

**FIELD NOTE DESCRIPTION**

10' Temporary Construction Easement  
0.0892 of One Acre of Land (3,887 sq. ft.)

Being a 0.0892 acre (3,887 square feet) tract of land, situated in San Antonio, Bexar County, Texas; and being out of a +/- 42.3 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 0.0892 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 42.3 acre remaining portion and being on the proposed Southerly right-of-way line of Classen Road (variable width R.O.W.), from which a found iron rod marking an angle point in the Northwesterly line of said 42.3 acre remaining portion bears N 06° 18' 44" W, 4.26 feet;

**Thence**, crossing said 42.3 acre remaining portion as follows:

- S 45° 58' 20" E, 42.00 feet, to a set 1/2-inch iron rod with Stantec Cap at a point of curvature for corner;
- Along the arc of a curve to the left, having a chord of S 55° 41' 16" E, 334.05 feet, a radius of 989.77 feet and a central angle of 19° 25' 49", for an arc distance of 335.65 feet, to a set 1/2-inch iron rod with Stantec Cap for corner;

**Thence**, S 47° 52' 06" E, 31.68 feet, to a point for the most Southerly corner of the herein described tract;

**Thence**, along the arc of a curve to the right, having a chord of N 56° 33' 12" W, 367.16 feet, a radius of 999.77 feet and a central angle of 21° 09' 42", for an arc distance of 369.26 feet, to a point of tangency for corner;

**Thence**, N 45° 58' 20" W, 29.94 feet, to a point on the West line of said 42.3 acre remainder, for the Northwesterly corner of the herein described tract;

**Thence**, N 06° 18' 44" W, 15.67 feet, along the West line of said 42.3 acre remainder, to the **Point of Beginning**, containing 0.0892 acres (3,887 square feet) of land, more or less.

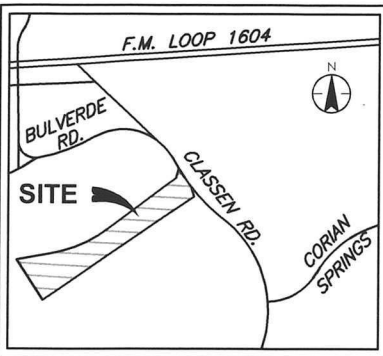
Parcel: 20550 TCE  
Project: 23-03871 Classen Road  
(Classen Spur to Knollcreek)  
Owner: D., J., R., & G., Pape  
Page 2 of 3

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

HAL B. LANE III 2-8-24  
Date

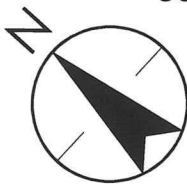
Hal B. Lane III  
Registered Professional Land Surveyor  
Texas Registration Number 4690  
Stantec Consulting Services, Inc.  
70NE Loop 410, suite 1116  
San Antonio, Texas 78216  
TBPELS Firm No.: 10194228





0 100' 200'

SCALE: 1" = 100'



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

PARCEL: 20550 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
- P — POWER POLE
- D — DOWN GUY
- F — FIRE HYDRANT
- V — WATER VALVE
- M — WATER METER
- OE — OVERHEAD ELEC. LINE
- FO — FIBER OPTIC LINE
- S — 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.17  
N.T.S.

### LINE DATA

LINE #	BEARING	DISTANCE
L1	S45°58'20"E	42.00'
L2	S47°52'06"E	31.68'
L3	N45°58'20"W	29.94'
L4	N6°18'44"W	15.67'

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

LOT 120, BLOCK 1,  
N.C.B. 17726  
CLASSEN NORTH  
SUBDIVISION  
VOL. 9533, PG, 128  
D.P.R.

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

$\Delta = 19^{\circ}25'49''$   
 $R = 989.77'$   
 $L = 335.65'$   
 $CB = S 55^{\circ}41'16'' E$   
 $CD = 334.05'$

CLASSEN ROAD  
(VARIABLE WIDTH)

$\Delta = 21^{\circ}09'42''$   
 $R = 999.77'$   
 $L = 369.26'$   
 $CB = N 56^{\circ}33'12'' W$   
 $CD = 367.16'$

10-FOOT  
TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.0892 ACRES  
(3,887 SQ. FT.)

CALLED 0.9625 ACRES  
VOL. 18375, PG, 321 O.P.R.  
BCAD #652559

D., J., R., & G. PAPE  
A REMAINING PORTION OF A  
CALLED 42.3 ACRES  
(+/- 42.3 ACRES)  
VOL. 18375, PG, 309 O.P.R.  
PARCEL ID# 652605



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TBPELS # F-1048  
TBPELS # 10194228

Title  
EXHIBIT OF TEMPORARY CONSTRUCTION  
EASEMENT FOR 0.0892 ACRES ( 3,887  
SQ. FT.) OUT OF A CALLED 42.3 ACRE  
TRACT, SAN ANTONIO, BEXAR COUNTY,  
TEXAS.

Revision  
#1

Reference Sheet  
3 of 3

Date  
2024.02.06

Figure No.  
#1

Name: Map Check Parcel 20550

Segment #1: Line - Course: S45° 58' 20"E Length: 42.001'

Segment #2: Curve

Length: 335.655' Radius: 989.770'

Delta: 019° 25' 49" Tangent: 169.454'

Chord: 334.049' Course: S55° 41' 16"E

Course In: N44° 01' 39"E Course Out: S24° 35' 50"W

Segment #3: Line - Course: S47° 52' 06"E Length: 31.677'

Segment #4: Curve

Length: 369.256' Radius: 999.770'

Delta: 021° 09' 42" Tangent: 186.756'

Chord: 367.160' Course: N56° 33' 12"W

Course In: N22° 51' 57"E Course Out: S44° 01' 39"W

Segment #5: Line - Course: N45° 58' 20"W Length: 29.939'

Segment #6: Line - Course: N06° 18' 44"W Length: 15.668'

Perimeter: 824.195' Area: 3886.53 Sq. Ft.

Error Closure: 0.0010 Course: S70° 32' 58"E

Error North: -0.00033 East: 0.00093

Precision = 1: 820494.000