



**FIELD NOTES FOR A 0.6252 ACRE (27,233 SQUARE FEET)
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT**

A 0.6252 ACRE TRACT (27,233 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A 5.8 ACRE TRACT (REMAINDER OF A 19.134 ACRE TRACT) OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, AS SHOWN IN SUBDIVISION PLAT OF APPLE CREEK UNIT 1, VOLUME 9504, PAGES 152-156, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND CONVEYED TO APPLE PARTNERS, LTD., IN DEED RECORDED IN VOLUME 5393, PAGE 963, 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):

COMMENCING: At a ½" iron rod found in the southwest right of way line of Apple Green Road (Variable ROW), for the northwest corner of the 5.8 Acre Tract, the east corner of Lot 25, Block 10, NCB 17350, and north corner of Lot 26, Block 10, NCB 17350, Pheasant Creek Unit 4, recorded in Volume 9527, Page 194, Deed and Plat Records, Bexar County, Texas;

THENCE: Departing the east line of Pheasant Creek Unit 4, with the southwest right of way line of Apple Green Road and the northeast line of the 5.8 Acre Tract, the following calls and distances:

S 65° 47' 11" E, a distance of 84.32 feet to a point for the beginning of a curve to the left;

Southeasterly with the arc of a curve to the left with a radius of 360.00 feet, a delta of 10° 41' 37", a chord bearing and distance of S 71° 08' 00" E, 67.09 feet, for an arc length of 67.19 feet to a point for the beginning of a curve to the right;

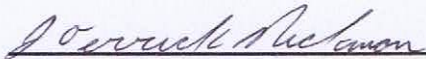
Southeasterly with the arc of a curve to the right with a radius of 360.00 feet, a delta of 01° 50' 50", having a chord bearing and distance of S 75° 33' 23" E, 11.61 feet, for an arc length of 11.61 feet to a point for the northwest corner of this Easement and the POINT OF BEGINNING;

THENCE: Southeasterly with the southwest right of way line of Apple Green Road, the northeast line of the 5.8 Acre Tract and this Easement, with the arc of a curve to the right with a radius of 360.00 feet, a delta of 04° 50' 46", having a chord bearing and distance of S 72° 12' 36" E, 30.44 feet, for an arc length of 30.45 feet to a point for the northwest corner of a 50 Foot Sewer Easement (Parcel E-1324) recorded in Volume 6975, Page 77, Official Public Records, Bexar County, Texas, and the northeast corner of this Easement;

THENCE: S 27° 32' 01" W, departing the southwest right of way line of Apple Green Road, across the 5.8 Acre Tract, with the northwest line of Parcel E-1324 and the southeast line of this Easement, a distance of 857.15 feet to a point in the southeast line of the 5.8 Acre Tract and the northwest line of a Variable Width Drainage Easement recorded in Apple Creek Unit 1, Volume 9504, Pages 152-156, Deed and Plat Records, Bexar County, Texas, conveyed to Berg Development Company, Inc., in deed recorded in Volume 2863, Page 313, Official Public Records, Bexar County, Texas, for the southeast corner of this Easement;

THENCE: S 43° 20' 29" W, departing the northwest line of Parcel E-1324, with the northwest line of the Apple Creek Unit 1 Variable Width Drainage Easement, the southeast line of the 5.8 Acre Tract and this Easement, a distance of 110.13 feet to a point for the southwest corner of this Easement, from which a ½" iron rod with cap stamped "MBC" found for the southwest corner of the 5.8 Acre Tract, the south corner of Lot 40, Pheasant Creek Unit 4, the east corner of Lot 15, Block 15 and north corner of Lot 16, Block 15, Canterfield Unit 2, recorded in Volume 6100, Pages 14-16, Deed and Plat Records, Bexar County, Texas, bears S 43° 20' 29" W, a distance of 223.07 feet, and N 48° 56' 30" W, a distance of 218.45 feet;

THENCE: N 27° 32' 01" E, departing the northwest line of the Apple Creek Unit 1 Variable Width Drainage Easement, across the 5.8 Acre Tract, with the northwest line of this Easement, a distance of 957.96 feet to the POINT OF BEGINNING and containing 0.6252 of an acre in the City of San Antonio, 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



