



**FIELD NOTES FOR A 0.1188 ACRE (5,176 SQUARE FEET)  
30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT**

A 0.1188 ACRE TRACT (5,176 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, BEING 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):

**BEGINNING:** 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 and the POINT OF BEGINNING;

**THENCE:** N 24° 28' 42" E, departing the northeast right of way of Apple Green Road, with the southeast line of Lot 19 and the northwest line of the Apple Creek Unit 1 Variable Width Drainage Easement and this Easement, a distance of 30.00 feet to a point for the northwest corner of this Easement, from which the northeast corner of Lot 19 and the southeast right of way line of Heritage Park bears N 24° 28' 42" E, a distance of 110.11 feet, from which a ½" iron rod found bears N 65° 43' 10" W, a distance of 1.06 feet;

**THENCE:** Departing the east line of Pheasant Creek Unit 5, across the Apple Creek Unit 1 Variable Width Drainage Easement, with the northeast line of this Easement, the following calls and distances:

S 65° 47' 11" E, a distance of 87.75 feet to a point for the beginning of a curve to the right;

Southeasterly with the arc of a curve to the right having a radius of 390.00 feet, a delta of 11° 06' 50", a chord bearing and distance of S 60° 13' 47" E, 75.53 feet and an arc length of 75.65 feet to a point for the beginning of a curve to the left;

Southeasterly with the arc of a curve to the left having a radius of 330.00 feet, a delta of 02° 04' 46", a chord bearing and distance of S 55° 42' 44" E, 11.98 feet and an arc length of 11.98 feet to a point in the northwest line of a Proposed 30 Foot Permanent Sanitary Sewer Easement, this day surveyed, for the northeast corner of this Easement;

**THENCE:** S 27° 43' 37" W, with the northwest line of the Proposed Sanitary Sewer Easement and the east line of this Easement, a distance of 30.13 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 southwest corner of the Proposed Sanitary Sewer Easement and the southeast corner of this Easement;




THENCE: With the northeast right of way line of Apple Green Road, the southwest line of the Apple Creek Unit 1 Variable Width Drainage Easement and this Easement, the following calls and distances:

Northwesterly with a curve to the right having a radius of 360.00 feet, a delta of  $02^{\circ} 32' 26''$ , a chord bearing and distance of N  $55^{\circ} 56' 35''$  W, 15.96 feet and an arc length of 15.96 feet to a point for the beginning of a curve to the left,

Northwesterly with the arc of a curve to the left having a radius of 360.00 feet, a delta of  $11^{\circ} 06' 50''$ , a chord bearing and distance of N  $60^{\circ} 13' 47''$  W, 69.72 feet and an arc length of 69.83 feet to a point of tangency,

N  $65^{\circ} 47' 11''$  W, a distance of 85.89 feet to a to the POINT OF BEGINNING and containing 0.1188 acres 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





CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	390.00'	11°06'50"	S 60°13'47" E	75.53'	75.65'
C2	330.00'	2°04'46"	S 55°42'44" E	11.98'	11.98'
C3	360.00'	2°32'26"	N 55°56'35" W	15.96'	15.96'
C4	360.00'	11°06'50"	N 60°13'47" W	69.72'	69.83'



LOCATION MAP (N.T.S.)

VARIABLE WIDTH DRAINAGE R.O.W.  
PHEASANT CREEK UNIT 5  
VOLUME 9531, PAGE 2  
DEED AND PLAT RECORDS  
BEXAR COUNTY, TEXAS

SCALE 1" = 50'

PHEASANT CREEK UNIT 5  
VOLUME 9531, PAGE 02  
DEED AND PLAT RECORDS  
BEXAR COUNTY, TEXAS

LOT 19  
BLOCK 9  
NCB 17349

VARIABLE WIDTH DRAINAGE EASEMENT  
APPLE CREEK UNIT 1  
VOLUME 9504, PAGES 152-156  
AMENDED IN  
VOLUME 9505, PAGE 33  
DEED AND PLAT RECORDS  
CONVEYED TO BEXAR COUNTY  
VOLUME 15076, PAGE 1842  
OFFICIAL PUBLIC RECORDS  
BEXAR COUNTY, TEXAS

50 FOOT SEWER EASEMENT  
PARCEL E-1325  
VOLUME 6975, PAGE 77  
OFFICIAL PUBLIC RECORDS  
BEXAR COUNTY, TEXAS

0.1188 Acre Tract  
(5,176 Sq. Ft. More or Less)  
30 FOOT WIDE TEMPORARY  
CONSTRUCTION EASEMENT

PROPOSED 30 FOOT WIDE PERMANENT  
SANITARY SEWER EASEMENT

LINE	BEARING	DISTANCE
L1	N 24°28'42" E	30.00'
L2	S 27°43'37" W	30.13'

TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE GF NO.  
4002000877

ISSUED: JANUARY 25, 2012 EFFECTIVE: JANUARY 3, 2012

Schedule B Items:

10a. Easement recorded in Volume 6975, Page 77, Deed Records, Bexar County, Texas, does not apply.

10b. 10 ft Wide Sanitary Sewer Easement, Pheasant Creek, recorded in Volume 9523, Page 137, Deed and Plat Records, Bexar County, Texas, does not apply.

10c. Variable Width Sanitary Sewer Easement, Apple Creek Unit 1, recorded in Volume 9504, Pages 152-156, Deed and Plat Records, Bexar County, Texas, does not apply.

10d. Variable Width Drainage Easement, Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, does not apply.

10e. 20 ft Wide Sanitary Sewer Easement, established by Final Judgment in Absence of Objections, recorded in Volume 89, Pages 859-861, Minutes of Court, Condemnation No. C-1232, County Court at Law No. Six of Bexar County, Texas, as shown in Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, does not apply.

**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: 9-14-2012

*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.

**LEGEND**

These standard symbols will be found in the drawing.

1/2" Found Iron Rod  
POB Point of Beginning

**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 0.1188 ACRE TRACT (5,176 SQUARE FEET, MORE OR LESS) BEING A 30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, BEING 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**  
**ENGINEERING**  
CIVIL, ENVIRONMENTAL & CONSULTING  
TEXAS REGISTERED ENGINEERING FIRM F-1546

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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 TEMPORARY  
CONSTRUCTION EASEMENT**

PROJECT NAME: W2 HUEBNER CREEK:  
ECKHERT TO BANDERA  
PROJECT NO. 11-2512  
SAWS PARCEL NUMBER: P12-224T(A)  
BEXAR COUNTY