

FIELD NOTE DESCRIPTION

10-Foot Temporary Construction Easement 0.0795 of One Acre of Land (3,463 sq. ft.)

Being a 0.0795 acre (3,463 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 0.0795 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, N 45° 24' 32" E, 11.98 feet, along the common line of said Lot 34 and the remaining portion of 244.5 acres, to a point for the Northwesterly corner of the herein described tract;

Thence, along the arc of a curve to the right, having a chord of S 69° 41' 04" E, 326.65 feet, a radius of 1151.25 and a central angle of 16° 18' 43", a distance of 327.76 feet, to a point on the Northeasterly line of said remaining portion of 244.5 acres for corner;

Thence, S 44° 21' 12" E, 35.58 feet, to a set 1/2-inch iron rod with Stantec Cap for the South corner of the herein described tract;

Thence, along the arc of a curve to the left, having a chord of N 68° 59' 46", W, 363.92 feet, a radius of 1141.25 feet and a central angle of 18° 20' 55", a distance of 365.48 feet, to the **Point of Beginning**, containing 0.0795 acres (3,463 square feet) of land, more or less.

Parcel: 20535 TCE
Project: 23-03871 Classen Road
(Classen Spur to Knollcreek)
Owner: D., J., R., & G. Pape
Page 2 of 3

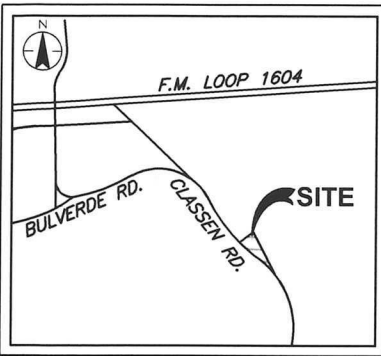
Note: Sketch of even date to accompany this Field Note Description.

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



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PARCEL: 20535 TCE
PROJECT 23-03871 CLASSEN ROAD
(CLASSEN SPUR TO KNOLL CREEK)
OWNER: D., J., R., & G. PAPE

SAN ANTONIO, BEXAR COUNTY, TEXAS
VICINITY MAP - EXH. 8
N.T.S.

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)

$\Delta = 16^{\circ}18'43''$
 $R = 1151.25'$
 $L = 327.76'$
 $CB = S 69^{\circ}41'04'' E$
 $CD = 326.65'$

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

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

CLASSEN ROAD
(VARIABLE WIDTH)

10-FOOT
TEMPORARY
CONSTRUCTION
EASEMENT
0.0795 ACRES
(3,463 SQ. FT.)

LINE DATA

LINE #	BEARING	DISTANCE
L1	N45°24'32"E	11.98'
L2	S44°21'12"E	35.58'

- 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



SCALE: 1" = 60'

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



Hal B. Lane III
2-8-24



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TBPELS # F-1048
TBPELS # 10194228

Title
EXHIBIT OF TEMPORARY CONSTRUCTION
EASEMENT FOR 0.0795 ACRES (3,463 SQ.
FT.) OUT 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 20535

Segment #1: Line - Course: N45° 24' 32"E Length: 11.980'

Segment #2: Curve

Length: 327.760' Radius: 1151.250'

Delta: 016° 18' 43" Tangent: 164.996'

Chord: 326.654' Course: S69° 41' 04"E

Course In: S12° 09' 34"W Course Out: N28° 28' 17"E

Segment #3: Line - Course: S44° 21' 12"E Length: 35.580'

Segment #4: Curve

Length: 365.479' Radius: 1141.250'

Delta: 018° 20' 55" Tangent: 184.318'

Chord: 363.919' Course: N68° 59' 46"W

Course In: S30° 10' 42"W Course Out: N11° 49' 47"E

Perimeter: 740.799' Area: 3463.28 Sq. Ft.

Error Closure: 0.0019 Course: S08° 25' 19"E

Error North: -0.00186 East: 0.00028

Precision = 1: 388491.053