

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 Northwesterly 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

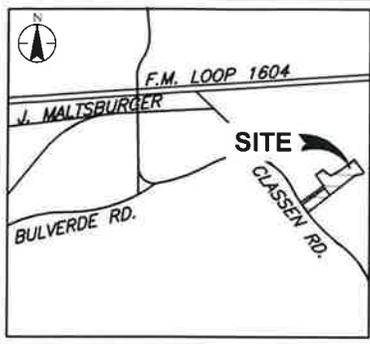
Thence, along the arc of a curve to the right, having a chord of N 62° 10' 00" W, 171.88 feet, a radius of 912.37 feet and a central angle of 10° 48' 36", a distance of 172.14 feet, to the Point of Beginning, containing 0.022 acres (958 square feet) of land, more or less.

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





0 60' 120'

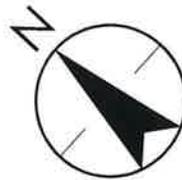
SCALE: 1" = 60'

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.

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

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

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.

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

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

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

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

Δ = 2°28'46"
R = 902.37'
L = 39.05'
CB = S 66°50'34" E
CD = 39.05'

Δ = 10°48'36"
R = 912.37'
L = 172.14'
CB = N 62°10'00" W
CD = 171.88'

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

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	Date 2024.02.06
Reference Sheet 3 OF 3	Figure No. #1



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www.stantec.com

TBPELS # F-1048
TBPELS # 10194228

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2024.09.10 7:53:03 AM

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