

PARCEL: 20552 TCE
 PROJECT 23-03871 CLASSEN ROAD
 (CLASSEN SPUR TO KNOLLCREEK)
 OWNER: D., J., R., & G. PAPE

SCALE: 1" = 100'

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
- 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. 19
 N.T.S.

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 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.

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

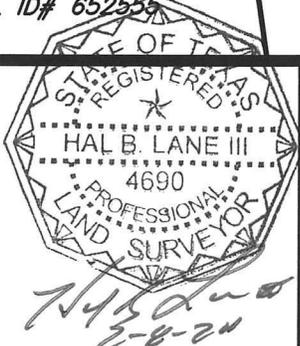
D., J., R., & G. PAPE
 A PORTION OF A CALLED
 3.7285 ACRES
 (+/- 1.13 ACRES)
 VOL. 15347, PG. 383 O.P.R.
 PARCEL ID# 652559

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