

FIELD NOTE DESCRIPTION

10-Foot Temporary Construction Easement 0.0634 of One Acre of Land (2762 sq. ft.)

Being a 0.0634 acre (2762 square feet) tract of land, situated in San Antonio, Bexar County, Texas; and being a portion of a called 4.785 acre tract known as Lot 34, New City Block 17726, Ely One Subdivision, Unit 2 as recorded in Volume 9576, Page 61, Deed and Plat Records Bexar County Texas, as conveyed to Classen Road Property, LTD in Volume 12123, Page 395 of the Official Public Records of Bexar County, Texas; said 0.0634 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 North right-of-way line of Classen Road (variable width R.O.W.) on the Southerly line of said Lot 34 and the Southwesterly line of a remaining portion of a called 244.5 acre tract as recorded in Volume 18375, Page 309, Official Public Records of Bexar County, Texas;

Thence, along the arc of a curve to the left, having a chord of N 78° 22' 45" W, 8.32 feet, a radius of 1141.25 feet and a central angle of 00° 25' 03", a distance of 8.32 feet, to a set 1/2-inch iron rod with Stantec Cap for corner at a point of tangency;

Thence, N 78° 35' 16" W, 105.72 feet, to a set 1/2-inch iron rod with Stantec Cap for corner at a point of curvature;

Thence, along the arc of a curve to the right, having a chord of N 73° 32' 52" W, 161.67 feet, a radius of 903.77 feet and a central angle of 10° 15' 46", a distance of 161.88 feet, to a set 1/2-inch iron rod with Stantec Cap for corner; said point being on the Northerly line of said Lot 34 and the Southerly line of Lot 1, New City Block 17726, Classen Road Subdivision as recorded in Volume 9590, Page 151 of the Deed and Plat Records of Bexar County, Texas;

Thence, N 45° 33' 39" E, 10.96 feet, along the common line of Lot 34 and Lot 31, to a point for the Northeasterly corner of the herein described tract;

Thence, along the arc of a curve to the left, having a chord of S 73° 41' 26" E, 155.45 feet, a radius of 893.77 feet and a central angle of 09° 58' 41", a distance of 155.65 feet, to a point of curvature for corner;

Thence, S 78° 35' 16" E, 105.73 feet, to a point of curvature for corner;

Thence, along the arc of a curve to the right, having a chord of S 78° 12' 51" E, 15.02 feet, a radius of 1151.25 feet and a central angle of 00° 44' 50", a distance of 15.02 feet,

Parcel: 20532 TCE
Project: 23-03871 Classen Road
(Classen Spur to Knollcreek)
Owner: Classen Road Property, LTD
Page 2 of 3

to a point on the Southerly line of Lot 34 and the Northerly line of said remaining portion of 204.5 acres, for the Southeasterly corner of the herein described tract;

Thence, S 45° 24' 32" W, 11.98 feet, along the common line of Lot 34 and the remaining portion of 204.5 acres, to the **Point of Beginning**, containing 0.0634 acres (2762 square feet) of land, more or less.

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

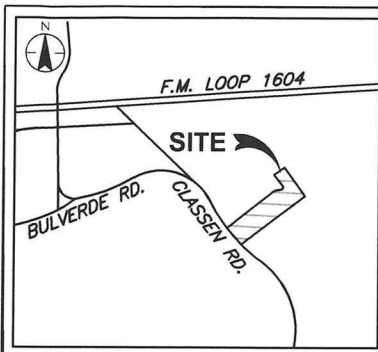
Hal B. Lane III 2-8-24
Date

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



u:\222012694\survey\correspondence\sent\final\20532\12694v01_esmt_04

2024.02.06 10:57:11 AM



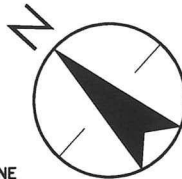
0 60' 120'

SCALE: 1" = 60'

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

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



PARCEL: 20532 TCE
PROJECT 23-03871 CLASSEN ROAD
(CLASSEN SPUR TO KNOLL CREEK)
OWNER: CLASSEN ROAD PROPERTY, LTD

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

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

SAN ANTONIO, BEXAR COUNTY, TEXAS
VICINITY MAP- EXH. 5
N.T.S.

LOT 121, BLOCK 1,
N.C.B. 17226
CLASSEN OFFICES
SUBDIVISION
VOL. 9673, PG. 174
D.P.R.

LOT 1, N.C.B. 17726
CLASSEN ROAD
SUBDIVISION
VOL. 9590, PG. 151
D.P.R.

VARIABLE WIDTH ELEC., GAS, TELE.
& CA.TV, FIRE ACCESS,
& INGRESS/EGRESS ESMT. (PLAT)

CLASSEN ROAD PROPERTY, LTD
VOL. 12123, PG. 395 O.P.R.
(DOC.# 20060113435)
(PARCEL ID# 1101321)

A REMAINING PORTION OF A
CALLED 204.5 ACRES
VOL. 18375, PG. 309 O.P.R.

Δ = 0°44'50"
R = 1151.25'
L = 15.02'
CB = S 78°12'51" E
CD = 15.02'

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

10-FOOT
TEMPORARY
CONSTRUCTION
EASEMENT
0.0634 ACRES
(2,762 SQ. FT.)

CLASSEN ROAD
(VARIABLE WIDTH)

Δ = 0°25'03"
R = 1141.25'
L = 8.32'
CB = N 78°22'45" W
CD = 8.32'

Δ = 9°58'41"
R = 893.77'
L = 155.65'
CB = S 73°41'26" E
CD = 155.45'

Δ = 10°15'46"
R = 903.77'
L = 161.88'
CB = N 73°32'52" W
CD = 161.67'

LINE DATA

LINE #	BEARING	DISTANCE
L1	N78°35'16"W	105.72'
L2	N45°33'39"E	10.96'
L3	S78°35'16"E	105.73'
L4	S45°24'32"W	11.98'



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



HAL B. LANE III
4690
PROFESSIONAL
LAND
SURVEYOR
2-8-24

Title
EXHIBIT OF TEMPORARY CONSTRUCTION
EASEMENT FOR 0.0634 ACRES (2,762 SQ.
FT.) OUT OF LOT 34, BLOCK 1, N.C.B. 17726,
4.785 ACRES, ELY ONE SUBDIVISION, UNIT 2,
SAN ANTONIO, BEXAR COUNTY, TEXAS.

Revision
#1

Reference Sheet
3 OF 3

Date
2024.02.06

Figure No.
#1

Name: Map Check Parcel 20532

Segment #1: Curve

Length: 8.317' Radius: 1141.250'

Delta: 000° 25' 03" Tangent: 4.158'

Chord: 8.317' Course: N78° 22' 45"W

Course In: S11° 49' 47"W Course Out: N11° 24' 44"E

Segment #2: Line - Course: N78° 35' 16"W Length: 105.723'

Segment #3: Curve

Length: 161.884' Radius: 903.770'

Delta: 010° 15' 46" Tangent: 81.159'

Chord: 161.667' Course: N73° 32' 52"W

Course In: N11° 19' 15"E Course Out: S21° 35' 01"W

Segment #4: Line - Course: N45° 33' 39"E Length: 10.957'

Segment #5: Curve

Length: 155.648' Radius: 893.770'

Delta: 009° 58' 41" Tangent: 78.021'

Chord: 155.451' Course: S73° 41' 26"E

Course In: N21° 17' 54"E Course Out: S11° 19' 13"W

Segment #6: Line - Course: S78° 35' 16"E Length: 105.731'

Segment #7: Curve

Length: 15.016' Radius: 1151.250'

Delta: 000° 44' 50" Tangent: 7.508'

Chord: 15.016' Course: S78° 12' 51"E

Course In: S11° 24' 44"W Course Out: N12° 09' 34"E

Segment #8: Line - Course: S45° 24' 32"W Length: 11.980'

Perimeter: 575.254' Area: 2761.62 Sq. Ft.

Error Closure: 0.0004 Course: S71° 21' 34"E

Error North: -0.00012 East: 0.00037

Precision = 1: 1437105.000