

FIELD NOTE DESCRIPTION

Variable Width Temporary Construction Easement
0.2441 of One Acre of Land (10,633 sq. ft.)

Being a 0.2441 acre (10,633 square feet) tract of land, situated in San Antonio, Bexar County, Texas; and being out of a +/- 76.4 acre remaining 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 0.2441 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 on the Northwesterly line of said remaining portion and being on the proposed Southerly right-of-way line of Classen Road (variable width R.O.W.), from which the North most corner of said remaining portion of a called 244.5 acre tract bears N 47° 52' 06" W, 28.42 feet;

Thence, crossing said remaining portion of a called 244.5 acre tract as follows:

- Along the arc of a curve to the left, having a chord of S 72° 02' 20" E, 228.76 feet, a radius of 989.77 feet and a central angle of 13° 16' 20", for an arc distance of 229.27 feet, to a set 1/2-inch iron rod with Stantec Cap at a point of tangency for corner;
- S 78° 35' 16" E, 105.66 feet, to a set 1/2-inch iron rod with Stantec Cap at the beginning of a curve to the right;
- Along the arc of a curve to the right, having a chord of S 62° 02' 43" E, 600.92 feet, a radius of 1055.25 feet and a central angle of 33° 05' 07", for an arc distance of 609.35 feet, to a set 1/2-inch iron rod with Stantec Cap at a point of tangency;
- S 45° 30' 09" E, 136.50 feet, to a set 1/2-inch iron rod with Stantec Cap at an angle point;

Thence, S 49° 30' 14" W, 10.04 feet, along the common line of Lot 5, Block 25 of Hidden Oaks Subdivision, Unit 1 as recorded in Volume 9540, Page 5 of the Deed and Plat Records of Bexar County, Texas for an angle point;

Thence, crossing said remaining portion of a called 244.5 acre tract as follows:

- N 45° 30' 09" W, 135.62 feet, to a point for corner;

- Along the arc of a curve to the left, having a chord of N 62° 02' 43" W, 595.23 feet, a radius of 1045.25 feet and a central angle of 33° 05' 07", for an arc distance of 603.58 feet, to a point of tangency;
- N 78° 35' 16" W, 105.65 feet, to a point of curvature;
- Along the arc of a curve to the right, having a chord of N 72° 54' 16" W, 201.03 feet, a radius of 999.77 feet and a central angle of 11° 32' 26", for an arc distance of 201.37 feet, to a point for corner;

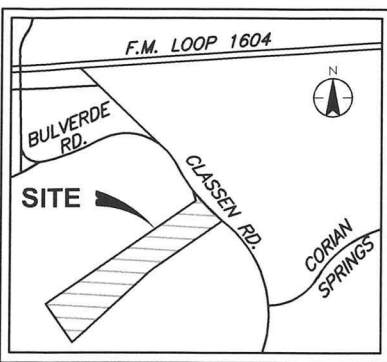
Thence, N 47° 52' 06" W, 31.68 feet, to the **Point of Beginning**, containing 0.2411 acres (10,633 square feet) of land, more or less.

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

Hal B. Lane III 2-2-24
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

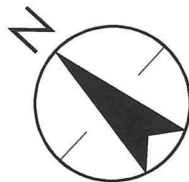




SAN ANTONIO, BEXAR COUNTY, TEXAS
VICINITY MAP- EXH. 14
N.T.S.



SCALE: 1" = 100'



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

PARCEL: 20541 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



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

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

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

$\Delta = 13^{\circ}16'20''$
 $R = 989.77'$
 $L = 229.27'$
 $CB = S 72^{\circ}02'20'' E$
 $CD = 228.76'$

$\Delta = 33^{\circ}05'07''$
 $R = 1055.25'$
 $L = 609.35'$
 $CB = S 62^{\circ}02'43'' E$
 $CD = 600.92'$

$S 78^{\circ}35'16'' E$
 $105.66'$

$N 78^{\circ}35'16'' W$
 $105.65'$

$\Delta = 33^{\circ}05'07''$
 $R = 1045.25'$
 $L = 603.58'$
 $CB = N 62^{\circ}02'43'' W$
 $CD = 595.23'$

D., J., R., & G. PAPE
A REMAINING PORTION OF A
CALLED 244.5 ACRES
(+/- 76.4 ACRES)
VOL. 18375, PG. 309 O.P.R.
PARCEL ID# 652556

10 FOOT TEMPORARY CONSTRUCTION EASEMENT

0.2441 ACRES
(10,633 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# 652556

$\Delta = 11^{\circ}32'26''$
 $R = 999.77'$
 $L = 201.37'$
 $CB = N 72^{\circ}54'16'' W$
 $CD = 201.03'$

LINE DATA

LINE #	BEARING	DISTANCE
L6	N47°52'06"W	31.68'

"ZONE A"
FEMA PANEL
48029C0260G
EFFECTIVE DATE
9/29/2010



Stantec Consulting Services Inc.
70 NE Loop 410 Suite 1116
San Antonio TX 78216-5893
Tel: (210) 525-9090
www.stantec.com

TBPELS # F-1048
TBPELS # 10194228

FLOODPLAIN NOTE:
THE FLOODPLAIN LIMITS AS SHOWN HEREON
ARE AS PROVIDED BY THE NATIONAL FLOOD
HAZARD LAYER (NFHL) GEOSPATIAL DATABASE.
THE AREA OF THE ROW TAKE OR EASEMENT
SHOWN HEREON WITHIN THE LIMITS OF THE
FLOODPLAIN, AS REQUESTED BY THE CITY OF
SAN ANTONIO, IS APPROXIMATELY +/- 2,011
SQ. FT. AND IS FOR INFORMATION PURPOSES
ONLY. NEITHER THE SURVEYOR OR STANTEC
ASSUME ANY LIABILITY FOR THE ACCURACY OF
THE LIMITS OF THE FLOODPLAIN OR THE AREA
OF THE TAKE OR EASEMENT WITHIN.

Title
EXHIBIT OF A 10 FOOT TEMPORARY
CONSTRUCTION EASEMENT FOR 0.2441
ACRES (10,633 SQ. FT.) OUT OF CALLED
244.5 ACRES, SAN ANTONIO, BEXAR
COUNTY, TEXAS.

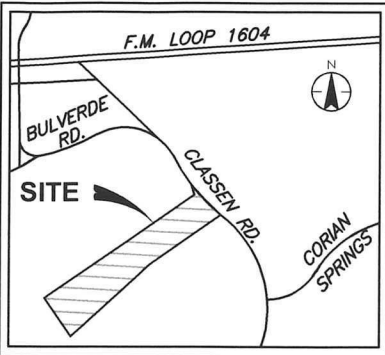
Revision
#1

Reference Sheet
3 of 4

Date
2024.02.06

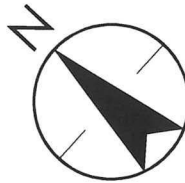
Figure No.
#1

MATCHLINE SEE SHEET 4 OF 4



SAN ANTONIO, BEXAR COUNTY, TEXAS
VICINITY MAP-EXH 14
N.T.S.

0 100' 200'
SCALE: 1" = 100'

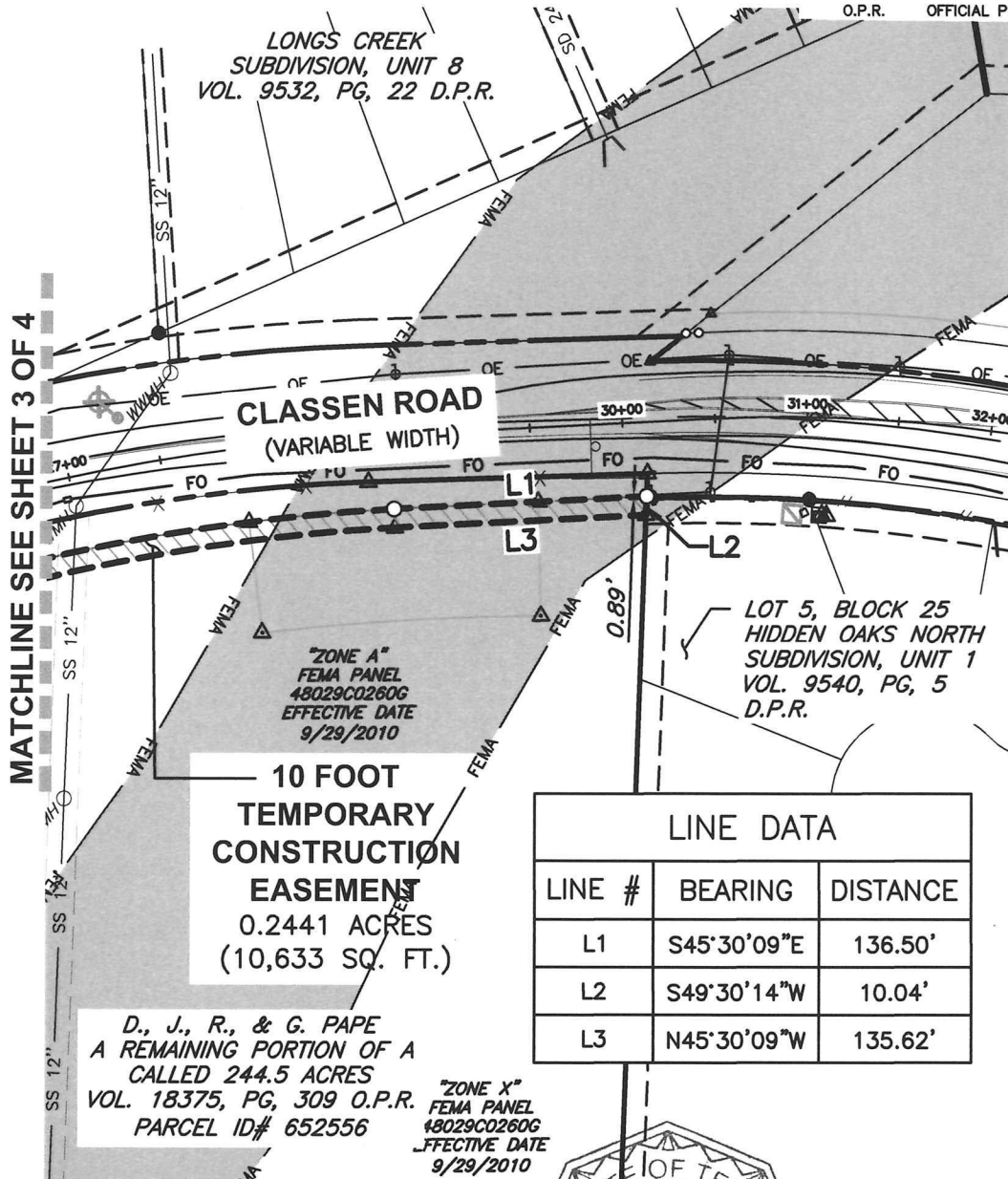


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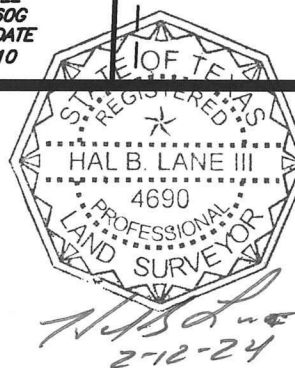
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TBPELS # F-1048
TBPELS # 10194228



Title
EXHIBIT OF A 10 FOOT TEMPORARY
CONSTRUCTION EASEMENT FOR 0.2441
ACRES (10,633 SQ.FT) OUT OF CALLED
244.5 ACRES, SAN ANTONIO, BEXAR
COUNTY, TEXAS.

Revision
#1

Reference Sheet
4 of 4

Date
2024.02.06

Figure No.
#2

Name: Map Check Parcel 20541

Segment #1: Curve

Length: 229.274' Radius: 989.770'

Delta: 013° 16' 20" Tangent: 115.152'

Chord: 228.762' Course: S72° 02' 20"E

Course In: N24° 35' 50"E Course Out: S11° 19' 30"W

Segment #2: Line - Course: S78° 35' 16"E Length: 105.656'

Segment #3: Curve

Length: 609.351' Radius: 1055.250'

Delta: 033° 05' 07" Tangent: 313.434'

Chord: 600.920' Course: S62° 02' 43"E

Course In: S11° 24' 44"W Course Out: N44° 29' 51"E

Segment #4: Line - Course: S45° 30' 09"E Length: 136.496'

Segment #5: Line - Course: S49° 30' 14"W Length: 10.038'

Segment #6: Line - Course: N45° 30' 09"W Length: 135.620'

Segment #7: Curve

Length: 603.577' Radius: 1045.250'

Delta: 033° 05' 07" Tangent: 310.464'

Chord: 595.226' Course: N62° 02' 43"W

Course In: S44° 29' 51"W Course Out: N11° 24' 44"E

Segment #8: Line - Course: N78° 35' 16"W Length: 105.648'

Segment #9: Curve

Length: 201.373' Radius: 999.770'

Delta: $011^{\circ} 32' 26''$ Tangent: 101.028'

Chord: 201.033' Course: $N72^{\circ} 54' 16''W$

Course In: $N11^{\circ} 19' 31''E$ Course Out: $S22^{\circ} 51' 57''W$

Segment #10: Line - Course: $N47^{\circ} 52' 06''W$ Length: 31.677'

Perimeter: 2168.711' Area: 10632.70 Sq. Ft.

Error Closure: 0.0001 Course: $S49^{\circ} 36' 43''E$

Error North: -0.00006 East: 0.00007

Precision = 1: 21510760.000