

Parcel: 20551 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
0.0049 of One Acre of Land (213 sq. ft.)

Being a 0.0049 acre (213 square feet) tract of land, situated in San Antonio, Bexar County, Texas; and being out of a 0.9625 acre remaining portion of a called 244.5 acre tract as conveyed to D., J., R., & G. Pape and recorded in Volume 18375, Page 321, Official Public Records of Bexar County, Texas; said 0.0049 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 said 0.9625 acres and being on the proposed Southerly right-of-way line of Classen Road (variable width R.O.W.);

Thence, S 51° 51' 48" E, 10.01 feet, to a found 1/2-inch iron rod for the Northeasterly corner of said 0.9625 acre tract for the Northeasterly corner of the herein described tract;

Thence, S 06° 18' 44" E, 19.93 feet, to a point for the Southeasterly corner of the herein described tract;

Thence, N 45° 58' 20" W, 24.32 feet, to a point for the Southwesterly corner of the herein described tract;


Thence, N 39° 14' 20" E, 11.73 feet, to the **Point of Beginning**, containing 0.0049 acres (213 square feet) of land, more or less.

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

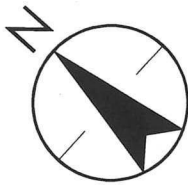
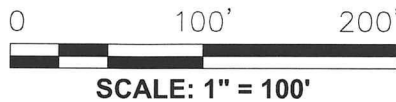
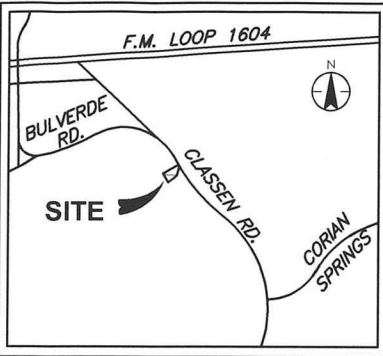


2-8-24

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



2-8-24



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

PARCEL: 20551 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

SAN ANTONIO, BEXAR COUNTY, TEXAS
VICINITY MAP- EXH. 18
N.T.S.

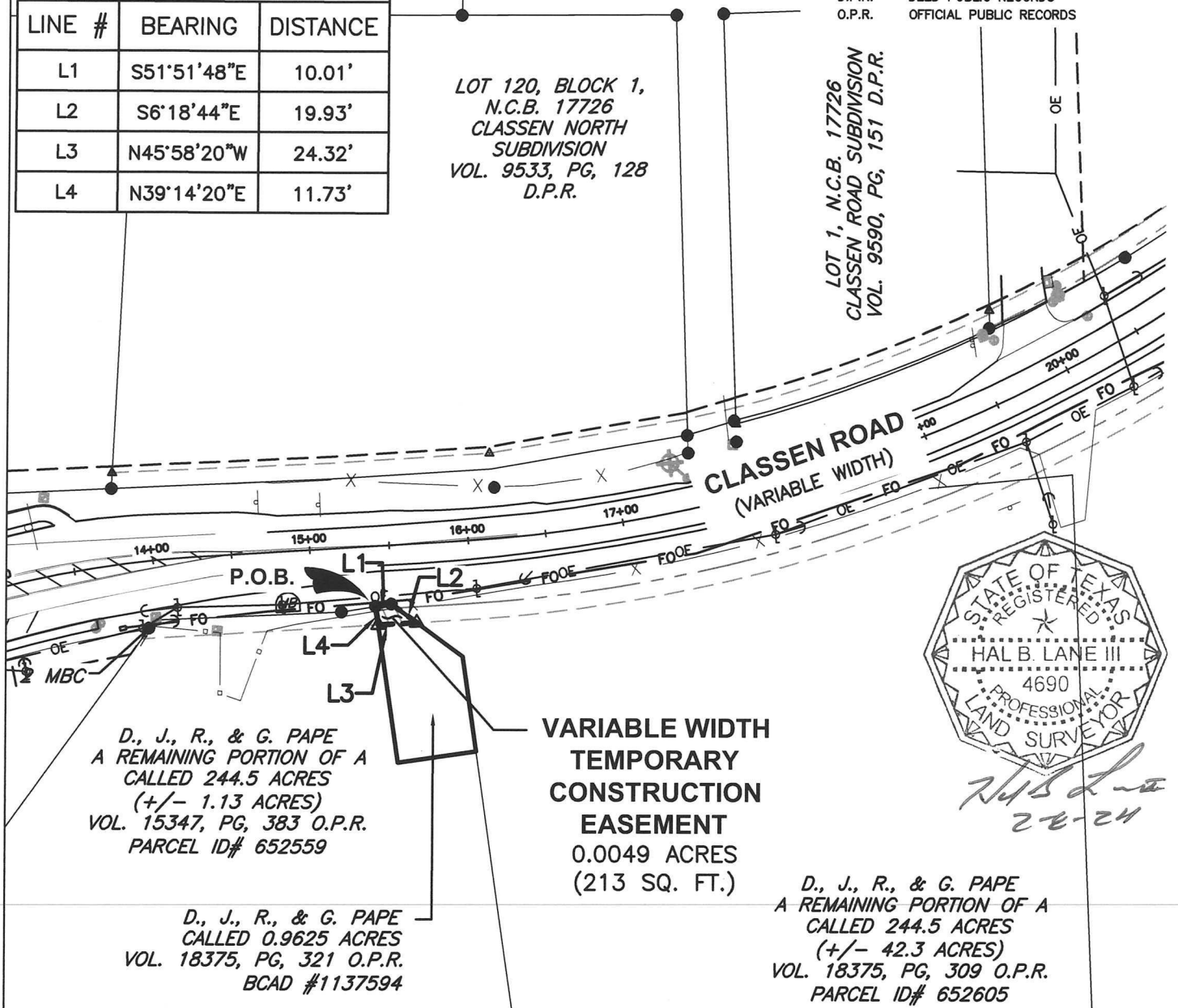
LINE DATA

| LINE # | BEARING | DISTANCE |
|--------|-------------|----------|
| L1 | S51°51'48"E | 10.01' |
| L2 | S6°18'44"E | 19.93' |
| L3 | N45°58'20"W | 24.32' |
| L4 | N39°14'20"E | 11.73' |

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.



D., J., R., & G. PAPE
A REMAINING PORTION OF A
CALLED 244.5 ACRES
(+/- 1.13 ACRES)
VOL. 15347, PG. 383 O.P.R.
PARCEL ID# 652559

D., J., R., & G. PAPE
CALLED 0.9625 ACRES
VOL. 18375, PG. 321 O.P.R.
BCAD #1137594

**VARIABLE WIDTH
TEMPORARY
CONSTRUCTION
EASEMENT**
0.0049 ACRES
(213 SQ. FT.)

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 A TEMPORARY CONSTRUCTION
EASEMENT FOR 0.0049 ACRES (213 SQ. FT.)
OUT OF A CALLED 0.9625 ACRE -TRACT,
SAN ANTONIO, BEXAR COUNTY, TEXAS.

Revision
#1

Reference Sheet
2 of 2

Date
2024.02.06

Figure No.
#1

Name: Map Check Parcel 20551

Segment #1: Line - Course: S51° 51' 48"E Length: 10.007'

Segment #2: Line - Course: S06° 18' 44"E Length: 19.929'

Segment #3: Line - Course: N45° 58' 20"W Length: 24.317'

Segment #4: Line - Course: N39° 14' 20"E Length: 11.733'

Perimeter: 65.987' Area: 213.35 Sq. Ft.

Error Closure: 0.0002 Course: S83° 26' 56"W

Error North: -0.00002 East: -0.00020

Precision = 1: 329930.000