



**FIELD NOTES FOR A 0.0314 ACRE (1,366 SQUARE FEET)
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT**

A 0.0314 ACRE TRACT (1,366 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, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, AND CONVEYED TO CITY OF LEON VALLEY IN DEED RECORDED IN VOLUME 14308, PAGE 1593, 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 1 inch iron pipe found in the northeast line of the 2.277 Acre Tract for the west corner of a 3.578 Acre Tract conveyed to Cesar Orozco and Rene Orozco in deed recorded in Volume 13225, Page 2466, Official Public Records, Bexar County, Texas, and the south corner of a 1.31 Acre Tract conveyed to the City of Leon Valley in deed recorded in Volume 8251, Page 1222, Official Public Records, Bexar County, Texas, and the west corner of a 15 Foot Sewer Easement recorded in Volume 6733, Page 748, Official Public Records, Bexar County, Texas, for an angle point in the northeast line of this Easement and the POINT OF BEGINNING, from which a ½" iron rod found in the northeast line of the 3.578 Acre Tract for the south corner of a 1.050 Acre Tract conveyed to Alfred C. Salazar in deed recorded in Volume 5207, Page 425, Deed Records, Bexar County, Texas, bears N 41° 25' 00" E, a distance of 232.04 feet;

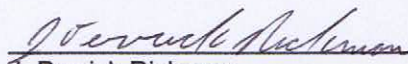
THENCE: S 44° 53' 48" E, with the southwest line of the 3.578 Acre Tract, the 15 Foot Sewer Easement, and the northeast line of the 2.277 Acre Tract and this Easement, a distance of 6.61 feet to a point for the northeast corner of this Easement;

THENCE: S 16° 57' 38" E, departing the southwest line of the 3.578 Acre Tract and the 15 Foot Sewer Easement, across the 2.277 Acre Tract, with the east line of this Easement a distance of 59.38 feet to a point in the northeast line of a Variable Width Sanitary Sewer Easement (Parcel E-1317) recorded in Volume 6883, Page 64, Deed Records, Bexar County, Texas, for the southeast corner of this Easement;

THENCE: N 37° 52' 43" W, with the northeast line of Parcel E-1317 and the southwest line of this Easement, a distance of 84.03 feet to a point for the southwest corner of this Easement;

THENCE: N 16° 57' 38" W, departing the northeast line of Parcel E-1317, with the west line of this Easement, a distance of 31.01 feet to a point in the southwest line of the 1.31 Acre Tract and the northeast line of the 2.277 Acre Tract, for the northwest corner of this Easement;

THENCE: S 48° 14' 49" E, with the southwest line of the 1.31 Acre Tract and the northeast line of the 2.277 Acre Tract and this Easement, a distance of 51.81 feet to the POINT OF BEGINNING and containing 0.0314 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

