



**FIELD NOTES FOR A 0.243 ACRE (10,572 SQUARE FEET)  
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT**

A 0.243 ACRE TRACT (10,572 SQUARE FEET, MORE OR LESS), BEING A VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 1.31 ACRE TRACT OUT OF THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CONVEYED TO CITY OF LEON VALLEY IN DEED RECORDED IN VOLUME 8251, PAGE 1222, 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 pipe found in the northeast line of a 2.277 Acre Tract conveyed to City of Leon Valley in deed recorded in Volume 14308, Page 1593, Official Public Records, Bexar County, Texas, the most southerly southwest 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, the west corner of a 15 Foot Sewer Easement recorded in Volume 6733, Page 748, Official Public Records, Bexar County, Texas, for the south corner of the 1.31 Acre Tract and the most southerly southeast corner of this Easement;
- THENCE:** N 48° 14' 49" W, with the northeast line of the 2.277 Acre Tract, and the southwest line of the 1.31 Acre Tract and this Easement, a distance of 51.81 feet to a point for the most southerly southwest corner of this Easement;
- THENCE:** Departing the northeast line of the 2.277 Acre Tract, across the 1.31 Acre Tract, with the southwest line of this Easement, the following calls and distances:  
N 16° 57' 38" W, a distance of 223.19 feet to a point for a reentrant corner of this Easement;  
N 88° 02' 49" W, a distance of 54.98 feet to a point in the southeast right of way line of Poss Road (Variable ROW), the northwest line the 1.31 Acre Tract and a Variable Width Sewer Easement (Parcel E-1320) recorded in Volume 6883, Page 58, Deed Records, Bexar County, Texas, for the most westerly southwest corner of this Easement;
- THENCE:** N 41° 31' 11" E, with the southeast right of way line of Poss Road, the northwest line of the 1.31 Acre Tract, Parcel E-1320 and this Easement, a distance of 25.95 feet to a point for the most westerly northwest corner of this Easement, from which a 5/8" iron found for the north 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, and the southwest corner of a 18.30 Acre Tract conveyed to City of Leon Valley in deed recorded in Volume 7993, Page 577, Deed Records, Bexar County, Texas, bears N 41° 31' 11" E, a distance of 284.37 feet;
- THENCE:** Departing the southeast right of way line of Poss Road, across the 1.31 Acre Tract and Parcel E-1320, with the northwest line of this Easement the following calls and distances:  
S 88° 02' 49" E, a distance of 39.68 feet to a point for a reentrant corner of this Easement;;  
N 41° 35' 58" E, a distance of 69.08 feet to a point in a southwest line of the 3.578 Acre Tract and the northeast line of the 1.31 Acre Tract for the most northerly corner of this Easement;



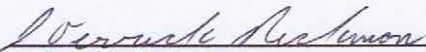
THENCE: S 48° 27' 01" E, with a southwest line of the 3.578 Acre Tract, and the northeast line of the 1.31 Acre Tract and this Easement, a distance of 30.00 feet to a point for the northeast corner of this Easement;

THENCE: Departing the southwest line of the 3.578 Acre Tract, across the 1.31 Acre Tract, with the east line of this Easement, the following calls and distances:

S 41° 35' 58" W, a distance of 61.24 feet to a point for a reentrant corner of this Easement;

S 16° 57' 38" E, a distance of 262.59 feet to a point in the northwest line of the 3.578 Acre Tract and the 15 Foot Sewer Easement, and the southeast line of the 1.31 Acre Tract, for the southeast corner of this Easement;

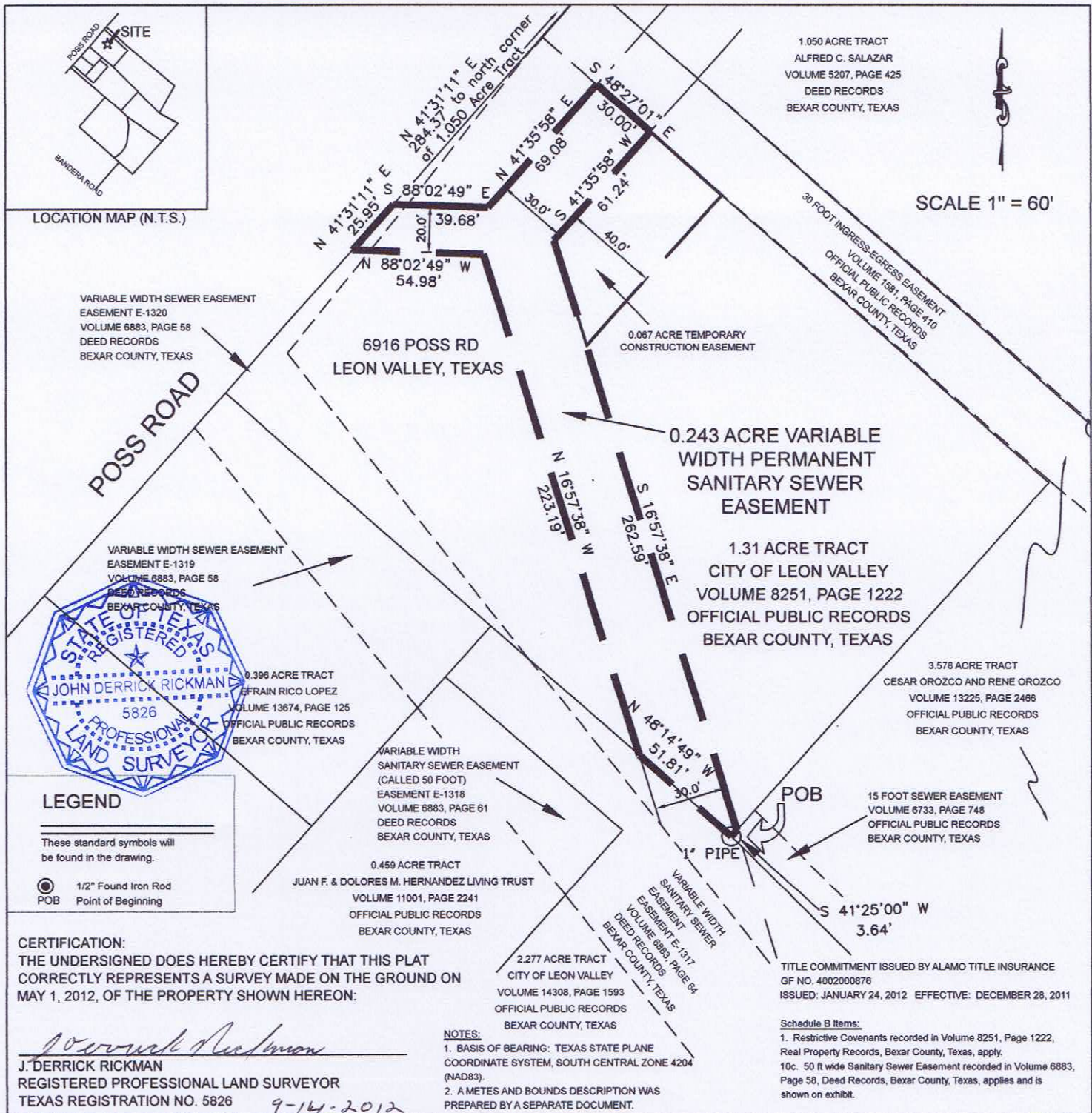
THENCE: S 41° 25' 00" W, with the northwest line of the 3.578 Acre Tract and the 15 Foot Sewer Easement, and the southeast line of the 1.31 Acre Tract and this Easement, a distance of 3.64 feet to the POINT OF BEGINNING and containing 0.243 of an acre in the City of Leon Valley, Bexar County, Texas, 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







**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

**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.

TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE  
 GF NO. 4002000876  
 ISSUED: JANUARY 24, 2012 EFFECTIVE: DECEMBER 28, 2011

**Schedule B Items:**  
 1. Restrictive Covenants recorded in Volume 8251, Page 1222,  
 Real Property Records, Bexar County, Texas, apply.  
 10c. 50 ft wide Sanitary Sewer Easement recorded in Volume 6883,  
 Page 58, Deed Records, Bexar County, Texas, applies and is  
 shown on exhibit.

**↑ 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 0.243 ACRE TRACT (10,572 SQUARE FEET, MORE OR LESS) BEING A VARIABLE WIDTH WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 1.31 ACRE TRACT, OUT OF THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CONVEYED TO CITY OF LEON VALLEY, IN DEED RECORDED IN VOLUME 8251, PAGE 1222, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.**

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

3801 SOUTH 1<sup>ST</sup> 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

**VARIABLE WIDTH PERMANENT  
 SANITARY SEWER EASEMENT**

**PROJECT NAME: W2 HUEBNER CREEK:  
 ECKHERT TO BANDERA**

**PROJECT NO. 11-2512**  
**SAWS PARCEL NUMBER: P12-216**  
**CITY OF LEON VALLEY**