

### FIELD NOTE DESCRIPTION

Variable Width Temporary Construction Easement  
0.2441 of One Acre of Land (10,633 sq. ft.)

Being a 0.2441 acre (10,633 square feet) tract of land, situated in San Antonio, Bexar County, Texas; and being out of a +/- 76.4 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 0.2441 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 remaining portion and being on the proposed Southerly right-of-way line of Classen Road (variable width R.O.W.), from which the North most corner of said remaining portion of a called 244.5 acre tract bears N 47° 52' 06" W, 28.42 feet;

**Thence**, crossing said remaining portion of a called 244.5 acre tract as follows:

- Along the arc of a curve to the left, having a chord of S 72° 02' 20" E, 228.76 feet, a radius of 989.77 feet and a central angle of 13° 16' 20", for an arc distance of 229.27 feet, to a set 1/2-inch iron rod with Stantec Cap at a point of tangency for corner;
- S 78° 35' 16" E, 105.66 feet, to a set 1/2-inch iron rod with Stantec Cap at the beginning of a curve to the right;
- Along the arc of a curve to the right, having a chord of S 62° 02' 43" E, 600.92 feet, a radius of 1055.25 feet and a central angle of 33° 05' 07", for an arc distance of 609.35 feet, to a set 1/2-inch iron rod with Stantec Cap at a point of tangency;
- S 45° 30' 09" E, 136.50 feet, to a set 1/2-inch iron rod with Stantec Cap at an angle point;

**Thence**, S 49° 30' 14" W, 10.04 feet, along the common line of Lot 5, Block 25 of Hidden Oaks Subdivision, Unit 1 as recorded in Volume 9540, Page 5 of the Deed and Plat Records of Bexar County, Texas for an angle point;

**Thence**, crossing said remaining portion of a called 244.5 acre tract as follows:

- N 45° 30' 09" W, 135.62 feet, to a point for corner;

- Along the arc of a curve to the left, having a chord of N 62° 02' 43" W, 595.23 feet, a radius of 1045.25 feet and a central angle of 33° 05' 07", for an arc distance of 603.58 feet, to a point of tangency;
- N 78° 35' 16" W, 105.65 feet, to a point of curvature;
- Along the arc of a curve to the right, having a chord of N 72° 54' 16" W, 201.03 feet, a radius of 999.77 feet and a central angle of 11° 32' 26", for an arc distance of 201.37 feet, to a point for corner;

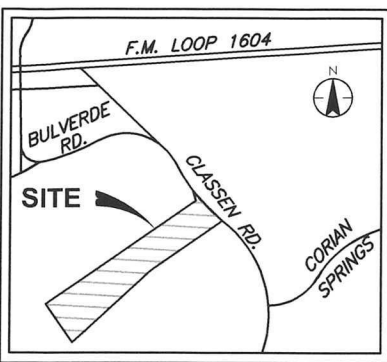
**Thence**, N 47° 52' 06" W, 31.68 feet, to the **Point of Beginning**, containing 0.2411 acres (10,633 square feet) of land, more or less.

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

Hal B. Lane III 2-2-24  
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

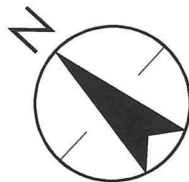




SAN ANTONIO, BEXAR COUNTY, TEXAS  
VICINITY MAP- EXH. 14  
N.T.S.



SCALE: 1" = 100'



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

PARCEL: 20541 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
- ⊙ 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



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

LONGS CREEK  
SUBDIVISION, UNIT 9  
VOL. 9533, PG. 61  
D.P.R.

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

$\Delta = 13^{\circ}16'20''$   
 $R = 989.77'$   
 $L = 229.27'$   
 $CB = S 72^{\circ}02'20'' E$   
 $CD = 228.76'$

$\Delta = 33^{\circ}05'07''$   
 $R = 1055.25'$   
 $L = 609.35'$   
 $CB = S 62^{\circ}02'43'' E$   
 $CD = 600.92'$

$S 78^{\circ}35'16'' E$   
 $105.66'$

$N 78^{\circ}35'16'' W$   
 $105.65'$

$\Delta = 33^{\circ}05'07''$   
 $R = 1045.25'$   
 $L = 603.58'$   
 $CB = N 62^{\circ}02'43'' W$   
 $CD = 595.23'$

D., J., R., & G. PAPE  
A REMAINING PORTION OF A  
CALLED 244.5 ACRES  
(+/- 76.4 ACRES)  
VOL. 18375, PG. 309 O.P.R.  
PARCEL ID# 652556

**10 FOOT  
TEMPORARY  
CONSTRUCTION  
EASEMENT**  
0.2441 ACRES  
(10,633 SQ. FT.)

$\Delta = 11^{\circ}32'26''$   
 $R = 999.77'$   
 $L = 201.37'$   
 $CB = N 72^{\circ}54'16'' W$   
 $CD = 201.03'$

D., J., R., & G. PAPE  
A REMAINING PORTION OF A CALLED 244.5 ACRES  
(+/- 42.3 ACRES)  
VOL. 18375, PG. 309 O.P.R.  
PARCEL ID# 652556

### LINE DATA

LINE #	BEARING	DISTANCE
L6	N47°52'06"W	31.68'

"ZONE A"  
FEMA PANEL  
48029C0260G  
EFFECTIVE DATE  
9/29/2010



Stantec Consulting Services Inc.  
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Tel: (210) 525-9090  
www.stantec.com

TBPELS # F-1048  
TBPELS # 10194228

**FLOODPLAIN NOTE:**  
THE FLOODPLAIN LIMITS AS SHOWN HEREON  
ARE AS PROVIDED BY THE NATIONAL FLOOD  
HAZARD LAYER (NFHL) GEOSPATIAL DATABASE.  
THE AREA OF THE ROW TAKE OR EASEMENT  
SHOWN HEREON WITHIN THE LIMITS OF THE  
FLOODPLAIN, AS REQUESTED BY THE CITY OF  
SAN ANTONIO, IS APPROXIMATELY +/- 2,011  
SQ. FT. AND IS FOR INFORMATION PURPOSES  
ONLY. NEITHER THE SURVEYOR OR STANTEC  
ASSUME ANY LIABILITY FOR THE ACCURACY OF  
THE LIMITS OF THE FLOODPLAIN OR THE AREA  
OF THE TAKE OR EASEMENT WITHIN.

Title  
EXHIBIT OF A 10 FOOT TEMPORARY  
CONSTRUCTION EASEMENT FOR 0.2441  
ACRES (10,633 SQ. FT.) OUT OF CALLED  
244.5 ACRES, SAN ANTONIO, BEXAR  
COUNTY, TEXAS.

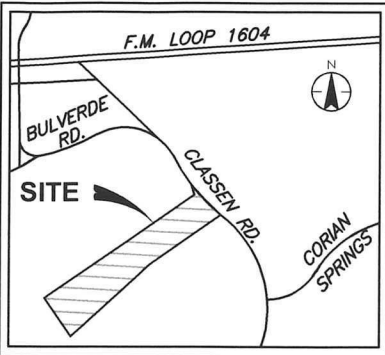
Revision  
#1

Date  
2024.02.06

Reference Sheet  
3 of 4

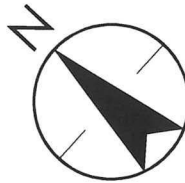
Figure No.  
#1

MATCHLINE SEE SHEET 4 OF 4



SAN ANTONIO, BEXAR COUNTY, TEXAS  
VICINITY MAP-EXH 14  
N.T.S.

0 100' 200'  
SCALE: 1" = 100'

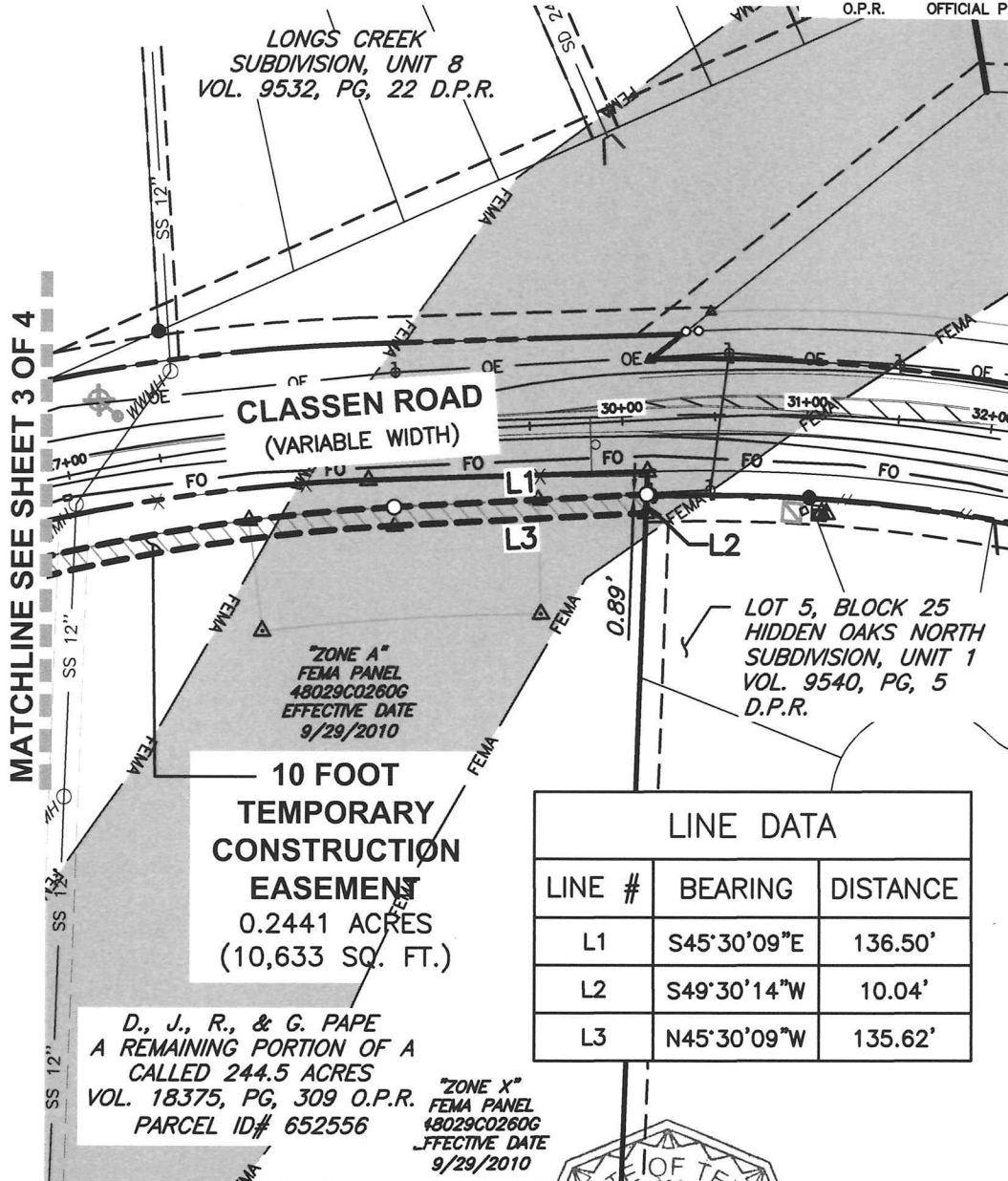


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Title  
EXHIBIT OF A 10 FOOT TEMPORARY  
CONSTRUCTION EASEMENT FOR 0.2441  
ACRES (10,633 SQ.FT) OUT OF CALLED  
244.5 ACRES, SAN ANTONIO, BEXAR  
COUNTY, TEXAS.

Revision  
#1  
Reference Sheet  
4 of 4  
Date  
2024.02.06  
Figure No.  
#2

Name: Map Check Parcel 20541

Segment #1: Curve

Length: 229.274' Radius: 989.770'

Delta: 013° 16' 20" Tangent: 115.152'

Chord: 228.762' Course: S72° 02' 20"E

Course In: N24° 35' 50"E Course Out: S11° 19' 30"W

Segment #2: Line - Course: S78° 35' 16"E Length: 105.656'

Segment #3: Curve

Length: 609.351' Radius: 1055.250'

Delta: 033° 05' 07" Tangent: 313.434'

Chord: 600.920' Course: S62° 02' 43"E

Course In: S11° 24' 44"W Course Out: N44° 29' 51"E

Segment #4: Line - Course: S45° 30' 09"E Length: 136.496'

Segment #5: Line - Course: S49° 30' 14"W Length: 10.038'

Segment #6: Line - Course: N45° 30' 09"W Length: 135.620'

Segment #7: Curve

Length: 603.577' Radius: 1045.250'

Delta: 033° 05' 07" Tangent: 310.464'

Chord: 595.226' Course: N62° 02' 43"W

Course In: S44° 29' 51"W Course Out: N11° 24' 44"E

Segment #8: Line - Course: N78° 35' 16"W Length: 105.648'

Segment #9: Curve

Length: 201.373' Radius: 999.770'

Delta:  $011^{\circ} 32' 26''$  Tangent: 101.028'

Chord: 201.033' Course:  $N72^{\circ} 54' 16''W$

Course In:  $N11^{\circ} 19' 31''E$  Course Out:  $S22^{\circ} 51' 57''W$

Segment #10: Line - Course:  $N47^{\circ} 52' 06''W$  Length: 31.677'

Perimeter: 2168.711' Area: 10632.70 Sq. Ft.

Error Closure: 0.0001 Course:  $S49^{\circ} 36' 43''E$

Error North: -0.00006 East: 0.00007

Precision = 1: 21510760.000