



**FIELD NOTES FOR A 0.241 ACRE (10,506 SQUARE FEET)
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT**

A 0.241 ACRE TRACT (10,506 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 36.7398 ACRE TRACT, LOT 10, BLOCK 1, C.B. 4430, RECORDED IN VOLUME 9548, PAGES 138-142, MAP AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND CONVEYED TO CITY OF LEON VALLEY IN DEED RECORDED IN VOLUME 8576, PAGE 965, 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):

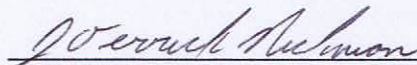
BEGINNING: At a point in the northwest line of the 36.7398 Acre Tract and the southeast line of a 2.277 Acre Tract conveyed to Northwest Little League of San Antonio, Inc., in deed recorded in Volume 5750, Page 1474, Official Public Records, Bexar County, Texas, the southeast corner of a Variable Width Sewer Easement (Parcel E-1317) recorded in Volume 6883, Page 64, Deed Records, Bexar County, Texas, the north corner of a 50 Foot Wide Sanitary Sewer Easement (Parcel E-1316), Condemnation No. C-1006, recorded in Volume 44, Page 187, Minutes of the County Court of Law No. Six, Bexar County, Texas, and the southwest corner of a Variable Width Water, Sanitary Sewer, and Recycled Water Easement (Parcel E-1315) recorded in Volume 15215, Page 1203, Official Public Records, Bexar County, Texas, for the west corner of this Easement and the POINT OF BEGINNING, from which a ½" iron rod found in the southwest line of the 2.277 Acre Northwest Little League Tract for the northwest corner of the 36.7398 Acre Tract bears S 42° 05' 53" W, a distance of 200.34 feet and N 48° 11' 13" W, a distance of 162.23 feet;

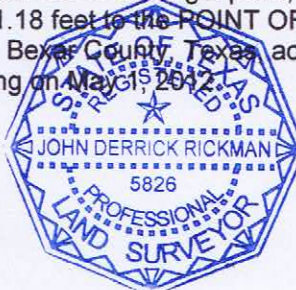
THENCE: N 42° 05' 53" E, with the southeast line of the 2.277 Acre Northwest Little League Tract, the northwest line of the 36.7398 Acre Tract and Parcel E-1315, and this Easement, a distance of 34.20 feet to a point for the north corner of this Easement, from which a ½" iron rod found for the east corner of a 2.277 Acre Tract conveyed to Alfred C. Salazar in deed recorded in Volume 1594, Page 811, Official Public Records, Bexar County, Texas, and the south corner of a 3.2777 Acre Tract conveyed to City of Leon Valley in deed recorded in Volume 6641, Page 433, Official Public Records, Bexar County, Texas, bears N 42° 05' 53" E, a distance of 385.19 feet;

THENCE: S 19° 12' 36" E, departing the southeast line of the 2.277 Acre Northwest Little League Tract, across the 36.7398 Acre Tract, Parcel E-1315, with the east line of this Easement, a distance of 342.63 feet to a point for the southeast corner of this Easement;

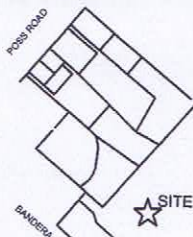
THENCE: S 14° 19' 45" W, with the east line of this Easement, a distance of 39.49 feet to a point in the east line of Parcel E-1316, for the south corner of this Easement;

THENCE: With the east line of Parcel E-1316 and the west line of this Easement, the following calls and distances:
 N 31° 22' 36" W, a distance of 38.82 feet to an angle point;
 N 19° 12' 36" W, a distance of 321.18 feet to the POINT OF BEGINNING and containing 0.241 of an acre in the City of Leon Valley, Bexar County, 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



LOCATION MAP (N.T.S.)



SCALE 1" = 50'

Northwest corner of 36.7398 Acre Tract

N 48°11'13" W
162.23'

TRACT 2
2277 ACRE TRACT
NORTHWEST LITTLE LEAGUE OF SAN ANTONIO, INC.
VOLUME 5750, PAGE 1474
OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
S 42°05'53" W 200.34'

50 FOOT WIDE SANITARY SEWER EASEMENT
EASEMENT E-1316
CONDEMNATION NO. C-1006
VOLUME 44, PAGE 187
MINUTES OF THE COUNTY COURT OF LAW NO. SIX
BEXAR COUNTY, TEXAS
AS SHOWN ON THE INTOWN SUITES REPLAT
VOLUME 9548, PGS. 138-142
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

16 FOOT SEWER EASEMENT
VOLUME 9545, PAGE 213
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS



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

9-14-2012

LEGEND

These standard symbols will
be found in the drawing.
● 1/2" Found Iron Rod
POB Point of Beginning

0.241 ACRE (10,506 Sq. Feet)
30 FOOT WIDE PERMANENT SANITARY
SEWER EASEMENT
6613 E. Bandera Road
Leon Valley, Texas

VARIABLE WIDTH SEWER EASEMENT
EASEMENT E-1317
VOLUME 6883, PAGE 64
DEED RECORDS
BEXAR COUNTY, TEXAS

N 42°05'53" E
34.20'
POB

N 42°05'53" E
385.19'

VARIABLE WIDTH WATER, SANITARY
SEWER, AND RECYCLED WATER
EASEMENT
PARCEL E-1315
VOLUME 15215, PAGE 1203
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

36.7398 ACRE TRACT
CONVEYED TO CITY OF LEON VALLEY
VOLUME 8576, PAGE 965
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS
LOT 10, BLOCK 1, C.B. 4430
VOLUME 9548, PGS. 138-142
MAP AND PLAT RECORDS
BEXAR COUNTY, TEXAS

N 19°12'36" W
321.18'

S 19°12'36" E
342.83'

N 31°22'36" W
38.82'
S 14°19'45" W
39.49'

RICKMAN
LAND SURVEYING
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(830) 534-2539
R.P.L.S. License # 5826
T.B.P.L.S. Firm # 101919-00

SURVEY SHOWING A 0.241 ACRE TRACT, (10,506 SQUARE
FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT
SANITARY SEWER EASEMENT, A PORTION OF A CALLED
36.7398 ACRE TRACT, LOT 10, BLOCK 1, C.B. 4430, RECORDED
IN VOLUME 9548, PAGES 138-142, MAP AND PLAT RECORDS,
BEXAR COUNTY, TEXAS, AND CONVEYED TO CITY OF LEON
VALLEY IN DEED RECORDED IN VOLUME 8576, PAGE 965,
OFFICIAL PUBLIC 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.
3. THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF
A CURRENT TITLE COMMITMENT. THEREFORE, ALL
SETBACKS, EASEMENTS AND ENCUMBRANCES MAY
NOT BE SHOWN HEREON, SUCH AS THOSE
RECORDED BY SEPARATE INSTRUMENT. THE
SURVEYOR DID NOT COMPLETE AN ABSTRACT OF
TITLE ON THE SUBJECT PROPERTY.

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

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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:
ECKHART TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-213
CITY OF LEON VALLEY