

Parcel: 20533
Project: 23-03871 Classen Road
(Classen Spur to Knollcreek)
Owner: Classen Road Property, LTD
Page 1 of 3

FIELD NOTE DESCRIPTION

Variable Width Right-of-Way Acquisition (fee simple)
0.0201 of One Acre of Land (877 sq. ft.)

Being a 0.0201 acre (877 square feet) tract of land, situated in San Antonio, Bexar County, Texas; and being a portion of a 4.875 acre tract known as Lot 34, New City Block 17726, Ely One Subdivision, Unit 2 as recorded in Volume 9576, Page 61, Deed and Plat Records Bexar County Texas, as conveyed to Classen Road Property, LTD in Volume 12123, Page 395 of the Official Public Records of Bexar County, Texas; said 0.0201 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 for corner on the Southerly line of said Lot 34 and the Southwesterly line of a remaining portion of a called 244.5 acre tract as recorded in Voume 18375, Page 309, Official Public Records of Bexar County, Texas, from which a point on the Northerly right-of-way line of Classen Road Bears S 45° 24' 32" W, 3.63 feet;

Thence, S 45° 24' 32" W, 3.63 feet, to a point for corner on the Northerly right-of-way line of said Classen Road;

Thence, N 79° 02' 59" W, 96.42 feet, to a point of curvature;

Thence, along the arc of a curve to the right, having a chord of N 73° 25' 49" W, 178.69 feet, a radius of 912.37 feet and a central angle of 11° 14' 21", a distance of 178.97 feet, to a point for the Northwesterly corner; said point being on the Northerly line of said Lot 34 and the Southerly line of Lot 1, New City Block 17726, Classen Road Subdivision as recorded in Volume 9590, Page 151 of the Deed and Plat Records of Bexar County, Texas;

Thence, N 45° 33' 39" E, 2.37 feet, along the common line of Lot 34 and Lot 1, to a point for the Northeasterly corner of the herein described tract;

Thence, along the arc of a curve to the left, having a chord of S 73° 32' 52" E, 161.67 feet, a radius of 903.77 feet and a central angle of 10° 15' 46", a distance of 161.88 feet, to a set 1/2-inch iron rod with Stantec Cap for corner at a point of tangency;

Thence, S 78° 35' 16" E, 105.72 feet, to a set 1/2-inch iron rod with Stantec Cap for corner at a point of curvature;

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Page 2 of 3

Thence, along the arc of a curve to the right, having a chord of S 78° 22' 45" E, 8.32 feet, a radius of 1141.25 feet and a central angle of 00° 25' 03", a distance of 8.32 feet, to the **Point of Beginning**, containing 0.0201 acres (877 square feet) of land, more or less.

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

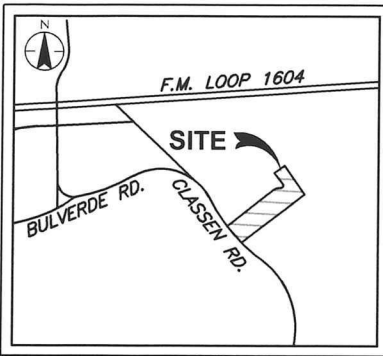
Hal B. Lane III 2-8-26
Date

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



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2024.02.06 11:17:49 AM



SAN ANTONIO, BEXAR COUNTY, TEXAS
VICINITY MAP - EXH. 6
N.T.S.

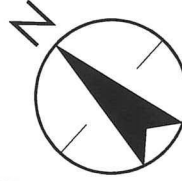
0 60' 120'

SCALE: 1" = 60'

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

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
- × WIRE FENCE
- WROUGHT IRON FENCE
- 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



CLASSEN ROAD PROPERTY, LTD
VOL. 12123, PG. 395 O.P.R.
(DOC.# 20060113435)
(PARCEL ID# 1101321)

PARCEL: 20533
PROJECT 23-03871 CLASSEN ROAD
(CLASSEN SPUR TO KNOLLCREEK)
OWNER: CLASSEN ROAD PROPERTY, LTD

12' ELEC., & CA.TV
ESMT. (PLAT)

14' ELEC., TELE.
CA.TV ESMT. (PLAT)

A REMAINING PORTION OF A
CALLED 244.5 ACRES
VOL. 18375, PG. 309 O.P.R.

Δ = 0°25'03"
R = 1141.25'
L = 8.32'
CB = S 78°22'45" E
CD = 8.32'

LOT 1, N.C.B. 17726
CLASSEN ROAD
SUBDIVISION
VOL. 9590, PG. 151
D.P.R.

VARIABLE WIDTH ELEC., GAS, TELE.
& CA.TV, FIRE ACCESS,
& INGRESS/EGRESS ESMT. (PLAT)

Δ = 10°15'46"
R = 903.77'
L = 161.88'
CB = S 73°32'52" E
CD = 161.67'

MONUMENT
SIGN

Δ = 11°14'21"
R = 912.37'
L = 178.97'
CB = N 73°25'49" W
CD = 178.69'

VARIABLE
WIDTH
RIGHT-OF-WAY
0.0201 ACRES
(877 SQ. FT.)

LINE DATA

LINE #	BEARING	DISTANCE
L1	S45°24'32"W	3.63'
L2	N79°02'59"W	96.42'
L3	N45°33'39"E	2.37'
L4	S78°35'16"E	105.72'



Handwritten signature and date: 2-8-24



Stantec Consulting Services Inc.
70 NE Loop 410 Suite 1116
San Antonio TX 78216-5893
Tel: (210) 525-9090
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TBPELS # F-1048
TBPELS # 10194228

Title
EXHIBIT OF VARIABLE WIDTH RIGHT-OF-WAY
FOR 0.0201 ACRES (877 SQ.FT.) OUT OF LOT
34, BLOCK 1, N.C.B. 17726, 4.785 ACRES, ELY
ONE SUBDIVISION, UNIT 2, SAN ANTONIO,
BEXAR COUNTY, TEXAS.

Revision
#1

Date
2024.02.06

Reference Sheet
3 OF 3

Figure No.
#1

Name: Map Check Parcel 20533

Segment #1: Line - Course: S45° 24' 32"W Length: 3.630'

Segment #2: Line - Course: N79° 02' 59"W Length: 96.420'

Segment #3: Curve

Length: 178.973' Radius: 912.370'

Delta: 011° 14' 21" Tangent: 89.774'

Chord: 178.686' Course: N73° 25' 49"W

Course In: N10° 57' 01"E Course Out: S22° 11' 22"W

Segment #4: Line - Course: N45° 33' 39"E Length: 2.365'

Segment #5: Curve

Length: 161.884' Radius: 903.770'

Delta: 010° 15' 46" Tangent: 81.159'

Chord: 161.667' Course: S73° 32' 52"E

Course In: N21° 35' 01"E Course Out: S11° 19' 15"W

Segment #6: Line - Course: S78° 35' 16"E Length: 105.723'

Segment #7: Curve

Length: 8.317' Radius: 1141.250'

Delta: 000° 25' 03" Tangent: 4.158'

Chord: 8.317' Course: S78° 22' 45"E

Course In: S11° 24' 44"W Course Out: N11° 49' 47"E

Perimeter: 557.311' Area: 876.92 Sq. Ft.

Error Closure: 0.0004 Course: N71° 07' 18"E

Error North: 0.00012 East: 0.00036

Precision = 1: 1392020.000