



**FIELD NOTES FOR A 0.907 ACRE (39,515 SQUARE FEET)
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT**

A 0.907 ACRE, (39,515 SQUARE FEET, MORE OR LESS), VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT OUT OF A CALLED 197.023 ACRE TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, C.B. 4445, BEXAR COUNTY, TEXAS, A PORTION OF A DRAINAGE EASEMENT IN NORTHGATE SUBDIVISION UNIT-1, RECORDED IN VOLUME 9503, PAGES 117-121, MAP AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND CONVEYED TO MAY TWENTIETH LTD., IN DEED RECORDED IN VOLUME 2616, PAGES 1246-1251 OF OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, 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 found ½" iron rod in the southwest right-of-way line of Eckhert Road for the north corner of a 1.885 acre tract conveyed to KSL Texas Communities SA, LLC. in Volume 14538, Page 2040 of the Official Public Records of Bexar County, Texas, an east corner of the Drainage Easement recorded in Northgate Subdivision Unit-1.

THENCE: N 59° 28' 00 W, with the south right-of-way line of Eckhert Road and the north line of the Drainage Easement a distance of 203.52 feet to a point for the north corner of the Drainage Easement and the east corner of Lot 5, T.R.D.C Subdivision, recorded in Volume 9508, Page 74 of the Deed and Plat Records of Bexar County, Texas, from which a found ½" iron rod bears S 52° 34' 03" E, a distance of 0.83 feet;

THENCE: Southwesterly, with the southeast line of Lot 5 and the northwest line of the Drainage Easement the following calls and distances;

S 37° 32' 35 W, a distance of 80.65 feet,

With the arc of a curve to the right having a radius of 10894.97 feet, a delta of 00°33'49", a chord bearing and distance of S 37° 49' 30" W, 107.18 feet, for an arc length of 107.18 feet to a point for the north corner of this easement and the POINT OF BEGINNING;

THENCE: Departing the southeast line of Lot 5, across the 197.023 acre tract and the Drainage Easement and with the northeast line of this easement the following calls and distances;

S 23° 05' 24" E, a distance of 95.90 feet to an angle point,

S 60° 58' 49" E, a distance of 119.43 feet to a point in the east line of the Drainage Easement, the west line of a 59 foot drainage easement of Northgate Subdivision Unit-1, for a corner of this easement;

THENCE: S 38° 16' 41" W, with the west line of the 59 foot drainage easement and a 17 foot sewer easement of Northgate Subdivision Unit-1, the east line of the Drainage Easement and this easement a distance of 10.13 feet to a point for a northeast corner of a 10 foot sanitary sewer easement of Northgate Subdivision Unit-1 and an east corner of this easement;

THENCE: N 60° 58' 49" W, departing the northwest line of the 17 foot Sanitary Sewer Easement, across the Drainage Easement and with the north line of the 10 foot sanitary sewer easement and the southeast line of this easement a distance of 104.32 feet to an angle point;

- THENCE: Departing the north line of the 10 foot sanitary sewer easement, across the Drainage Easement and with the east line of this easement the following calls and distances;
- S 39° 38' 34" W, a distance of 634.41 feet to an angle point,
- S 29° 26' 22" W, a distance of 194.90 feet to a point in the south line of a 10 foot sanitary sewer easement of Northgate Subdivision Unit-1, for a corner of this easement,
- N 87° 34' 23" E, with the south line of the 10 foot sanitary sewer easement a distance of 87.94 feet to a point in the east line of the Drainage Easement, the west line of Lot 1, Block 6 of Northgate Subdivision Unit-5 recorded in Volume 9508, Page 196 of the Deed and Plat Records of Bexar County, Texas, for an east corner of this easement;
- Thence: S 40° 22' 07" W, with the west line of Lot 1, Block 6, the east line of the Drainage Easement and this easement a distance of 13.63 feet to a corner of this easement;
- Thence: Departing the west line of Lot 1, Block 6, across the Drainage Easement and with the east line of this easement the following calls and distances;
- S 87° 34' 23" W, a distance of 84.89 feet to an angle point,
- S 29° 26' 22" W, a distance of 42.61 feet to an angle point,
- S 40° 41' 22" W, a distance of 377.07 feet to an angle point,
- S 70° 43' 37" W, a distance of 78.25 feet to a point in the south line of the Drainage Easement, the north line of Lot 22 of the Arboretum Subdivision recorded in Volume 9545, Page 165 of the Deed and Plat Records of Bexar County, Texas, for the south corner of this easement;
- THENCE: N 49° 13' 44" W, with the north line of Lot 22, the south line of the Drainage Easement and this easement a distance of 25.34 feet to a point for the southwest corner of a Variable Width Water, Sanitary Sewer and Recycled Water Easement (Parcel 6543), recorded in Volume 8449, Page 177 of the Official Public Records of Bexar County, Texas and the southwest corner of this easement;
- THENCE: Departing the north line of Lot 22, across the Drainage Easement and with the east line of the Parcel 6543 and the west line of this easement the following calls and distances;
- N 81° 29' 08" E, a distance of 60.47 feet to an angle point,
- N 40° 41' 22" E, a distance of 292.47 feet to an angle point;
- THENCE: Departing the east line of Parcel 6543, across the Drainage Easement, with the west line of this easement the following calls and distances;
- N 01° 49' 50" W, a distance of 144.64 feet to a point in the north line of a 10 foot sanitary sewer easement of Northgate Subdivision Unit-1,
- S 49° 37' 48" E, with the north line of the 10 foot sanitary sewer easement a distance of 20.08 feet to an angle point,

N 88° 08' 10" E, with the north line of the 10 foot sanitary sewer easement a distance of 1.13 feet to a point for a corner of this easement,

S 01° 49' 50" E, departing the north line of the 10 foot sanitary easement, with a southwest line of a 20 foot sanitary easement of Northgate Subdivision Unit-1 a distance of 113.70 feet to a point in the east line of the Parcel 6543 for a corner of this easement;

Thence: Northerly, across the Drainage Easement, with the east line of Parcel 6543 and the west line of this easement the following calls and distance;

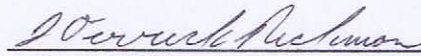
N 40° 41' 22" E, a distance of 80.39 feet to an angle point,

N 29° 26' 22" E, a distance of 249.06 feet to an angle point,

N 39° 38' 34" E, a distance of 615.35 feet to an angle point;

Thence: N 23° 05' 24" W, departing the east line of the Variable Width Water, Sanitary Sewer and Recycled Water Easement, across the Drainage Easement a distance of 83.77 feet to a point in the west line of the Drainage Easement, the east line of Lot 5 of the T.R.D.C Subdivision for a westerly corner of this easement;

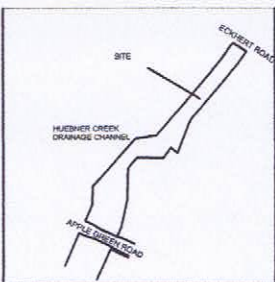
Thence: Northerly with the east line of Lot 5, the west line of the Drainage Easement and this easement and the arc of a curve to the left having a radius of 10894.95 feet, a delta of 00°10'48", a chord bearing and distance of N 38° 11' 48" E, 34.21 feet, for an arc length of 34.21 feet to POINT OF BEGINNING and containing 0.907 acre 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 Not to Scale

Alamo Title Insurance
Effective Date January 4, 2012
Issued January 25, 2012
GF No. 400200896
Schedule B items.

1. Restrictive Covenants recorded in Vol 2987, Page 1110, RPRRBCT, Applies.
- The following recorded in The Northgate Subdivision, Unit 1, plat recorded in Volume 9503, Pages 116-121, Deed and Plat Records, Bexar County, Texas
- 10a Sanitary Sewer Easement, 10 feet wide, as shown on plat, Applies.
- 10b Water Easement 10 feet wide, along the Eckhart Blvd property line, does not apply
- 10c. Variable width Drainage Easement, Applies.
- 10d. Sanitary Sewer Easement 20 feet wide, Applies.
- 10e. Sanitary Sewer Easement, 17 feet wide, Applies.
- 10f. Sanitary Sewer Easement, 12 feet (10 feet) wide, Applies.
- 10g. Electric Easement 20 feet wide, Applies.

VARIABLE WIDTH WATER, SANITARY SEWER AND RECYCLED WATER EASEMENT
PARCEL 6543
VOLUME 8449, PAGE 177
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

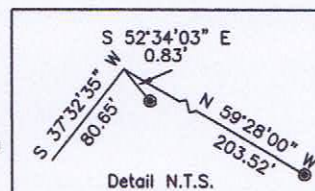
1/2" Found Iron Rod

NORTH HOLLOW
SAN ANTONIO, TEXAS

Matchline Page 1
Page 2

SCALE 1" = 100 FEET

- 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.



14 FOOT ELEC. EASEMENT
T.R.D.C. SUBDIVISION
VOLUME 9508, PAGE 74
DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS

Radius 10894.97
Delta 00°33'49"
C. Bearing S 37°49'30" W
C. Dist. 107.18'
Length 107.18'

Radius 10894.95
Delta 00°10'48"
C. Bearing N 38°11'48" E
C. Dist. 34.21'
Length 34.21'

LOT 5
T.R.D.C. SUBDIVISION
VOLUME 9508, PAGE 74
DEED AND PLAT RECORDS
CONVEYED TO AILERON PARTNERS, LP
VOLUME 9532, PAGE 56
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

POB

POC

10 FOOT WATER EASEMENT
NORTHGATE UNIT 1
VOLUME 9503, PAGES 116-121
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

1.885 ACRE TRACT
KSL TEXAS COMMUNITIES SA, LLC
VOLUME 14538, PAGE 2040
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

59 FOOT DRAINAGE EASEMENT
NORTHGATE UNIT 1 SUBDIVISION
VOLUME 9503, PAGES 116-121
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

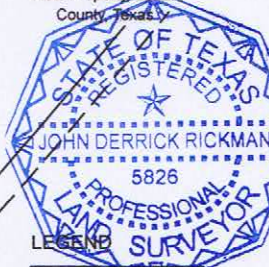
0.907 ACRE
(39515 Sq. Feet, More or Less)
VARIABLE WIDTH
PERMANENT SANITARY
SEWER EASEMENT

NORTH HOLLOW RD
SAN ANTONIO, TEXAS
197.023 Acres
May Twentieth, LTD.
Vol. 2616, Pages
1246-1251
Official Public Records of
Real Property, Bexar
County, Texas

10 FOOT SANITARY SEWER
EASEMENT
NORTHGATE UNIT 1
VOLUME 9503, PAGES 116-121
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

13 FOOT ELEC. EASEMENT
NORTHGATE UNIT 1
VOLUME 9503, PAGES 116-121
DEED AND PLAT RECORDS BEXAR COUNTY,
TEXAS

17 FOOT SEWER EASEMENT
NORTHGATE UNIT 1
VOLUME 9503, PAGES 116-121
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS



LEGEND

These standard symbols will
be found in the drawing.
1/2" Found Iron Rod
POC Point of Commencing
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:

9-14-2012

John Derrick Rickman
J. DERRICK RICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5826

Page 1 of 3

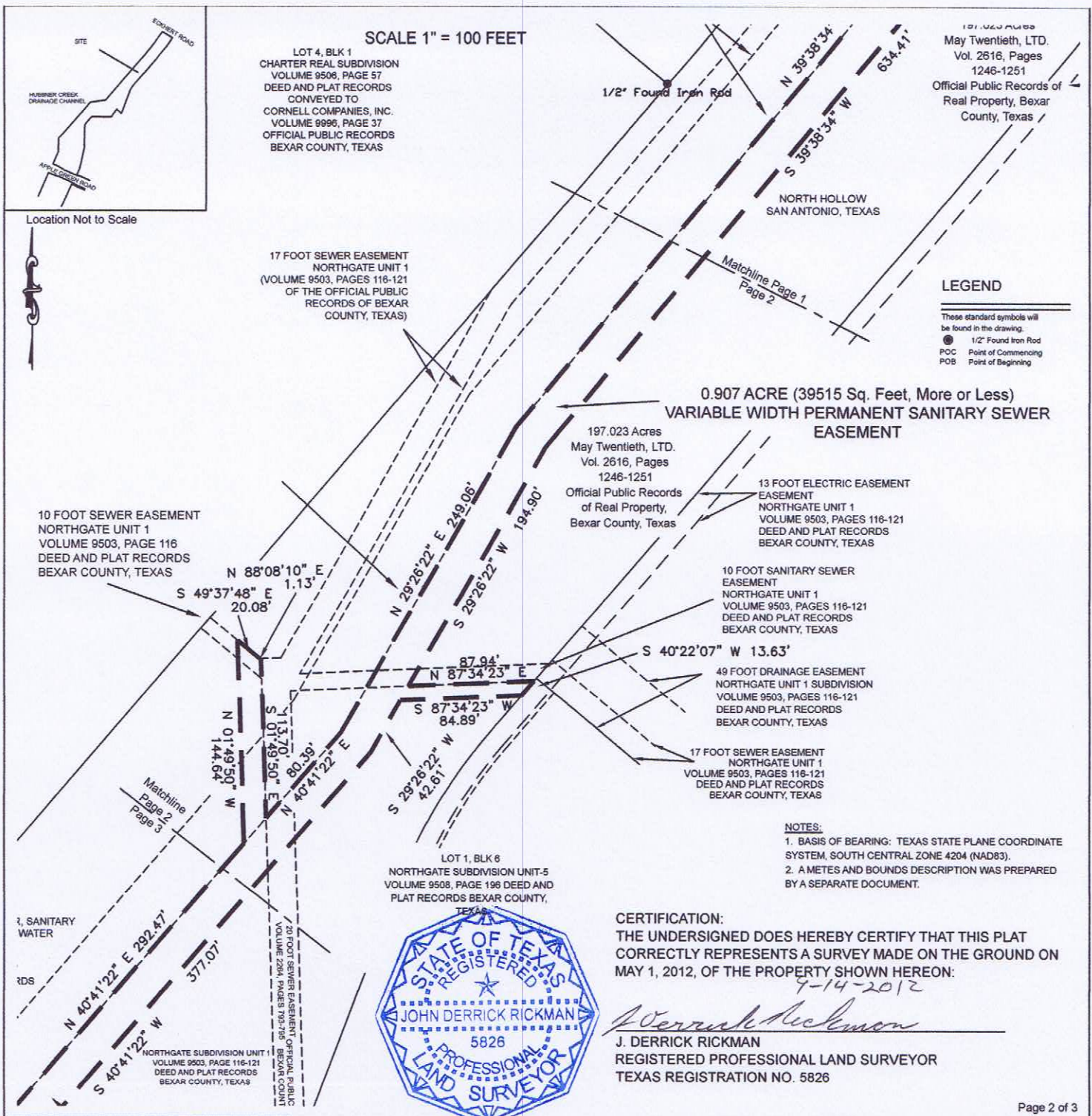
RICKMAN
LAND SURVEYING
419 Big Bend
Canyon Lake, Texas 78133
(830) 534-2539
R.P.L.S. License # 5826
T.B.P.L.S. Firm # 101919-00

A 0.907 ACRE, 39,515 SQUARE FEET, MORE OR LESS, VARIABLE WIDTH
PERMANENT SANITARY SEWER EASEMENT OUT OF A CALLED 197.023 ACRE
TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, C.B.
4430, BEXAR COUNTY, TEXAS, A PORTION OF A DRAINAGE EASEMENT IN
NORTHGATE SUBDIVISION UNIT-1, RECORDED IN VOLUME 9503, PAGES 117-121,
MAP AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND CONVEYED TO MAY
TWENTIETH LTD., IN DEED RECORDED IN VOLUME 2616, PAGES 1246-1251 OF
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

RIVER CITY
ENGINEERING
CIVIL, ENVIRONMENTAL & CONSULTING
TEXAS REGISTERED ENGINEERING FIRM F-1546

3801 SOUTH 1ST 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

VARIABLE WIDTH PERMANENT
SANITARY SEWER EASEMENT
PROJECT NAME: W2 HUEBNER CREEK:
ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-226
MAY TWENTIETH, LTD.



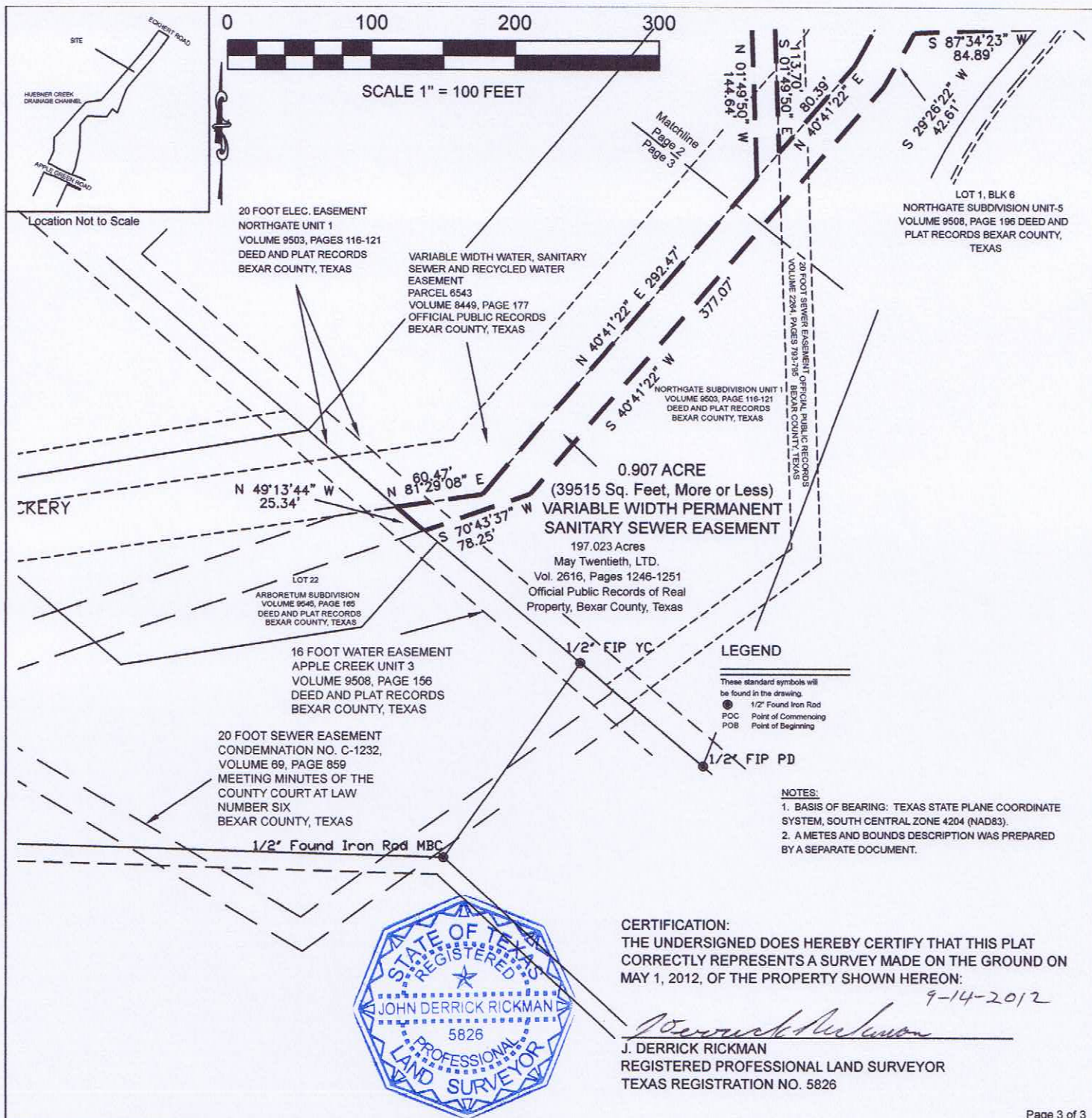
RICKMAN
LAND SURVEYING
419 Big Bend
Canyon Lake, Texas 78133
(830) 534-2539
R.P.L.S. License # 5826
T.B.P.L.S. Firm # 101919-00

A 0.907 ACRE, 39,515 SQUARE FEET, MORE OR LESS, VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT OUT OF A CALLED 197.023 ACRE TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, C.B. 4445, BEXAR COUNTY, TEXAS, A PORTION OF A DRAINAGE EASEMENT IN NORTHGATE SUBDIVISION UNIT-1, RECORDED IN VOLUME 9503, PAGES 117-121, MAP AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND CONVEYED TO MAY TWENTIETH LTD., IN DEED RECORDED IN VOLUME 2616, PAGES 1246-1251 OF OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

RIVER CITY
ENGINEERING
CIVIL, ENVIRONMENTAL & CONSULTING
TEXAS REGISTERED ENGINEERING FIRM F-1546

3801 SOUTH 1ST 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

VARIABLE WIDTH PERMANENT
SANITARY SEWER EASEMENT
PROJECT NAME: W2 HUEBNER CREEK:
ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-226
MAY TWENTIETH, LTD.



Page 3 of 3

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

A 0.907 ACRE, 39,515 SQUARE FEET, MORE OR LESS, VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT OUT OF A CALLED 197.023 ACRE TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, C.B. 4445, BEXAR COUNTY, TEXAS, A PORTION OF A DRAINAGE EASEMENT IN NORTHGATE SUBDIVISION UNIT-1, RECORDED IN VOLUME 9503, PAGES 117-121, MAP AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND CONVEYED TO MAY TWENTIETH LTD., IN DEED RECORDED IN VOLUME 2616, PAGES 1246-1251 OF OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

RIVER CITY
ENGINEERING
CIVIL, ENVIRONMENTAL & CONSULTING
TEXAS REGISTERED ENGINEERING FIRM F-1546

3801 SOUTH 1ST 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

**VARIABLE WIDTH PERMANENT
SANITARY SEWER EASEMENT**
PROJECT NAME: W2 HUEBNER CREEK:
ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-226
MAY TWENTIETH, LTD.