

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;

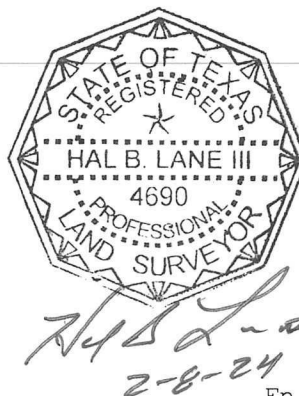
Thence, S 51° 51' 48" E, 21.74 feet, to the **Point of Beginning**, containing 0.0150 acres (653 square feet) of land, more or less.

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

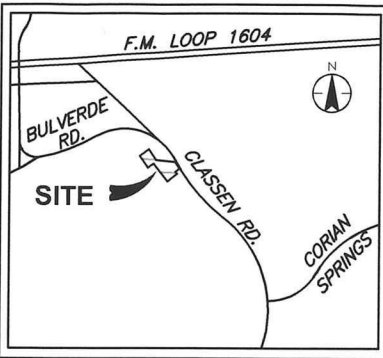


Hal B. Lane III
Registered Professional Land Surveyor
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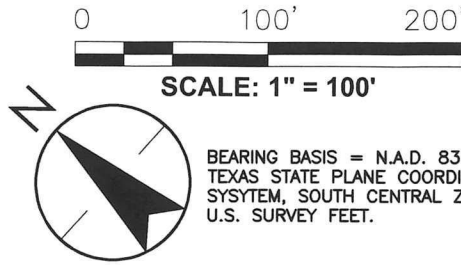
Date



Fn. No. 2220-12694-19
2220-12694v01_esmt_12.dwg



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 119, BLOCK 1,
N.C.B. 17726
CRUGER-CLASSEN SUBDIVISION
VOL. 9533, PG. 110 D.P.R.

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.

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

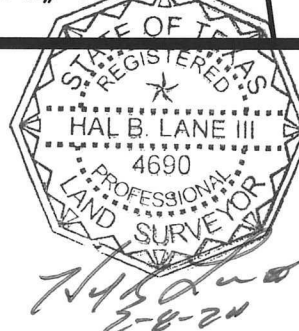
D., J., R., & G. PAPE
A PORTION OF A CALLED
3.7285 ACRES
(+/- 1.13 ACRES)
VOL. 15347, PG. 383 O.P.R.
PARCEL ID# 652559

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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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