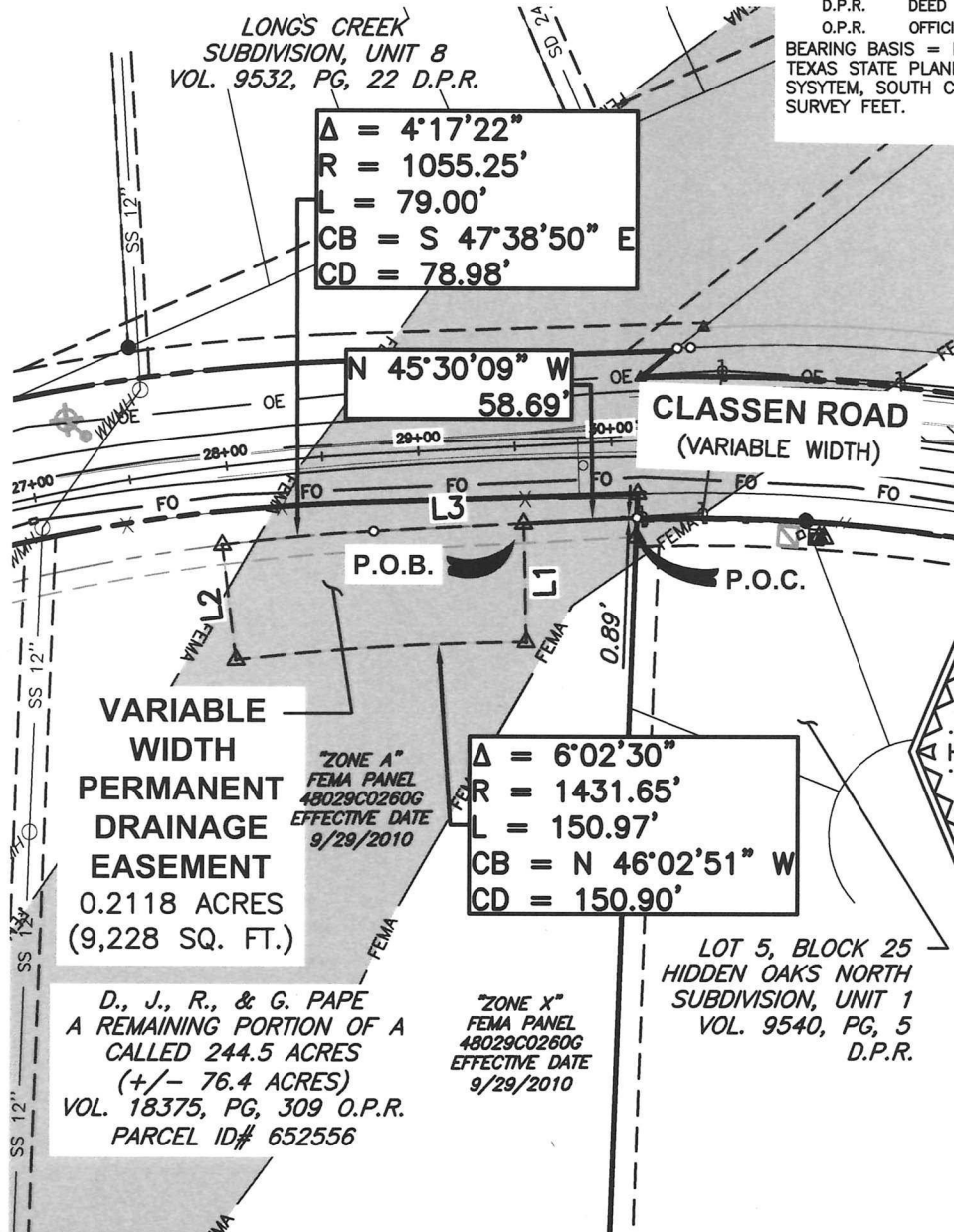
PARCEL: 20542
PROJECT 23-03871 CLASSEN ROAD
(CLASSEN SPUR TO KNOLL CREEK)
OWNER: D., J., R., & G. PAPE

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.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- D.P.R. DEED PUBLIC RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS



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



Hal B. Lane III
2-16-24



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TBPELS # F-1048
TBPELS # 10194228

FLOODPLAIN NOTE:
THE FLOODPLAIN LIMITS AS SHOWN HEREON ARE AS PROVIDED BY THE NATIONAL FLOOD HAZARD LAYER (NFHL) GEOSPATIAL DATABASE. THE AREA OF THE ROW TAKE OR EASEMENT SHOWN HEREON WITHIN THE LIMITS OF THE FLOODPLAIN, AS REQUESTED BY THE CITY OF SAN ANTONIO, IS APPROXIMATELY +/- 9,027 SQ. FT. AND IS FOR INFORMATION PURPOSES ONLY. NEITHER THE SURVEYOR OR STANTEC ASSUME ANY LIABILITY FOR THE ACCURACY OF THE LIMITS OF THE FLOODPLAIN OR THE AREA OF THE TAKE OR EASEMENT WITHIN.

Title
EXHIBIT OF PERMANENT DRAINAGE
EASEMENT FOR 0.2118 ACRES (9,228 SQ.FT.)
OUT OF A CALLED 244.5 ACRE-TRACT, SAN
ANTONIO, BEXAR COUNTY, TEXAS.

Revision
#1

Reference Sheet
3 of 3

Date
2024.02.06

Figure No.
#1

Name: Map Check Parcel 20542

Segment #1: Line - Course: S46° 03' 39"W Length: 61.058'

Segment #2: Curve

Length: 150.967' Radius: 1431.654'

Delta: 006° 02' 30" Tangent: 75.553'

Chord: 150.897' Course: N46° 02' 51"W

Course In: S46° 58' 25"W Course Out: N40° 55' 54"E

Segment #3: Line - Course: N40° 28' 46"E Length: 59.661'

Segment #4: Curve

Length: 79.000' Radius: 1055.250'

Delta: 004° 17' 22" Tangent: 39.519'

Chord: 78.982' Course: S47° 38' 50"E

Course In: S40° 12' 29"W Course Out: N44° 29' 51"E

Segment #5: Line - Course: S45° 30' 09"E Length: 77.810'

Perimeter: 428.496' Area: 9227.61 Sq. Ft.

Error Closure: 0.0005 Course: S17° 24' 36"W

Error North: -0.00047 East: -0.00015

Precision = 1: 856816.000