



**FIELD NOTES FOR A 2.363 ACRE (102,939 SQUARE FEET)
VARIABLE WIDTH PERMANENT RECYCLED WATER AND SANITARY SEWER EASEMENT**

A 2.363 ACRE TRACT (102,939 SQUARE FEET, MORE OR LESS), BEING A VARIABLE WIDTH PERMANENT RECYCLED WATER AND SANITARY SEWER EASEMENT, A PORTION OF A 224 FOOT AND 229 FOOT DRAINAGE EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, SECTION 5, ABSTRACT NO. 741, C.B. 4445, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CANTERFIELD UNIT 2, VOLUME 6100, PAGES 14-16, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, CONVEYED TO CITY OF LEON VALLEY IN DEED RECORDED IN VOLUME 7705, PAGE 647, 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 northeast line of the City of Leon Valley Drainage Easement and the City Limits of Leon Valley, the southwest line of the City Limits of San Antonio and a Variable Width Drainage Easement, Apple Creek Unit 1, recorded in Volume 9504, Pages 152-156, Amended in Volume 9505, Page 207, Deed and Plat Records, Bexar County, Texas, for the northwest corner of this Easement and the POINT OF BEGINNING, from which a ½" iron rod with cap stamped "MBC" found of the southwest corner of a 5.8 Acre Tract (Remainder of a 19.134 Acre Tract) conveyed to Apple Partners, Ltd., in deed recorded in Volume 5393, Page 963, Official Public Records, Bexar County, Texas, and the southeast corner of Lot 40, Block 10, NCB 17350, Pheasant Creek Unit 4, Volume 9527, Page 194, Deed and Plat Records, Bexar County, Texas, bears N 48° 56' 30" W, a distance of 281.08 feet;

THENCE: S 48° 56' 30" E, with the southwest line of the Apple Creek Unit 1 Drainage Easement, the City Limits of San Antonio, the northeast line of the City of Leon Valley Drainage Easement, the City Limits of Leon Valley, and this Easement, a distance of 30.86 feet to a point for the northwest corner of a 50 Foot Sewer Easement (Parcel E-1322) recorded in Volume 6835, Page 582, Official Public Records, Bexar County, Texas, and the northeast corner of this Easement;

THENCE: S 27° 32' 01" W, departing the southwest line of the Apple Creek Unit 1 Drainage Easement and the City Limits of San Antonio, across the City of Leon Valley Drainage Easement, with the northwest line of Parcel E-1322, and the east line of this Easement, at 182 feet crossing the northwest line of Parcel E-1322, at 273.5 feet crossing the southeast line of Parcel E-1322, continuing a total distance of 327.34 feet to an angle point;

THENCE: Across the City of Leon Valley Drainage Easement, with the east line of this Easement the following calls and distances:

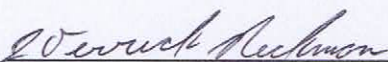
S 60° 57' 03" W, a distance of 959.22 feet to an angle point;

S 14° 10' 04" W, a distance of 123.73 feet to an angle point;

S 28° 59' 17" E, a distance of 751.79 feet to an angle point;

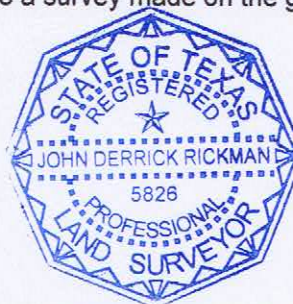
S 42° 00' 43" W, at a distance of 31.73 feet passing the northeast corner of a Variable Width Recycle Water Easement, per San Antonio Water System Construction Plans, no recorded Easement found, continuing with the east line of the Recycle Water Easement, at a distance of 808.14 feet crossing the east line of the Recycle Water Easement, at a distance of 865.56 feet crossing the west line of the Recycle Water Easement, for a total distance of 1,019.45 feet to a point in the northeast right of way line of Evers Road and the southwest line of the Drainage Easement, for the south corner of this Easement;

- THENCE: N 49° 34' 17" W, with the northeast right of way line of Evers Road and the southwest line of the Drainage Easement and this Easement, a distance of 35.01 feet, to a point for the southwest corner of this Easement, from which a ½" iron rod found in the northeast right of way line of Evers Road for the south corner of Lot 25, Block 4, Canterfield Unit 4, recorded in Volume 8800, Page 131, Deed and Plat Records, Bexar County, Texas, bears N 49° 34' 17" W, a distance of 50.00 feet;
- THENCE: N 42° 00' 43" E, departing the northeast right of way line of Evers Road, across the Drainage Easement, with the southeast line of Parcel E-1322 and the northwest line of this Easement, at a distance of 190.7 feet passing a southwest corner of a Variable Width Recycle Water Easement, continuing with the northwest line of the Recycle Water Easement and the southeast line of Parcel E-1322, a total distance of 1,000.74 feet to a point for the north corner of the Recycle Water Easement, the northeast corner of Parcel E-1322 and an angle point in this Easement;
- THENCE: With the northeast line of Parcel E-1322 and the west line of this Easement, the following calls and distances:
- N 28° 59' 17" W, a distance of 736.96 feet to an angle point;
- N 14° 10' 04" E, departing the east line of Parcel E-1322, a distance of 148.58 feet to a point in the southeast line of Parcel E-1322;
- N 60° 57' 03" E, with the southeast line of Parcel E-1322, a distance of 2.51 feet to a point for a corner of this Easement;
- N 28° 57' 39" W, across Parcel E-1322, a distance of 124.76 feet to a point in the northwest line of the City of Leon Valley Drainage Easement and the southeast line of Lot 3, Block 7, Canterfield Unit 2, for a corner of this Easement;
- THENCE: N 48° 28' 26" E, with the southeast line of Lot 3, and the northwest line of the City of Leon Valley Drainage Easement and this Easement, a distance of 20.49 feet to a point for a northwest corner of this Easement;
- THENCE: S 28° 57' 39" E, departing the southeast line of Lot 3, across the City of Leon Valley Drainage Easement, with the northwest line of this Easement, a distance of 129.19 feet to a point in the southeast line of Parcel E-1322 for a reentrant corner of this Easement;
- THENCE: N 60° 57' 03" E, with the southeast line of Parcel E-1322 and the northwest line of this Easement, a distance of 940.68 feet to an angle point;
- THENCE: N 27° 32' 01" E, across Parcel E-1322, with the northwest line of this Easement, a distance of 325.55 feet to the POINT OF BEGINNING and containing 2.363 acres 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





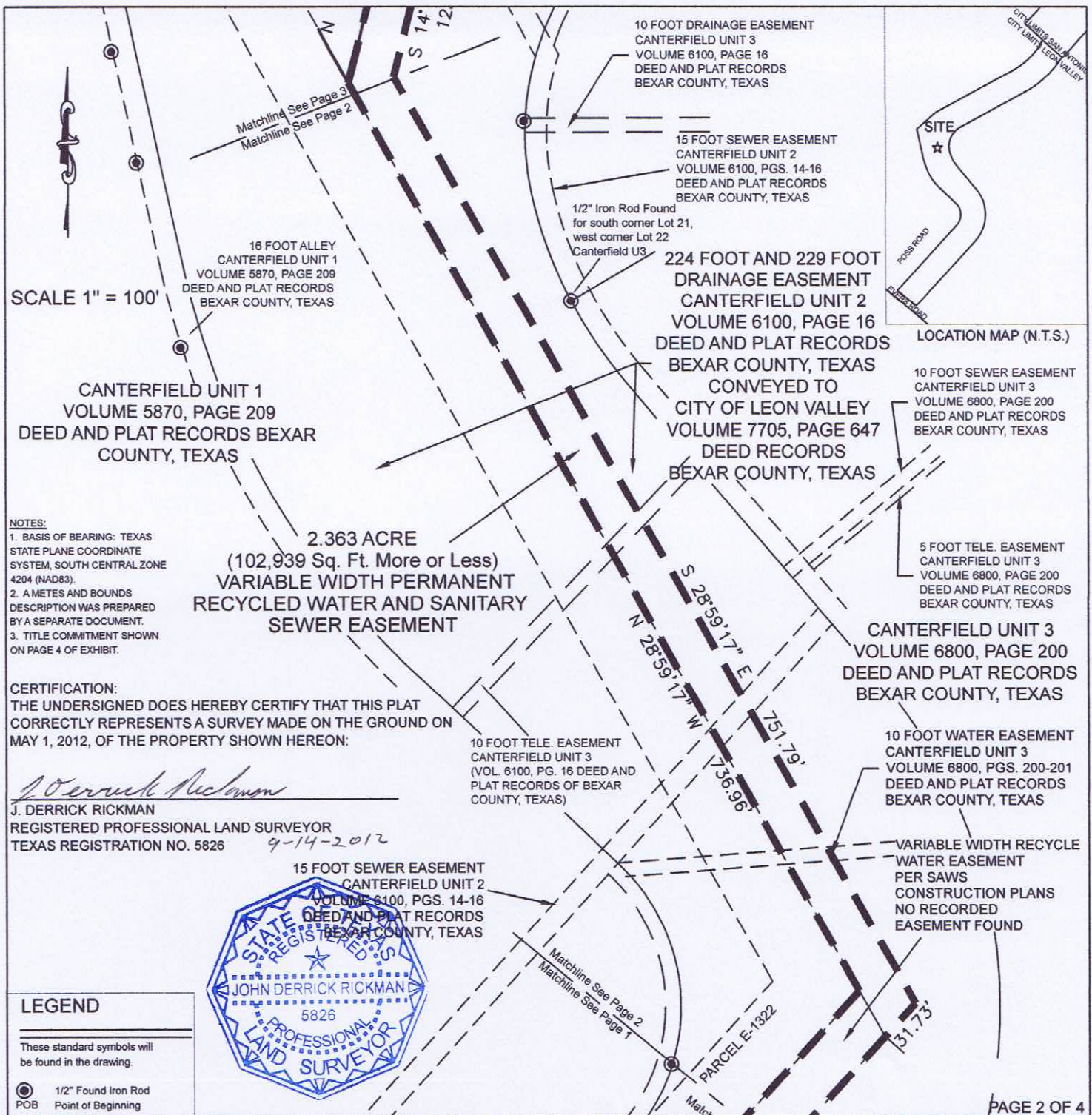
↑ RICKMAN
LAND SURVEYING
 419 Big Bend
 Canyon Lake, Texas 78133
 (830) 534-2539
 R.P.L.S. License # 5826
 T.B.P.L.S. Firm # 101919-00

SURVEY SHOWING A 2.363 ACRE TRACT (102,939 SQUARE FEET, MORE OR LESS) BEING A VARIABLE WIDTH PERMANENT RECYCLED WATER AND SANITARY SEWER EASEMENT, A PORTION OF A 224 FOOT AND 229 FOOT DRAINAGE EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, SECTION 5, ABSTRACT NO. 741, C.B. 4445, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CATERFIELD UNIT 2, VOLUME 6100, PAGES 14-16, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, CONVEYED TO CITY OF LEON VALLEY IN DEED RECORDED IN VOLUME 7705, PAGE 647, DEED RECORDS, 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 RECYCLED WATER & SANITARY SEWER EASEMENT
PROJECT NAME: W2 HUEBNER CREEK:
ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-220
CITY OF LEON VALLEY



PAGE 2 OF 4

**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 2.363 ACRE TRACT (102,939 SQUARE FEET, MORE OR LESS) BEING A VARIABLE WIDTH PERMANENT RECYCLED WATER AND SANITARY SEWER EASEMENT, A PORTION OF A 224 FOOT AND 229 FOOT DRAINAGE EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, SECTION 5, ABSTRACT NO. 741, C.B. 4445, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CANTERFIELD UNIT 2, VOLUME 6100, PAGES 14-16, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, CONVEYED TO CITY OF LEON VALLEY IN DEED RECORDED IN VOLUME 7705, PAGE 647, DEED RECORDS, BEXAR COUNTY, TEXAS.

**VARIABLE WIDTH PERMANENT RECYCLED
WATER & SANITARY SEWER EASEMENT**

PROJECT NAME: W2 HUEBNER CREEK:
ECKHERT TO BANDERA

PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-220
CITY OF LEON VALLEY

**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

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:

DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

John Derrick Rickman
J. DERRICK RICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5826
7-14-2012

SCALE 1" = 100'

10 FOOT DRAINAGE R.O.W.
CANTERFIELD UNIT 2
VOLUME 6100, PGS. 14-16
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

5 FOOT TELEPHONE EASEMENT
CANTERFIELD UNIT 2
VOLUME 6100, PGS. 14-16
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

Matchline See Page 4
Matchline See Page 3

50 FOOT SEWER

2.363 ACRE
(102,939 Sq. Ft. More or Less)
VARIABLE WIDTH PERMANENT
RECYCLED WATER AND SANITARY
SEWER EASEMENT

5 FOOT TELEPHONE EASEMENT
CANTERFIELD UNIT 2
VOLUME 6100, PGS. 14-16
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

10 FOOT SEWER EASEMENT
CANTERFIELD UNIT 2
VOLUME 6100, PGS. 14-16
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

15 FOOT DRAINAGE R.O.W.
CANTERFIELD UNIT 2
VOLUME 6100, PGS. 14-16
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

50 FOOT SEWER EASEMENT
PARCEL E-1322
VOLUME 6835, PAGE 582
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS
(Deed Short Rotated & Aligned)

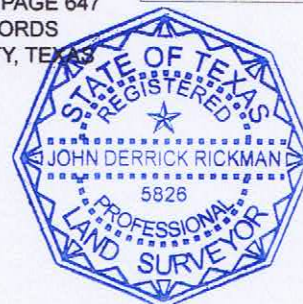
NOTES:

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. TITLE COMMITMENT SHOWN
ON PAGE 4 OF EXHIBIT.

LEGEND

These standard symbols will
be found in the drawing.

1/2" Found Iron Rod
POB Point of Beginning



PAGE 3 OF 4

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 2.363 ACRE TRACT (102,939 SQUARE FEET, MORE OR LESS) BEING A VARIABLE WIDTH PERMANENT RECYCLED WATER AND SANITARY SEWER EASEMENT, A PORTION OF A 224 FOOT AND 229 FOOT DRAINAGE EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, SECTION 5, ABSTRACT NO. 741, C.B. 4445, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CANTERFIELD UNIT 2, VOLUME 6100, PAGES 14-16, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, CONVEYED TO CITY OF LEON VALLEY IN DEED RECORDED IN VOLUME 7705, PAGE 647, DEED RECORDS, BEXAR COUNTY, TEXAS.

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

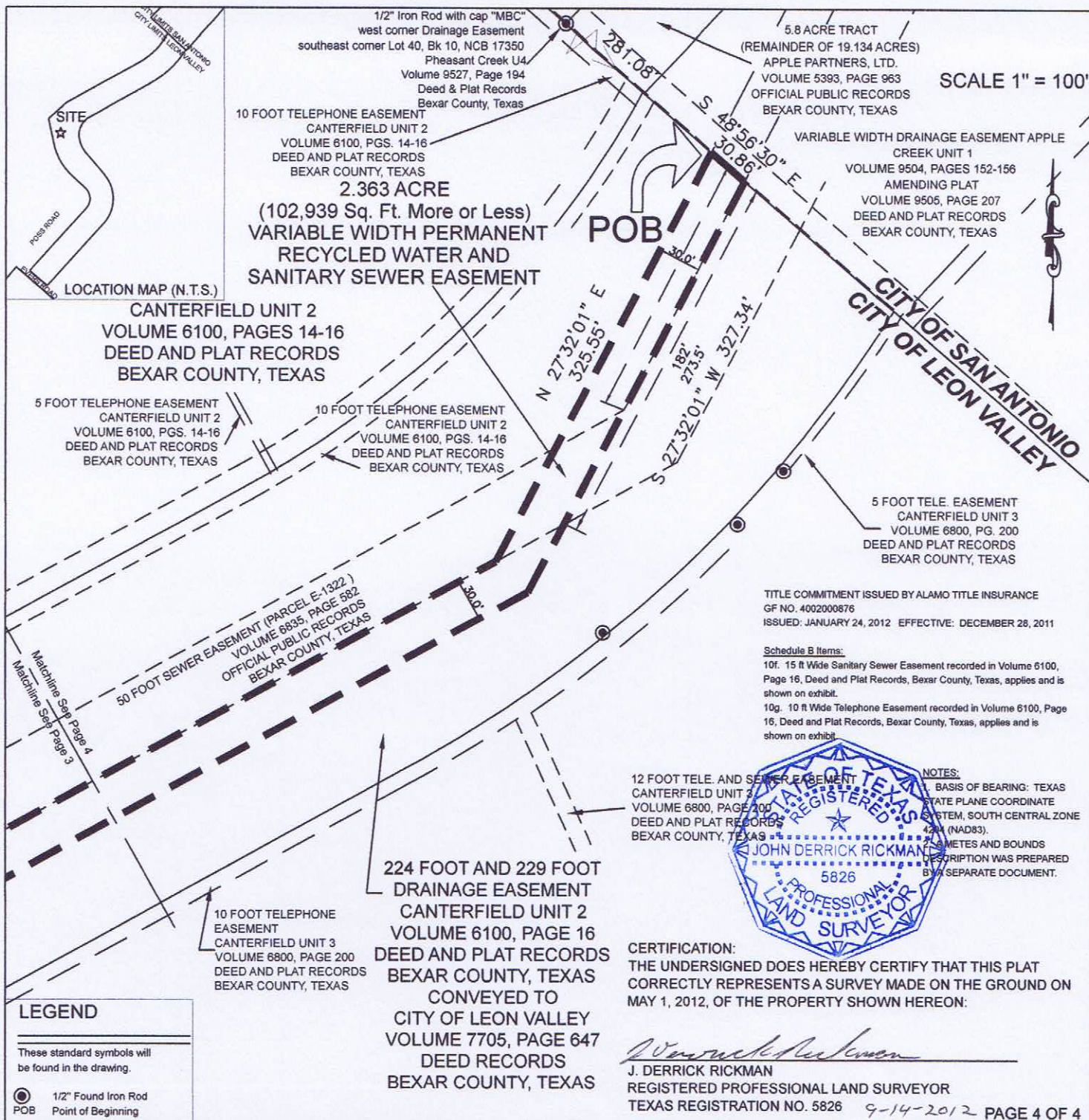
3801 SOUTH 1ST STREET
AUSTIN, TEXAS 78704-7047
PHONE-(512) 442-3008
FAX-(512) 442-8522

1011 W. COUNTY LINE ROAD,
NEW BRAUNFELS, TEXAS 78130
PHONE-(830)-626-3588
FAX-(830)-626-3601

VARIABLE WIDTH PERMANENT RECYCLED
WATER & SANITARY SEWER EASEMENT

PROJECT NAME: W2 HUEBNER CREEK:
ECKHERT TO BANDERA

PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-220
CITY OF LEON VALLEY



**↑ 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 2.363 ACRE TRACT (102,939 SQUARE FEET, MORE OR LESS) BEING A VARIABLE WIDTH PERMANENT RECYCLED WATER AND SANITARY SEWER EASEMENT, A PORTION OF A 224 FOOT AND 229 FOOT DRAINAGE EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, SECTION 5, ABSTRACT NO. 741, C.B. 4445, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CANTERFIELD UNIT 2, VOLUME 6100, PAGES 14-16, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, CONVEYED TO CITY OF LEON VALLEY IN DEED RECORDED IN VOLUME 7705, PAGE 647, DEED RECORDS, BEXAR COUNTY, TEXAS.

**VARIABLE WIDTH PERMANENT RECYCLED
WATER & SANITARY SEWER EASEMENT**

PROJECT NAME: W2 HUEBNER CREEK:
ECKHERT TO BANDERA

PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-220
CITY OF LEON VALLEY

**↑ 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

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 PAGE 4 OF 4