

FIELD NOTE DESCRIPTION

Variable Width Right-of-Way Acquisition (fee simple)
0.3297 of One Acre of Land (14,364 sq. ft.)

Being a 0.3297 acre (14,364 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 0.3297 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 set 1/2-inch iron rod with Stantec Cap on the Northwesterly line of said 78.82 acre remaining portion and being on the Southerly right-of-way line of Classen Road (variable width R.O.W.), from which the North most corner of said 78.82 acre remaining portion bears N 47° 52' 10" W, 28.42 feet;

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

- N 47° 52' 10" W, 28.42 feet, to a point for the North most corner of the herein described tract;
- Along the arc of a curve to the left, having a chord of S 71° 29' 31" E, 269.06 feet, a radius of 985.37 feet and a central angle of 15° 41' 38", an arc distance of 269.90 feet, to a point of tangency for corner;
- S 79° 20' 28" E, 130.81 feet, to a point of curvature for corner;
- Along the arc of a curve to the right, having a chord of S 61° 50' 29" E, 556.52 feet, a radius of 925.37 feet and a central angle of 34° 59' 59", a distance of 565.27 feet, to a point of tangency for corner;
- S 44° 21' 13" E, 150.67 feet, to a point for the Southeasterly corner of the herein described tract;

Thence, S 49° 30' 14" W, 12.18 feet, to a set 1/2-inch iron rod with Stantec Cap for the Southwesterly corner of the herein described tract;

Thence, crossing said 74.6 acre remainder as follows:

- N 45° 30' 09" W, 136.50 feet, to a set 1/2-inch iron rod with Stantec Cap at a point of curvature for corner;

Parcel: 20540
Project: 23-03871 Classen Road
(Classen Spur to Knollcreek)
Owner: D., J., R., & G., Pape
Page 2 of 4

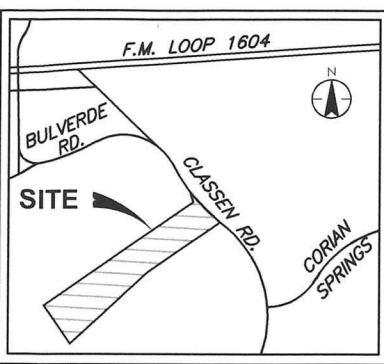
- Along the arc of a curve to the left, having a chord of N 62° 02' 43" W, 600.92 feet, a radius of 1055.25 feet and a central angle of 33° 05' 07", a distance of 609.35 feet, to a set 1/2-inch iron rod with Stantec Cap at a point of tangency for corner;
- N 78° 35' 16" W, 105.66 feet, to a set 1/2-inch iron rod with Stantec Cap at a point of curvature for corner;
- Along the arc of a curve to the right, having a chord of N 72° 02' 20" W, 228.76 feet, a radius of 989.77 feet and a central angle of 13° 16' 20", a distance of 229.27 feet, to the **Point of Beginning**, containing 0.3297 acres (14,364 square feet) of land, more or less.

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

Hal B. Lane III 2-8-24
Date

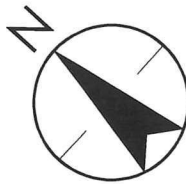
Hal B. Lane III
Registered Professional Land Surveyor
Texas Registration Number 4690
Stantec Consulting Services, Inc.
70NE Loop 410, suite 1116
San Antonio, Texas 78216
TBPELS Firm No.: 10194228





SAN ANTONIO, BEXAR COUNTY, TEXAS
VICINITY MAP- EXH. 13
N.T.S.

0 100' 200'
SCALE: 1" = 100'



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

PARCEL: 20540
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

LOT 34, BLOCK 1
N.C.B. 17726
ELY ONE SUBDIVISION,
UNIT 2
VOL. 9576, PG. 61
D.P.R.

LONGS CREEK
SUBDIVISION, UNIT 9
VOL. 9533, PG. 61
D.P.R.

D., J., R., & G. PAPE
A REMAINING PORTION OF A
CALLED 244.5 ACRES
VOL. 18375, PG. 309 O.P.R.
PARCEL ID# 670834

$\Delta = 34^{\circ}59'59''$
 $R = 925.37'$
 $L = 565.27'$
 $CB = S 61^{\circ}50'29'' E$
 $CD = 556.52'$

$\Delta = 15^{\circ}41'38''$
 $R = 985.37'$
 $L = 269.90'$
 $CB = S 71^{\circ}29'31'' E$
 $CD = 269.06'$

$S 79^{\circ}20'28'' E$
 $130.81'$

$N 78^{\circ}35'16'' W$
 $105.66'$

$\Delta = 13^{\circ}16'20''$
 $R = 989.77'$
 $L = 229.27'$
 $CB = N 72^{\circ}02'20'' W$
 $CD = 228.76'$

**VARIABLE WIDTH
RIGHT-OF-WAY**
0.3297 ACRES
(14,364 SQ. FT.)

$\Delta = 33^{\circ}05'07''$
 $R = 1055.25'$
 $L = 609.35'$
 $CB = N 62^{\circ}02'43'' W$
 $CD = 600.92'$

D., J., R., & G. PAPE
A REMAINING PORTION OF A CALLED
244.5 ACRES
(+/- 76.4 ACRES)
VOL. 18375, PG. 309 O.P.R.
PARCEL ID# 652556

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# 652556

$N 47^{\circ}52'06'' W$
 $28.42'$

P.O.B.

MATCHLINE SEE SHEET 4 OF 4



Stantec Consulting Services Inc.
70 NE Loop 410 Suite 1116
San Antonio TX 78216-5893
Tel: (210) 525-9090
www.stantec.com

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 +/- 2,733
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.

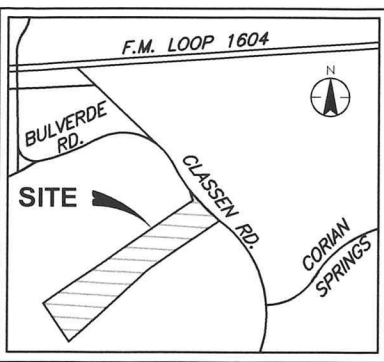
Title
EXHIBIT OF VARIABLE WIDTH
RIGHT-OF-WAY FOR 0.3297 ACRES (14,364
SQ. FT.) OUT OF A 244.5-ACRE TRACT, SAN
ANTONIO, BEXAR COUNTY, TEXAS.

Revision
#1

Date
2024.02.06

Reference Sheet
3 of 4

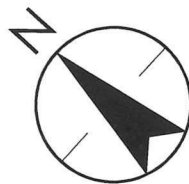
Figure No.
#1



SAN ANTONIO, BEXAR COUNTY, TEXAS
VICINITY MAP-EXH 13
N.T.S.



SCALE: 1" = 100'

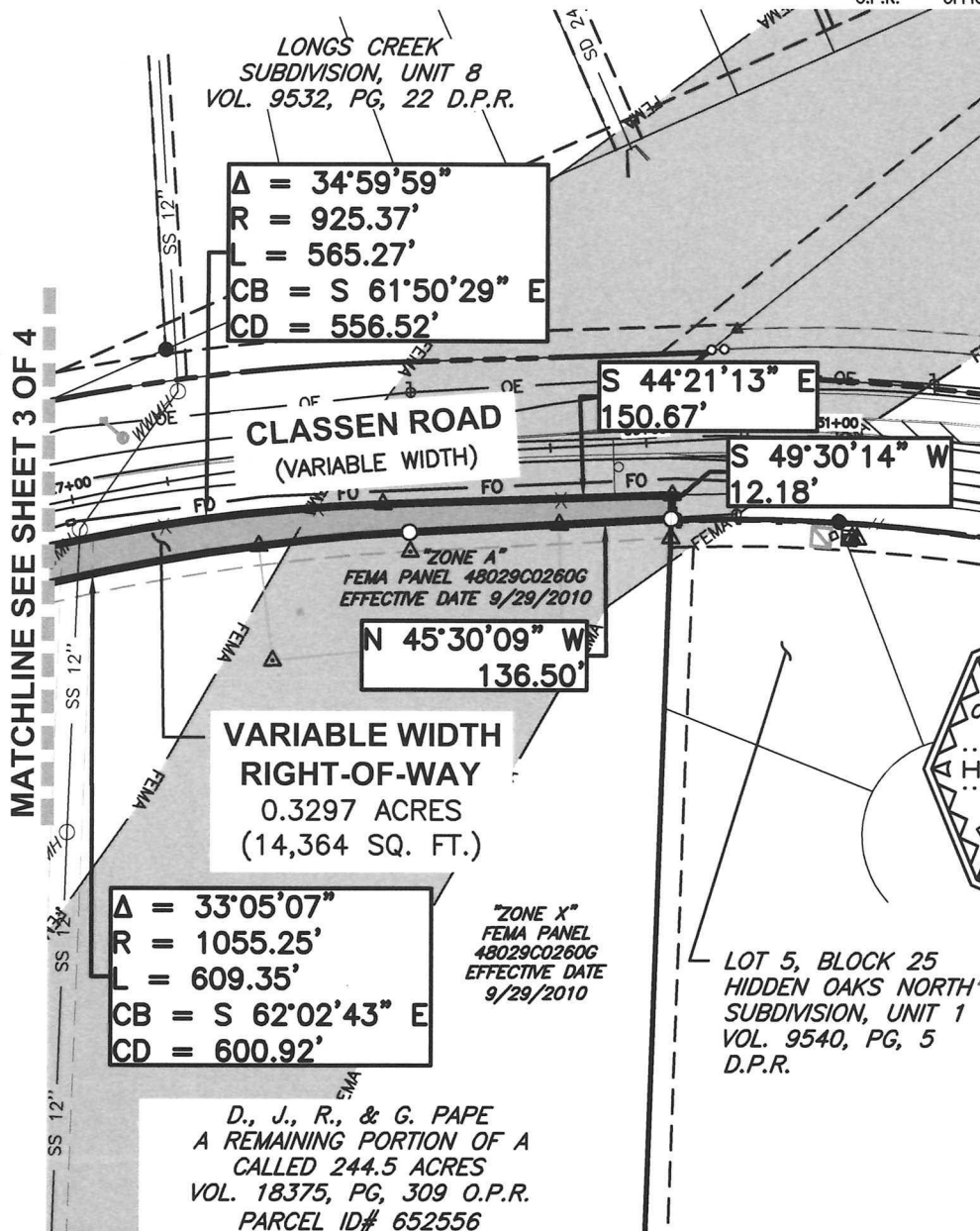


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SAN ANTONIO, BEXAR COUNTY, TEXAS.

Revision
#1

Reference Sheet
4 of 4

Date
2024.02.06

Figure No.
#2

Name: Map Check Parcel 20540

Segment #1: Line - Course: N47° 52' 06"W Length: 28.421'

Segment #2: Curve

Length: 269.904' Radius: 985.370'

Delta: 015° 41' 38" Tangent: 135.802'

Chord: 269.061' Course: S71° 29' 31"E

Course In: N26° 21' 19"E Course Out: S10° 39' 40"W

Segment #3: Line - Course: S79° 20' 28"E Length: 130.806'

Segment #4: Curve

Length: 565.271' Radius: 925.370'

Delta: 034° 59' 59" Tangent: 291.765'

Chord: 556.523' Course: S61° 50' 29"E

Course In: S10° 39' 32"W Course Out: N45° 39' 30"E

Segment #5: Line - Course: S44° 21' 13"E Length: 150.671'

Segment #6: Line - Course: S49° 30' 14"W Length: 12.176'

Segment #7: Line - Course: N45° 30' 09"W Length: 136.496'

Segment #8: Curve

Length: 609.351' Radius: 1055.250'

Delta: 033° 05' 07" Tangent: 313.434'

Chord: 600.920' Course: N62° 02' 43"W

Course In: S44° 29' 51"W Course Out: N11° 24' 44"E

Segment #9: Line - Course: N78° 35' 16"W Length: 105.656'

Segment #10: Curve

Length: 229.274' Radius: 989.770'

Delta: 013° 16' 20" Tangent: 115.152'

Chord: 228.762' Course: N72° 02' 20"W

Course In: N11° 19' 30"E Course Out: S24° 35' 50"W

Perimeter: 2238.026' Area: 14363.51 Sq. Ft.

Error Closure: 0.0006 Course: S78° 08' 20"E

Error North: -0.00012 East: 0.00057

Precision = 1: 3699153.333