

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;

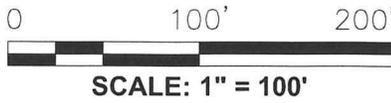
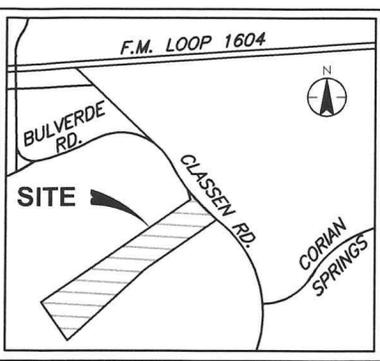
Thence, N 47° 52' 06" W, 31.68 feet, to the **Point of Beginning**, containing 0.2411 acres (10,633 square feet) of land, more or less.

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

Hal B. Lane III 2-24
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





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

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

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

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

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

18
 D., J., R., & G. PAPE
 A REMAINING PORTION OF A
 CALLED 244.5 ACRES
 VOL. 18375, PG, 309 O.P.R.
 PARCEL ID# 670834



Δ = 13°16'20"
 R = 989.77'
 L = 229.27'
 CB = S 72°02'20" E
 CD = 228.76'

Δ = 33°05'07"
 R = 1055.25'
 L = 609.35'
 CB = S 62°02'43" E
 CD = 600.92'

S 78°35'16" E
 105.66'

Δ = 33°05'07"
 R = 1045.25'
 L = 603.58'
 CB = N 62°02'43" W
 CD = 595.23'

N 78°35'16" W
 105.65'

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.)

Δ = 11°32'26"
 R = 999.77'
 L = 201.37'
 CB = N 72°54'16" W
 CD = 201.03'

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

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

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

MATCHLINE SEE SHEET 4 OF 4



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

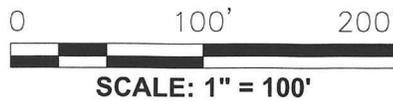
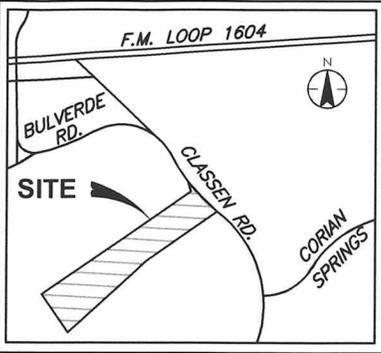
TBPELS # F-1048
 TBPELS # 10194228

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 Date 2024.02.06

Reference Sheet 3 of 4 Figure No. #1



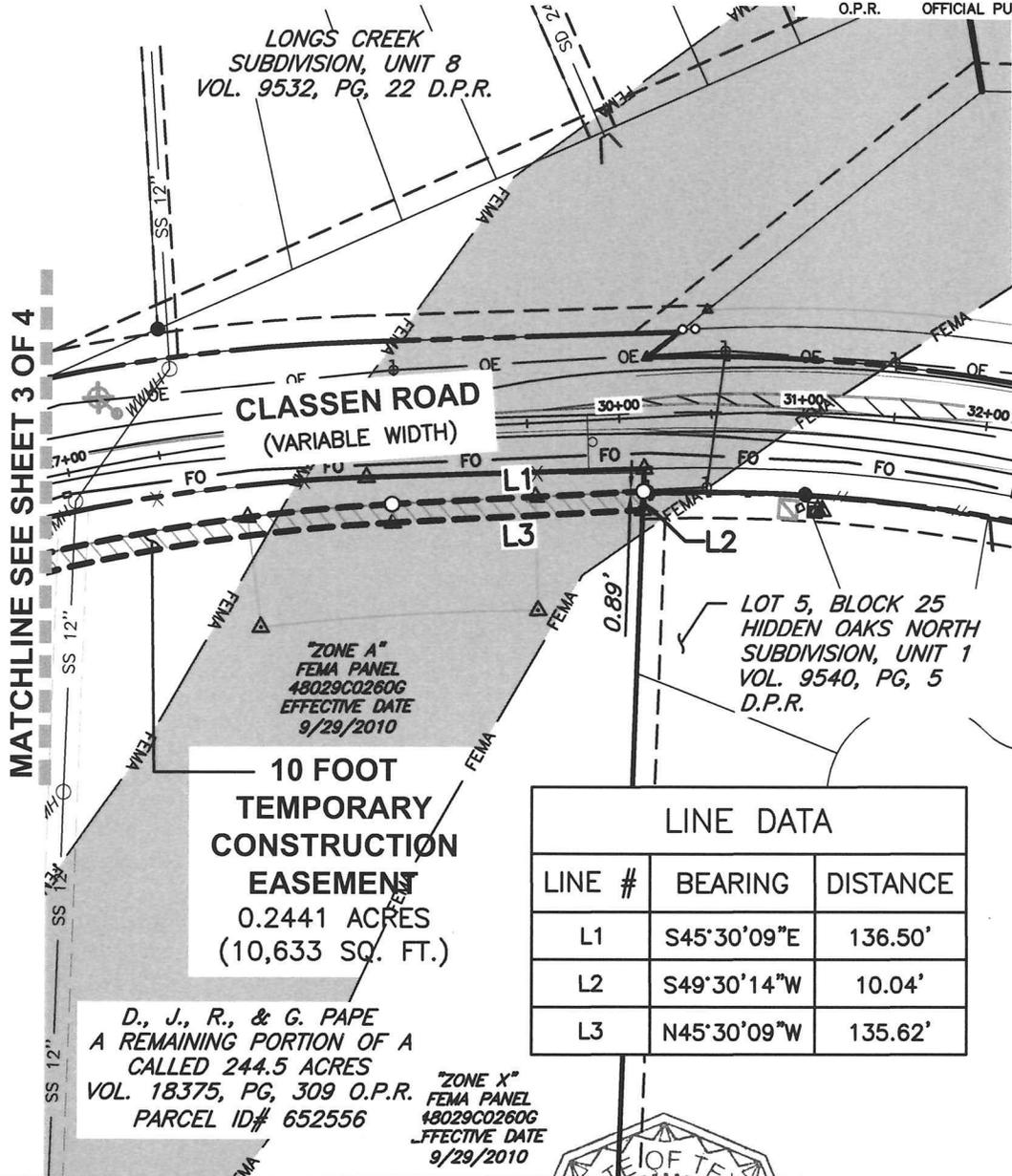
PARCEL: 20541 TCE
 PROJECT 23-03871 CLASSEN ROAD
 (CLASSEN SPUR TO KNOLLCREEK)
 OWNER: D., J., R., & G. PAPE

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

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

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



**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
 VOL. 18375, PG, 309 O.P.R.
 PARCEL ID# 652556

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

| LINE DATA | | |
|-----------|-------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | S45°30'09"E | 136.50' |
| L2 | S49°30'14"W | 10.04' |
| L3 | N45°30'09"W | 135.62' |



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 Date 2024.02.06

Reference Sheet 4 of 4 Figure No. #2



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

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° 32' 26" Tangent: 101.028'

Chord: 201.033' Course: N72° 54' 16"W

Course In: N11° 19' 31"E Course Out: S22° 51' 57"W

Segment #10: Line - Course: N47° 52' 06"W Length: 31.677'

Perimeter: 2168.711' Area: 10632.70 Sq. Ft.

Error Closure: 0.0001 Course: S49° 36' 43"E

Error North: -0.00006 East: 0.00007

Precision = 1: 21510760.000