

FIELD NOTE DESCRIPTION

Variable Width Right-of-Way Acquisition (fee simple)
0.0958 of One Acre of Land (4,171 sq. ft.)

Being a 0.0958 acre (4171 square feet) tract of land, situated in San Antonio, Bexar County, Texas; and being a 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 0.0958 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 Northerly line of said remaining portion of a called 244.5 acre tract and the Southerly line of Lot 34, Block 1, New City Block 17726, Ely One Subdivision, Unit 2 as recorded in Volume 9576, Page 61 of the Deed and Plat 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, along the arc of a curve to the right, having a chord of S 68° 59' 46" E, 363.92 feet, a radius of 1141.25 and a central angle of 18° 20' 55", a distance of 365.48 feet, to a set 1/2-inch iron rod with Stantec Cap for corner;

Thence, S 44° 21' 12" E, 26.69 feet, to a found 1/2-inch iron rod for the South corner of the herein described tract;

Thence, along the arc of a curve to the left, having a chord of N 69° 02' 38", W, 354.48 feet, a radius of 985.37 feet and a central angle of 20° 43' 28", a distance of 356.42 feet, to a point of tangency for corner;

Thence, N 79° 20' 28" W, 43.10 feet, to a point for the most Westerly corner of the herein described tract;

Thence, N 45° 24' 32" E, 21.05 feet, to the **Point of Beginning**, containing 0.0958 acres (4,171 square feet) of land, more or less.

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

Parcel: 20534
Project: 23-03871 Classen Road
(Classen Spur to Knollcreek)
Owner: D., J., R., & G. Pape
Page 2 of 3

Hal B. Lane III 2-8-24

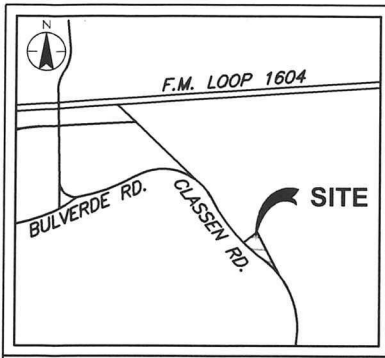
Date

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



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2024.02.06 11:47:12 AM



SAN ANTONIO, BEXAR COUNTY, TEXAS
VICINITY MAP- EXH. 7
N.T.S.

ROXCOVE DR.
(50' R.O.W.)

PARCEL: 20534
PROJECT 23-03871 CLASSEN ROAD
(CLASSEN SPUR TO KNOLL CREEK)
OWNER: D., J., R., & G. PAPE

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

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

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

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

$\Delta = 18^{\circ}20'55''$
 $R = 1141.25'$
 $L = 365.48'$
 $CB = S 68^{\circ}59'46'' E$
 $CD = 363.92'$

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

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

$\Delta = 20^{\circ}43'28''$
 $R = 985.37'$
 $L = 356.42'$
 $CB = N 69^{\circ}02'38'' W$
 $CD = 354.48'$

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

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.

LINE DATA		
LINE #	BEARING	DISTANCE
L1	S44°21'12"E	26.69'
L2	N79°20'28"W	43.10'
L3	N45°24'32"E	21.05'

VARIABLE
WIDTH
RIGHT-OF-WAY
0.0958 ACRES
(4,171 SQ. FT.)



2-8-24



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TBPELS # F-1048
TBPELS # 10194228

Title
EXHIBIT OF VARIABLE WIDTH ROW FOR
0.0958 ACRES (4,171 SQ.FT.) OUT OF THE
REMAINDER OF A CALLED 244.5
ACRE-TRACT, SAN ANTONIO, BEXAR
COUNTY, TEXAS.

Revision
#

Reference Sheet
3 OF 3

Date
2024.02.06

Figure No.
#1

Name: Map Check Parcel 20534

Segment #1: Curve

Length: 365.479' Radius: 1141.250'

Delta: 018° 20' 55" Tangent: 184.318'

Chord: 363.919' Course: S68° 59' 46"E

Course In: S11° 49' 47"W Course Out: N30° 10' 42"E

Segment #2: Line - Course: S44° 21' 12"E Length: 26.694'

Segment #3: Curve

Length: 356.416' Radius: 985.370'

Delta: 020° 43' 28" Tangent: 180.177'

Chord: 354.476' Course: N69° 02' 38"W

Course In: S31° 19' 06"W Course Out: N10° 35' 38"E

Segment #4: Line - Course: N79° 20' 28"W Length: 43.104'

Segment #5: Line - Course: N45° 24' 32"E Length: 21.048'

Perimeter: 812.741' Area: 4170.70 Sq. Ft.

Error Closure: 0.0012 Course: N11° 53' 35"W

Error North: 0.00117 East: -0.00025

Precision = 1: 674367.500