



**FIELD NOTES FOR A 0.0207 ACRE (900 SQUARE FEET)  
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT**

A 0.0207 ACRE TRACT (900 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 3.578 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 CESAR OROZCO AND RENE OROZCO IN DEED RECORDED IN VOLUME 13225, PAGE 2466, 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 northeast line of the 3.578 Acre Tract and the southwest line of a 1.050 Acre Tract conveyed to Alfred C. Salazar in deed recorded in Volume 5207, Page 425, Deed Records, Bexar County, Texas, for the north corner of this Easement and the POINT OF BEGINNING, from which a 5/8" iron rod found for the north corner of the 1.050 Acre Tract 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 48° 27' 01" W, a distance of 30.73 feet and N 41° 31' 11" E, a distance of 160.00 feet;

**THENCE:** S 48° 27' 01" E, with the southwest line of the 1.050 Acre Tract and the northeast line of the 3.578 Acre Tract and this Easement, a distance of 30.00 feet to a point for the east corner of this Easement, from which a 5/8" iron rod found in the northeast line of the 3.578 Acre Tract for the south corner of the 1.050 Acre Tract bears S 48° 27' 01" E, a distance of 222.90 feet;

**THENCE:** S 41° 35' 58" W, departing the southwest line of the 1.050 Acre Tract, across the 3.578 Acre Tract, with the southeast line of this Easement, a distance of 30.00 feet to a point in the northeast line of a 1.31 Acre Tract conveyed to City of Leon Valley in deed recorded in Volume 8251, Page 1222, Official Public Records, Bexar County, Texas, and a southwest line of the 3.578 Acre Tract for the south corner of this Easement;

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

**THENCE:** N 41° 35' 58" E, departing the northeast line of the 1.31 Acre Tract, across the 3.578 Acre Tract, with the northwest line of this Easement, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.0207 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.

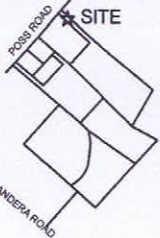
A handwritten signature in blue ink, reading "J. Derrick Rickman", is written over a horizontal line.

J. Derrick Rickman

Registered Professional Land Surveyor No. 5826







LOCATION MAP (N.T.S.)

SCALE 1" = 50'

5/8" FOUND IRON ROD

18.30 ACRE TRACT  
CITY OF LEON VALLEY  
VOLUME 7993, PAGE 577  
DEED RECORDS  
BEXAR COUNTY, TEXAS

0.0207 ACRE (900 SQ. FEET)  
30 FOOT WIDE PERMANENT  
SANITARY SEWER  
EASEMENT  
6908 POSS RD  
LEON VALLEY, TEXAS



POSS ROAD  
N 41°31'11" E 160.00'

N 48°27'01" W  
30.73' POB

1.050 ACRE TRACT  
ALFRED C. SALAZAR  
VOLUME 5207, PAGE 425  
DEED RECORDS  
BEXAR COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 48°27'01" E	30.00'
L2	S 41°35'58" W	30.00'
L3	N 48°27'01" W	30.00'
L4	N 41°35'58" E	30.00'

3.578 ACRE TRACT  
CESAR OROZCO AND RENE OROZCO  
VOLUME 13225, PAGE 2466  
OFFICIAL PUBLIC RECORDS  
BEXAR COUNTY, TEXAS

S 48°27'01" E 222.90'  
30 FOOT INGRESS-EGRESS EASEMENT  
VOLUME 1581, PAGE 408  
OFFICIAL PUBLIC RECORDS  
BEXAR COUNTY, TEXAS

5/8" FOUND IRON ROD

1.31 ACRE TRACT  
CITY OF LEON VALLEY  
VOLUME 8251, PAGE 1222  
OFFICIAL PUBLIC RECORDS  
BEXAR COUNTY, TEXAS

#### LEGEND

These standard symbols will  
be found in the drawing.

1/2" Found Iron Rod  
POB Point of Beginning

#### 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

TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE  
GF NO. 4002000891  
ISSUED: JANUARY 25, 2012 EFFECTIVE: DECEMBER 28, 2011

#### Schedule B Items:

10a. 15 ft wide Sanitary Sewer Easement recorded in Volume 6733,  
Page 748, Deed Records, Bexar County, Texas, does not apply.  
10b. 30 ft wide Ingress and Egress Easement recorded in Volume  
1581, Page 408, Real Property Records, Bexar County, Texas,  
applies.

#### 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**

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T.B.P.L.S. Firm # 101919-00

SURVEY SHOWING A 0.0207 ACRE TRACT (900 SQUARE FEET, MORE OR  
LESS) BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT,  
A PORTION OF A CALLED 3.578 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 CESAR OROZCO AND RENE  
OROZCO IN DEED RECORDED IN VOLUME 13225, PAGE 2466, OFFICIAL  
PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



**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: P12-217  
CESAR OROZCO AND RENE OROZCO