



**FIELD NOTES FOR A 0.0382 ACRE (1,665 SQUARE FEET)
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT**

A 0.0382 ACRE TRACT (1,665 SQUARE FEET, MORE OR LESS), BEING A VARIABLE WIDTH TEMPORARY CONSTRUCTION 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):

- COMMENCING: At a point in the west line of a 16 Foot Alley, the southeast corner of Lot 4 and the northeast corner of Lot 5, Canterfield Unit 1, recorded in Volume 5870, Page 209, Deed and Plat Records, Bexar County, Texas, from which a $\frac{1}{2}$ " iron rod was found 0.7' west of the west line of the 16 Foot Alley;
- THENCE: N $12^{\circ} 14' 52''$ W, with the west line of the 16 Foot Alley and the east line of Lot 4 and Lot 3, Canterfield Unit 1, a distance of 174.76 feet to the northeast corner of Lot 3 and the southeast corner of Lot 2, from which a $\frac{1}{2}$ " iron rod found bears S $61^{\circ} 56' 35''$ E, a distance of 1.6 feet;
- THENCE: N $62^{\circ} 10' 30''$ E, departing the corner of Lot 2 and Lot 3, across the 16 Foot Alley, a distance of 16.48 feet to an angle point in the west line of the City of Leon Valley Drainage Easement, and the north line of the 16 Foot Alley, for the south corner of a 32 Foot Drain ROW, Canterfield Unit 2, for the west corner of this Easement and the POINT OF BEGINNING;
- THENCE: N $48^{\circ} 28' 26''$ E, with the southeast line of the 32 Foot Drain ROW, the northwest line of the City of Leon Valley Drainage Easement and this Easement, a distance of 32.77 feet to a point for the east corner of the 32 Foot Drain ROW and the north corner of this Easement;
- THENCE: S $63^{\circ} 51' 03''$ E, departing the southeast line of Canterfield Unit 2, across the City of Leon Valley Drainage Easement, with the northeast line of this Easement, a distance of 47.19 feet to a point in the northwest line of a 50 Foot Sewer Easement (Parcel E-1322), recorded in Volume 6835, Page 582, Official Public Records, Bexar County, Texas, for the east corner of this Easement;
- THENCE: With the west line of Parcel E-1322 and the east line of this Easement, the following calls and distances:
S $60^{\circ} 57' 03''$ W, a distance of 18.46 feet to an angle point;
S $28^{\circ} 59' 17''$ E, a distance of 29.47 feet to a point for the southeast corner of this Easement;
- THENCE: N $63^{\circ} 51' 03''$ W, departing the west line of Parcel E-1322, with the south line of this Easement, a distance of 71.94 feet to a point in the west line of the City of Leon Valley Drainage Easement and the east line of Canterfield Unit 1, for the southwest corner of this Easement;

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA

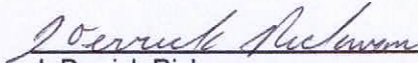
PROJECT NO. 11-2512

SAWS PARCEL NUMBER: P12-220TA

CITY OF LEON VALLEY

Page 2 of 2

THENCE: N 12° 19' 51" W, with the east line of Canterfield Unit 1, the west line of the City of Leon Valley Drainage Easement and this Easement, a distance of 2.16 feet to the POINT OF BEGINNING and containing 0.0382 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





**FIELD NOTES FOR A 0.1263 ACRE (5,502 SQUARE FEET)
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT**

A 0.1263 ACRE TRACT (5,502 SQUARE FEET, MORE OR LESS), BEING A VARIABLE WIDTH TEMPORARY CONSTRUCTION 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):

COMMENCING: At a $\frac{1}{2}$ " iron rod found in the east line of the City of Leon Valley Drainage Easement for the south corner of Lot 21 and the west corner of Lot 22, Block 15, Canterfield Unit 3, recorded in Volume 6800, Page 200, Deed and Plat Records, Bexar County, Texas;

THENCE: With the east line of the City of Leon Valley Drainage Easement and the west line of Canterfield Unit 3, the following calls and distances:

Northerly with the arc of a curve to the right with a radius of 309.00 feet, delta of $15^{\circ} 00' 31''$, having a chord bearing and distance of $N 19^{\circ} 50' 07'' W$, 80.71 feet, for an arc length of 80.94 feet to a point;

Northerly with the arc of a curve to the right with a radius of 199.47 feet, delta of $28^{\circ} 09' 33''$, having a chord bearing and distance of $N 01^{\circ} 44' 58'' E$, 97.05 feet, for an arc length of 98.03 feet to a point for an angle point in a 15 Foot Sewer Easement, Canterfield Unit 2, recorded in Volume 6100, Pages 14 -16, Deed and Plat Records, Bexar County, Texas;

THENCE: $N 28^{\circ} 57' 39'' W$, departing the west line of Canterfield Unit 3, across the City of Leon Valley Drainage Easement, with the west line of the 15 Foot Sewer Easement, a distance of 155.9 feet to a point in the southeast line of a 50 Foot Sewer Easement (Parcel E-1322) recorded in Volume 6835, Page 582, Official Public Records, Bexar County, Texas;

THENCE: $S 60^{\circ} 57' 03'' W$, with the southeast line of Parcel E-1322, a distance of 22.52 feet to a point for the north corner of this Easement and the POINT OF BEGINNING;

THENCE: $S 14^{\circ} 10' 04'' W$, departing the southeast line of Parcel E-1322, with the northwest line of a Proposed Variable Width Permanent Sanitary Sewer Easement, this day surveyed, and the east line of this Easement, a distance of 148.58 feet to a point in the northeast line of Parcel E-1322, for the south corner of this Easement, from which the southeast corner of Lot 4 and northeast corner of Lot 5, Canterfield Unit 1, Volume 5870, Page 209, Deed and Plat Records, Bexar County, Texas, bears $S 69^{\circ} 21' 55''$, a distance of 159.22 feet, from which a $\frac{1}{2}$ " iron rod was found 0.7 feet west of the west line of a 16 Foot Alley, Canterfield Unit 1;

THENCE: $N 28^{\circ} 59' 17'' W$, departing the west line of the Proposed Sanitary Sewer Easement, with the northeast line of Parcel E-1322, and the southwest line of this Easement, a distance of 108.28 feet to a point for a reentrant corner of Parcel E-1322 and the west corner of this Easement;

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA

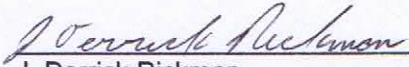
PROJECT NO. 11-2512

SAWS PARCEL NUMBER: P12-220TB

CITY OF LEON VALLEY

Page 2 of 2

THENCE: N 60° 57' 03" E, with the southeast line of Parcel E-1322 and the northwest line of this Easement, a distance of 101.62 feet to the POINT OF BEGINNING and containing 0.1263 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



CANTERFIELD UNIT 2
VOLUME 6100, PAGES 14-16
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

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

TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE
GF NO. 4002000876
ISSUED: JANUARY 24, 2012 EFFECTIVE: DECEMBER 28, 2011
Schedule B Items:
10f. 15 ft Wide Sanitary Sewer Easement recorded in Volume 6100, Page 16, Deed and Plat Records, Bexar County, Texas, does not apply.
10g. 10 ft Wide Telephone Easement recorded in Volume 6100, Page 16, Deed and Plat Records, Bexar County, Texas, applies and is shown on exhibit.

10 Telephone Easement
CANTERFIELD UNIT 2
VOLUME 6100, PAGES 14-16
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

LOCATION MAP (N.T.S.)
SCALE 1" = 50'

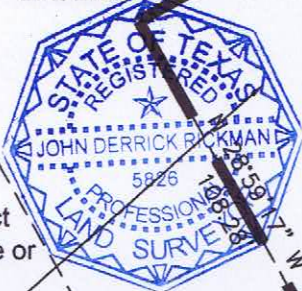
N 62°10'30" E
16.48'

Lot 2
N 12°14'52" W
174.76'

S 61°56'35" E
1.6'
16 FOOT ALLEY
CANTERFIELD UNIT 1
VOLUME 5870, PAGE 209
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

"A"
0.0382 Acre Tract
(1,665 Sq. Ft. More or Less)

VARIABLE WIDTH
TEMPORARY
CONSTRUCTION
EASEMENT



"B"
0.1263 Acre Tract
(5,502 Sq. Ft. More or Less)
VARIABLE WIDTH
TEMPORARY
CONSTRUCTION
EASEMENT

224 FOOT AND 229 FOOT
DRAINAGE EASEMENT
CANTERFIELD UNIT 2
VOLUME 6100, PAGE 16
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS
CONVEYED TO
CITY OF LEON VALLEY
VOLUME 7705, PAGE 647
DEED RECORDS
BEXAR COUNTY, TEXAS

50 FOOT SEWER EASEMENT
PARCEL E-1322
VOLUME 6835, PAGE 582
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

PROPOSED VARIABLE WIDTH
PERMANENT
SANITARY SEWER EASEMENT

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

LINE	BEARING	DISTANCE
L1	N 48°28'26" E	32.77'
L2	S 63°51'03" E	47.19'
L3	S 60°57'03" W	18.46'
L4	S 28°59'17" E	29.47'
L5	N 63°51'03" W	71.94'
L6	N 12°19'51" W	2.16'

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
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5826

7-14-2012

1/2" Iron Rod Found
for south corner Lot 21,
west corner Lot 22
Canterfield U3

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 0.0382 ACRE TRACT (1,665 SQUARE FEET, MORE OR LESS) AND A 0.1263 ACRE TRACT (5, 502 SQUARE FEET, MORE OR LESS) BEING TWO VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENTS, 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

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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

VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

PROJECT NAME: W2 HUEBNER CREEK:
ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-220TA, P12-220TB
CITY OF LEON VALLEY