

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.

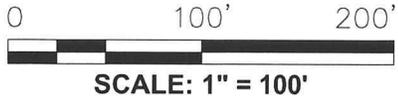
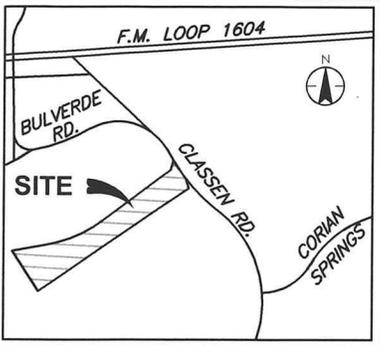
Parcel: 20550 TCE
Project: 23-03871 Classen Road
(Classen Spur to Knollcreek)
Owner: D., J., R., & G., Pape
Page 2 of 3

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

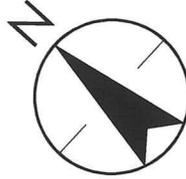


PARCEL: 20550 TCE
 PROJECT 23-03871 CLASSEN ROAD
 (CLASSEN SPUR TO KNOLL CREEK)
 OWNER: D., J., R., & G. PAPE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET W/ STANTEC CAP
- △ COMPUTED POINT
- P — POWER POLE
- G — DOWN GUY
- ⊕ FIRE HYDRANT
- ⊖ WATER VALVE
- ⊗ 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

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



SAN ANTONIO, BEXAR COUNTY, TEXAS
 VICINITY MAP- EXH.17
 N.T.S.

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

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 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.

Δ = 19°25'49"
 R = 989.77'
 L = 335.65'
 CB = S 55°41'16" E
 CD = 334.05'

Δ = 21°09'42"
 R = 999.77'
 L = 369.26'
 CB = N 56°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	Date 2024.02.06
Reference Sheet 3 of 3	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