



**FIELD NOTES FOR A 0.1969 ACRE (8,575 SQUARE FEET)
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT**

A 0.1969 ACRE TRACT (8,575 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, APPLE CREEK UNIT 1, RECORDED IN VOLUME 9504, PAGES 152-156, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, CONVEYED TO BERG DEVELOPMENT COMPANY, INC., IN DEED RECORDED IN VOLUME 2863, PAGE 313, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (Bearings based on the Texas Coordinate System as established from the North American Datum of 1983 (CORS96) for the South Central Zone):

COMMENCING: At a ½" iron rod found in the northwest line of a 5.8 Acre Tract (Remainder of a 19.134 Acre Tract), conveyed to Apple Partners, Ltd., in deed recorded in Volume 5393, Page 963, Official Public Records, Bexar County, Texas, for the south corner of Lot 38, Block 10, NCB 17350, and east corner of Lot 39, Block 10, NCB 17350, Pheasant Creek Unit 4, recorded in Volume 9527, Page 194, Deed and Plat Records, Bexar County, Texas;

THENCE: S 43° 11' 04" W, with the northwest line of the 5.8 Acre Tract and the southeast line of Pheasant Creek Unit 4, a distance of 148.05 feet to a ½" iron rod with cap stamped "MBC" found in the southwest line of the City Limits of San Antonio and the northeast line of the City Limits of Leon Valley, for the south corner of Lot 40, Pheasant Creek Unit 4, the east corner of Lot 15, Block 2 and the north corner of Lot 16, Block 2, Canterfield Unit 2, Volume 6100, Pages 14-16, Deed and Plat Records, Bexar County, Texas, and the west corner of the 5.8 Acre Tract;

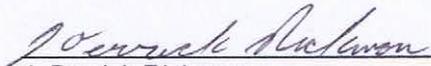
THENCE: S 48° 56' 30" E, with the northeast line of Canterfield Unit 2 and the City Limits of Leon Valley, and the southwest line of the 5.8 Acre Tract and the City Limits of San Antonio, at 218.4 feet passing the northeast corner of Lot 18, Canterfield Unit 2 and the south corner of the 5.8 Acre Tract, continuing with the southwest line of the Apple Creek Unit 1 Variable Width Drainage Easement and the northeast line of a 224 Foot and 229 Foot Drainage Easement, Canterfield Unit 2, recorded in Volume 6100, Pages 14-16, Deed and Plat Records, Bexar County, Texas, and conveyed to City of Leon Valley in deed recorded in Volume 7705, Page 647, Deed Records, Bexar County, Texas, a total distance of 280.95 feet to the southwest corner of this Easement and the POINT OF BEGINNING;

THENCE: N 27° 32' 01" E, departing the northeast line of the City of Leon Valley Drainage Easement and the City Limits of Leon Valley, across the Apple Creek Unit 1 Variable Width Drainage Easement, with the northwest line of this Easement a distance of 229.25 feet to a point in the southeast line of the 5.8 acre tract, the northwest line of Apple Creek Unit-1, for an angle point;

THENCE: N 43° 20' 29" E, with the southeast line of the 5.8 acre tract, the northwest line of Apple Creek Unit-1 and this easement a distance of 110.13 feet to a point in the northwest line of a 50 Foot Sewer Easement (Parcel E-1324) recorded in Volume 6975, Page 77, Official Public Records, Bexar County, Texas, for the northeast corner of this Easement;

THENCE: S 27° 32' 01" W, with the northwest line of Parcel E-1324 and the southeast line of this Easement, a distance of 342.43 feet to a point in the southwest line of the Apple Creek Unit 1 Variable Width Drainage Easement, and the northeast line of the City of Leon Valley Drainage Easement for the southwest corner of Parcel E-1324 and the southeast corner of this Easement;

THENCE: N 48° 56' 30" W, with the southwest line of the Apple Creek Unit 1 Drainage Easement, the City Limits of San Antonio and this Easement, the northeast line of the City of Leon Valley Drainage Easement, the City Limits of Leon Valley, a distance of 30.86 feet to the POINT OF BEGINNING and containing 0.1969 of an acre in the City of San Antonio, Texas according to a survey made on the ground by Rickman Land Surveying on May 1, 2012.



J. Derrick Rickman
Registered Professional Land Surveyor No. 5826



LEGEND

These standard symbols will be found in the drawing.

- 1/2" Found Iron Rod
- POC Point of Commencing
- POB Point of Beginning

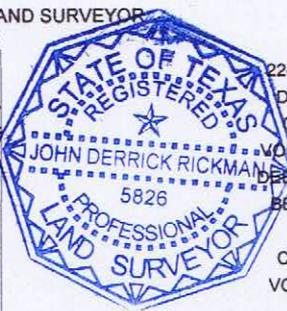
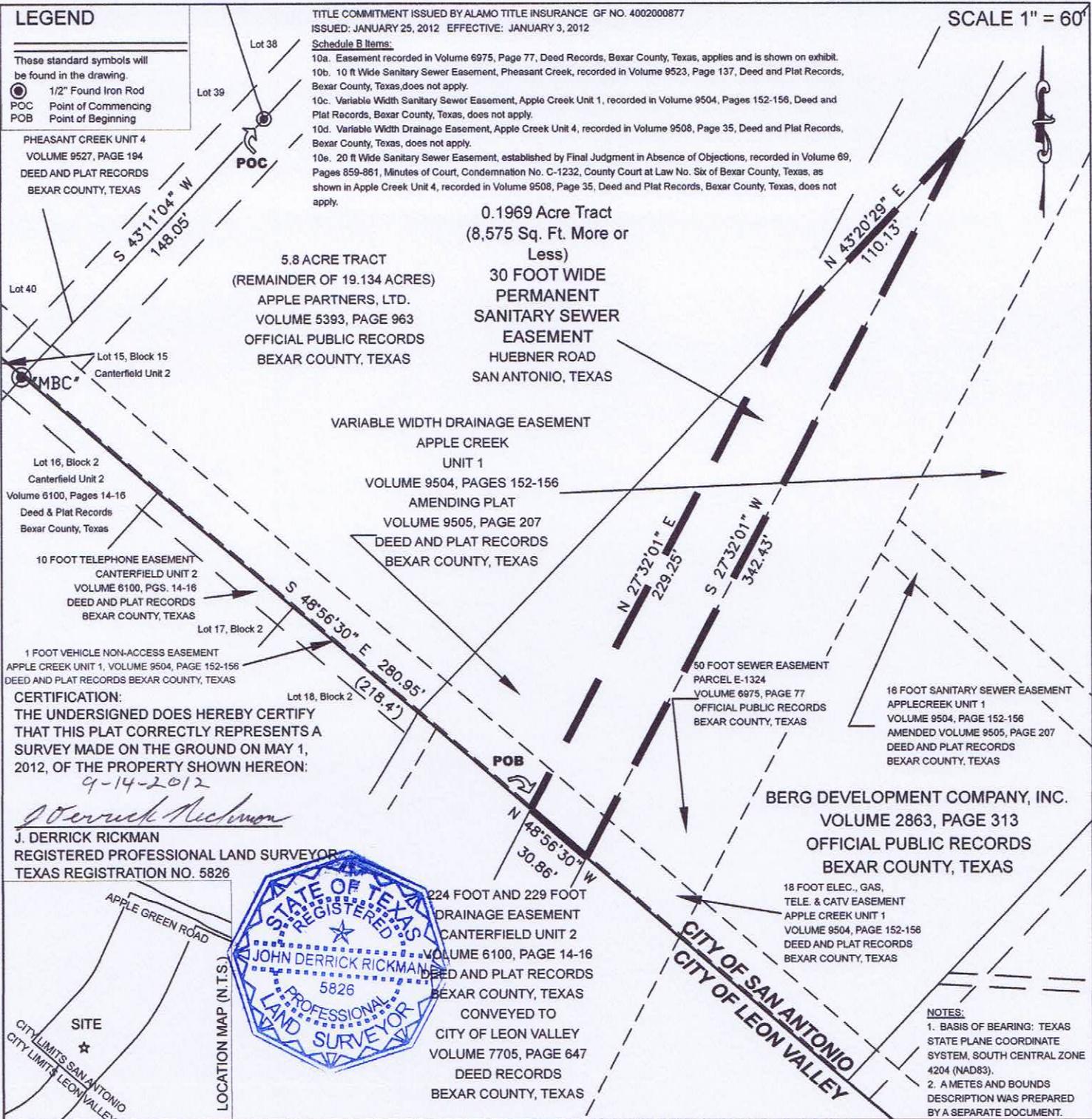
PHEASANT CREEK UNIT 4
VOLUME 9527, PAGE 194
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE GF NO. 4002000877
ISSUED: JANUARY 25, 2012 EFFECTIVE: JANUARY 3, 2012

SCALE 1" = 60'

Schedule B Items:

- 10a. Easement recorded in Volume 6975, Page 77, Deed Records, Bexar County, Texas, applies and is shown on exhibit.
- 10b. 10 ft Wide Sanitary Sewer Easement, Pheasant Creek, recorded in Volume 9523, Page 137, Deed and Plat Records, Bexar County, Texas, does not apply.
- 10c. Variable Width Sanitary Sewer Easement, Apple Creek Unit 1, recorded in Volume 9504, Pages 152-156, Deed and Plat Records, Bexar County, Texas, does not apply.
- 10d. Variable Width Drainage Easement, Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, does not apply.
- 10e. 20 ft Wide Sanitary Sewer Easement, established by Final Judgment in Absence of Objections, recorded in Volume 69, Pages 859-861, Minutes of Court, Condemnation No. C-1232, County Court at Law No. Six of Bexar County, Texas, as shown in Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, does not apply.



CERTIFICATION:
THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND ON MAY 1, 2012, OF THE PROPERTY SHOWN HEREON:

J. Derrick Rickman
J. DERRICK RICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5826



224 FOOT AND 229 FOOT DRAINAGE EASEMENT CANTERFIELD UNIT 2 VOLUME 6100, PAGE 14-16 DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS CONVEYED TO CITY OF LEON VALLEY VOLUME 7705, PAGE 647 DEED RECORDS BEXAR COUNTY, TEXAS

BERG DEVELOPMENT COMPANY, INC.
VOLUME 2863, PAGE 313
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

18 FOOT ELEC., GAS, TELE. & CATV EASEMENT APPLE CREEK UNIT 1 VOLUME 9504, PAGE 152-156 DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS

- NOTES:**
1. BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204 (NAD83).
 2. A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.

↑ RICKMAN LAND SURVEYING
419 Big Bend Canyon Lake, Texas 78133
(830) 534-2539
R.P.L.S. License # 5826
T.B.P.L.S. Firm # 101919-00

SURVEY SHOWING A 0.1969 ACRE TRACT (8,575 SQUARE FEET, MORE OR LESS) BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, APPLE CREEK UNIT 1, RECORDED IN VOLUME 9504, PAGES 152-156, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, CONVEYED TO BERG DEVELOPMENT COMPANY, INC., IN DEED RECORDED IN VOLUME 2863, PAGE 313, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

← RIVER CITY ENGINEERING
CIVIL, ENVIRONMENTAL & CONSULTING
TEXAS REGISTERED ENGINEERING FIRM F-1546

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FAX-(512) 442-6522

1011 W. COUNTY LINE ROAD,
NEW BRAUNFELS, TEXAS 78130
PHONE-(830)-626-3588
FAX-(830)-626-3601

30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT
PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-222
BERG DEVELOPMENT COMPANY, INC.