

**Metes and Bounds Description
of a 20' Temporary Construction Easement
San Antonio, Bexar County, Texas**

Being a 20' Temporary Construction Easement containing 0.1109 acres of land, situated in the Tyler Tap R.R. Survey, Abstract 873, City of San Antonio, Bexar County, Texas, out of a 7.314 acre tract as described by deed recorded in Document Number 20190026749, Official Public Records of Bexar County, Texas, said easement being more particularly described as follows:

BEGINNING at a point on the north line of a 3.242 acre tract as described by deed recorded in Document Number 20220059331, Official Public Records of Bexar County, Texas, and the south line of said 7.314 acre tract, being the southwest corner of a proposed 20' water easement, for the southeast corner of the easement described herein from which a 1/2-inch iron rod found on the west right-of-way line (R.O.W.) of Interstate Highway 10 (variable width R.O.W.), being the southeast corner of said 7.314 acre tract bears N 82°37'42" E, a distance of 21.20 feet;

THENCE S 82°37'42" W, along the north line of said 3.242 acre tract and the south line of said 7.314 acre tract, a distance of 21.20 feet to a point at a non-tangent curve to the left, for the southwest corner of the easement described herein;

THENCE over and across said 7.314 acre tract and along said curve to the left, having a radius of 3,729.83 feet, an arc length of 237.62 feet, and an interior angle of 03°39'01", with a chord bearing of N 28°42'58" W, a distance of 237.58 feet to the northwest corner of the easement described herein;

THENCE N 60°42'59" E, a distance of 20.00 feet to a point at a non-tangent curve to the right, being the northwest corner of said proposed 20' water easement, for the northeast corner of the easement described herein;

THENCE along the west line of said proposed 20' water easement and said curve to the right having a radius of 3,749.83 feet, an arc length of 245.54 feet, and an interior angle of 03°45'06", with a chord bearing of S 28°39'30" E, a distance of 245.50 feet to the POINT OF BEGINNING and containing 0.1109 acres, or 4,832 square feet, of land.

Basis of bearings is the Texas State Plane Coordinate System, NAD83, South Central Zone (4204). An easement plat accompanies this description of even date.

I hereby certify that this Metes and Bounds description was prepared from an actual survey made on the ground under my supervision on May 9, 2022, and substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications.

Keith C. Keppler
Registered Professional Land Surveyor
Texas No. 6271



LEGEND

IRF = IRON ROD FOUND
 (R.M.) = RECORD MONUMENT
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
 D.P.R.B.C.T. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

GENERAL NOTES:

1. THE BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GPS OBSERVATIONS.
2. IMPROVEMENTS ARE NOT SHOWN.
3. DISTANCES SHOWN HEREON ARE SURFACE VALUES.
4. SURVEY WAS COMPLETED ON MAY 5TH, 2022
5. A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS EASEMENT PLAT OF EVEN DATE.



LOT 6
 BLOCK 1
 N.C.B. 16391
 FUMBLEDICKS AND IH10
 OFFICE DEVELOPMENT
 (VOL. 9569, PG. 49, D.P.R.B.C.T.)

1/2" IRF
 (R.M.)

BE&RU INV., LLC-SERIES C
 (DOC. NO. 20190028750, O.P.R.B.C.T.)
 18.694 ACRES

N 34°27'25" W
 516.64'

INTERSTATE HIGHWAY 10
 (VARIABLE WIDTH R.O.W.)

BE&RU INV., LLC-SERIES B
 (DOC. NO. 20190026749, O.P.R.B.C.T.)
 7.314 ACRES

20' TEMPORARY
 CONSTRUCTION EASEMENT
 0.1109 ACRES

PROPOSED 20'
 WATER EASEMENT

1/2" IRF
 (R.M.)
 L1 P.O.B.

MAX IT HOLDINGS, LLC
 (DOC. NO. 20220059331, O.P.R.B.C.T.)
 3.242 ACRES

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 82°37'42" W	21.20'
L2	N 60°42'59" E	20.00'

CURVE #	RADIUS	LENGTH	DELTA
C1	3,729.83'	237.62'	03° 39' 01"
C2	3,749.83'	245.54'	03° 45' 06"

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS.



KEITH C. KEPPLER, RPLS
 TEXAS NO. 6271

MAESTAS 8122 DATAPOINT DR., STE. 840
 SAN ANTONIO, TX 78229
 (210) 366-1988
 TBPE No.: F-333 TBPLS No.: 10194506

**20' TEMPORARY CONSTRUCTION
 EASEMENT**
 OUT OF A 7.314 ACRE TRACT
 SAN ANTONIO, BEXAR COUNTY, TEXAS

PROJECT NO.: M241	DATE: 08/26/2022
DRWN BY: KCK	CHKD BY: KCK
SHEET NO.: 2 OF 2	