



**FIELD NOTES FOR A 0.1117 ACRE (4,865 SQUARE FEET)
30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT**

A 0.1117 ACRE TRACT (4,865 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE TEMPORARY CONSTRUCTION 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):

BEGINNING: At a ½" iron rod found in the southwest right of way line of Apple Green Road (Variable ROW), for the east corner of Lot 25, Block 10, NCB 17350, and northeast 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, the northwest corner of the 5.8 Acre Tract and this Easement and the POINT OF BEGINNING, from which a ½" iron rod found in the northwest line of the 5.8 Acre Tract for the southeast corner of Lot 29 and the northeast corner of Lot 30, Pheasant Creek Unit 4, bears S 24° 08' 02" W, a distance of 301.21 feet;

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 and this Easement, 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", having 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 a Proposed 30 Foot Permanent Sanitary Sewer Easement, this day surveyed, for 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 the Proposed 30 Foot Permanent Sanitary Sewer Easement and the southeast line of this Easement, a distance of 30.75 feet to a point for the southeast corner of this Easement;

THENCE: Departing the northwest line of the Proposed 30 Foot Permanent Sanitary Sewer Easement, across the 5.8 Acre Tract, with the southwest line of this Easement the following calls and distances:

Northwesterly with the arc of a curve to the left with a radius of 330.00 feet, a delta of 00° 43' 18", having a chord bearing and distance of N 76° 07' 09" W, 4.16 feet for an arc length of 4.16 feet to a point for the beginning of a curve to the right;

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA

PROJECT NO. 11-2512

SAWS PARCEL NUMBER: P12-223T

APPLE PARTNERS, LTD.

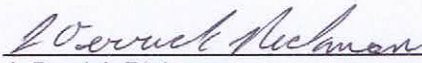
Page 2 of 2

Northwesterly with the arc of a curve to the right with a radius of 390.00 feet, a delta of $10^{\circ} 41' 37''$, having a chord bearing and distance of N $71^{\circ} 08' 00''$ W, 72.68 feet, for an arc length of 72.79 feet to an angle point;

N $65^{\circ} 47' 11''$ W, a distance of 84.27 feet to a point in the northwest line of the 5.8 Acre Tract and the southeast line of Lot 26, Pheasant Creek Unit 4, for the southwest corner of this Easement;

THENCE:

N $24^{\circ} 08' 02''$ E, with the southeast line of Lot 26, the northwest line of the 5.8 Acre Tract and this Easement, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.1117 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



SCALE 1" = 50'

0.1117 Acre Tract
(4,865 Sq. Ft. More or Less)
30 FOOT WIDE TEMPORARY CONSTRUCTION
EASEMENT

LEGEND

These standard symbols will
be found in the drawing.

1/2" Found Iron Rod
POB Point of Beginning

POB

Lot 25

Lot 26
Pheasant Creek Unit 4
Volume 9527, Page 194
Deed & Plat Records
Bexar County, Texas

Lot 27

Lot 28

Lot 29

Lot 30

999999 Huebner Road
San Antonio, Texas
5.8 ACRE TRACT
(REMAINDER OF 19.134 ACRES)
APPLE PARTNERS, LTD.
VOLUME 5393, PAGE 963
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

12 FOOT ELEC., GAS,
TELE. & CATV EASEMENT
PHEASANT CREEK UNIT 4
VOLUME 9527, PAGE 194
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

16 FOOT ELEC. EASEMENT
APPLE CREEK UNIT 5
VOLUME 9507, PAGE 38
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

VARIABLE WIDTH DRAINAGE EASEMENT APPLE CREEK

UNIT 1
VOLUME 9504, PAGES 152-156
AMENDING PLAT
VOLUME 9505, PAGE 207
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

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.

CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.	ARC LENGTH
C1	360.00	10° 41' 37"	S 71°08'00" E	67.09'	67.19'
C2	360.00	01° 50' 50"	S 75°33'23" E	11.61'	11.61'
C3	330.00	00° 43' 18"	N 76°07'09" W	4.16'	4.16'
C4	390.00	10° 41' 37"	N 71°08'00" W	72.68'	72.79'

PROPOSED 30 FOOT WIDE
PERMANENT
SANITARY SEWER EASEMENT

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



RICKMAN
LAND SURVEYING

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R.P.L.S. License # 5826
T.B.P.L.S. Firm # 101919-00

SURVEY SHOWING A 0.1117 ACRE TRACT (4,865 SQUARE FEET, MORE OR LESS) BEING A 30 FOOT WIDE TEMPORARY CONSTRUCTION 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 NO. 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.

RIVER CITY
ENGINEERING
CIVIL, ENVIRONMENTAL & CONSULTING
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30 FOOT WIDE TEMPORARY
CONSTRUCTION EASEMENT

PROJECT NAME: W2 HUEBNER CREEK:
ECKHART TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-223T
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