

### **FIELD NOTE DESCRIPTION**

Variable Width Temporary Construction Easement  
0.022 of One Acre of Land (958 sq. ft.)

Being a 0.022 acre (958 square feet) tract of land, situated in San Antonio, Bexar County, Texas; and being a portion of Lot 1, New City Block 17726, Classen Road Subdivision as recorded in Volume 9590, Page 151, Deed and Plat Records, Bexar County Texas, as conveyed to Garrett Holdings, LLC in Volume 15210, Page 841 of the Official Public Records of Bexar County, Texas; said 0.022 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 Northeast right-of-way line of Classen Road (variable width R.O.W.) for the Northwestern corner of said Lot 1 and the Southwesterly corner of Lot 121, Block 1, New City Block 17726, Classen Offices Subdivision as recorded in Volume 9673, Page 174, Deed and Plat Records of Bexar County, Texas;

**Thence**, N 45° 31' 47" E, 5.40 feet, along the common line of Lots 1 and 121, to a point for the Northeast corner of the herein described tract of land;

**Thence**, S 59° 13' 51" E a distance of 131.99 feet, to a point;

**Thence**, N 45° 22' 41" E a distance of 7.57 feet, to a point;

**Thence**, along the arc of a curve to the right, having a chord of S 66° 50' 34" E, 39.05 feet, a radius of 902.37 feet and a central angle of 02° 28' 46", a distance of 39.05 feet to a point along the common line of Lots 1 and Lot 34, Block 1 of the Ely One Subdivision Unit 2, as recorded in Volume 9576, Page 61, Deed and Plat records of Bexar County, Texas;

**Thence**, S 45° 19' 40" W, 9.20 feet, along the common line of Lot 1 and Lot 34, Block 1, New City Block 17726, Ely One Subdivision, Unit 2 as recorded in Volume 9576, Page 61 Deed and Plat Records Bexar County, Texas, to a set 1/2-inch iron rod with Stantec Cap for corner;

Parcel: 20530 TCE  
Project: 23-03871 Classen Road  
(Classen Spur to Knollcreek)  
Owner: Garrett Holdings, LLC  
Page 2 of 3

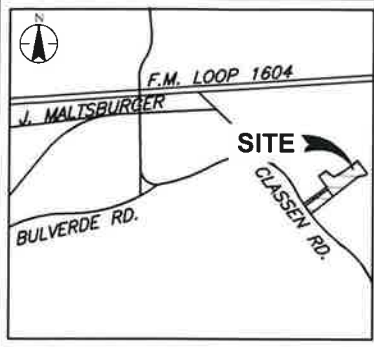
**Thence**, along the arc of a curve to the right, having a chord of N 62° 10' 00" W, 171.88 feet, a radius of 912.37 feet and a central angle of 10° 48' 36", a distance of 172.14 feet, to the Point of Beginning, containing 0.022 acres (958 square feet) of land, more or less.

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

 9/10/24 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





SAN ANTONIO, BEXAR COUNTY, TEXAS  
VICINITY MAP- EXH. 3  
N.T.S.

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.

CLASSEN HOLDINGS, LLC  
VOL. 16540, PG. 219  
O.P.R.

(DOC.# 20140018129)  
(PARCEL ID# 1213951)

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

GARRETT HOLDINGS, LLC  
VOL. 15210, PG. 841  
O.P.R.

(DOC.# 20110197579)  
(PARCEL ID# 1120942)

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

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

TEMPORARY  
CONSTRUCTION  
EASEMENT  
0.022 ACRES  
(958 SQ. FT.)

$\Delta = 2'28'46"$   
 $R = 902.37'$   
 $L = 39.05'$   
 $CB = S 66'50'34" E$   
 $CD = 39.05'$

$\Delta = 10'48'36"$   
 $R = 912.37'$   
 $L = 172.14'$   
 $CB = N 62'10'00" W$   
 $CD = 171.88'$

CLASSEN ROAD  
(VARIABLE WIDTH)

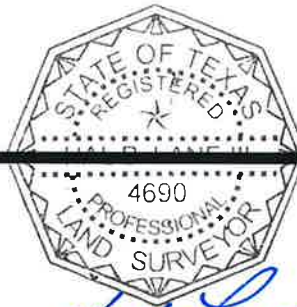
PARCEL: 20530 TCE  
PROJECT 23-03871 CLASSEN ROAD  
(CLASSEN SPUR TO KNOLL CREEK)  
OWNER: GARRETT HOLDINGS, LLC

## 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
- x — WIRE FENCE
- □ — WROUGHT IRON FENCE
- OE — OVERHEAD ELEC. LINE
- FO — FIBER OPTIC LINE
- p — SIGN
- P.O.B. POINT OF BEGINNING
- D.P.R. DEED PUBLIC RECORDS
- O.P.R. OFFICIAL PUBLIC RECORDS

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

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N45°31'47"E	5.40'
L2	S59°13'51"E	131.99'
L3	N45°22'41"E	7.57'
L4	S45°19'40"W	9.20'



*Handwritten signature and date: 9/10/24*



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

Title  
EXHIBIT OF TEMPORARY CONSTRUCTION  
EASEMENT FOR 0.0318 ACRES (1,387 SQ.FT.)  
OUT OF LOT 1, N.C.B. 17726, CLASSEN  
ROAD SUBDIVISION, SAN ANTONIO, BEXAR  
COUNTY, TEXAS.

Revision  
#1

Reference Sheet  
3 OF 3

Date  
2024.02.06

Figure No.  
#1

# Parcel Map Check Report

Parcel ID#1120942  
Temporary Construction Easement

Prepared by: Stantec Consulting Services

---

Parcel Name: Site 1 - STX\_Esmt : 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North:13,767,321.5456' East:2,155,535.2787'

Segment# 1: Line

Course: S45° 19' 40"W Length: 9.20'  
North: 13,767,315.0775' East: 2,155,528.7362'

Segment# 2: Curve

Length: 172.14' Radius: 912.37'  
Delta: 10° 48' 36" Tangent: 86.33'  
Chord: 171.88' Course: N62° 10' 00"W  
Course In: N22° 25' 42"E Course Out: S33° 14' 18"W  
RP North: 13,768,158.4335' East: 2,155,876.8304'  
End North: 13,767,395.3293' East: 2,155,376.7395'

Segment# 3: Line

Course: N45° 31' 47"E Length: 5.40'  
North: 13,767,399.1122' East: 2,155,380.5930'

Segment# 4: Line

Course: S59° 13' 51"E Length: 131.99'  
North: 13,767,331.5887' East: 2,155,494.0035'

Segment# 5: Line

Course: N45° 22' 41"E Length: 7.57'  
North: 13,767,336.9060' East: 2,155,499.3915'

Segment# 6: Curve

Length: 39.05' Radius: 902.37'  
Delta: 2° 28' 46" Tangent: 19.53'  
Chord: 39.05' Course: S66° 50' 34"E  
Course In: N24° 23' 49"E Course Out: S21° 55' 03"W  
RP North: 13,768,158.6995' East: 2,155,872.1207'

End North: 13,767,321.5508'

East: 2,155,535.2920'

Perimeter: 365.34'

Area: 968.08Sq.Ft.

Error Closure: 0.0144

Course: N68° 41' 11"E

Error North : 0.00522

East: 0.01337

Precision 1: 25,371.53