



**FIELD NOTES FOR A 0.4153 ACRE (18,092 SQUARE FEET)  
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT**

A 0.4153 ACRE TRACT (18,092 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT, APPLE CREEK UNIT 1, RECORDED IN VOLUME 9504, PAGES 152-156, AMENDED IN VOLUME 9505, PAGE 33, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, CONVEYED TO BEXAR COUNTY IN SHERIFF'S DEED RECORDED IN VOLUME 15076, PAGE 1842, 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):

**COMMENCING:** At a ½" iron rod found in the northeast right of way line of Apple Green Road (Variable ROW), for the southeast corner of Lot 19, Block 9, NCB 17349, Pheasant Creek Unit 5, recorded in Volume 9531, Page 2, Deed and Plat Records, Bexar County, Texas, and the southwest corner of the Apple Creek Unit 1 Variable Width Drainage Easement;

**THENCE:** Departing the east line of Pheasant Creek Unit 5, with the northeast right of way line of Apple Green Road and the southwest line of the Apple Creek Unit 1 Variable Width Drainage Easement, the following calls and distances:

S 65° 47' 11" E, a distance of 85.89 feet to a point for the beginning of a curve to the right;

Southeasterly with the arc of a curve to the right with a radius of 360.00 feet, a delta of 11° 06' 50", having a chord bearing and distance of S 60° 13' 47" E, 69.72 feet, for an arc length of 69.83 feet to a point for the beginning of a curve to the left;

Southeasterly with the arc of a curve to the left with a radius of 360.00 feet, a delta of 02° 32' 26", having a chord bearing and distance of S 55° 56' 35" E, 15.96 feet for an arc length of 15.96 feet to a point for the southwest corner of this Easement and the POINT OF BEGINNING;

**THENCE:** N 27° 43' 37" E, departing the northeast right of way line of Apple Green Road, across the Apple Creek Unit 1 Variable Width Drainage Easement, with the west line of this Easement, a distance of 598.60 feet to a point in the southwest line of Parcel 148, Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, conveyed to Bexar County in deed recorded in Volume 15076, Page 1842, Official Public Records, Bexar County, Texas, for the northwest corner of this Easement;

**THENCE:** S 75° 39' 59" E, with the south line of Parcel 148, the north line of the Apple Creek Unit 1 Variable Width Drainage Easement and this Easement, a distance of 30.84 feet to a point for the northeast corner of this Easement, from which a ½" iron rod found at an angle point in Lot 14, Block 8, NCB 17348, Pheasant Creek Unit 3, recorded in Volume 9526, Page 45, Deed and Plat Records, Bexar County, Texas, bears S 75° 39' 59" E, a distance of 92.46 feet and S 01° 36' 57" W, a distance of 151.39 feet;



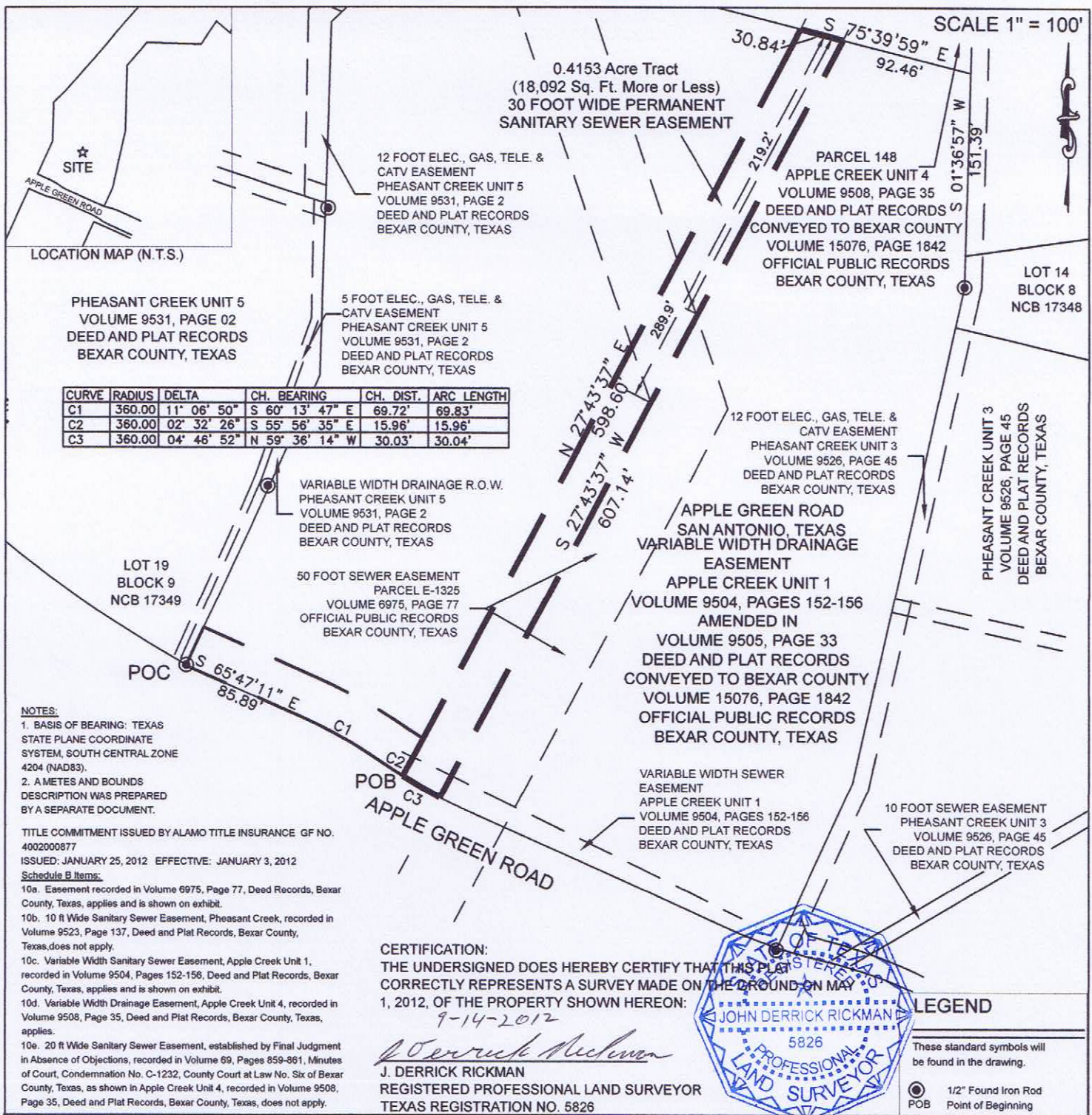
THENCE: S 27° 43' 37" W, departing the south line of Parcel 148, across the Apple Creek Unit 1 Variable Width Drainage Easement, with the east line of this Easement, at a distance of 219.2 feet crossing the northeast line of a 50 Foot Sewer Easement (Parcel E-1325) recorded in Volume 6975, Page 77, Official Public Records, Bexar County, Texas, at a distance of 289.9 feet an angle point of Parcel E-1325, continuing with the west line of Parcel E-1325 a total distance of 607.14 feet to a point in the northeast right of way line of Apple Green Road and the southwest line of the Apple Creek Unit 1 Variable Width Drainage Easement for the south corner of this Easement;

THENCE: Northwesterly with the northeast right of way line of Apple Green Road and the southwest line of the Apple Creek Unit 1 Variable Width Drainage Easement and this Easement, a curve to the right with a radius of 360.00 feet, a delta of 04° 46' 52", having a chord bearing and distance of N 59° 36' 14" W, 30.03 feet, for an arc length of 30.04 feet to the POINT OF BEGINNING and containing 0.4153 of an acre in the City of San Antonio, Bexar County, Texas, according to a survey made on the ground by Rickman Land Surveying on May 1, 2012.

*J. Derrick Rickman 4/17/2015*  
J. Derrick Rickman  
Registered Professional Land Surveyor No. 5826







**RICKMAN**  
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SURVEY SHOWING A 0.4153 ACRE TRACT (18,092 SQUARE FEET, MORE OR LESS) BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT, APPLE CREEK UNIT 1, RECORDED IN VOLUME 9504, PAGES 152-156, AMENDED IN VOLUME 9505, PAGE 33, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, CONVEYED TO BEXAR COUNTY, IN SHERIFF'S DEED RECORDED IN VOLUME 15076, PAGE 1842, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

**RIVER CITY**  
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TEXAS REGISTERED ENGINEERING FIRM F-1546

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30 FOOT WIDE PERMANENT  
SANITARY SEWER EASEMENT  
PROJECT NAME: W2 HUEBNER CREEK:  
ECKHERT TO BANDERA  
PROJECT NO. 11-2512  
SAWS PARCEL NUMBER: P12-224(A)  
BEXAR COUNTY