



**FIELD NOTES FOR A 0.0194 ACRE (847 SQUARE FEET)
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT**

A 0.0194 ACRE TRACT (847 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 2.277 ACRE TRACT, OUT OF THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, BEXAR COUNTY, TEXAS, AND CONVEYED TO NORTHWEST LITTLE LEAGUE OF SAN ANTONIO, INC., IN DEED RECORDED IN VOLUME 5750, PAGE 1474, 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 a 36.7398 Acre Tract conveyed to the City of Leon Valley, Volume 8576, Page 965, Official Public Records, Bexar County, Texas, and the southeast line of the 2.277 Acre Tract, 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 west 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 south corner of this Easement and the POINT OF BEGINNING, from which a 1/2" 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 19° 16' 10" W, departing the northwest line of the 36.7398 Acre Tract, across the 2.277 Acre Northwest Little League Tract, with the east line of Parcel E-1317 and the west line of this Easement, a distance of 36.40 feet to a point for the west corner of this Easement;

THENCE: N 70° 43' 50" E, departing the east line of Parcel E-1317, with the north line of this Easement, a distance of 30.02 feet to a point for the north corner of this Easement;

THENCE: S 19° 16' 10" E, with the east line of this Easement, a distance of 20.01 feet to a point in the northwest line of Parcel E-1315, the 36.7398 Acre Tract, and the southeast line of the 2.277 Acre Northwest Little League Tract, for the east corner of this Easement, from which a 1/2" iron rod found for the east corner of a 2.277 Acre Tract conveyed to Alfred C. Salazar 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 42° 05' 53" W, with the northwest line of the 36.7398 Acre Tract, Parcel E-1315, and the southeast line of the 2.277 Acre Northwest Little League Tract and this Easement, a distance of 34.20 feet to the POINT OF BEGINNING and containing 0.0194 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.

A handwritten signature in blue ink that reads "J. Derrick Rickman".

J. Derrick Rickman

Registered Professional Land Surveyor No. 5826



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



SCALE 1" = 60'

LINE	BEARING	DISTANCE
L1	N 19°16'10" W	36.40'
L2	N 70°43'50" E	30.02'
L3	S 19°16'10" E	20.01'
L4	S 42°05'53" W	34.20'

TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE
GF NO. 4002000887
ISSUED: JANUARY 24, 2012 EFFECTIVE: JANUARY 3, 2012

Schedule B Items:

10A. 50 Foot Wide Sanitary Sewer Easement recorded in Volume
6883, Page 64, Deed Records, Bexar County, Texas, applies and is
shown on Exhibit.

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.

Northwest Corner of
36.7398 Acre Tract

N 48°11'13" W
162.23'

Tract 2
2.277 Acre Tract
Northwest Little League of San
Antonio, Inc.
Volume 5750, Page 1474
Official Public Records
Bexar County, Texas

50 FOOT WIDE SANITARY SEWER
EASEMENT (E-1316)
CONDEMNATION NO. C-1006
VOLUME 44, PAGE 187
MINUTES OF 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

2.277 ACRE TRACT
ALFRED C. SALAZAR
VOLUME 1594, PAGE 811
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

East Corner 2.277 Acre
Tract (Alfred C. Salazar)

6828 POSS RD
LEON VALLEY, TEXAS

0.0194 ACRE (847 SQ. FEET)
30 FOOT WIDE PERMANENT
SANITARY SEWER
EASEMENT

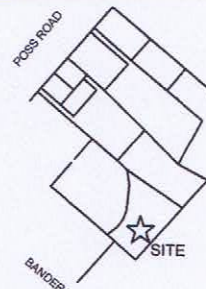
Parcel
P12-214

POB

PROPOSED 30 FOOT WIDE PERMANENT
SANITARY SEWER EASEMENT

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

LOCATION MAP (N.T.S.)



LEGEND

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

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 0.0194 ACRE TRACT, (847 SQUARE FEET, MORE OR
LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER
EASEMENT, A PORTION OF A CALLED 2.277 ACRE TRACT, OUT OF THE
FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, BEXAR
COUNTY, TEXAS, AND CONVEYED TO NORTHWEST LITTLE LEAGUE OF
SAN ANTONIO, INC., IN DEED RECORDED IN VOLUME 5750, PAGE 1474,
OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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

3801 SOUTH 1ST STREET
AUSTIN, TEXAS 78704-7047
PHONE-(512) 442-3008
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: P12-214
NORTHWEST LITTLE LEAGUE OF SAN ANTONIO, INC.