



**FIELD NOTES FOR A 0.817 ACRE (35,583 SQUARE FEET)
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT**

A 0.817 ACRE TRACT (35,583 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 18.30 ACRE TRACT, OUT OF THE MINTER, ADDICKS & HOWARD SURVEY NO. 89 ½, ABSTRACT NO. 530, C.B. 4432, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CONVEYED TO CITY OF LEON VALLEY IN DEED RECORDED IN VOLUME 7993, PAGE 577, 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):

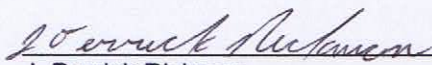
BEGINNING: At a point in the southwest line of the 18.30 Acre Tract and the northeast line of a 1.050 Acre Tract conveyed to Alfred C. Salazar in deed recorded in Volume 5207, Page 425, Deed Records, Bexar County, Texas, and the southwest line of a 16 Foot Sewer Easement recorded in Volume 6500, Page 112, Deed and Plat Records, Bexar County, Texas, for the southwest 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;

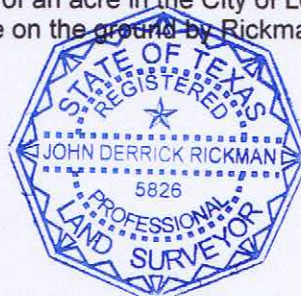
THENCE: Departing the northeast line of the 1.050 Acre Tract, across the 18.30 Acre Tract and the 16 Foot Sewer Easement, with the northwest line of this Easement, the following calls and distances:
N 41° 35' 58" E, a distance of 933.35 feet to an angle point;
N 62° 10' 04" E, a distance of 252.46 feet to a point in the southwest right of way line of Evers Road (Variable ROW) and the northeast line of the 18.30 Acre Tract, for the north corner of this Easement;

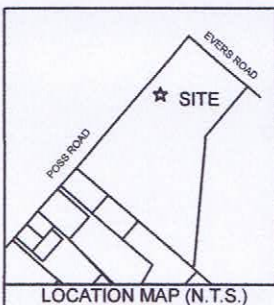
THENCE: S 49° 34' 17" E, with the southwest right of way line of Evers Road and the northeast line of the 18.30 Acre Tract and this Easement, a distance of 32.30 feet to a point for the northeast corner of this Easement, from which a 5/8" iron rod found for the northeast corner of the 18.30 Acre Tract and the northwest corner of Lot 1, Block 2, Sun Valley Unit 1, recorded in Volume 6500, Page 112, Deed and Plat Records, Bexar County, Texas, bears S 49° 34' 17" E, a distance of 345.72 feet;

THENCE: Departing the southwest right of way line of Evers Road, across the 18.30 Acre Tract, with the southeast line of this Easement, the following calls and distances:
S 62° 10' 04" W, a distance of 258.98 feet to an angle point;
S 41° 35' 58" W, a distance of 927.42 feet to a point in the northeast line of the 1.050 Acre Tract and the southwest line of the 18.30 Acre Tract, for the south corner of this Easement;

THENCE: N 49° 20' 19" W, with the northeast line of the 1.050 Acre Tract and the southwest line of the 18.30 Acre Tract and this Easement, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.817 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





SCALE 1" = 456'



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

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

LEGEND

These standard symbols will
be found in the drawing.

1/2" Found Iron Rod
POB Point of Beginning

30.95'
POB
N 49°20'19" W
30.00'
5/8" FOUND IRON ROD

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

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

0.817 ACRE
(35,583 Sq. Ft. More or Less)
30 FOOT WIDE PERMANENT
SANITARY SEWER EASEMENT

18.30 ACRE TRACT
CITY OF LEON VALLEY
VOLUME 7993, PAGE 577
DEED RECORDS
BEXAR COUNTY, TEXAS
6426 EVERS RD
LEON VALLEY, TEXAS

VARIABLE WIDTH SEWER, WATER
AND RECYCLED WATER EASEMENT
PARCEL E-6539
VOLUME 6025, PAGE 252
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

0.817 ACRE
(35,583 Sq. Ft. More or Less)
30 FOOT WIDE PERMANENT
SANITARY SEWER EASEMENT

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.
3. THIS EXHIBIT WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. THEREFORE, ALL SETBACKS, EASEMENTS AND ENCUMBRANCES MAY NOT BE SHOWN HEREON, SUCH AS THOSE RECORDED BY SEPARATE INSTRUMENT. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE ON THE SUBJECT PROPERTY.



**RICKMAN
LAND SURVEYING**

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Canyon Lake, Texas 78133
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R.P.L.S. License # 5826
T.B.P.L.S. Firm # 101919-00

SURVEY SHOWING A 0.817 ACRE TRACT (35,583 SQUARE FEET, MORE OR LESS) BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 18.30 ACRE TRACT, OUT OF THE MINTER, ADDICKS & HOWARD SURVEY NO. 89 1/2, ABSTRACT NO. 530, C.B. 4432, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CONVEYED TO CITY OF LEON VALLEY IN DEED RECORDED IN VOLUME 7993, PAGE 577, DEED RECORDS, BEXAR COUNTY, TEXAS.



**RIVER CITY
ENGINEERING**

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

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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:
ECKHART TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-219
CITY OF LEON VALLEY