



**FIELD NOTES FOR A 0.1107 ACRE (4,821 SQUARE FEET)  
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT**

A 0.1107 ACRE TRACT (4,821 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 1.050 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 ALFRED C. SALAZAR IN DEED RECORDED IN VOLUME 5207, PAGE 425, DEED 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):

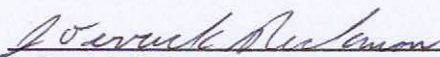
**BEGINNING:** At a point in the northeast line of the 1.050 Acre Tract and the southwest line of a 18.30 Acre Tract conveyed to City of Leon Valley in deed recorded in Volume 7993, Page 577, Deed Records, Bexar County, Texas, and the southwest line of a 16 Foot Sewer Easement recorded in Volume 6500, Page 112, Deed and Plat 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 the 18.30 Acre Tract bears N 49° 20' 19" W, a distance of 30.95 feet;

**THENCE:** S 49° 20' 19" E, with the southwest line of the 18.30 Acre Tract and the northeast line of the 1.050 Acre Tract and this Easement, a distance of 30.00 feet to a point for the east corner of this Easement;

**THENCE:** S 41° 35' 58" W, departing the southwest line of the 18.30 Acre Tract, across the 1.050 Acre Tract, with the southeast line of this Easement, a distance of 160.95 feet to a point in the northeast line 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 southwest line of the 1.050 Acre Tract for the south 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, and the west corner of a 1.00 Acre Tract conveyed to City of Leon Valley in deed recorded in Volume 6809, Page 933, Official Public Records, Bexar County, Texas, bears S 48° 27' 01" E, a distance of 222.90 feet;

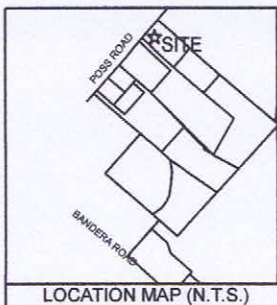
**THENCE:** N 48° 27' 01" W, with the northeast line of the 3.578 Acre Tract and the southwest line of the 1.31 Acre Tract and this Easement, a distance of 30.00 feet to a point for the west corner of this Easement;

**THENCE:** N 41° 35' 58" E, departing the northeast line of the 3.578 Acre Tract, across the 1.050 Acre Tract, with the northwest line of this Easement, a distance of 160.48 feet to the POINT OF BEGINNING and containing 0.1107 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'

TITLE COMMITMENT ISSUED BY ALAMO TITLE  
INSURANCE  
GF NO. 4002000878  
ISSUED: September 7, 2012 EFFECTIVE:  
August 22, 2012

Schedule B Items:

No Schedule B Items to this tract.



**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:

*John Derrick Rickman*  
J. DERRICK RICKMAN  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5826 9-14-2012



**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



**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

**30 FOOT WIDE PERMANENT  
SANITARY SEWER EASEMENT**

PROJECT NAME: W2 HUEBNER CREEK:  
ECKHERT TO BANDERA  
PROJECT NO. 11-2512  
SAWS PARCEL NUMBER: P12-218  
ALFRED C. SALAZAR

5/8" FOUND IRON ROD

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

16 FOOT SEWER EASEMENT  
VOLUME 6500, PAGE 112  
DEED AND PLAT RECORDS  
BEXAR COUNTY, TEXAS

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

0.1107 ACRE  
(4,821 Sq. Ft. More or Less)  
30 FOOT WIDE  
PERMANENT SANITARY  
SEWER EASEMENT

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

6908 POSS RD  
LEON VALLEY, TEXAS

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

30 FOOT INGRESS-EGRESS EASEMENT  
VOLUME 1581, PAGE 408  
OFFICIAL PUBLIC RECORDS  
BEXAR COUNTY, TEXAS

1.000 ACRE TRACT  
CITY OF LEON VALLEY  
VOLUME 6809, PAGE 933  
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

**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.