




**FIELD NOTES FOR A 0.163 ACRE (7,110 SQUARE FEET)
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT**

SURVEY SHOWING A 0.163 ACRE, 7,110 SQUARE FEET, MORE OR LESS, VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT OUT OF LOT 22, BLOCK 9, N.C.B. 17349, ARBORETUM SUBDIVISION RECORDED IN VOLUME 9545, PAGE 165 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CONVEYED TO HUEBNER FOREST, LTD. IN DEED RECORDED IN VOLUME 8095, PAGE 436 OF THE 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 a southwest line of Lot 22, for the west corner of this easement and the POINT OF BEGINNING, from which a found $\frac{1}{2}$ " iron rod with cap stamped "Vickrey" at the most northerly angle point in the southeast line of Lot 22 and north corner Parcel 148, Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, bears N 48° 34' 23" W, distance of 125.29 feet;
- THENCE:** N 70°43'37" E, departing a northeast line of Parcel 148, across Lot 22, with the northwest line of this easement a distance of 204.22 feet to a point in the southeast line of a Water, Sanitary Sewer and Recycled Water Easement, Parcel 6542A, recorded in Volume 8057, Page 717 of the Official Public Records of Bexar County, Texas for an angle point;
- THENCE:** N 81°29'08" E, with the southeast line of the Parcel 6542A and the northwest line of this easement a distance of 43.09 feet to a point in the northeast line of Lot 22 and southwest line of Drainage Easement for Northgate Unit 1, recorded in Volume 9503, Page 117, Deed and Plat Records, Bexar County, Texas, for the northeast corner of this easement;
- THENCE:** S 49°13'44" E, departing the southeast line of the Parcel 6542A, with the southwest line of the Northgate Unit 1 Drainage Easement, and the northeast line of Lot 22 and this Easement a distance of 25.34 feet to a point in the southeast line of Lot 22, for the east corner of this easement, from which the southeast corner of Lot 22 bears S 49° 13' 44" a distance of 12.30 feet and from which a $\frac{1}{2}$ " found iron rod with a Yellow Cap bears S 49° 13' 44" E a distance of 131.37 feet for the east corner of Parcel 148 and the north corner of Lot 31, Block 8 of the Pheasant Creek, Unit-3, Subdivision as recorded in Volume 9526, Page 45 of the Plat Records of Bexar County, Texas;
- THENCE:** S 70°43'37" W, departing the southwest line of the Northgate Unit 1 Drainage Easement, across Lot 22, with the southeast line of this easement a distance of 242.18 feet to a point in a southwest line of Lot 22, for the south corner of this easement;
- THENCE:** N 48°51'01" W, with a southwest line of Lot 22, and the west line of this easement a distance of 34.49 feet to POINT OF BEGINNING and containing 0.163 acres according to a survey made on the ground by Rickman Land Surveying on May 1, 2012.


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