LEF:mb
12/3/15
Item No. 15.

AN ORDINANCE 2015-12-03-1018

(I) DETERMINING THE PUBLIC NECESSITY FOR PUBLIC USE AND AUTHORIZING THE ACQUISITION OF CERTAIN PRIVATELY OWNED REAL PROPERTY IN BEXAR COUNTY, TEXAS BEING PERMANENT SANITARY SEWER EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS (COLLECTIVELY, THE "EASEMENTS"), THROUGH THE CITY OF SAN ANTONIO, ACTING BY AND THROUGH THE SAN ANTONIO WATER SYSTEM ("THE SYSTEM") OVER, UNDER, ACROSS AND UPON PRIVATELY OWNED REAL PROPERTY (THE "PROPERTIES") FOR A SEWER PROJECT TO BE GENERALLY LOCATED ALONG A 2.2-MILE ALIGNMENT BEGINNING NEAR THE INTERSECTION OF HUEBNER CREEK AND BANDERA ROAD, AND FOLLOWING IN A NORTHERLY DIRECTION THE COURSE OF HUEBNER CREEK AND TERMINATING APPROXIMATELY 0.05 MILES SOUTH OF ECKHERT ROAD., BEING IN THE NORTHWEST QUADRANT OF BEXAR COUNTY, TEXAS, AND BEING ALONG A GENERAL ROUTE AND GENERAL LOCATION DESCRIBED AND DEPICTED IN EXHIBITS A-1 AND A-2 AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A-3, ALL ATTACHED HERETO AND INCORPORATED HEREIN, WHICH EASEMENTS SHALL BE ACQUIRED BY NEGOTIATION AND/OR CONDEMNATION, IF NECESSARY, FOR THE PUBLIC USE OF THE EXPANSION AND OPERATION OF THE SYSTEM THROUGH THE CONSTRUCTION OF THE W2 HUEBNER CREEK - ECKHERT TO BANDERA PROJECT (THE "PROJECT"); (II) AUTHORIZING THE CHIEF ADMINISTRATIVE OFFICER OF THE SYSTEM, BEING THE PRESIDENT/CEO, OR THE CHIEF ADMINISTRATIVE OFFICER OF THE CITY OF SAN ANTONIO, OR THEIR RESPECTIVE DESIGNEES, TO TAKE ALL APPROPRIATE ACTION TO ACQUIRE THE PROPERTY INTERESTS BY NEGOTIATION AND/OR CONDEMNATION; AND (III) RATIFYING AND AFFIRMING ALL PRIOR ACTS AND PROCEEDINGS DONE OR INITIATED BY ATTORNEYS, AGENTS AND EMPLOYEES OF THE SYSTEM TO ACQUIRE SUCH EASEMENTS.

* * * * *

WHEREAS, the San Antonio Water System Board of Trustees ("SAWS") has determined that the acquisition of permanent and temporary easement rights to certain real properties located in Bexar County, Texas are necessary and desirable for the expansion and operation of the San Antonio Water System (the "System") in connection with the construction, operation and maintenance of W2 Huebner Creek – Eckhert to Bandera Project (the "Project"), which Project includes replacement of existing 21-inch and 24-inch sanitary sewer mains with 36-inch and 42-inch sanitary sewer mains located in northwest Bexar County along the route shown by the Overall Project Drawing marked **Exhibit A – 1** attached hereto and made a part hereof; and

WHEREAS, employees, agents and attorneys acting for the City of San Antonio, by and through the System, are in the process of investigating, surveying, defining and negotiating for the acquisition of such permanent and temporary easements (which shall include, for all purposes herein, any related rights of ingress and egress as may be needed) on behalf of the City of San Antonio; and

WHEREAS, in connection with the acquisition of such permanent and temporary easement rights, it may be necessary for the System to enter upon properties to investigate and survey the needed property interests so that they may be defined and described with specificity for inclusion in any easement or conveyance document, or, if necessary, as part of any filings to institute proceedings in eminent domain to acquire the necessary property rights; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:

SECTION 1. The above caption and recitals are incorporated herein for all purposes.

SECTION 2. Public necessity for public use requires that the System, through the City of San Antonio acquire permanent sewer easements and temporary construction easements (collectively, the "Property Interests"), over, under, across, and upon certain real properties (the Properties") either through purchase or by the process of eminent domain for the public purpose and public use of the expansion and operation of the System, in connection with the construction, operation and maintenance of the Project, in the location and along the route shown by the Overall Project Drawing marked **Exhibit A-1** attached hereto and made a part hereof and to take all other lawful action necessary or incidental to such acquisitions or eminent domain proceedings to investigate, survey, specify, define and secure the necessary property rights. The City Council further finds that the public use to be served in and addressed by this ordinance is paramount to any private or public uses that may be encountered in the location and along the route for said acquisitions, and to such end, the Property Interests for which eminent domain proceedings may be instituted expressly include, to the extent deemed necessary or desirable by the System, any covenants, conditions and restrictions of record (the "Restrictions") that affect the use of the Property Interests.

SECTION 3. The Property Interests which are the subject of Section 2 for which the Property Interests are required for the Project consist of permanent recycled water easements, permanent sanitary sewer easements and temporary construction easements, located generally along the route described in **Exhibit A-2** and in the County Blocks and New City Blocks listed in **Exhibit A-2**, and more particularly described in **Exhibit A-3,** which Exhibits are attached to and is made

a part of this Ordinance for all purposes.

SECTION 4. The Chief Administrative Officer of the City of San Antonio or the President/CEO of the System or their respective designees, acting by and through their attorneys, is hereby authorized to institute and prosecute to conclusion all necessary proceedings to condemn the property interests described in Sections 2 and 3 of this Ordinance, expressly including any Restrictions, and to acquire such interests in land as the System is unable to acquire through negotiation by reason of its inability to agree with the owners of the land or beneficiaries of any such Property Interests as to the value of such interest in land or other terms, and to take any other legal action necessary or incidental to such acquisitions or eminent domain proceedings to investigate, survey, specify, define and secure the necessary property rights.

SECTION 5. All acts and proceedings done or initiated by the employees, agents and attorneys of the System for the acquisition of such property interests rights are hereby authorized, ratified, approved, confirmed and validated and declared to be valid in all respects as of the respective dates of such acts and proceedings, with and in regard to the grantors from whom such rights are being purchased or acquired.

SECTION 6. Severability: If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall not be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof, or provisions or regulation contained herein, shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion hereof and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 7. This Ordinance shall be effective immediately upon passage by eight or more affirmative votes; otherwise, it shall be effective on the tenth day after passage.

PASSED and **APPROVED** this 3rd day of December, 2015.

M A Y O R
Ivy R. Taylor

ATTEST:

Leticia M. Vacek, City Clerk

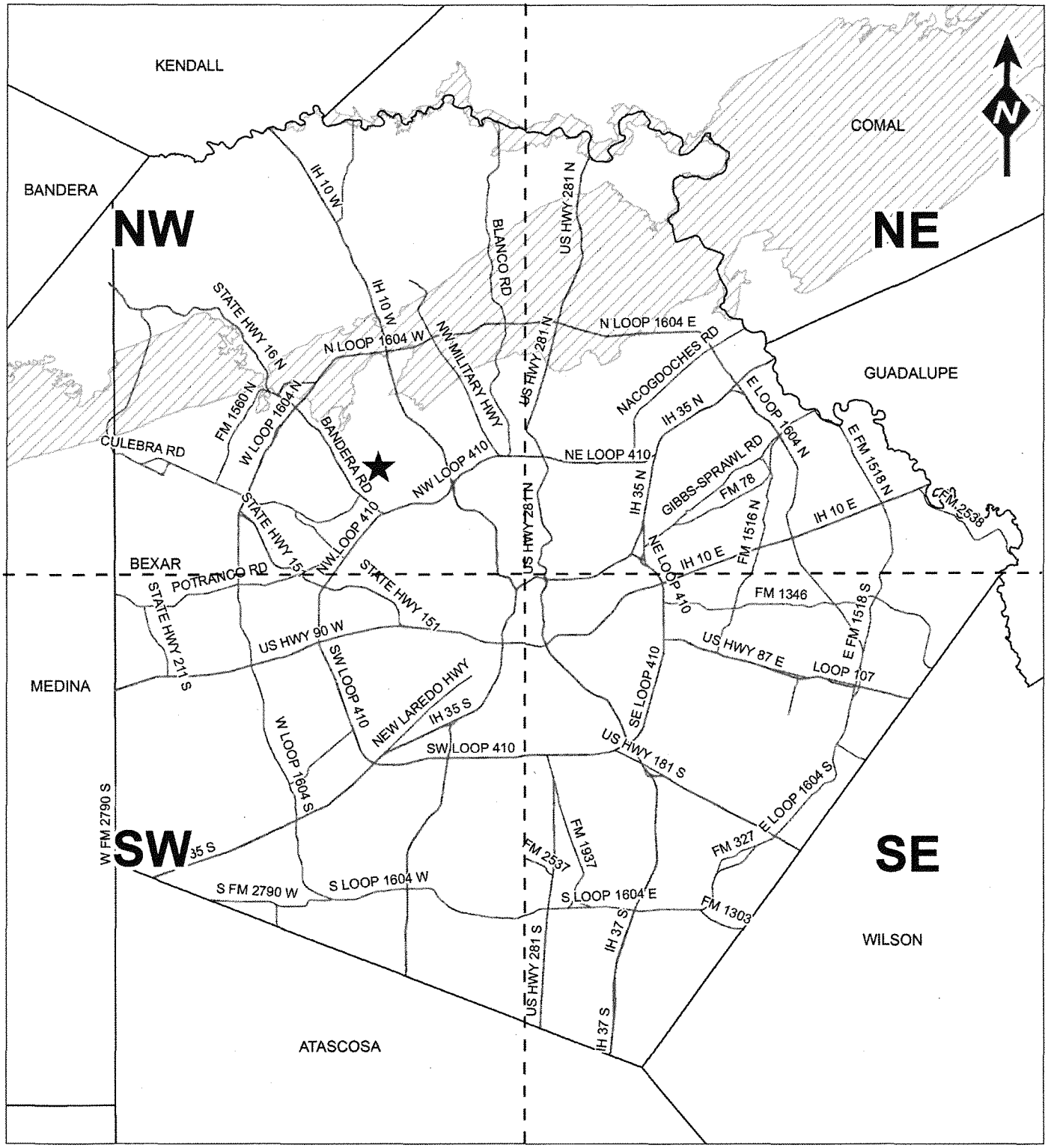
APPROVED AS TO FORM:

for Martha G. Sepeda, Acting City Attorney

Agenda Item:	**15**
Date:	12/03/2015
Time:	09:23:23 AM
Vote Type:	Motion to Approve
Description:	An Ordinance, on behalf of SAWS, for the W2 Huebner Creek Eckhert to Bandera Project, authorizing the acquisition through negotiation or condemnation, of interests in land sufficient for project purposes, located in Council District 7, and declaring it to be a public use project. [Peter Zanoni, Deputy City Manager; Mike Frisbie, Director, Transportation & Capital Improvements]
Result:	Passed

Voter	Group	Not Present	Yea	Nay	Abstain	Motion	Second
Ivy R. Taylor	Mayor		x				
Roberto C. Treviño	District 1		x				
Alan Warrick	District 2		x				
Rebecca Viagran	District 3		x				x
Rey Saldaña	District 4		x				
Shirley Gonzales	District 5		x				
Ray Lopez	District 6		x				
Cris Medina	District 7		x			x	
Ron Nirenberg	District 8		x				
Joe Krier	District 9		x				
Michael Gallagher	District 10		x				

SAN ANTONIO WATER SYSTEM
PROJECT AREA MAP
EXHIBIT A-1



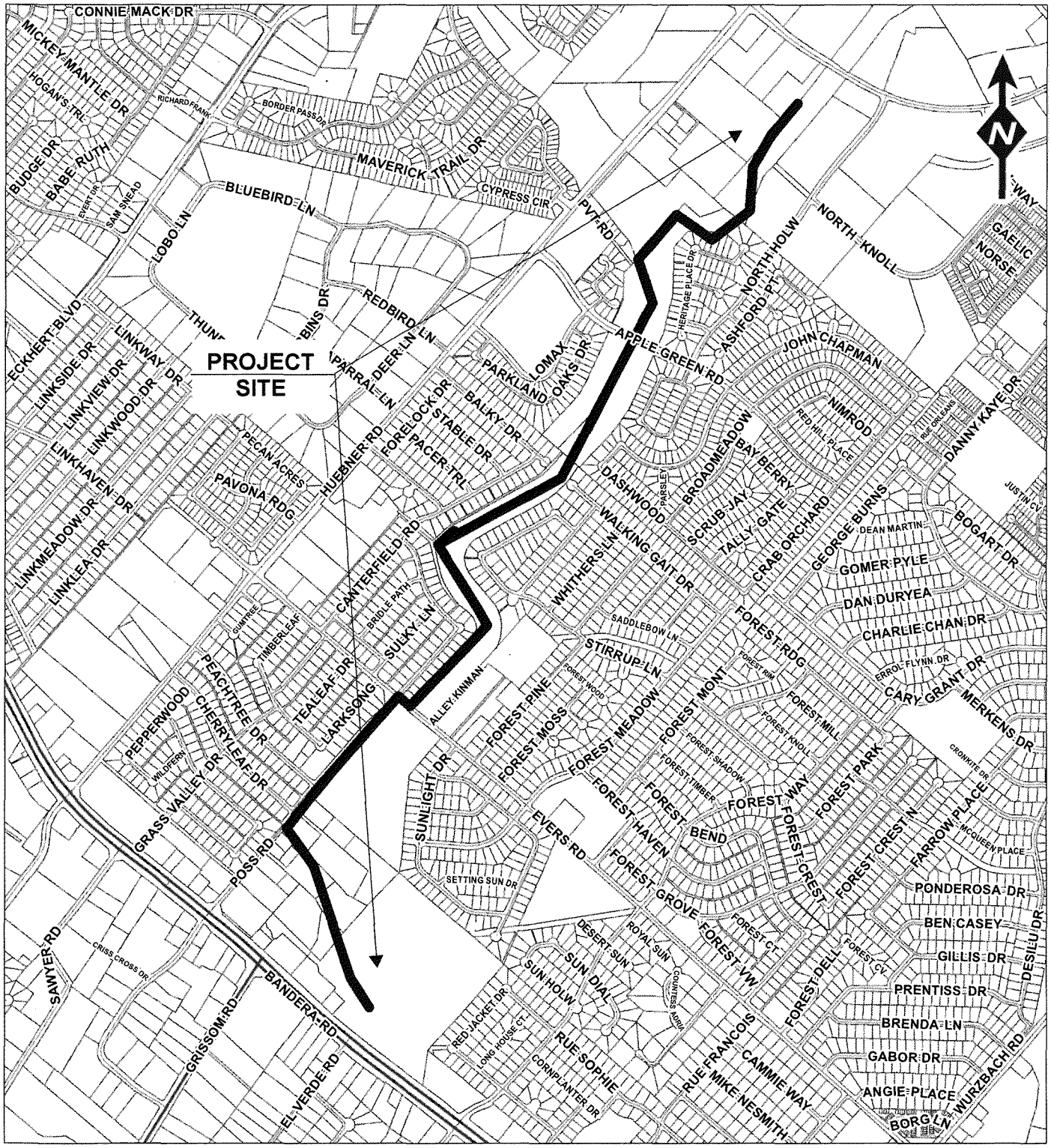
W2 HUEBNER CREEK - ECKHERT TO BANDERA PROJECT

LEGEND

★ ····· PROJECT SITE

San Antonio Water System

SAN ANTONIO WATER SYSTEM
PROJECT SITE MAP
EXHIBIT A-1



W2 HUEBNER CREEK - ECKHERT TO BANDERA PROJECT

LEGEND

PROJECT SITE LIMITS

San Antonio Water System

Exhibit A-2

Route Description

This project being generally located along a 2.2-mile alignment beginning near the intersection of Huebner Creek and Bandera Road, and thence following in a northerly direction the course of Huebner Creek and terminating approximately 0.05 miles south of Eckhert Road.

AFFECTING PROPERTY LOCATED IN:

County Blocks: 4430 & 4432

New City Blocks: 13665 & 17349

EXHIBIT A-3

Field Notes

Rickman Land Surveying

FIELD NOTES FOR A 0.241 ACRE (10,506 SQUARE FEET)
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT

A 0.241 ACRE TRACT (10,506 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 36.7398 ACRE TRACT, LOT 10, BLOCK 1, C.B. 4430, RECORDED IN VOLUME 9548, PAGES 138-142, MAP AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND CONVEYED TO CITY OF LEON VALLEY IN DEED RECORDED IN VOLUME 8576, PAGE 965, 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 point in the northwest line of the 36.7398 Acre Tract and the southeast line of a 2.277 Acre Tract conveyed to Northwest Little League of San Antonio, Inc., in deed recorded in Volume 5750, Page 1474, Official Public Records, Bexar County, Texas, the southeast corner of a Variable Width Sewer Easement (Parcel E-1317) recorded in Volume 6883, Page 64, Deed Records, Bexar County, Texas, the north corner of a 50 Foot Wide Sanitary Sewer Easement (Parcel E-1316), Condemnation No. C-1006, recorded in Volume 44, Page 187, Minutes of the County Court of Law No. Six, Bexar County, Texas, and the southwest corner of a Variable Width Water, Sanitary Sewer, and Recycled Water Easement (Parcel E-1315) recorded in Volume 15215, Page 1203, Official Public Records, Bexar County, Texas, for the west corner of this Easement and the POINT OF BEGINNING, from which a ½" iron rod found in the southwest line of the 2.277 Acre Northwest Little League Tract for the northwest corner of the 36.7398 Acre Tract bears S 42° 05' 53" W, a distance of 200.34 feet and N 48° 11' 13" W, a distance of 162.23 feet;

THENCE: N 42° 05' 53" E, with the southeast line of the 2.277 Acre Northwest Little League Tract, the northwest line of the 36.7398 Acre Tract and Parcel E-1315, and this Easement, a distance of 34.20 feet to a point for the north corner of this Easement, from which a ½" iron rod found for the east corner of a 2.277 Acre Tract conveyed to Alfred C. Salazar in deed recorded in Volume 1594, Page 811, Official Public Records, Bexar County, Texas, and the south corner of a 3.2777 Acre Tract conveyed to City of Leon Valley in deed recorded in Volume 6641, Page 433, Official Public Records, Bexar County, Texas, bears N 42° 05' 53" E, a distance of 385.19 feet;

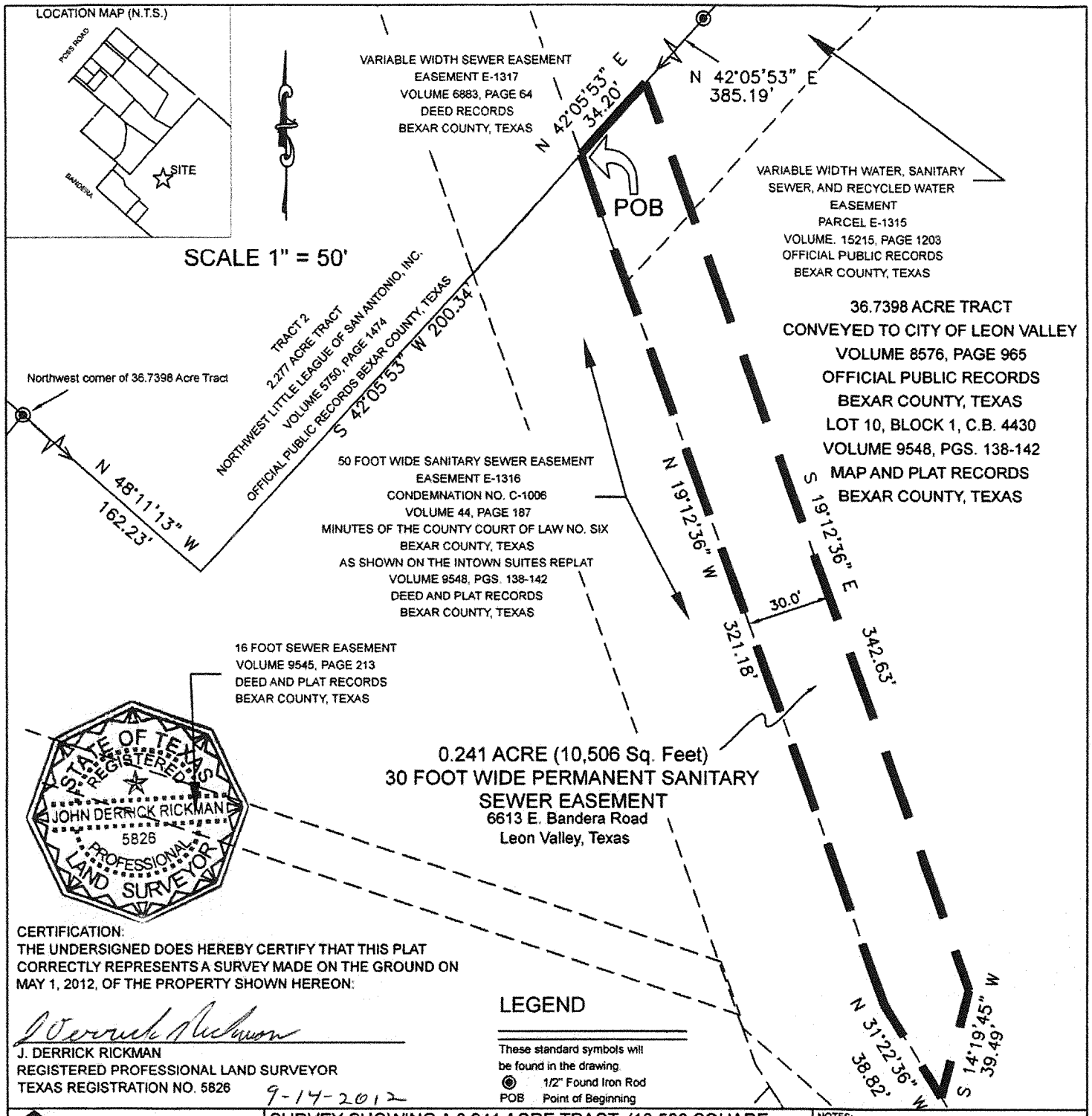
THENCE: S 19° 12' 36" E, departing the southeast line of the 2.277 Acre Northwest Little League Tract, across the 36.7398 Acre Tract, Parcel E-1315, with the east line of this Easement, a distance of 342.63 feet to a point for the southeast corner of this Easement;

THENCE: S 14° 19' 45" W, with the east line of this Easement, a distance of 39.49 feet to a point in the east line of Parcel E-1316, for the south corner of this Easement;

THENCE: With the east line of Parcel E-1316 and the west line of this Easement, the following calls and distances:
N 31° 22' 36" W, a distance of 38.82 feet to an angle point;
N 19° 12' 36" W, a distance of 321.18 feet to the POINT OF BEGINNING and containing 0.241 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 15, 2012.

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

J. Derrick Rickman
Registered Professional Land Surveyor No. 5826



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 9-14-2012

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 0.241 ACRE TRACT, (10,506 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 36.7398 ACRE TRACT, LOT 10, BLOCK 1, C.B. 4430, RECORDED IN VOLUME 9548, PAGES 138-142, MAP AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND CONVEYED TO CITY OF LEON VALLEY IN DEED RECORDED IN VOLUME 8576, PAGE 965, OFFICIAL PUBLIC 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.

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

30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-213
CITY OF LEON VALLEY

Rickman Land Surveying

FIELD NOTES FOR A 0.0194 ACRE (847 SQUARE FEET)
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT

A 0.0194 ACRE TRACT (847 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 2.277 ACRE TRACT, OUT OF THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, BEXAR COUNTY, TEXAS, AND CONVEYED TO NORTHWEST LITTLE LEAGUE OF SAN ANTONIO, INC., IN DEED RECORDED IN VOLUME 5750, PAGE 1474, 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 point in the northwest line of a 36.7398 Acre Tract conveyed to the City of Leon Valley, Volume 8576, Page 965, Official Public Records, Bexar County, Texas, and the southeast line of the 2.277 Acre Tract, the southeast corner of a Variable Width Sewer Easement (Parcel E-1317) recorded in Volume 6883, Page 64, Deed Records, Bexar County, Texas, the north corner of a 50 Foot Wide Sanitary Sewer Easement (Parcel E-1316), Condemnation No. C-1006, recorded in Volume 44, Page 187, Minutes of the County Court of Law No. Six, Bexar County, Texas, and the west corner of a Variable Width Water, Sanitary Sewer, and Recycled Water Easement (Parcel E-1315) recorded in Volume 15215, Page 1203, Official Public Records, Bexar County, Texas, for the south corner of this Easement and the POINT OF BEGINNING, from which a ½" iron rod found in the southwest line of the 2.277 Acre Northwest Little League Tract for the northwest corner of the 36.7398 Acre Tract bears S 42° 05' 53" W, a distance of 200.34 feet and N 48° 11' 13" W, a distance of 162.23 feet;

THENCE: N 19° 16' 10" W, departing the northwest line of the 36.7398 Acre Tract, across the 2.277 Acre Northwest Little League Tract, with the east line of Parcel E-1317 and the west line of this Easement, a distance of 36.40 feet to a point for the west corner of this Easement;

THENCE: N 70° 43' 50" E, departing the east line of Parcel E-1317, with the north line of this Easement, a distance of 30.02 feet to a point for the north corner of this Easement;

THENCE: S 19° 16' 10" E, with the east line of this Easement, a distance of 20.01 feet to a point in the northwest line of Parcel E-1315, the 36.7398 Acre Tract, and the southeast line of the 2.277 Acre Northwest Little League Tract, for the east corner of this Easement, from which a ½" iron rod found for the east corner of a 2.277 Acre Tract conveyed to Alfred C. Salazar in Volume 1594, Page 811, Official Public Records, Bexar County, Texas, and the south corner of a 3.2777 Acre Tract conveyed to City of Leon Valley in deed recorded in Volume 6641, Page 433, Official Public Records, Bexar County, Texas, bears N 42° 05' 53" E, a distance of 385.19 feet;

THENCE: S 42° 05' 53" W, with the northwest line of the 36.7398 Acre Tract, Parcel E-1315, and the southeast line of the 2.277 Acre Northwest Little League Tract and this Easement, a distance of 34.20 feet to the POINT OF BEGINNING and containing 0.0194 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

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

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
9-14-2012

STATE OF TEXAS REGISTERED JOHN DERRICK RICKMAN 5826 PROFESSIONAL LAND SURVEYOR

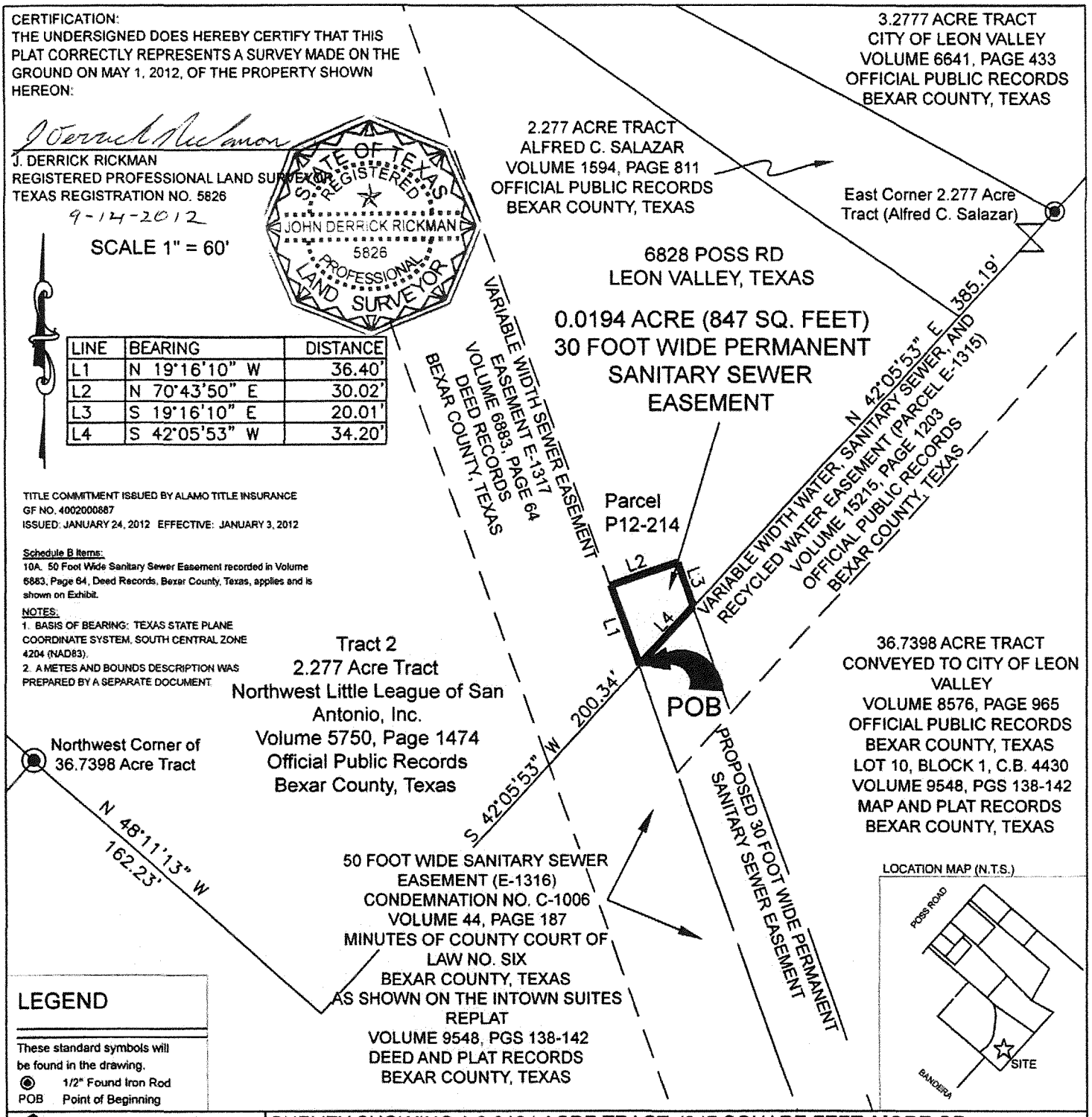
SCALE 1" = 60'

LINE	BEARING	DISTANCE
L1	N 19°16'10" W	36.40'
L2	N 70°43'50" E	30.02'
L3	S 19°16'10" E	20.01'
L4	S 42°05'53" W	34.20'

TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE
GF NO. 4002000887
ISSUED: JANUARY 24, 2012 EFFECTIVE: JANUARY 3, 2012

Schedule B Items:
10A. 50 Foot Wide Sanitary Sewer Easement recorded in Volume 6883, Page 64, Deed Records, Bexar County, Texas, applies and is shown on Exhibit.

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.



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 0.0194 ACRE TRACT, (847 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 2.277 ACRE TRACT, OUT OF THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, BEXAR COUNTY, TEXAS, AND CONVEYED TO NORTHWEST LITTLE LEAGUE OF SAN ANTONIO, INC., IN DEED RECORDED IN VOLUME 5750, PAGE 1474, OFFICIAL PUBLIC 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

30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT
PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-214
NORTHWEST LITTLE LEAGUE OF SAN ANTONIO, INC.

Rickman Land Surveying

FIELD NOTES FOR A 0.0314 ACRE (1,366 SQUARE FEET)
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT

A 0.0314 ACRE TRACT (1,366 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 2.277 ACRE TRACT, OUT OF THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, AND CONVEYED TO CITY OF LEON VALLEY IN DEED RECORDED IN VOLUME 14308, PAGE 1593, 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 1 inch iron pipe found in the northeast line of the 2.277 Acre Tract for the west corner of a 3.578 Acre Tract conveyed to Cesar Orozco and Rene Orozco in deed recorded in Volume 13225, Page 2466, Official Public Records, Bexar County, Texas, and the south corner of a 1.31 Acre Tract conveyed to the City of Leon Valley in deed recorded in Volume 8251, Page 1222, Official Public Records, Bexar County, Texas, and the west corner of a 15 Foot Sewer Easement recorded in Volume 6733, Page 748, Official Public Records, Bexar County, Texas, for an angle point in the northeast line of this Easement and the POINT OF BEGINNING, from which a ½" iron rod found in the northeast line of the 3.578 Acre Tract for the south corner of a 1.050 Acre Tract conveyed to Alfred C. Salazar in deed recorded in Volume 5207, Page 425, Deed Records, Bexar County, Texas, bears N 41° 25' 00" E, a distance of 232.04 feet;

THENCE: S 44° 53' 48" E, with the southwest line of the 3.578 Acre Tract, the 15 Foot Sewer Easement, and the northeast line of the 2.277 Acre Tract and this Easement, a distance of 6.61 feet to a point for the northeast corner of this Easement;

THENCE: S 16° 57' 38" E, departing the southwest line of the 3.578 Acre Tract and the 15 Foot Sewer Easement, across the 2.277 Acre Tract, with the east line of this Easement a distance of 59.38 feet to a point in the northeast line of a Variable Width Sanitary Sewer Easement (Parcel E-1317) recorded in Volume 6883, Page 64, Deed Records, Bexar County, Texas, for the southeast corner of this Easement;

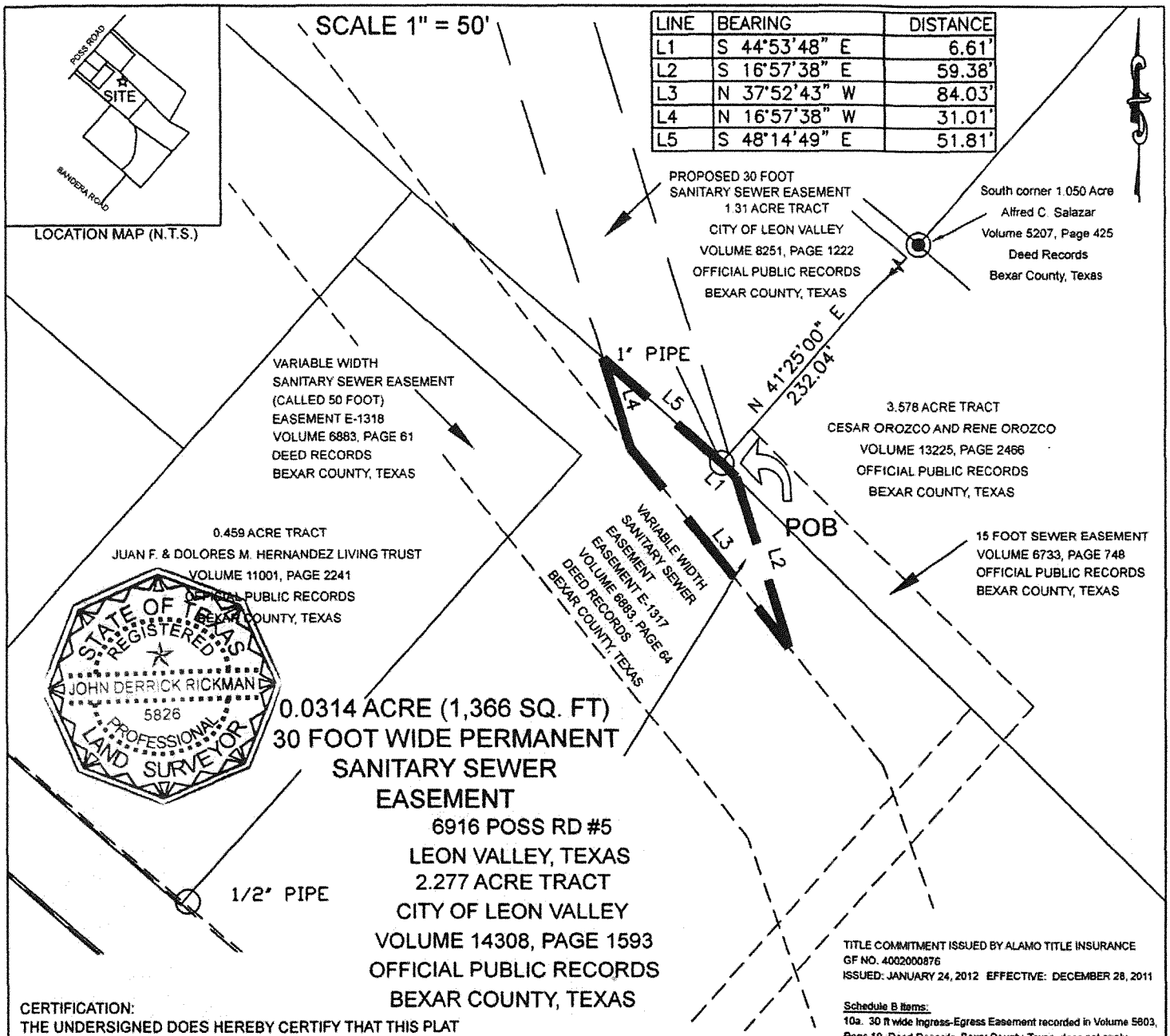
THENCE: N 37° 52' 43" W, with the northeast line of Parcel E-1317 and the southwest line of this Easement, a distance of 84.03 feet to a point for the southwest corner of this Easement;

THENCE: N 16° 57' 38" W, departing the northeast line of Parcel E-1317, with the west line of this Easement, a distance of 31.01 feet to a point in the southwest line of the 1.31 Acre Tract and the northeast line of the 2.277 Acre Tract, for the northwest corner of this Easement;

THENCE: S 48° 14' 49" E, with the southwest line of the 1.31 Acre Tract and the northeast line of the 2.277 Acre Tract and this Easement, a distance of 51.81 feet to the POINT OF BEGINNING and containing 0.0314 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.

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

J. Derrick Rickman
Registered Professional Land Surveyor No. 5826



LINE	BEARING	DISTANCE
L1	S 44°53'48" E	6.61'
L2	S 16°57'38" E	59.38'
L3	N 37°52'43" W	84.03'
L4	N 16°57'38" W	31.01'
L5	S 48°14'49" E	51.81'

TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE
GF NO. 4002000876
ISSUED: JANUARY 24, 2012 EFFECTIVE: DECEMBER 28, 2011

Schedule B Items:

10a. 30 ft wide Ingress-Egress Easement recorded in Volume 5803, Page 19, Deed Records, Bexar County, Texas, does not apply.

10b. 15 ft wide Sanitary Sewer Easement recorded in Volume 6733, Page 748, Deed Records, Bexar County, Texas, is as shown on exhibit.

10d. 30 ft wide Ingress-Egress Easement along southwest property line, referenced in Volume 14308, Page 1593, Real Property Records, Bexar County, Texas, does not apply.

10e. 30 ft wide Water Main Easement and 15 ft wide Waterline Easement granted to City of Leon Valley, Volume 6809, Page 936, Real Property Records, Bexar County, Texas, does not apply.

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 9-14-2012

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 0.0314 ACRE TRACT, 1,366 SQUARE FEET, MORE OR LESS, BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 2.277 ACRE TRACT, OUT OF THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CONVEYED TO CITY OF LEON VALLEY, IN DEED RECORDED IN VOLUME 14308, PAGE 1593, OFFICIAL PUBLIC 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.

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

3801 SOUTH 1st STREET
AUSTIN, TEXAS 78704-7047
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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: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-215
CITY OF LEON VALLEY

Rickman Land Surveying

FIELD NOTES FOR A 0.243 ACRE (10,572 SQUARE FEET)
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT

A 0.243 ACRE TRACT (10,572 SQUARE FEET, MORE OR LESS), BEING A VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 1.31 ACRE TRACT OUT OF THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CONVEYED TO CITY OF LEON VALLEY IN DEED RECORDED IN VOLUME 8251, PAGE 1222, 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 1 inch pipe found in the northeast line of a 2.277 Acre Tract conveyed to City of Leon Valley in deed recorded in Volume 14308, Page 1593, Official Public Records, Bexar County, Texas, the most southerly southwest corner of a 3.578 Acre Tract conveyed to Cesar Orozco and Rene Orozco in deed recorded in Volume 13225, Page 2466, Official Public Records, Bexar County, Texas, the west corner of a 15 Foot Sewer Easement recorded in Volume 6733, Page 748, Official Public Records, Bexar County, Texas, for the south corner of the 1.31 Acre Tract and the most southerly southeast corner of this Easement;

THENCE: N 48° 14' 49" W, with the northeast line of the 2.277 Acre Tract, and the southwest line of the 1.31 Acre Tract and this Easement, a distance of 51.81 feet to a point for the most southerly southwest corner of this Easement;

THENCE: Departing the northeast line of the 2.277 Acre Tract, across the 1.31 Acre Tract, with the southwest line of this Easement, the following calls and distances:
N 16° 57' 38" W, a distance of 223.19 feet to a point for a reentrant corner of this Easement;
N 88° 02' 49" W, a distance of 54.98 feet to a point in the southeast right of way line of Poss Road (Variable ROW), the northwest line the 1.31 Acre Tract and a Variable Width Sewer Easement (Parcel E-1320) recorded in Volume 6883, Page 58, Deed Records, Bexar County, Texas, for the most westerly southwest corner of this Easement;

THENCE: N 41° 31' 11" E, with the southeast right of way line of Poss Road, the northwest line of the 1.31 Acre Tract, Parcel E-1320 and this Easement, a distance of 25.95 feet to a point for the most westerly northwest corner of this Easement, from which a 5/8" iron found for the north corner 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 corner of a 18.30 Acre Tract conveyed to City of Leon Valley in deed recorded in Volume 7993, Page 577, Deed Records, Bexar County, Texas, bears N 41° 31" 11" E, a distance of 284.37 feet;

THENCE: Departing the southeast right of way line of Poss Road, across the 1.31 Acre Tract and Parcel E-1320, with the northwest line of this Easement the following calls and distances:

S 88° 02' 49" E, a distance of 39.68 feet to a point for a reentrant corner of this Easement,;

N 41° 35' 58" E, a distance of 69.08 feet to a point in a southwest line of the 3.578 Acre Tract and the northeast line of the 1.31 Acre Tract for the most northerly corner of this Easement;

THENCE: S 48° 27' 01" E, with a southwest line of the 3.578 Acre Tract, and the northeast line of the 1.31 Acre Tract and this Easement, a distance of 30.00 feet to a point for the northeast corner of this Easement;

THENCE: Departing the southwest line of the 3.578 Acre Tract, across the 1.31 Acre Tract, with the east line of this Easement, the following calls and distances:

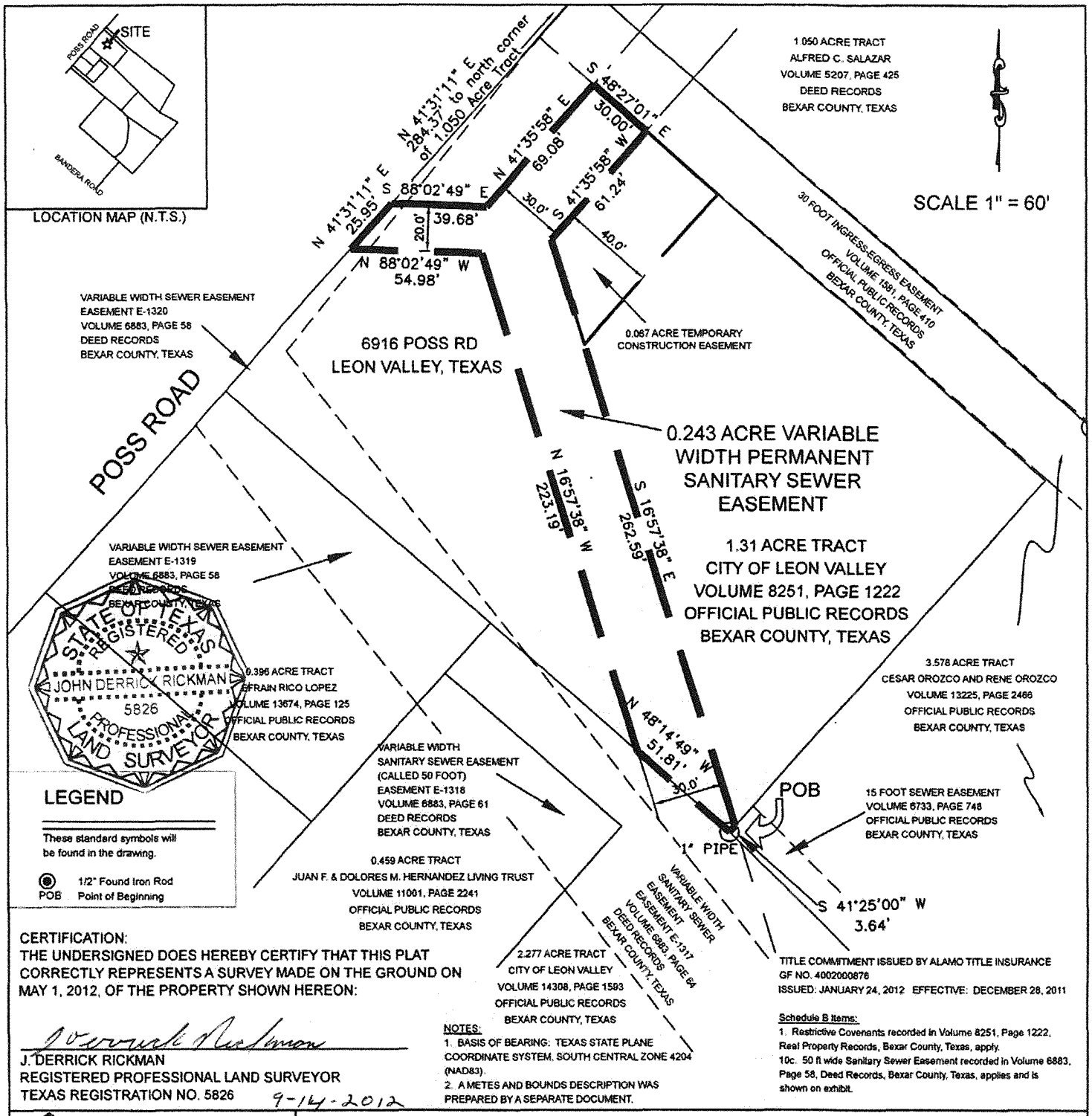
S 41° 35' 58" W, a distance of 61.24 feet to a point for a reentrant corner of this Easement;

S 16° 57' 38" E, a distance of 262.59 feet to a point in the northwest line of the 3.578 Acre Tract and the 15 Foot Sewer Easement, and the southeast line of the 1.31 Acre Tract, for the southeast corner of this Easement;

THENCE: S 41° 25' 00" W, with the northwest line of the 3.578 Acre Tract and the 15 Foot Sewer Easement, and the southeast line of the 1.31 Acre Tract and this Easement, a distance of 3.64 feet to the POINT OF BEGINNING and containing 0.243 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

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR



LEGEND

These standard symbols will be found in the drawing.

- ◉ 1/2" Found Iron Rod
- POB Point of Beginning

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 9-14-2012

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.

TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE
GF NO. 4002000876
ISSUED: JANUARY 24, 2012 EFFECTIVE: DECEMBER 28, 2011

Schedule B Items:
1. Restrictive Covenants recorded in Volume 8251, Page 1222, Real Property Records, Bexar County, Texas, apply.
10c. 50 ft wide Sanitary Sewer Easement recorded in Volume 6883, Page 58, Deed Records, Bexar County, Texas, applies and is shown on exhibit.

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 0.243 ACRE TRACT (10,572 SQUARE FEET, MORE OR LESS) BEING A VARIABLE WIDTH WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 1.31 ACRE TRACT, OUT OF THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CONVEYED TO CITY OF LEON VALLEY, IN DEED RECORDED IN VOLUME 8251, PAGE 1222, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

RIVER CITY ENGINEERING
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TEXAS REGISTERED ENGINEERING FIRM F-1546

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NEW BRAUNFELS, TEXAS 78130
PHONE-(830)-626-3588
FAX-(830)-626-3601

VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-216
CITY OF LEON VALLEY

Rickman Land Surveying

FIELD NOTES FOR A 0.0675 ACRE (2,940 SQUARE FEET)
40 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT

A 0.0675 ACRE TRACT (2,940 SQUARE FEET, MORE OR LESS), BEING A 40 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, A PORTION OF A CALLED 1.31 ACRE TRACT OUT OF THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CONVEYED TO CITY OF LEON VALLEY IN DEED RECORDED IN VOLUME 8251, PAGE 1222, 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 point in the northeast line of the 1.31 Acre Tract and a southwest line of a 3.578 Acre Tract conveyed to Cesar Orozco and Rene Orozco in deed recorded in Volume 13225, Page 2466, Official Public Records, Bexar County, Texas, for the northeast corner of a Proposed Variable Width Permanent Sanitary Sewer Easement, this day surveyed, and the north corner of this Easement, from which a 5/8" iron rod found for the north corner 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 corner of a 18.30 Acre Tract conveyed to City of Leon Valley, in deed recorded in Volume 7993, Page 577, Deed Records, Bexar County, Texas, bears N 48° 27' 01" W, a distance of 60.62 feet and N 41° 31' 11" E, a distance of 190 feet;

THENCE: S 48° 27' 01" E, with a southwest line of the 3.578 Acre Tract, the northeast line of the 1.31 Acre Tract and this Easement, a distance of 40.00 feet to a point for the east corner of this Easement;

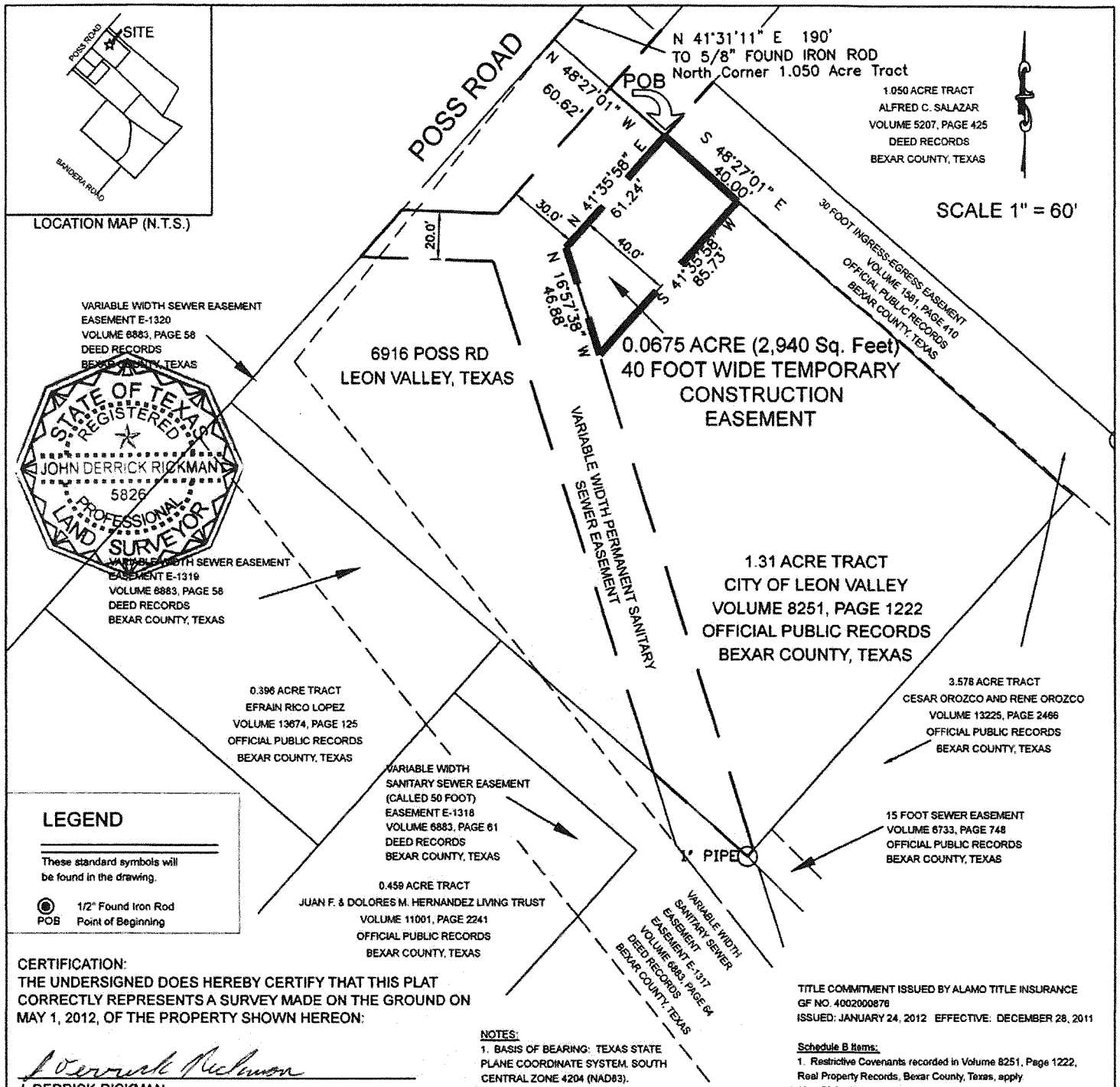
THENCE: S 41° 35' 58" W, departing the southwest line of the 3.578 Acre Tract, across the 1.31 Acre Tract, with the southeast line of this Easement, a distance of 85.73 feet to a point in the Proposed Variable Width Permanent Sanitary Sewer Easement for the south corner of this Easement;

THENCE: N 16° 57' 38" W, with the northeast line of the Proposed Variable Width Permanent Sanitary Sewer Easement and the southwest line of this Easement, a distance of 46.88 feet to a point for a reentrant corner of the Proposed Variable Width Permanent Sanitary Sewer Easement and the west corner of this Easement;

THENCE: N 41° 35' 58" E, with the southeast line of the Proposed Variable Width Permanent Sanitary Sewer Easement and the northwest line of this Easement, a distance of 61.24 feet to the POINT OF BEGINNING and containing 0.0675 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

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR



LEGEND

These standard symbols will be found in the drawing.

◉ 1/2" Found Iron Rod

POB Point of Beginning

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

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.

TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE
GF NO. 4002000876
ISSUED: JANUARY 24, 2012 EFFECTIVE: DECEMBER 28, 2011

Schedule B Items:
1. Restrictive Covenants recorded in Volume 8251, Page 1222, Real Property Records, Bexar County, Texas, apply.
10c. 50 ft wide Sanitary Sewer Easement recorded in Volume 6883, Page 58, Deed Records, Bexar County, Texas, applies and is shown on exhibit.

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 0.0675 ACRE TRACT (2,940 SQAURE FEET, MORE OR LESS) BEING A 40 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, A PORTION OF A CALLED 1.31 ACRE TRACT, OUT OF THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CONVEYED TO CITY OF LEON VALLEY, IN DEED RECORDED IN VOLUME 8251, PAGE 1222, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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

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1011 W. COUNTY LINE ROAD,
NEW BRAUNFELS, TEXAS 78130
PHONE-(830)-626-3588
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40 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-216T
CITY OF LEON VALLEY

Rickman Land Surveying

FIELD NOTES FOR A 0.0207 ACRE (900 SQUARE FEET)
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT

A 0.0207 ACRE TRACT (900 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 3.578 ACRE TRACT OUT OF THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CONVEYED TO CESAR OROZCO AND RENE OROZCO IN DEED RECORDED IN VOLUME 13225, PAGE 2466, 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 point in the northeast line of the 3.578 Acre Tract and the southwest 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, for the north 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 a 18.30 Acre Tract conveyed to City of Leon Valley in deed recorded in Volume 7993, Page 577, Deed Records, Bexar County, Texas, bears N 48° 27' 01" W, a distance of 30.73 feet and N 41° 31' 11" E, a distance of 160.00 feet;

THENCE: S 48° 27' 01" E, with the southwest line of the 1.050 Acre Tract and the northeast line of the 3.578 Acre Tract and this Easement, a distance of 30.00 feet to a point for the east corner of this Easement, from which a 5/8" iron rod found in the northeast line of the 3.578 Acre Tract for the south corner of the 1.050 Acre Tract bears S 48° 27' 01" E, a distance of 222.90 feet;

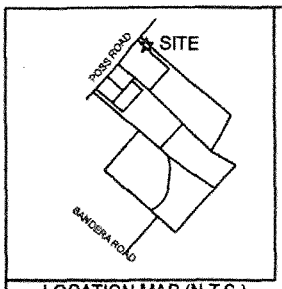
THENCE: S 41° 35' 58" W, departing the southwest line of the 1.050 Acre Tract, across the 3.578 Acre Tract, with the southeast line of this Easement, a distance of 30.00 feet to a point in the northeast line of a 1.31 Acre Tract conveyed to City of Leon Valley in deed recorded in Volume 8251, Page 1222, Official Public Records, Bexar County, Texas, and a southwest line of the 3.578 Acre Tract for the south corner of this Easement;

THENCE: N 48° 27' 01" W, with the northeast line of the 1.31 Acre Tract and a southwest line of the 3.578 Acre Tract and this Easement, a distance of 30.00 feet to a point for the west corner of this Easement;

THENCE: N 41 35' 58" E, departing the northeast line of the 1.31 Acre Tract, across the 3.578 Acre Tract, with the northwest line of this Easement, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.0207 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

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR



LOCATION MAP (N.T.S.)

SCALE 1" = 50'

0.0207 ACRE (900 SQ. FEET) 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT

6908 POSS RD
LEON VALLEY, TEXAS

STATE OF TEXAS REGISTERED JOHN DERRICK RICKMAN 5826 PROFESSIONAL LAND SURVEYOR

5/8" FOUND IRON ROD

POSS ROAD

N 41°31'11" E 160.00'

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

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

N 48°27'01" W
30.73' POB

L1 L2 L3 L4 21.2

LINE	BEARING	DISTANCE
L1	S 48°27'01" E	30.00'
L2	S 41°35'58" W	30.00'
L3	N 48°27'01" W	30.00'
L4	N 41°35'58" E	30.00'

3.578 ACRE TRACT
CESAR OROZCO AND RENE OROZCO
VOLUME 13225, PAGE 2466
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

S 48°27'01" E 222.90'

30 FOOT INGRESS-EGRESS EASEMENT
VOLUME 1581, PAGE 408
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

30.0'
40.0'
20.0'

5/8" FOUND IRON ROD

1.31 ACRE TRACT
CITY OF LEON VALLEY
VOLUME 8251, PAGE 1222
OFFICIAL PUBLIC RECORDS
BEXAR COUNTY, TEXAS

LEGEND

These standard symbols will be found in the drawing.

◉ 1/2" Found Iron Rod
POB Point of Beginning

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

TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE
GF NO. 4002000891
ISSUED: JANUARY 25, 2012 EFFECTIVE: DECEMBER 28, 2011

Schedule B Items:
10a. 15 ft wide Sanitary Sewer Easement recorded in Volume 6733, Page 748, Deed Records, Bexar County, Texas, does not apply.
10b. 30 ft wide Ingress and Egress Easement recorded in Volume 1581, Page 408, Real Property Records, Bexar County, Texas, applies.

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.

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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 0.0207 ACRE TRACT (900 SQUARE FEET, MORE OR LESS) BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 3.578 ACRE TRACT, OUT OF THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CONVEYED TO CESAR OROZCO AND RENE OROZCO IN DEED RECORDED IN VOLUME 13225, PAGE 2466, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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

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NEW BRAUNFELS, TEXAS 78130
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FAX-(830)-626-3601

30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-217
CESAR OROZCO AND RENE OROZCO

Rickman Land Surveying

FIELD NOTES FOR A 0.1107 ACRE (4,821 SQUARE FEET)
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT

A 0.1107 ACRE TRACT (4,821 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 1.050 ACRE TRACT OUT OF THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CONVEYED TO ALFRED C. SALAZAR IN DEED RECORDED IN VOLUME 5207, PAGE 425, 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 1.050 Acre Tract and the southwest line of a 18.30 Acre Tract conveyed to City of Leon Valley in deed recorded in Volume 7993, Page 577, 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 north 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: S 49° 20' 19" E, with the southwest line of the 18.30 Acre Tract and the northeast line of the 1.050 Acre Tract and this Easement, a distance of 30.00 feet to a point for the east corner of this Easement;

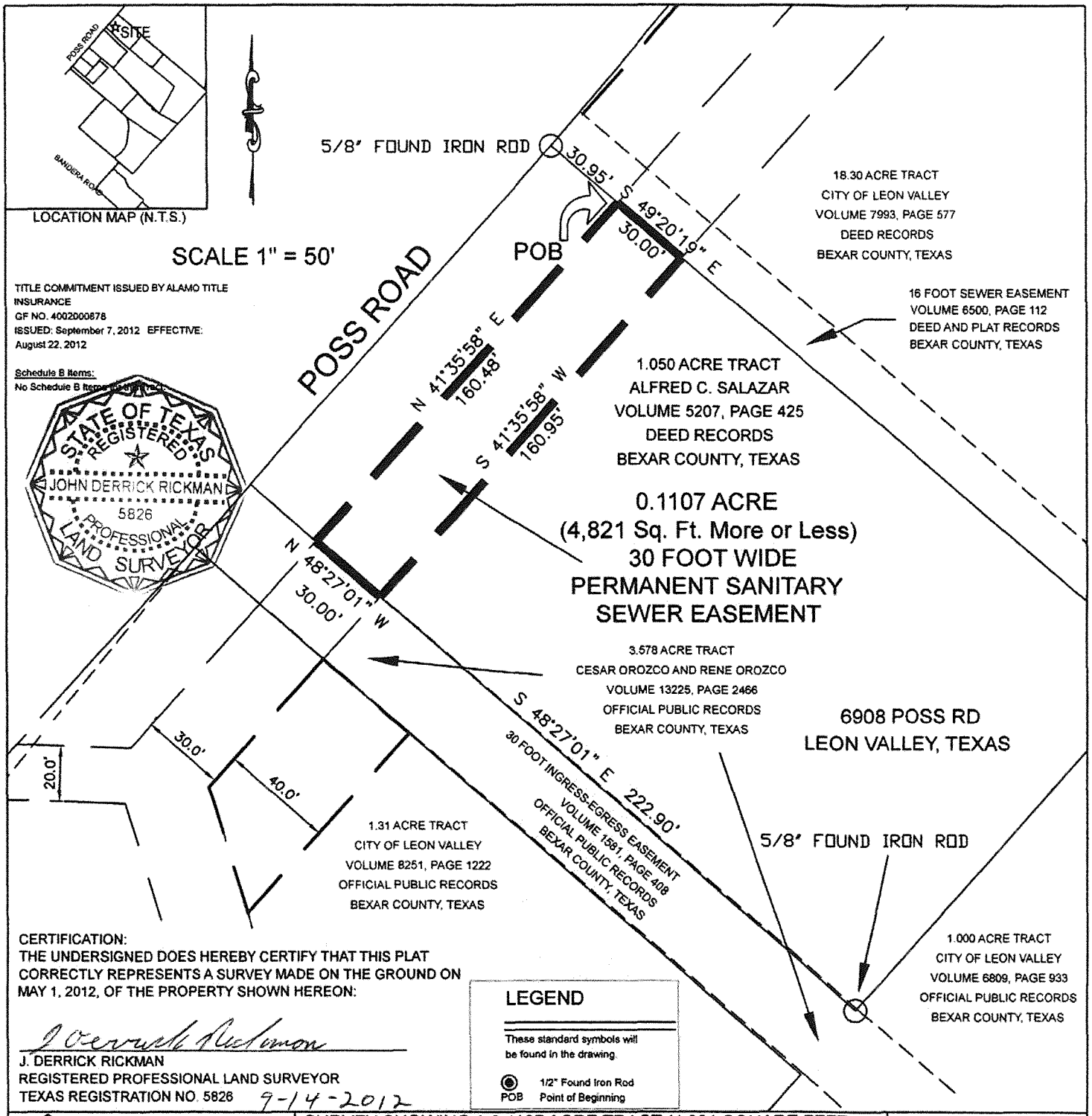
THENCE: S 41° 35' 58" W, departing the southwest line of the 18.30 Acre Tract, across the 1.050 Acre Tract, with the southeast line of this Easement, a distance of 160.95 feet to a point in the northeast line of a 3.578 Acre Tract conveyed to Cesar Orozco and Rene Orozco in deed recorded in Volume 13225, Page 2466, Official Public Records, Bexar County, Texas, and the southwest line of the 1.050 Acre Tract for the south corner of this Easement, from which a 5/8" iron rod found in the northeast line of the 3.578 Acre Tract for the south corner of the 1.050 Acre Tract, and the west corner of a 1.00 Acre Tract conveyed to City of Leon Valley in deed recorded in Volume 6809, Page 933, Official Public Records, Bexar County, Texas, bears S 48° 27' 01" E, a distance of 222.90 feet;

THENCE: N 48° 27' 01" W, with the northeast line of the 3.578 Acre Tract and the southwest line of the 1.31 Acre Tract and this Easement, a distance of 30.00 feet to a point for the west corner of this Easement;

THENCE: N 41° 35' 58" E, departing the northeast line of the 3.578 Acre Tract, across the 1.050 Acre Tract, with the northwest line of this Easement, a distance of 160.48 feet to the POINT OF BEGINNING and containing 0.1107 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

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR



TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE
GF NO. 4002000878
ISSUED: September 7, 2012 EFFECTIVE: August 22, 2012

Schedule B Items:
No Schedule B Items [illegible]

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

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 0.1107 ACRE TRACT (4,821 SQUARE FEET, MORE OR LESS) BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A CALLED 1.050 ACRE TRACT, OUT OF THE FELIX LOSOYA SURVEY NO. 187, ABSTRACT NO. 432, C.B. 4430, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CONVEYED TO ALFRED C. SALAZAR IN DEED RECORDED IN VOLUME 5207, PAGE 425, DEED 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.

RIVER CITY ENGINEERING
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FAX-(830)-626-3601

30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-218
ALFRED C. SALAZAR

Rickman Land Surveying

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;

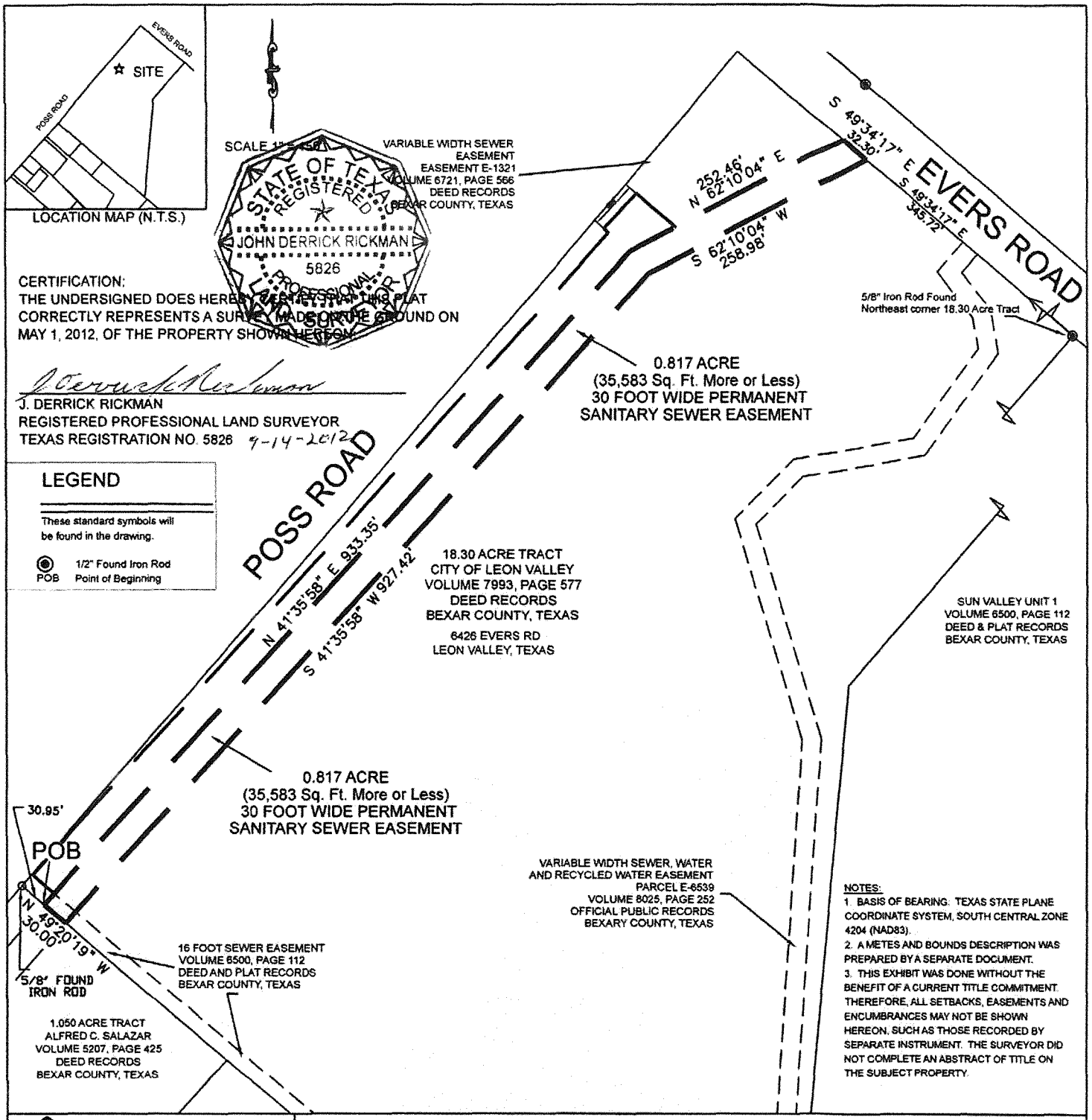
THENCE: S 49° 34' 17" E, with the southwest right of way line of Evers Road and the northeast line of the 18.30 Acre Tract and this Easement, a distance of 32.30 feet to a point for the northeast corner of this Easement, from which a 5/8" iron rod found for the northeast corner of the 18.30 Acre Tract 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.

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

J. Derrick Rickman
Registered Professional Land Surveyor No. 5826



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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 0.817 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.

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30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-219
CITY OF LEON VALLEY

Rickman Land Surveying

FIELD NOTES FOR A 0.684 ACRE (29,800 SQUARE FEET)
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

A 0.684 ACRE TRACT (29,800 SQUARE FEET, MORE OR LESS), BEING A VARIABLE WIDTH TEMPORARY CONSTRUCTION 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 southeast right of way line of Poss Road (Variable ROW), the northwest line of the 18.30 Acre Tract and the north corner 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 southwest corner of the 18.30 Acre Tract and the north corner of a 1.050 Acre Tract conveyed to Alfred C. Salazar in deed recorded in Volume 5207, Page 425, Deed Records, Bexar County, Texas, bears S 40° 28' 13" W, a distance of 16.00 feet;

THENCE: Departing the northeast line of the 16 Foot Sewer Easement and the right of way line of Poss Road, across the 18.30 Acre Tract, with the northwest line of this Easement, the following calls and distances:
N 41° 35' 58" E, a distance of 917.25 feet to a point for an interior corner;
N 49° 31' 47" W, a distance of 6.43 feet to a point in the southeast line of a Variable Width Sewer Easement (Parcel E-1321) recorded in Volume 6721, Page 566, Deed Records, Bexar County, Texas, for a corner in this Easement;
N 42° 11' 58" E, with the southeast line of the Parcel E-1321 a distance of 50.02 feet to a point for the northwest corner of this Easement;

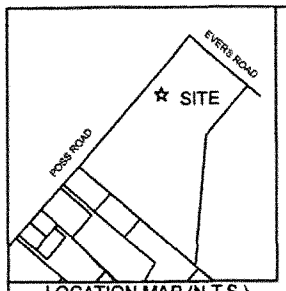
THENCE: S 49° 31' 47" E, departing the southeast line of Parcel E-1321, with the northeast line of this Easement, a distance of 54.82 feet to a point in the northwest line of a Proposed 30 Foot Wide Permanent Sanitary Sewer Easement, this day surveyed, for the northeast corner of this Easement;

THENCE: With the northwest line of the Proposed Sanitary Sewer Easement and the southeast line of this Easement, the following calls and distances:
S 62° 10' 04" W, a distance of 53.81 feet to an angle point;
S 41° 35" 58" W, a distance of 917.35 feet to a point in the northeast line of the 16 Foot Sewer Easement for the southeast corner of this Easement;

THENCE: N 49° 20' 19" W, with the northeast line of the 16 Foot Sewer Easement and the southwest line of this Easement, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.684 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

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR



LOCATION MAP (N.T.S.)

SCALE 1" = 150'

VARIABLE WIDTH SEWER EASEMENT
EASEMENT E-1321
VOLUME 6721, PAGE 566
DEED RECORDS
BEXAR COUNTY, TEXAS

1/2" Found Iron Rod

EVERS ROAD

S 49°34'17" E
345.72'

N 42°11'58" E
50.02'

S 49°31'47" E
54.82'

N 49°31'47" W
6.43'

S 62°10'04" W
53.81'

5/8" Iron Rod Found
Northeast corner 18.30 Acre Tract

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 9-14-2012

0.684 ACRE
(29,800 Sq. Ft. More or Less)
VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENT

PROPOSED 30 FOOT PERMANENT SANITARY SEWER EASEMENT

LEGEND

These standard symbols will be found in the drawing.

1/2" Found Iron Rod
POB Point of Beginning

POSS ROAD

N 41°35'58" E 917.25'

S 41°35'58" W 917.35'

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

6426 EVERS RD
LEON VALLEY, TEXAS

SUN VALLEY UNIT 1
VOLUME 6500, PAGE 112
DEED & PLAT RECORDS
BEXAR COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

S 40° 28' 13" W
16.00'

POB

0.684 ACRE
(29,800 Sq. Ft. More or Less)
VARIABLE WIDTH TEMPORARY
CONSTRUCTION EASEMENT

N 49°20'19" W
30.00'

VARIABLE WIDTH SEWER, WATER ADN RECYCLED WATER EASEMENT
PARCEL E-6539
VOLUME 8025, PAGE 252
OFFICIAL PUBLIC RECORDS
BEXARY COUNTY, TEXAS

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

5/8" FOUND IRON ROD
1.050 ACRE TRACT
ALFRED C. SALAZAR
VOLUME 5207, PAGE 425
DEED 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.

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

SURVEY SHOWING A 0.684 ACRE TRACT (29,800 SQUARE FEET, MORE OR LESS) BEING A VARIABLE WIDTH TEMPORARY CONSTRUCTION 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.

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VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-219T
CITY OF LEON VALLEY

Rickman Land Surveying

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;

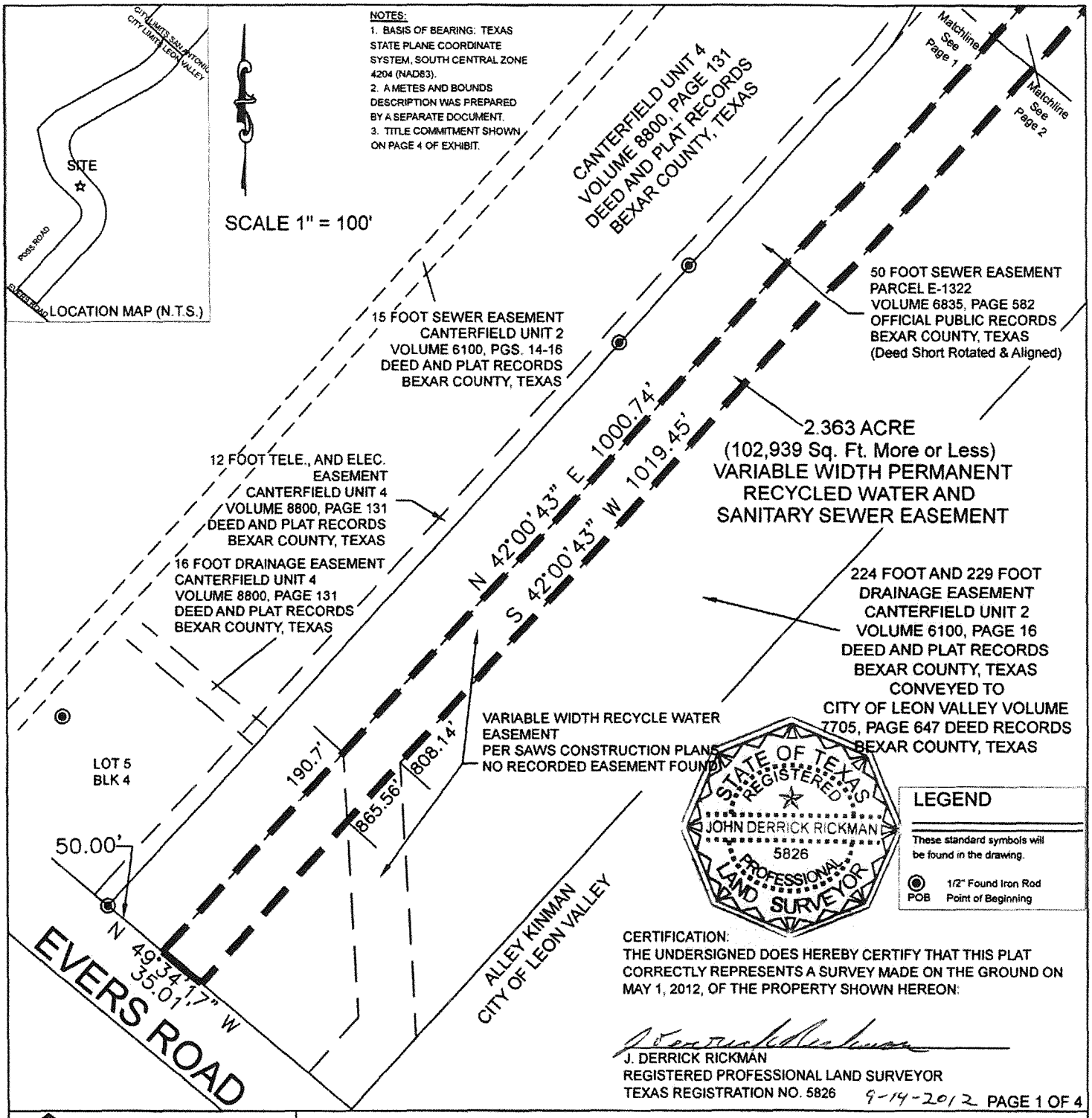
THENCE: S 28° 57' 39" E, departing the southeast line of Lot 3, across the City of Leon Valley Drainage Easement, with the northwest line of this Easement, a distance of 129.19 feet to a point in the southeast line of Parcel E-1322 for a reentrant corner of this Easement;

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.

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

J. Derrick Rickman
Registered Professional Land Surveyor No. 5826



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 9-14-2012 PAGE 1 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.

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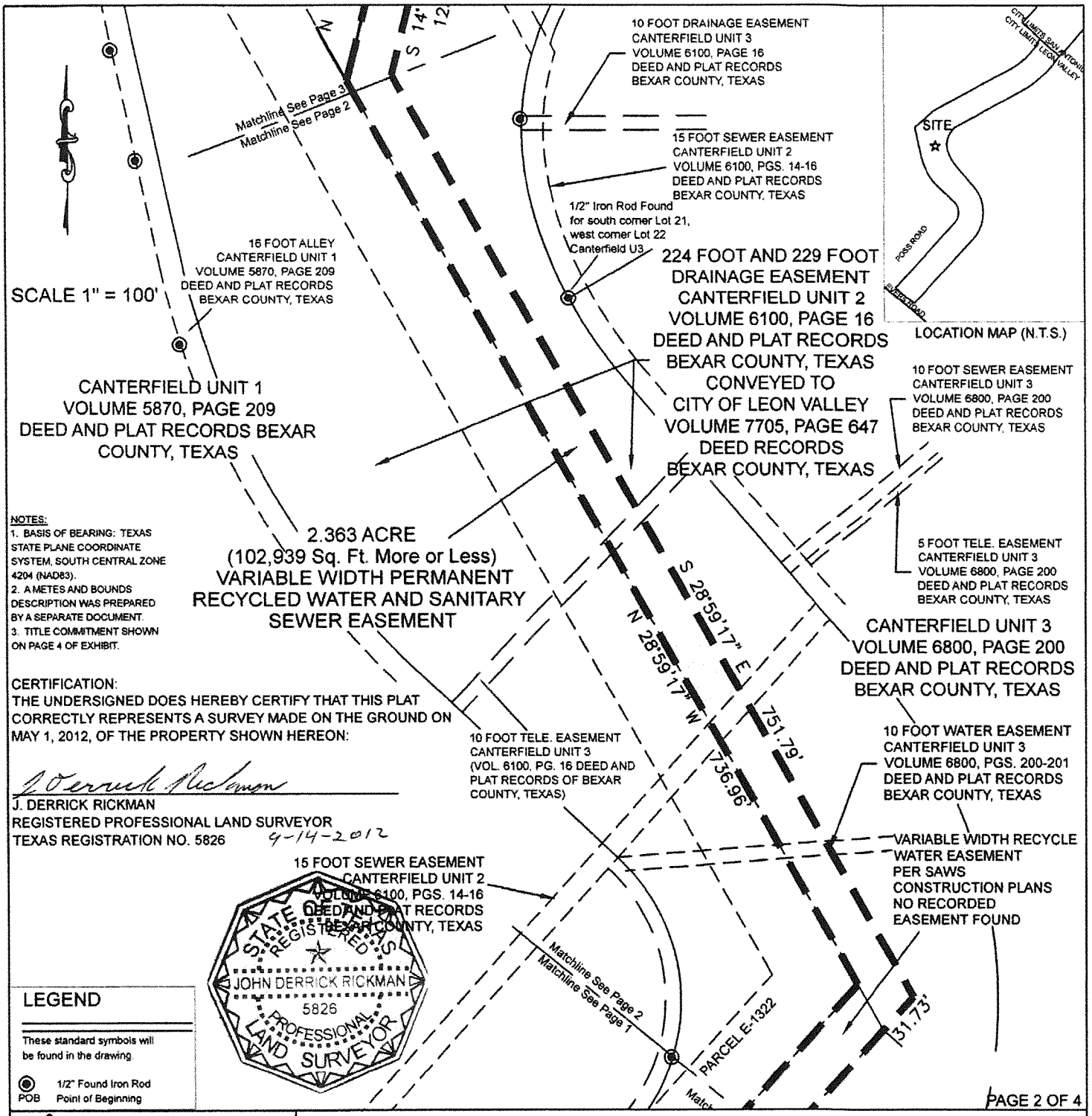
VARIABLE WIDTH PERMANENT RECYCLED WATER & SANITARY SEWER EASEMENT

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



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.

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

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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.

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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

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 ½" iron rod was found 0.7' west of the west line of the 16 Foot Alley;

THENCE: N 12° 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 ½" iron rod found bears S 61° 56' 35" E, a distance of 1.6 feet;

THENCE: N 62° 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° 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° 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° 57' 03" W, a distance of 18.46 feet to an angle point;
S 28° 59' 17" E, a distance of 29.47 feet to a point for the southeast corner of this Easement;

THENCE: N 63° 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;

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

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

Rickman Land Surveying

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 ½" 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° 00' 31", having a chord bearing and distance of N 19° 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° 09' 33", having a chord bearing and distance of N 01° 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° 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° 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° 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° 21' 55", a distance of 159.22 feet, from which a ½" iron rod was found 0.7 feet west of the west line of a 16 Foot Alley, Canterfield Unit 1;

THENCE: N 28° 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;

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

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

CANTERFIELD UNIT 2
VOLUME 6100, PAGES 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.

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

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

"A"
0.0382 Acre Tract
(1,665 Sq. Ft. More or Less)
VARIABLE WIDTH
TEMPORARY
CONSTRUCTION
EASEMENT

N 62°10'30" E
16.48'

L1 L2 L3 L4 L5 L6

POB

32.0'

Lot 2

S 61°56'35" E
1.6'

16 FOOT ALLEY
CANTERFIELD UNIT 1
VOLUME 5870, PAGE 209
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

N 12°14'52" W

N 60°57'03" E
101.62'

22.52' S 60°57'03" W

POB

S 14°10'04" W
148.58'

30.0'

N 28°57'39" W
155.9'

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

Lot 3

CANTERFIELD UNIT 1
VOLUME 5870, PAGE 209
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

174.76'

S 69°21'55" W
159.22'

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

Lot 4

Lot 5

POC "A"

1/2" Iron Rod Found
0.7' feet west of west
line of 16' Alley
Canterfield Unit 1
Southeast corner Lot 4
Northeast corner Lot 5

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

C97.05'
BN 17°44'56" E
D 28°09'33"
R 199.03'
A 98.03'

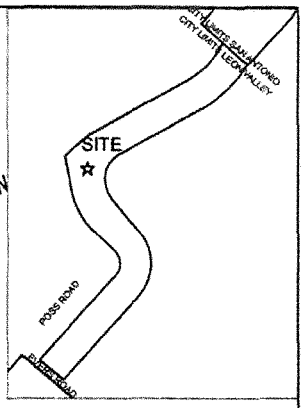
CANTERFIELD UNIT 3
VOLUME 6800, PAGE 200
DEED AND PLAT RECORDS
BEXAR COUNTY, TEXAS

C 89.71'
BN 17°44'56" E
D 25°50'08"
R 199.03'
A 89.96'

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

POC "B"

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR



LOCATION MAP (N.T.S.)

SCALE 1" = 50'

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 9-14-2012

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.

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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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

Rickman Land Surveying

FIELD NOTES FOR A 0.1456 ACRE (6,341 SQUARE FEET)
32 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT

A 0.1456 ACRE TRACT (6,341 SQUARE FEET, MORE OR LESS), BEING A 32 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT OUT OF A 24.322 ACRE TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, SECTION 5, ABSTRACT NO. 741, C.B. 4445, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CONVEYED TO W.R. CRAIG CONSTRUCTION CO. IN DEED RECORDED IN VOLUME 5925, PAGE 320, DEED RECORDS, BEXAR COUNTY, TEXAS, BEING ALL OF A 32 FOOT DRAIN RIGHT OF WAY, AS SHOWN IN SUBDIVISION PLAT OF CANTERFIELD UNIT 2, VOLUME 6100, PAGES 14 - 16, DEED AND PLAT 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 ½" iron rod was found 0.7' west of the west line of the 16 Foot Alley;

THENCE: N 12° 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 ½" iron rod found bears S 61° 56' 35" E, a distance of 1.6 feet;

THENCE: N 62° 34' 22" E, departing the corner of Lot 2 and Lot 3, across the 16 Foot Alley, to an angle point in the west line of a 224 Foot and 229 Foot Drainage Easement, recorded in Canterfield Unit 2, and the north line of the 16 Foot Alley, for the southeast corner of the 32 Foot Drain ROW for the south corner of this Easement and the POINT OF BEGINNING;

THENCE: N 49° 17' 56" W, with the northeast line of the 16 Foot Alley and the southwest line of the 32 Foot Drain ROW and this Easement, a distance of 193.94 feet to a point in the east right of way line of Canterfield Road (50' ROW) for the west corner of the 32 Foot Drain ROW and this Easement;

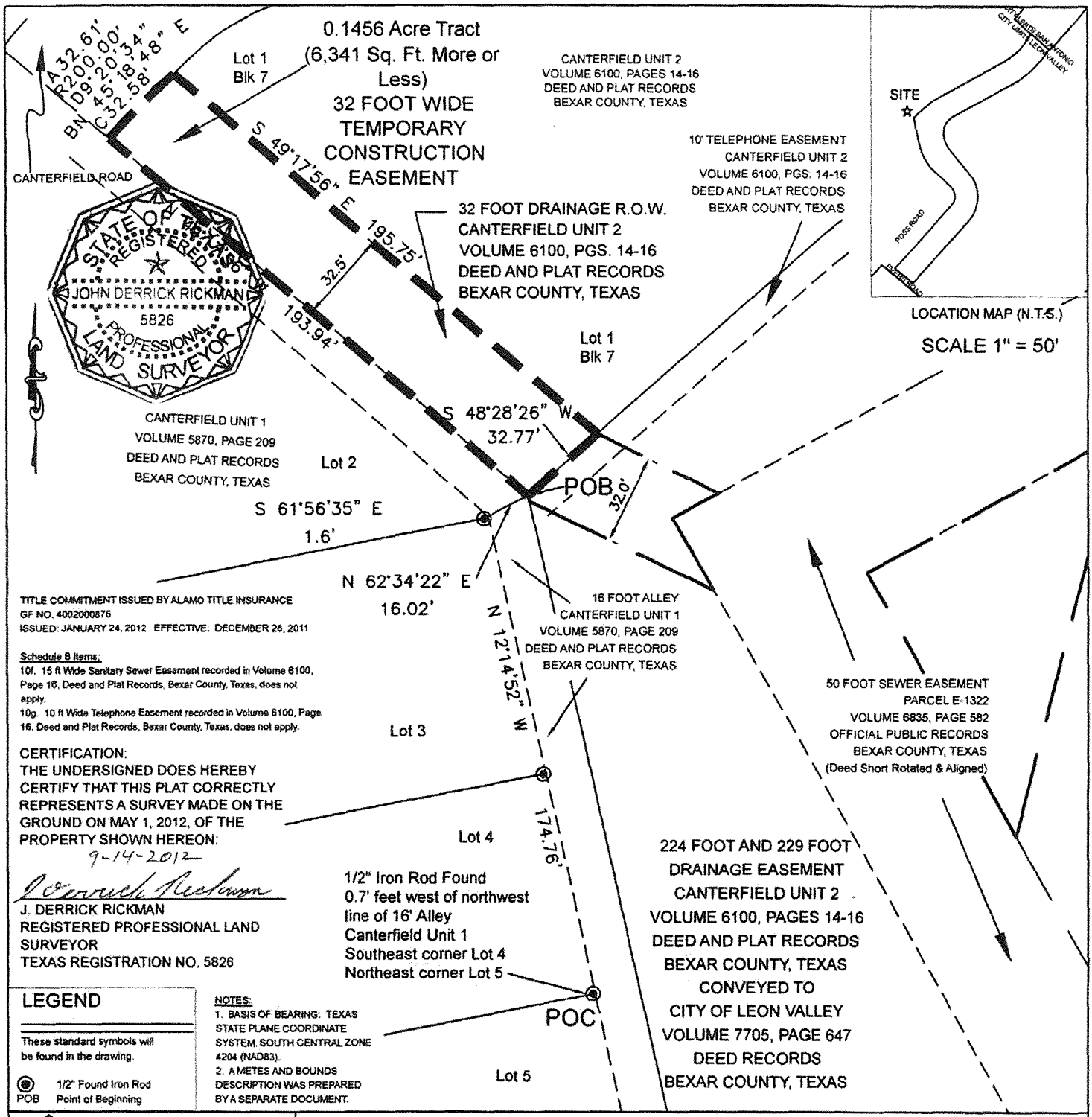
THENCE: Northeasterly with the arc of a curve to the right with a radius of 200.00 feet, a delta of 09° 20' 34", having a chord bearing and distance of N 45° 18' 48" E, 32.58 feet, for an arc length of 32.61 feet to a point for the southwest corner of Lot 1, Block 7, Canterfield Unit 2, and the north corner of the 32 Foot Drain ROW and this Easement;

THENCE: S 49° 17' 56" E, with the southwest line of Lot 1, and the northeast line of the 32 Foot Drain ROW and this Easement, a distance of 195.75 feet to a point in the northwest line of the City of Leon Valley Drainage Easement for the southeast corner of Lot 1 and the east corner of the 32 Foot Drain ROW and this Easement;

THENCE: S 48° 28' 26" W, with the northwest line of the City of Leon Valley Drainage Easement, the southeast line of the 32 Foot Drain ROW and this Easement, a distance of 32.77 feet to the POINT OF BEGINNING and containing 0.1456 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

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR



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, does not apply.

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

J. DERRICK RICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5826

LEGEND

These standard symbols will be found in the drawing.

◉ 1/2" Found Iron Rod
POB Point of Beginning

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.

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 0.1456 ACRE TRACT (6,341 SQUARE FEET, MORE OR LESS) BEING A 32 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, OUT OF A 24.322 ACRE TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, SECTION 5, ABSTRACT NO. 741, C.B. 4445, CITY OF LEON VALLEY, BEXAR COUNTY, TEXAS, CONVEYED TO W.R. CRAIG CONSTRUCTION CO. IN DEED RECORDED IN VOLUME 5925, PAGE 320, DEED RECORDS, BEXAR COUNTY, TEXAS, BEING ALL OF A 32 FOOT DRAIN RIGHT OF WAY, AS SHOWN IN SUBDIVISION PLAT OF CANTERFIELD UNIT 2, RECORDED IN VOLUME 6100, PAGES 14 - 16, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

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

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

32 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-221T
W.R. CRAIG CONSTRUCTION CO.

Rickman Land Surveying

FIELD NOTES FOR A 0.1969 ACRE (8,575 SQUARE FEET)
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT

A 0.1969 ACRE TRACT (8,575 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, APPLE CREEK UNIT 1, RECORDED IN 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, 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 northwest line 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, for the south corner of Lot 38, Block 10, NCB 17350, and east corner of Lot 39, Block 10, NCB 17350, Pheasant Creek Unit 4, recorded in Volume 9527, Page 194, Deed and Plat Records, Bexar County, Texas;

THENCE: S 43° 11' 04" W, with the northwest line of the 5.8 Acre Tract and the southeast line of Pheasant Creek Unit 4, a distance of 148.05 feet to a ½" iron rod with cap stamped "MBC" found in the southwest line of the City Limits of San Antonio and the northeast line of the City Limits of Leon Valley, for the south corner of Lot 40, Pheasant Creek Unit 4, the east corner of Lot 15, Block 2 and the north corner of Lot 16, Block 2, Canterfield Unit 2, Volume 6100, Pages 14-16, Deed and Plat Records, Bexar County, Texas, and the west corner of the 5.8 Acre Tract;

THENCE: S 48° 56' 30" E, with the northeast line of Canterfield Unit 2 and the City Limits of Leon Valley, and the southwest line of the 5.8 Acre Tract and the City Limits of San Antonio, at 218.4 feet passing the northeast corner of Lot 18, Canterfield Unit 2 and the south corner of the 5.8 Acre Tract, continuing with the southwest line of the Apple Creek Unit 1 Variable Width Drainage Easement and the northeast line of a 224 Foot and 229 Foot Drainage Easement, Canterfield Unit 2, recorded in Volume 6100, Pages 14-16, Deed and Plat Records, Bexar County, Texas, and conveyed to City of Leon Valley in deed recorded in Volume 7705, Page 647, Deed Records, Bexar County, Texas, a total distance of 280.95 feet to the southwest corner of this Easement and the POINT OF BEGINNING;

THENCE: N 27° 32' 01" E, departing the northeast line of the City of Leon Valley Drainage Easement and the City Limits of Leon Valley, across the Apple Creek Unit 1 Variable Width Drainage Easement, with the northwest line of this Easement a distance of 229.25 feet to a point in the southeast line of the 5.8 acre tract, the northwest line of Apple Creek Unit-1, for an angle point;

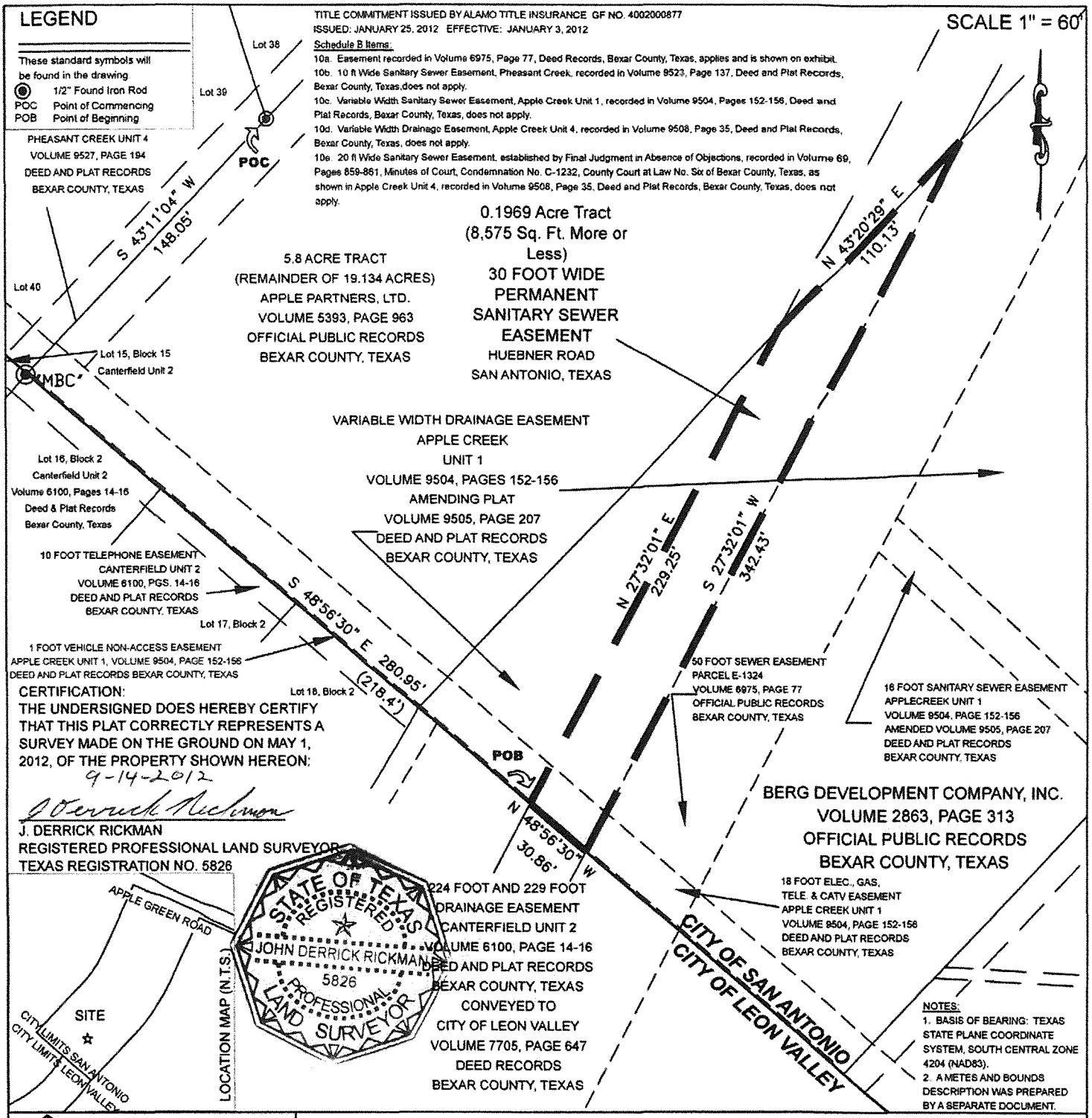
THENCE: N 43° 20' 29" E, with the southeast line of the 5.8 acre tract, the northwest line of Apple Creek Unit-1 and this easement a distance of 110.13 feet to a point in the northwest line of a 50 Foot Sewer Easement (Parcel E-1324) recorded in Volume 6975, Page 77, Official Public Records, Bexar County, Texas, for the northeast corner of this Easement;

THENCE: S 27° 32' 01" W, with the northwest line of Parcel E-1324 and the southeast line of this Easement, a distance of 342.43 feet to a point in the southwest line of the Apple Creek Unit 1 Variable Width Drainage Easement, and the northeast line of the City of Leon Valley Drainage Easement for the southwest corner of Parcel E-1324 and the southeast corner of this Easement;

THENCE: N 48° 56' 30" W, with the southwest line of the Apple Creek Unit 1 Drainage Easement, the City Limits of San Antonio and this Easement, the northeast line of the City of Leon Valley Drainage Easement, the City Limits of Leon Valley, a distance of 30.86 feet to the POINT OF BEGINNING and containing 0.1969 of an acre in the City of San Antonio, 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

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR



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 0.1969 ACRE TRACT (8,575 SQUARE FEET, MORE OR LESS) BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, APPLE CREEK UNIT 1, RECORDED IN 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.

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

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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: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-222
BERG DEVELOPMENT COMPANY, INC.

Rickman Land Surveying

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;

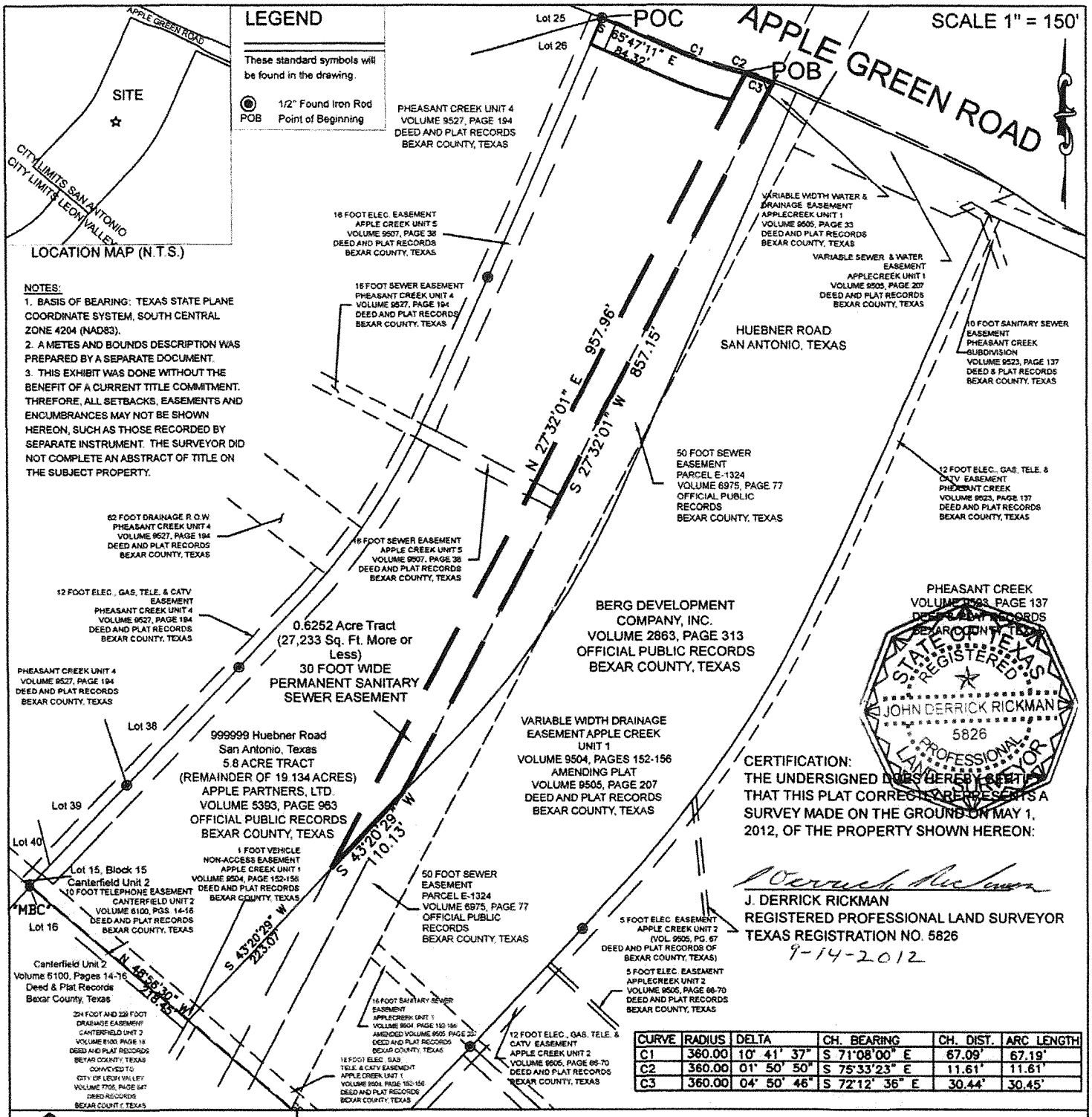
THENCE: S 27° 32' 01" W, departing the southwest right of way line of Apple Green Road, across the 5.8 Acre Tract, with the northwest line of Parcel E-1324 and the southeast line of this Easement, a distance of 857.15 feet to a point in the southeast line of the 5.8 Acre Tract and the northwest line 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

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR



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. THREFORE, 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.

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
9-14-2012

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	360.00	04° 50' 46"	S 72°12' 36" E	30.44'	30.45'

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 0.6252 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 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
TEXAS REGISTERED ENGINEERING FIRM F-1546

3801 SOUTH 1st STREET
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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: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-223
APPLE PARTNERS, LTD.

Rickman Land Surveying

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;

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

N 65° 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;

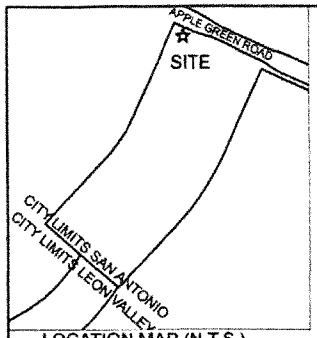
THENCE: N 24° 08' 02" E, with the southeast line of Lot 26, the northwest line of the 5.8 Acre Tract and this Easement, a distance of 30.00 feet to the POINT OF BEGINNING and containing 0.1117 of an acre in the City of San Antonio, Bexar County, Texas, according to a survey made on the ground by Rickman Land Surveying on May 1, 2012.

J. Derrick Rickman
Registered Professional Land Surveyor No. 5826

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

SCALE 1" = 50'

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



LOCATION MAP (N.T.S.)

LEGEND

These standard symbols will be found in the drawing.

1/2" Found Iron Rod
POB Point of Beginning

POB

Lot 25

S 65°47'11" E
84.32'

APPLE GREEN ROAD

N 24°08'02" E
30.00'

N 65°47'11" W
84.27'

C1

C2

C3

C4

S 27°32'01" W
30.75'

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

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

Lot 27

S 24°08'02" W
301.21'

50 FOOT SEWER EASEMENT
PARCEL E-1324
VOLUME 6975, PAGE 77
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

Lot 28

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

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'

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

Lot 29

PROPOSED 30 FOOT WIDE
PERMANENT
SANITARY SEWER EASEMENT

Lot 30

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.

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

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

J. DERRICK RICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION 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 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.

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30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-223T
APPLE PARTNERS, LTD.

Rickman Land Surveying

FIELD NOTES FOR A 0.4153 ACRE (18,092 SQUARE FEET)
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT

A 0.4153 ACRE TRACT (18,092 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT, APPLE CREEK UNIT 1, RECORDED IN VOLUME 9504, PAGES 152-156, AMENDED IN VOLUME 9505, PAGE 33, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, CONVEYED TO BEXAR COUNTY IN SHERIFF'S DEED RECORDED IN VOLUME 15076, PAGE 1842, 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 northeast right of way line of Apple Green Road (Variable ROW), for the southeast corner of Lot 19, Block 9, NCB 17349, Pheasant Creek Unit 5, recorded in Volume 9531, Page 2, Deed and Plat Records, Bexar County, Texas, and the southwest corner of the Apple Creek Unit 1 Variable Width Drainage Easement;

THENCE: Departing the east line of Pheasant Creek Unit 5, with the northeast right of way line of Apple Green Road and the southwest line of the Apple Creek Unit 1 Variable Width Drainage Easement, the following calls and distances:

S 65° 47' 11" E, a distance of 85.89 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 11° 06' 50", having a chord bearing and distance of S 60° 13' 47" E, 69.72 feet, for an arc length of 69.83 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 02° 32' 26", having a chord bearing and distance of S 55° 56' 35" E, 15.96 feet for an arc length of 15.96 feet to a point for the southwest corner of this Easement and the POINT OF BEGINNING;

THENCE: N 27° 43' 37" E, departing the northeast right of way line of Apple Green Road, across the Apple Creek Unit 1 Variable Width Drainage Easement, with the west line of this Easement, a distance of 598.60 feet to a point in the southwest line of Parcel 148, Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, conveyed to Bexar County in deed recorded in Volume 15076, Page 1842, Official Public Records, Bexar County, Texas, for the northwest corner of this Easement;

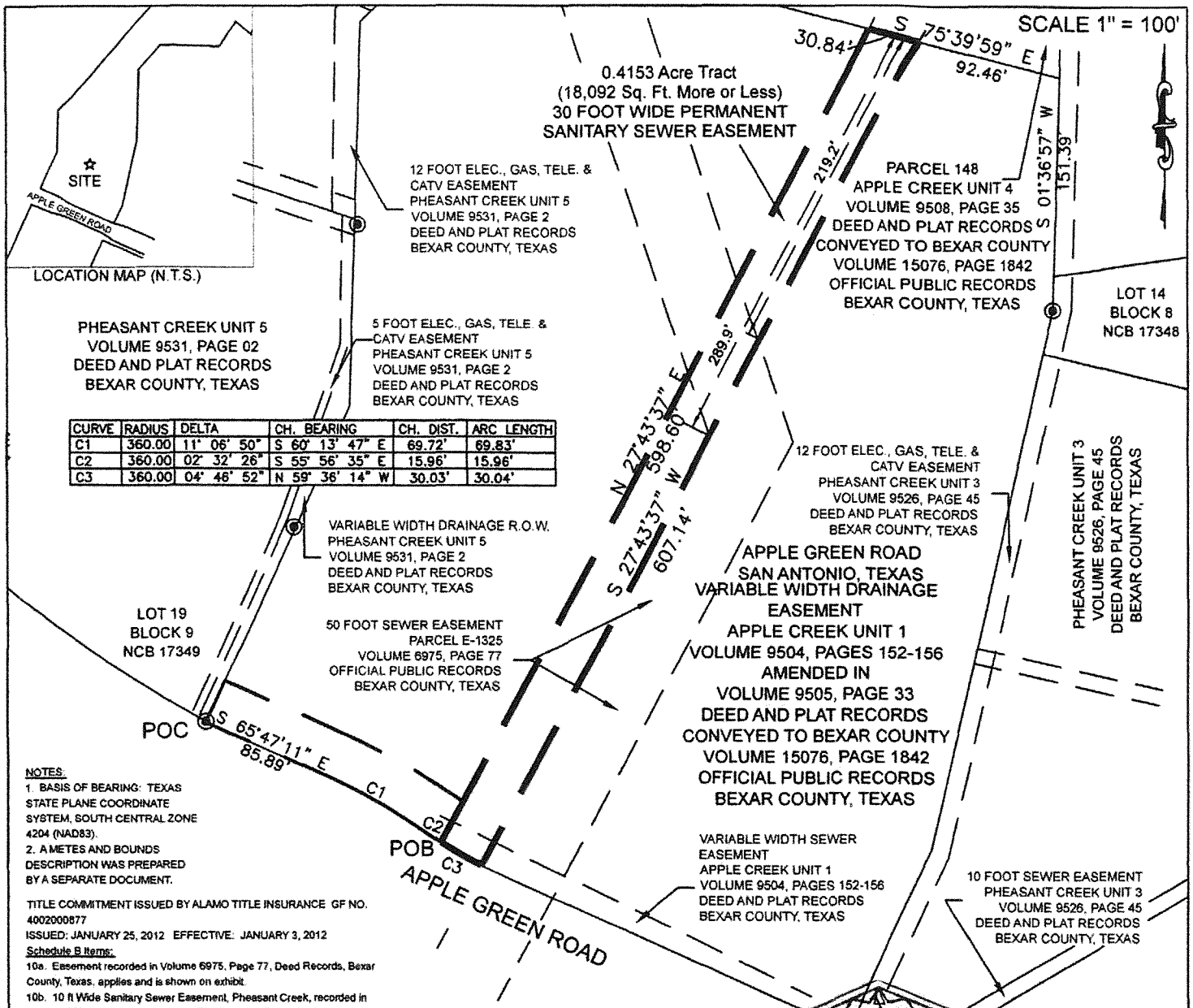
THENCE: S 75° 39' 59" E, with the south line of Parcel 148, the north line of the Apple Creek Unit 1 Variable Width Drainage Easement and this Easement, a distance of 30.84 feet to a point for the northeast corner of this Easement, from which a ½" iron rod found at an angle point in Lot 14, Block 8, NCB 17348, Pheasant Creek Unit 3, recorded in Volume 9526, Page 45, Deed and Plat Records, Bexar County, Texas, bears S 75° 39' 59" E, a distance of 92.46 feet and S 01° 36' 57" W, a distance of 151.39 feet;

THENCE: S 27° 43' 37" W, departing the south line of Parcel 148, across the Apple Creek Unit 1 Variable Width Drainage Easement, with the east line of this Easement, at a distance of 219.2 feet crossing the northeast line of a 50 Foot Sewer Easement (Parcel E-1325) recorded in Volume 6975, Page 77, Official Public Records, Bexar County, Texas, at a distance of 289.9 feet an angle point of Parcel E-1325, continuing with the west line of Parcel E-1325 a total distance of 607.14 feet to a point in the northeast right of way line of Apple Green Road and the southwest line of the Apple Creek Unit 1 Variable Width Drainage Easement for the south corner of this Easement;

THENCE: Northwesterly with the northeast right of way line of Apple Green Road and the southwest line of the Apple Creek Unit 1 Variable Width Drainage Easement and this Easement, a curve to the right with a radius of 360.00 feet, a delta of 04° 46' 52", having a chord bearing and distance of N 59° 36' 14" W, 30.03 feet, for an arc length of 30.04 feet to the POINT OF BEGINNING and containing 0.4153 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 4/17/2015
J. Derrick Rickman
Registered Professional Land Surveyor No. 5826

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR



CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.	ARC LENGTH
C1	360.00	11° 06' 50"	S 60° 13' 47" E	69.72'	69.83'
C2	360.00	02° 32' 26"	S 55° 56' 35" E	15.96'	15.96'
C3	360.00	04° 46' 52"	N 59° 36' 14" W	30.03'	30.04'

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.

TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE GF NO. 4002000877
ISSUED: JANUARY 25, 2012 EFFECTIVE: JANUARY 3, 2012
Schedule B Items:
10a. Easement recorded in Volume 6975, Page 77, Deed Records, Bexar County, Texas, applies and is shown on exhibit.
10b. 10 ft Wide Sanitary Sewer Easement, Pheasant Creek, recorded in Volume 9523, Page 137, Deed and Plat Records, Bexar County, Texas,does not apply.
10c. Variable Width Sanitary Sewer Easement, Apple Creek Unit 1, recorded in Volume 9504, Pages 152-156, Deed and Plat Records, Bexar County, Texas, applies and is shown on exhibit.
10d. Variable Width Drainage Easement, Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, applies.
10e. 20 ft Wide Sanitary Sewer Easement, established by Final Judgment in Absence of Objections, recorded in Volume 69, Pages 859-861, Minutes of Court, Condemnation No. C-1232, County Court at Law No. Six of Bexar County, Texas, as shown in Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, does not apply.

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
J. DERRICK RICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5826

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

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 0.4153 ACRE TRACT (18,092 SQUARE FEET, MORE OR LESS) BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT, APPLE CREEK UNIT 1, RECORDED IN VOLUME 9504, PAGES 152-156, AMENDED IN VOLUME 9505, PAGE 33, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, CONVEYED TO BEXAR COUNTY, IN SHERIFF'S DEED RECORDED IN VOLUME 15076, PAGE 1842, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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30 FOOT WIDE PERMANENT
SANITARY SEWER EASEMENT
PROJECT NAME: W2 HUEBNER CREEK:
ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-224(A)
BEXAR COUNTY

Rickman Land Surveying

FIELD NOTES FOR A 0.1188 ACRE (5,176 SQUARE FEET)
30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT

A 0.1188 ACRE TRACT (5,176 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, BEING A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT, APPLE CREEK UNIT 1, RECORDED IN VOLUME 9504, PAGES 152-156, AMENDED IN VOLUME 9505, PAGE 33, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, CONVEYED TO BEXAR COUNTY IN SHERIFF'S DEED RECORDED IN VOLUME 15076, PAGE 1842, 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 northeast right of way line of Apple Green Road (Variable ROW), for the southeast corner of Lot 19, Block 9, NCB 17349, Pheasant Creek Unit 5, recorded in Volume 9531, Page 2, Deed and Plat Records, Bexar County, Texas, and the southwest corner of the Apple Creek Unit 1 Variable Width Drainage Easement and the POINT OF BEGINNING;

THENCE: N 24° 28' 42" E, departing the northeast right of way of Apple Green Road, with the southeast line of Lot 19 and the northwest line of the Apple Creek Unit 1 Variable Width Drainage Easement and this Easement, a distance of 30.00 feet to a point for the northwest corner of this Easement, from which the northeast corner of Lot 19 and the southeast right of way line of Heritage Park bears N 24° 28' 42" E, a distance of 110.11 feet, from which a ½" iron rod found bears N 65 43' 10" W, a distance of 1.06 feet;

THENCE: Departing the east line of Pheasant Creek Unit 5, across the Apple Creek Unit 1 Variable Width Drainage Easement, with the northeast line of this Easement, the following calls and distances:

S 65° 47' 11" E, a distance of 87.75 feet to a point for the beginning of a curve to the right;

Southeasterly with the arc of a curve to the right having a radius of 390.00 feet, a delta of 11° 06' 50", a chord bearing and distance of S 60°13'47" E, 75.53 feet and an arc length of 75.65 feet to a point for the beginning of a curve to the left;

Southeasterly with the arc of a curve to the left having a radius of 330.00 feet, a delta of 02° 04' 46", a chord bearing and distance of S 55°42'44" E, 11.98 feet and an arc length of 11.98 feet to a point in the northwest line of a Proposed 30 Foot Permanent Sanitary Sewer Easement, this day surveyed, for the northeast corner of this Easement;

THENCE: S 27° 43' 37" W, with the northwest line of the Proposed Sanitary Sewer Easement and the east line of this Easement, a distance of 30.13 feet to a point in the northeast right of way line of Apple Green Road and the southwest line of the Apple Creek Unit 1 Variable Width Drainage Easement, for the southwest corner of the Proposed Sanitary Sewer Easement and the southeast corner of this Easement;

THENCE: With the northeast right of way line of Apple Green Road, the southwest line of the Apple Creek Unit 1 Variable Width Drainage Easement and this Easement, the following calls and distances:

Northwesterly with a curve to the right having a radius of 360.00 feet, a delta of 02° 32' 26", a chord bearing and distance of N 55°56'35 W, 15.96 feet and an arc length of 15.96 feet to a point for the beginning of a curve to the left,

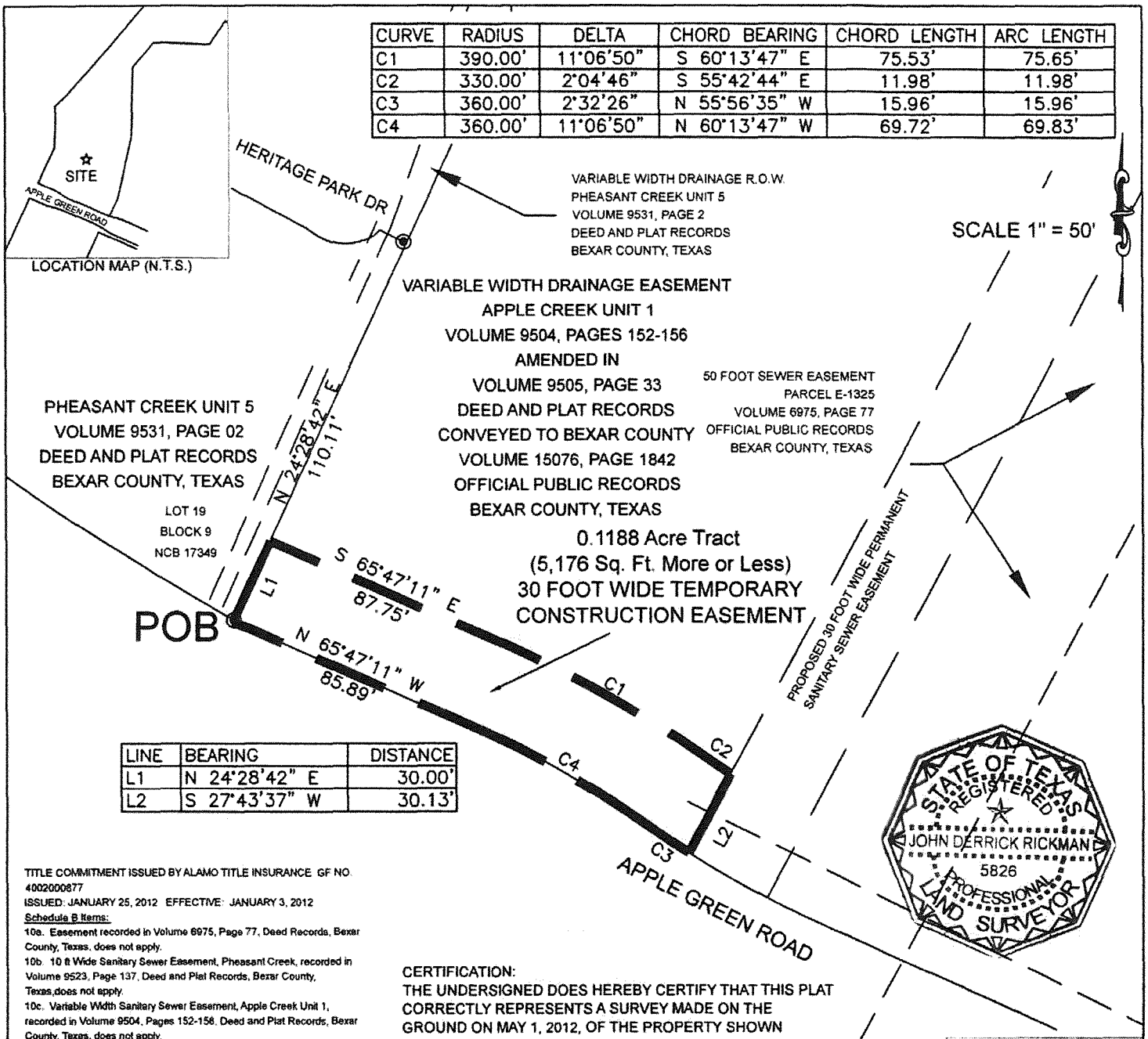
Northwesterly with the arc of a curve to the left having a radius of 360.00 feet, a delta of 11° 06' 50", a chord bearing and distance of N 60°13'47" W, 69.72 feet and an arc length of 69.83 feet to a point of tangency,

N 65° 47' 11" W, a distance of 85.89 feet to a to the POINT OF BEGINNING and containing 0.1188 acres 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

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	390.00'	11°06'50"	S 60°13'47" E	75.53'	75.65'
C2	330.00'	2°04'46"	S 55°42'44" E	11.98'	11.98'
C3	360.00'	2°32'26"	N 55°56'35" W	15.96'	15.96'
C4	360.00'	11°06'50"	N 60°13'47" W	69.72'	69.83'



LINE	BEARING	DISTANCE
L1	N 24°28'42" E	30.00'
L2	S 27°43'37" W	30.13'

TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE GF NO. 4002000877
ISSUED: JANUARY 25, 2012 EFFECTIVE: JANUARY 3, 2012
Schedule B Items:
10a. Easement recorded in Volume 6975, Page 77, Deed Records, Bexar County, Texas, does not apply.
10b. 10 ft Wide Sanitary Sewer Easement, Pheasant Creek, recorded in Volume 9523, Page 137, Deed and Plat Records, Bexar County, Texas,does not apply.
10c. Variable Width Sanitary Sewer Easement, Apple Creek Unit 1, recorded in Volume 9504, Pages 152-156, Deed and Plat Records, Bexar County, Texas, does not apply.
10d. Variable Width Drainage Easement, Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, does not apply.
10e. 20 ft Wide Sanitary Sewer Easement, established by Final Judgment in Absence of Objections, recorded in Volume 69, Pages 859-861, Minutes of Court, Condemnation No. C-1232, County Court at Law No. Six of Bexar County, Texas, as shown in Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, does not apply.

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

J. DERRICK RICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5826

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.

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 0.1188 ACRE TRACT (5,176 SQUARE FEET, MORE OR LESS) BEING A 30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT, OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, BEING A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT, APPLE CREEK UNIT 1, RECORDED IN VOLUME 9504, PAGES 152-156, AMENDED IN VOLUME 9505, PAGE 33, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, CONVEYED TO BEXAR COUNTY, IN SHERIFF'S DEED RECORDED IN VOLUME 15076, PAGE 1842, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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

3801 SOUTH 1ST STREET
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1011 W. COUNTY LINE ROAD,
NEW BRAUNFELS, TEXAS 78130
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30 FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-224T(A)
BEXAR COUNTY

Rickman Land Surveying

FIELD NOTES FOR A 0.656 ACRE (28,590 SQUARE FEET)
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT

SURVEY SHOWING A 0.656 ACRE, 28,590 SQUARE FEET, MORE OR LESS, VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, PARCEL 148, APPLE CREEK UNIT 4, RECORDED IN VOLUME 9508, PAGE 35, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, OF AN 11.1460 ACRE TRACT (PARCEL 147 and PARCEL 148) CONVEYED BY SHERIFF'S DEED TO BEXAR COUNTY, RECORDED IN VOLUME 15076, PAGE 1842 OF THE 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 point in a southeast line of Lot 22 of the Arboretum Subdivision recorded in Volume 9545, Page 165 of the Deed and Plat Records of Bexar County, Texas and the northwest line of Parcel 148, for the north corner of this easement and the POINT OF BEGINNING, from which a found ½" iron rod with cap stamped "Vickrey" at the most northerly angle point in the southeast line of Lot 22 bears N 41° 18' 00" E, distance of 97.77 feet;

THENCE: Departing the southeast line of Lot 22, across Parcel 148, with the north line of this easement the following calls and distances;

S 06°35'44" E, a distance of 62.96 feet to an interior angle point,

N 70°43'37" E, a distance of 161.10 feet to a point in the southeast line of Lot 22, the northwest line of Parcel 148, for the north corner of this easement;

THENCE: S 48°51'01" E, with the southwest line of Lot 22, the northeast line of Parcel 148 and this easement a distance of 34.49 feet to a point of the northeast corner of this easement;

THENCE: Departing the southeast line of Lot 22, across Parcel 148 and with the east line of this easement the following calls and distances:

S 70°43'37" W, a distance of 183.94 feet to an angle point,

S 15°43'37" W, a distance of 438.17 feet to an angle point,

S 27°43'37" W, a distance of 50.95 feet to a point in the south line of Parcel 148, the north line of Parcel 147, for the southeast corner of this easement, from which a found ½" iron rod with cap stamped "MBC" bears S 75°39'59" E, a distance of 92.46 feet and N 01°36'57" E, a distance of 209.27 feet;

THENCE: N 75°39'59" W, with the north line of Parcel 147 and the south line of Parcel 148 and this easement a distance of 30.84 feet to a point for the southwest corner of this easement;

THENCE: Departing the north line of Parcel 147, across Parcel 148, with the southwest line of this easement the following calls and distances;

N 27°43'37" E, a distance of 41.51 feet to an interior corner,

N 62°16'23" W, a distance of 239.47 feet to a point in the southeast line of Lot 22, the northwest line of Parcel 148, for the southerly west corner of this easement;

THENCE: N 41°07'18" E, with the southeast line of Lot 22, the northwest line of Parcel 148 and the west line of this easement a distance of 30.84 feet to a point for the northerly west corner of this easement;

THENCE: Departing the southeast line of Lot 22, across Parcel 148, with the west line of this easement the following calls and distances;

S 62°16'23" E, a distance of 228.81 feet to an interior corner,

N 15°43'37" E, a distance of 436.07 feet to an angle point,

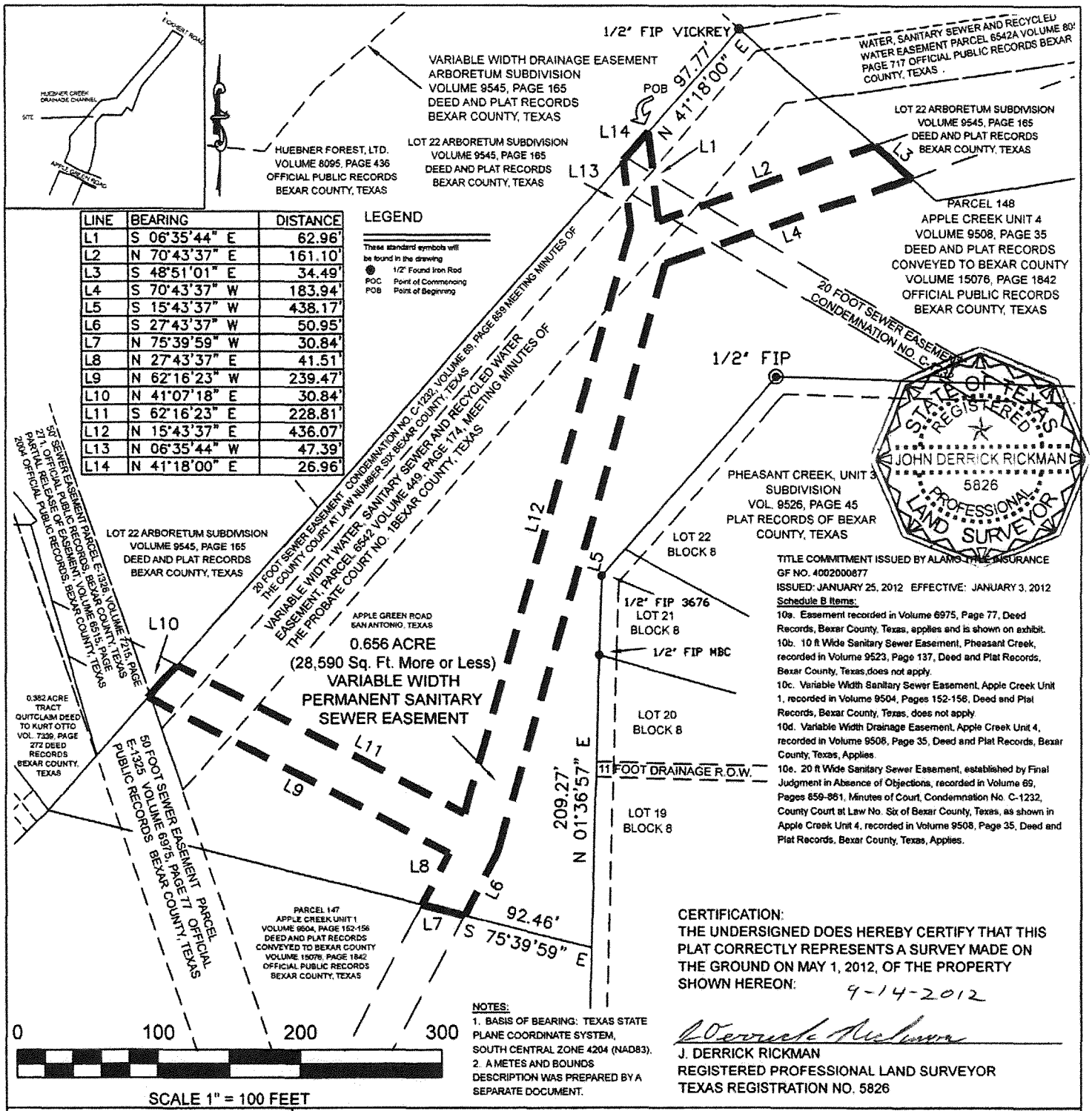
N 06°35'44" W, a distance of 47.39 feet to a point in the southeast line of Lot 22, the northwest line of Parcel 148, for the northwest corner of this easement;

THENCE: N 41°18'00" E, with the southeast line of Lot 22, the northwest line of Parcel 148 and this easement a distance of 26.96 feet to the POINT OF BEGINNING and containing 0.656 acre according to a survey made on the ground by Rickman Land Surveying on May 1, 2012.

4/17/2015

J. Derrick Rickman
Registered Professional Land Surveyor No. 5826

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR



LINE	BEARING	DISTANCE
L1	S 06°35'44" E	62.96'
L2	N 70°43'37" E	161.10'
L3	S 48°51'01" E	34.49'
L4	S 70°43'37" W	183.94'
L5	S 15°43'37" W	438.17'
L6	S 27°43'37" W	50.95'
L7	N 75°39'59" W	30.84'
L8	N 27°43'37" E	41.51'
L9	N 62°16'23" W	239.47'
L10	N 41°07'18" E	30.84'
L11	S 62°16'23" E	228.81'
L12	N 15°43'37" E	436.07'
L13	N 06°35'44" W	47.39'
L14	N 41°18'00" E	26.96'

LEGEND

These standard symbols will be found in the drawing

- 1/2" Found Iron Rod
- POC Point of Commencing
- POB Point of Beginning

TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE
GF NO. 4002000677
ISSUED: JANUARY 25, 2012 EFFECTIVE: JANUARY 3, 2012

Schedule B Items:

10a. Easement recorded in Volume 6975, Page 77, Deed Records, Bexar County, Texas, applies and is shown on exhibit.

10b. 10 ft Wide Sanitary Sewer Easement, Pheasant Creek, recorded in Volume 9523, Page 137, Deed and Plat Records, Bexar County, Texas,does not apply.

10c. Variable Width Sanitary Sewer Easement, Apple Creek Unit 1, recorded in Volume 9504, Pages 152-156, Deed and Plat Records, Bexar County, Texas, does not apply.

10d. Variable Width Drainage Easement, Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, Applies.

10e. 20 ft Wide Sanitary Sewer Easement, established by Final Judgment in Absence of Objections, recorded in Volume 69, Pages 859-861, Minutes of Court, Condemnation No. C-1232, County Court at Law No. Six of Bexar County, Texas, as shown in Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, Applies.

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.

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

J. DERRICK RICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION 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 0.656 ACRE, 28,590 SQUARE FEET, MORE OR LESS, VARIABLE WIDTH PERMENANT SANITARY SEWER EASEMENT OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, PARCEL 148, APPLE CREEK UNIT 4, RECORDED IN VOLUME 9506, PAGE 146, AND AMENDED IN VOLUME 9508, PAGE 35, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, OF AN 11.1460 ACRE TRACT (PARCEL 147 AND PARCEL 148), CONVEYED BY SHERIFF'S DEED TO BEXAR COUNTY, RECORDED IN VOLUME 15076, PAGE 1842, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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

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NEW BRAUNFELS, TEXAS 78130
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VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-224(B)
BEXAR COUNTY

Rickman Land Surveying

FIELD NOTES FOR A 0.086 ACRE (3,731 SQUARE FEET)
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

SURVEY SHOWING A 0.086 ACRE, 3,731 SQUARE FEET, MORE OR LESS, VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, PARCEL 148 OF AN 11.1460 ACRE TRACT (PARCEL 147 and PARCEL 148) CONVEYED BY SHERIFF'S DEED TO BEXAR COUNTY, RECORDED IN VOLUME 15076, PAGE 1842 OF THE 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 point in a southwest line of Lot 22 of the Arboretum Subdivisions recorded in Volume 9545, Page 165 of the Deed and Plat Records of Bexar County, Texas and the north line of Parcel 148, for the north corner of this easement and the POINT OF BEGINNING, from which a found ½" iron rod with cap stamped "Vickrey" at the most northerly angle point in the southeast line of Lot 22 bears N 48° 51' 01" W, distance of 75.16 feet;

THENCE: S 48°51'01" E, with a southwest line of Lot 22, the north line of Parcel 148 and this easement a distance of 50.69 feet to a point for the east corner of this easement;

THENCE: S 70°43'37" W, departing a southwest line of Lot 22, across Parcel 148, with the southeast line of this easement a distance of 134.00 feet to a point in the southeast line of a Variable Width Water, Sanitary Sewer and Recycled Water Easement, Parcel 6542, recorded in Volume 449, Page 174, Meeting Minutes of the Probate Court No. 1, Bexar County, Texas, for the southwest corner of this easement;

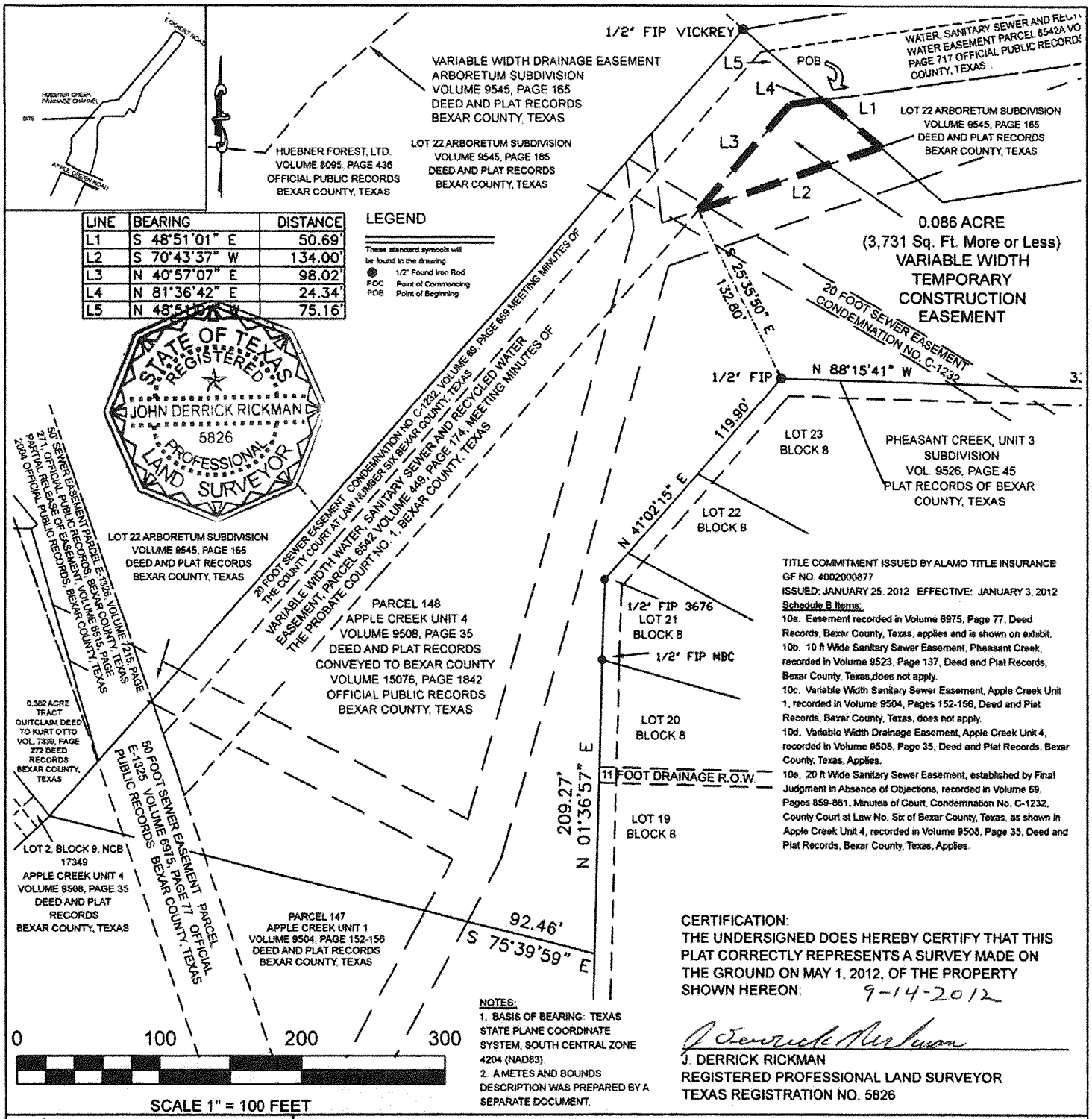
THENCE: Across Parcel 148, with the southeast line of Parcel 6542 and the northwest line of this easement the following calls and distances;

N 40°57'07" E, a distance of 98.02 feet to an angle point,

N 81°36'42" E, a distance of 24.34 feet to the POINT OF BEGINNING and containing 0.086 acre according to a survey made on the ground by Rickman Land Surveying on May 1, 2012.

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

J. Derrick Rickman
Registered Professional Land Surveyor No. 5826



LINE	BEARING	DISTANCE
L1	S 48°51'01" E	50.69'
L2	S 70°43'37" W	134.00'
L3	N 40°57'07" E	98.02'
L4	N 81°36'42" E	24.34'
L5	N 48°51'01" W	75.16'

LEGEND

These standard symbols will be found in the drawing

- 1/2" Found Iron Rod
- POC Point of Commencing
- POB Point of Beginning

STATE OF TEXAS REGISTERED JOHN DERRICK RICKMAN 5826 PROFESSIONAL LAND SURVEYOR

TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE
GF NO. 4002000877
ISSUED: JANUARY 25, 2012 EFFECTIVE: JANUARY 3, 2012

Schedule B Items:

10a. Easement recorded in Volume 6975, Page 77, Deed Records, Bexar County, Texas, applies and is shown on exhibit.

10b. 10 ft Wide Sanitary Sewer Easement, Pheasant Creek, recorded in Volume 9523, Page 137, Deed and Plat Records, Bexar County, Texas,does not apply.

10c. Variable Width Sanitary Sewer Easement, Apple Creek Unit 1, recorded in Volume 9504, Pages 152-156, Deed and Plat Records, Bexar County, Texas, does not apply.

10d. Variable Width Drainage Easement, Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, Applies.

10e. 20 ft Wide Sanitary Sewer Easement, established by Final Judgment in Absence of Objections, recorded in Volume 69, Pages 859-861, Minutes of Court, Condemnation No. C-1232, County Court at Law No. Six of Bexar County, Texas, as shown in Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, Applies.

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.

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

J. Derrick Rickman

J. DERRICK RICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION 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 0.086 ACRE, 3,731 SQUARE FEET, MORE OR LESS, VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT OUT OF MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, N.C.B. 13665, C.B. 4445, BEXAR COUNTY, TEXAS, PARCEL 148, APPLE CREEK UNIT 4, RECORDED IN VOLUME 9508, PAGE 35, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, OF AN 11.1460 ACRE TRACT (PARCEL 147 AND PARCEL 148) CONVEYED BY SHERIFF'S DEED TO BEXAR COUNTY, RECORDED IN VOLUME 15076, PAGE 1842 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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

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VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA

PROJECT NO. 11-2512

SAWS PARCEL NUMBER: P12-224T(B)

BEXAR COUNTY

Rickman Land Surveying

FIELD NOTES FOR A 0.0564 ACRE (2,458 SQUARE FEET)
30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT

A 0.0564 ACRE TRACT (2,458 SQUARE FEET, MORE OR LESS), BEING A 30 FOOT WIDE PERMANENT SANITARY SEWER EASEMENT, A PORTION OF LOT 22, BLOCK 9, N.C.B. 17349, ARBORETUM SUBDIVISION RECORDED IN VOLUME 9545, PAGE 165, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, CONVEYED TO HUEBNER FOREST, LTD., IN DEED RECORDED IN VOLUME 8095, PAGE 436, 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 point in the southeast line of Lot 22, the northwest line of Parcel 148, a part of a 11.146 Acre Tract recorded in Apple Creek Unit 4, Volume 9508, Page 35, Deed and Plat Records, conveyed to Bexar County in Sheriff's Deed recorded in Volume 15076, Page 1842, Official Public Records, Bexar County, Texas, and the northwest line of a 20 Foot Sewer Easement, Condemnation No. C-1232, recorded in Volume 69, Page 859, Meeting Minutes of the County Court at Law Number Six, Bexar County, Texas, for the east corner of this Easement and the POINT OF BEGINNING, from which a ½" iron rod with cap stamped "Vickrey" found for a north corner of Parcel 148, and the most northerly angle point in the southeast line of Lot 22 bears N 41° 18' 00" E, a distance of 603.55 feet;

THENCE: S 41° 07' 18" W, with the northwest line of Parcel 148 and the 20 Foot Sewer Easement, and the southeast line of Lot 22 and this Easement, a distance of 30.84 feet to a point for the southeast corner of a 50 Foot Sewer Easement (Parcel E-1326) recorded in Volume 7215, Page 271, Official Public Records, Bexar County, Texas, and the north corner of a 50 Foot Sewer Easement (Parcel E-1325) recorded in Volume 6975, Page 77, Official Public Records, Bexar County, Texas, for the south corner of this Easement, from which the northeast corner of Lot 18, Block 9, NCB 17349, and the southeast corner of Lot 14, Block 9, NCB 17349, Pheasant Creek Unit 5, recorded in Volume 9531, Page 02, Deed and Plat Records, Bexar County, Texas, bears S 41° 07' 18" W, a distance of 107.38 feet, S 46° 14' 07" W, a distance of 90.80 feet, S 01° 51' 09" W, a distance of 131.22 feet, from which a ½" iron rod found bears S 59° 35' 08" E, a distance of 2.25 feet;

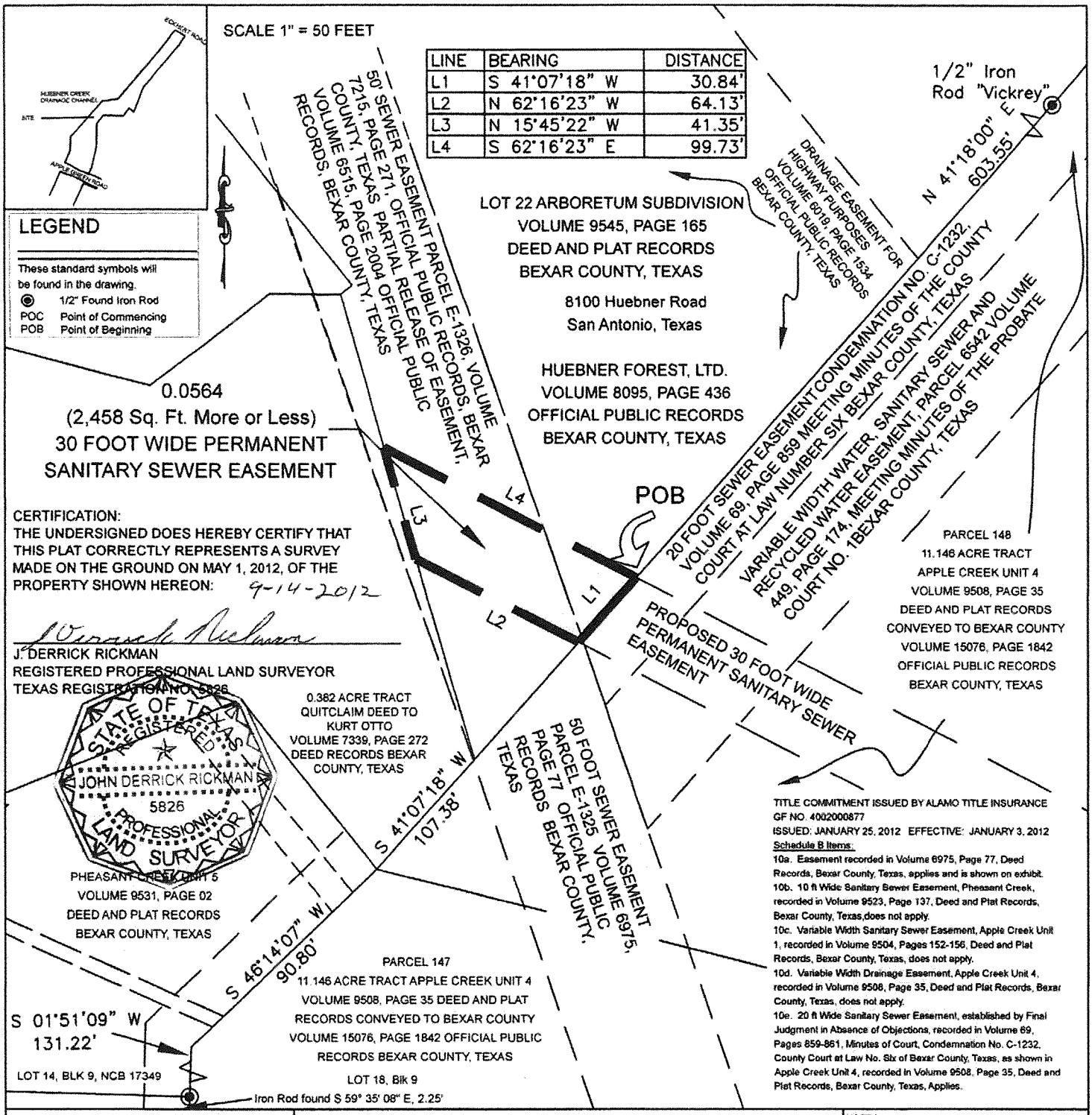
THENCE: N 62° 16' 23" W, departing the northwest line of Parcel 148 and the 20 Foot Sewer Easement, across Lot 22 and Parcel E-1326, with the southwest line of this Easement a distance of 64.13 feet to a point in the east line of a 0.382 Acre Tract conveyed to Kurt Otto in Quitclaim Deed recorded in Volume 7339, Page 272, Deed Records, Bexar County, Texas, and the southwest line of Lot 22, for the southwest corner of this Easement;

THENCE: N 15° 45' 22" W, with the east line of the 0.382 Acre Tract, the southwest line of Lot 22 and this Easement, a distance of 41.35 feet to a point for the north corner of this Easement;

THENCE: S 62° 16' 23" E, departing the east line of the 0.382 Acre Tract, across Lot 22, with the northeast line of this Easement, a distance of 99.73 feet to the POINT OF BEGINNING and containing 0.0564 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

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR



TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE
GF NO. 4002000877
ISSUED: JANUARY 25, 2012 EFFECTIVE: JANUARY 3, 2012
Schedule B Items:
10a. Easement recorded in Volume 6975, Page 77, Deed Records, Bexar County, Texas, applies and is shown on exhibit.
10b. 10 ft Wide Sanitary Sewer Easement, Pheasant Creek, recorded in Volume 9523, Page 137, Deed and Plat Records, Bexar County, Texas,does not apply.
10c. Variable Width Sanitary Sewer Easement, Apple Creek Unit 1, recorded in Volume 9504, Pages 152-156, Deed and Plat Records, Bexar County, Texas, does not apply.
10d. Variable Width Drainage Easement, Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, does not apply.
10e. 20 ft Wide Sanitary Sewer Easement, established by Final Judgment in Absence of Objections, recorded in Volume 69, Pages 859-861, Minutes of Court, Condemnation No. C-1232, County Court at Law No. Six of Bexar County, Texas, as shown in Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, Applies.

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 0.0564 ACRE, (2,458 SQUARE FEET, MORE OR LESS) BEING A 30 FOOT WIDE PERMENANT SANITARY SEWER EASEMENT, A PORTION OF LOT 22, BLOCK 9, N.C.B. 17349, ARBORETUM SUBDIVISION RECORDED IN VOLUME 9545, PAGE 165, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS, CONVEYED TO HUEBNER FOREST, LTD., IN DEED RECORDED IN VOLUME 8095, PAGE 436, OFFICIAL PUBLIC 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.

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: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-225(A)
HUEBNER FOREST, LTD.

Rickman Land Surveying

FIELD NOTES FOR A 0.103 ACRE (4,501 SQUARE FEET)
VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

SURVEY SHOWING A 0.103 ACRE, 4,501 SQUARE FEET, MORE OR LESS, VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT OUT OF LOT 22, BLOCK 9, N.C.B. 17349, ARBORETUM SUBDIVISION RECORDED IN VOLUME 9545, PAGE 165 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CONVEYED TO HUEBNER FOREST, LTD. IN DEED RECORDED IN VOLUME 8095, PAGE 436 OF THE 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 point in a southwest line of Lot 22, for the west corner of this easement , the southwest corner of a Water, Sanitary Sewer and Recycled Water Easement, Parcel 6542A, recorded in Volume 8057, Page 717 of the Official Public Records of Bexar County, Texas and the POINT OF BEGINNING, from which a ½" iron rod with cap stamped "Vickrey" was found at the most northerly angle point in the southeast line of Lot 22, and the north corner of Parcel 148, Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texas, bears N 48° 51' 01" W, distance of 75.18 feet;

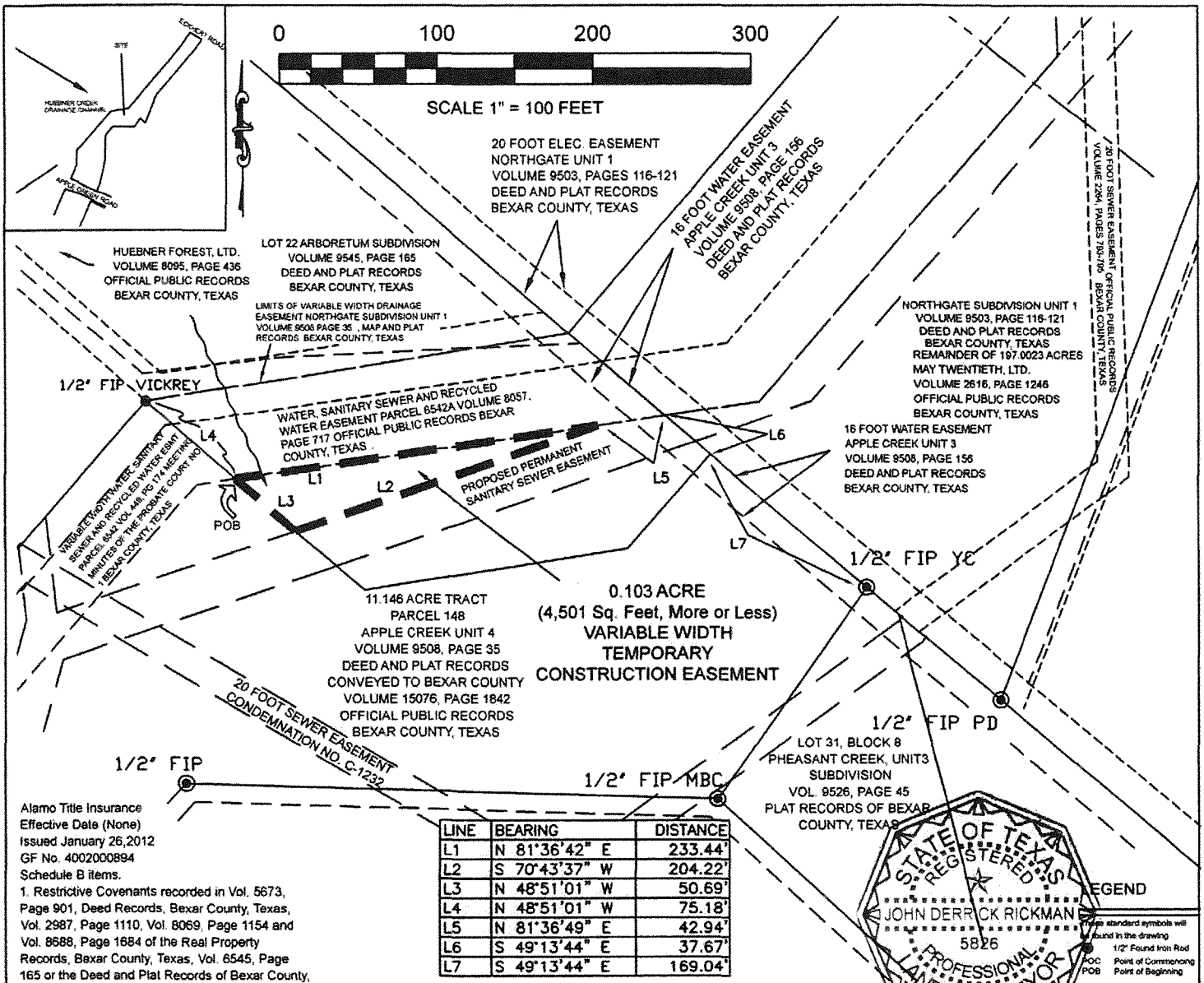
THENCE: N 81°36' 42" E, departing a northeast line of Parcel 148, across Lot 22, with the southeast line of Parcel 6542A and the northwest line of this easement a distance of 233.44 feet to a point in the southeast line of the Water, Sanitary Sewer and Recycled Water Easement, for a corner of this easement from which the southeast corner of Lot 22 bears N 81° 36' 49" E, a distance of 42.94 feet and S 49° 13' 44" E, a distance of 37.67, from which a ½" found iron rod with a Yellow Cap bears S 49° 13' 44" E a distance of 169.04 feet for the north corner of Lot 31, Block 8 of the Pheasant Creek, Unit-3, Subdivision as recorded in Volume 9526, Page 45 of the Plat Records of Bexar County, Texas;

THENCE: S 70°43' 37" W, across Lot 22 a distance of 204.22 feet to a point in a southwest line of Lot 22 for the southwest corner of this easement;

THENCE: N 48°51' 01" W, with a northeast line of Parcel 148 and a southwest line of Lot 22 and this Easement a distance of 50.69 feet to POINTOF BEGINNING and containing 0.103 acres according to a survey made on the ground by Rickman Land Surveying on May 1, 2012.

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

J. Derrick Rickman
Registered Professional Land Surveyor No. 5826



LINE	BEARING	DISTANCE
L1	N 81°36'42" E	233.44'
L2	S 70°43'37" W	204.22'
L3	N 48°51'01" W	50.69'
L4	N 48°51'01" W	75.18'
L5	N 81°36'49" E	42.94'
L6	S 49°13'44" E	37.67'
L7	S 49°13'44" E	169.04'

Alamo Title Insurance
Effective Date (None)
Issued January 26,2012
GF No. 4002000894
Schedule B items.
1. Restrictive Covenants recorded in Vol. 5673, Page 901, Deed Records, Bexar County, Texas, Vol. 2987, Page 1110, Vol. 8069, Page 1154 and Vol. 8688, Page 1684 of the Real Property Records, Bexar County, Texas, Vol. 6545, Page 165 or the Deed and Plat Records of Bexar County, Texas.
10a. Eaement for water pipelines Vol 3532, Page 1626 RPRBCT (Does not apply)
10b Easement for sanitary sewer line Vol 6919, Page 164, corrected in Vol. 7215, Page 271, partial release Vol 6515, Page 2004 RPRBCT (Does not apply)
10c. Build setback 25' (Does not apply)
Gas, Elec, Tele and CTV easement (Does not apply)
Two variable width drainage easements (Applies)
Water easement 16' established by plat Vol 9508, Page 156 DPRBCT (Applies)
Water, sanitary sewer and recycled water easement 40' (Does not apply)
10d. Easement-Water, Sewer and Recycled Water, Vol. 8057, Page 717 RPRBCT (Does not apply)
10e. Terms and provisions of Agreement, Vol 8057, Page 728 RPRBCT (May apply)
10f. Memorandum of Contract, Vol. 8396, Page 112 RPRBCT (May apply)
10g Elec, Gas lines ROW Agreement, Vol. 8552, Page 865 RPRBCT (Does not apply)
10h. Coinmach Corporation Memorandum of Lease, Vol 9018, Page 190, RPRBCT (May apply)

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.

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

J. DERRICK RICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5826

SURVEY SHOWING A 0.103 ACRE, 4,501 SQUARE FEET, MORE OR LESS, VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT OUT OF LOT 22, BLOCK 9, N.C.B. 17349, ARBORETUM SUBDIVISION RECORDED IN VOLUME 9545, PAGE 165 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CONVEYED TO HUEBNER FOREST, LTD. IN DEED RECORDED IN VOLUME 8095, PAGE 436 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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

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

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PHONE-(830)-626-3588
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VARIABLE WIDTH TEMPORARY CONSTRUCTION EASEMENT

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-225T
HUEBNER FOREST, LTD.

Rickman Land Surveying

FIELD NOTES FOR A 0.163 ACRE (7,110 SQUARE FEET)
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT

SURVEY SHOWING A 0.163 ACRE, 7,110 SQUARE FEET, MORE OR LESS, VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT OUT OF LOT 22, BLOCK 9, N.C.B. 17349, ARBORETUM SUBDIVISION RECORDED IN VOLUME 9545, PAGE 165 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CONVEYED TO HUEBNER FOREST, LTD. IN DEED RECORDED IN VOLUME 8095, PAGE 436 OF THE 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 point in a southwest line of Lot 22, for the west corner of this easement and the POINT OF BEGINNING, from which a found ½" iron rod with cap stamped "Vickrey" at the most northerly angle point in the southeast line of Lot 22 and north corner Parcel 148, Apple Creek Unit 4, recorded in Volume 9508, Page 35, Deed and Plat Records, Bexar County, Texs, bears N 48° 34' 23" W, distance of 125.29 feet;

THENCE: N 70°43'37" E, departing a northeast line of Parcel 148, across Lot 22, with the northwest line of this easement a distance of 204.22 feet to a point in the southeast line of a Water, Sanitary Sewer and Recycled Water Easement, Parcel 6542A, recorded in Volume 8057, Page 717 of the Official Public Records of Bexar County, Texas for an angle point;

THENCE: N 81°29'08" E, with the southeast line of the Parcel 6542A and the northwest line of this easement a distance of 43.09 feet to a point in the northeast line of Lot 22 and southwest line of Drainage Easement for Northgate Unit 1, recorded in Volume 9503, Page 117, Deed and Plat Records, Bexar County, Texas, for the northeast corner of this easement;

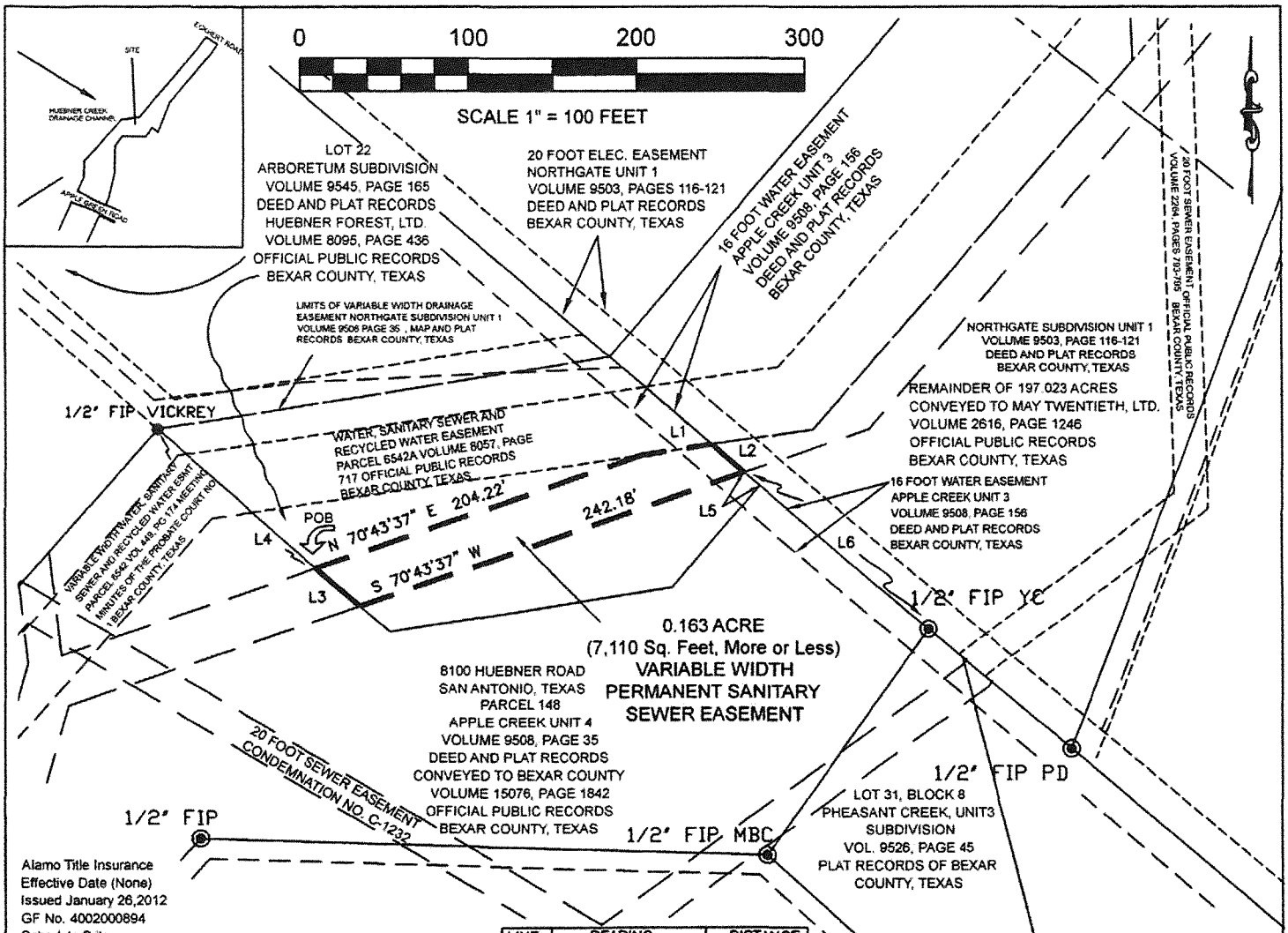
THENCE: S 49°13'44" E, departing the southeast line of the Parcel 6542A, with the southwest line of the Northgate Unit 1 Drainage Easement, and the northeast line of Lot 22 and this Easement a distance of 25.34 feet to a point in the southeast line of Lot 22, for the east corner of this easement, from which the southeast corner of Lot 22 bears S 49° 13' 44" a distance of 12.30 feet and from which a ½" found iron rod with a Yellow Cap bears S 49° 13' 44" E a distance of 131.37 feet for the east corner of Parcel 148 and the north corner of Lot 31, Block 8 of the Pheasant Creek, Unit-3, Subdivision as recorded in Volume 9526, Page 45 of the Plat Records of Bexar County, Texas;

THENCE: S 70°43'37" W, departing the southwest line of the Northgate Unit 1 Drainage Easement, across Lot 22, with the southeast line of this easement a distance of 242.18 feet to a point in a southwest line of Lot 22, for the south corner of this easement;

THENCE: N 48°51'01" W, with a southwest line of Lot 22, and the west line of this easement a distance of 34.49 feet to POINTOF BEGINNING and containing 0.163 acres according to a survey made on the ground by Rickman Land Surveying on May 1, 2012.

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

J. Derrick Rickman
Registered Professional Land Surveyor No. 5826



Alamo Title Insurance
Effective Date (None)
Issued January 26,2012
GF No. 4002000894
Schedule B items.

1. Restrictive Covenants recorded in Vol. 5673, Page 901, Deed Records, Bexar County, Texas, Vol. 2987, Page 1110, Vol. 8069, Page 1154 and Vol. 6688, Page 1684 of the Real Property Records, Bexar County, Texas, Vol. 6545, Page 165 or the Deed and Plat Records of Bexar County, Texas.

10a. Easement for water pipelines Vol 3532, Page 1626 RPRBCT (Does not apply)

10b Easement for sanitary sewer line Vol 6919, Page 164, corrected in Vol. 7215, Page 271, partial release Vol 6515, Page 2004 RPRBCT (Does not apply)

10c. Build setback 25' (Does not apply)

Gas, Elec, Tele and CTV easement (Does not apply)

Two variable width drainage easements (Applies)

Water easement 16' established by plat Vol 9508, Page 156 DPRBCT (Applies)

Water, sanitary sewer and recycled water easement 40' (Does not apply)

10d. Easement-Water, Sewer and Recycled Water, Vol. 8057, Page 717 RPRBCT (Does not apply)

10e. Terms and provisions of Agreement, Vol 8057, Page 728 RPRBCT (May apply)

10f. Memorandum of Contract, Vol. 8396, Page 112 RPRBCT (May apply)

10g Elec, Gas lines ROW Agreement, Vol. 8552, Page 865 RPRBCT (Does not apply)

10h. Coinmach Corporation Memorandum of Lease, Vol 9018, Page 190, RPRBCT (May apply)

LINE	BEARING	DISTANCE
L1	N 81°29'08" E	43.09'
L2	S 49°13'44" E	25.34'
L3	N 48°51'01" W	34.49'
L4	N 48°34'23" W	125.29'
L5	S 49°13'44" E	12.30'
L6	S 49°13'44" E	131.37'

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

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.

LEGEND

These standard symbols will be found in the drawing.

- ● 1/2" Found Iron Rod
- POC Point of Commencing
- POB Point of Beginning

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

SURVEY SHOWING A 0.163 ACRE, 7,110 SQUARE FEET, MORE OR LESS, VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT OUT OF LOT 22, BLOCK 9, N.C.B. 17349, ARBORETUM SUBDIVISION RECORDED IN VOLUME 9545, PAGE 165 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, CONVEYED TO HUEBNER FOREST, LTD. IN DEED RECORDED IN VOLUME 8095, PAGE 436 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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

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

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VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-225(B)
HUEBNER FOREST, LTD.

Rickman Land Surveying

FIELD NOTES FOR A 0.907 ACRE (39,515 SQUARE FEET)
VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT

A 0.907 ACRE, (39,515 SQUARE FEET, MORE OR LESS), VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT OUT OF A CALLED 197.023 ACRE TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, C.B. 4445, BEXAR COUNTY, TEXAS, A PORTION OF A DRAINAGE EASEMENT IN NORTHGATE SUBDIVISION UNIT-1, RECORDED IN VOLUME 9503, PAGES 117-121, MAP AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND CONVEYED TO MAY TWENTIETH LTD., IN DEED RECORDED IN VOLUME 2616, PAGES 1246-1251 OF OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, 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 found ½" iron rod in the southwest right-of-way line of Eckhert Road for the north corner of a 1.885 acre tract conveyed to KSL Texas Communities SA, LLC. in Volume 14538, Page 2040 of the Official Public Records of Bexar County, Texas, an east corner of the Drainage Easement recorded in Northgate Subdivision Unit-1.

THENCE: N 59° 28' 00 W, with the south right-of-way line of Eckhert Road and the north line of the Drainage Easement a distance of 203.52 feet to a point for the north corner of the Drainage Easement and the east corner of Lot 5, T.R.D.C Subdivision, recorded in Volume 9508, Page 74 of the Deed and Plat Records of Bexar County, Texas, from which a found ½" iron rod bears S 52° 34' 03' E, a distance of 0.83 feet;

THENCE: Southwesterly, with the southeast line of Lot 5 and the northwest line of the Drainage Easement the following calls and distances;

S 37° 32' 35 W, a distance of 80.65 feet,

With the arc of a curve to the right having a radius of 10894.97 feet, a delta of 00°33'49", a chord bearing and distance of S 37° 49' 30" W, 107.18 feet, for an arc length of 107.18 feet to a point for the north corner of this easement and the POINT OF BEGINNING;

THENCE: Departing the southeast line of Lot 5, across the 197.023 acre tract and the Drainage Easement and with the northeast line of this easement the following calls and distances;

S 23° 05' 24" E, a distance of 95.90 feet to an angle point,

S 60° 58' 49" E, a distance of 119.43 feet to a point in the east line of the Drainage Easement , the west line of a 59 foot drainage easement of Northgate Subdivision Unit-1, for a corner of this easement;

THENCE: S 38° 16' 41" W, with the west line of the 59 foot drainage easement and a 17 foot sewer easement of Northgate Subdivision Unit-1, the east line of the Drainage Easement and this easement a distance of 10.13 feet to a point for a northeast corner of a 10 foot sanitary sewer easement of Northgate Subdivision Unit-1 and an east corner of this easement;

THENCE: N 60° 58' 49" W, departing the northwest line of the 17 foot Sanitary Sewer Easement, across the Drainage Easement and with the north line of the 10 foot sanitary sewer easement and the southeast line of this easement a distance of 104.32 feet to an angle point;

THENCE: Departing the north line of the 10 foot sanitary sewer easement, across the Drainage Easement and with the east line of this easement the following calls and distances;

S 39° 38' 34" W, a distance of 634.41 feet to an angle point,

S 29° 26' 22" W, a distance of 194.90 feet to a point in the south line of a 10 foot sanitary sewer easement of Northgate Subdivision Unit-1, for a corner of this easement,

N 87° 34' 23" E, with the south line of the 10 foot sanitary sewer easement a distance of 87.94 feet to a point in the east line of the Drainage Easement, the west line of Lot 1, Block 6 of Northgate Subdivision Unit-5 recorded in Volume 9508, Page 196 of the Deed and Plat Records of Bexar County, Texas, for an east corner of this easement;

Thence: S 40° 22' 07" W, with the west line of Lot 1, Block 6, the east line of the Drainage Easement and this easement a distance of 13.63 feet to a corner of this easement;

Thence: Departing the west line of Lot 1, Block 6, across the Drainage Easement and with the east line of this easement the following calls and distances;

S 87° 34' 23" W, a distance of 84.89 feet to an angle point,

S 29° 26' 22" W, a distance of 42.61 feet to an angle point,

S 40° 41' 22" W, a distance of 377.07 feet to an angle point,

S 70° 43' 37" W, a distance of 78.25 feet to a point in the south line of the Drainage Easement, the north line of Lot 22 of the Arboretum Subdivision recorded in Volume 9545, Page 165 of the Deed and Plat Records of Bexar County, Texas, for the south corner of this easement;

THENCE: N 49° 13' 44" W, with the north line of Lot 22, the south line of the Drainage Easement and this easement a distance of 25.34 feet to a point for the southwest corner of a Variable Width Water, Sanitary Sewer and Recycled Water Easement (Parcel 6543), recorded in Volume 8449, Page 177 of the Official Public Records of Bexar County, Texas and the southwest corner of this easement;

THENCE: Departing the north line of Lot 22, across the Drainage Easement and with the east line of the Parcel 6543 and the west line of this easement the following calls and distances;

N 81° 29' 08" E, a distance of 60.47 feet to an angle point,

N 40° 41' 22" E, a distance of 292.47 feet to an angle point;

THENCE: Departing the east line of Parcel 6543, across the Drainage Easement, with the west line of this easement the following calls and distances;

N 01° 49' 50" W, a distance of 144.64 feet to a point in the north line of a 10 foot sanitary sewer easement of Northgate Subdivision Unit-1,

S 49° 37' 48" E, with the north line of the 10 foot sanitary sewer easement a distance of 20.08 feet to an angle point,

N 88° 08' 10" E, with the north line of the 10 foot sanitary sewer easement a distance of 1.13 feet to a point for a corner of this easement,

S 01° 49' 50" E, departing the north line of the 10 foot sanitary easement, with a southwest line of a 20 foot sanitary easement of Northgate Subdivision Unit-1 a distance of 113.70 feet to a point in the east line of the Parcel 6543 for a corner of this easement;

Thence: Northerly, across the Drainage Easement, with the east line of Parcel 6543 and the west line of this easement the following calls and distance;

N 40° 41' 22" E, a distance of 80.39 feet to an angle point,

N 29° 26' 22" E, a distance of 249.06 feet to an angle point,

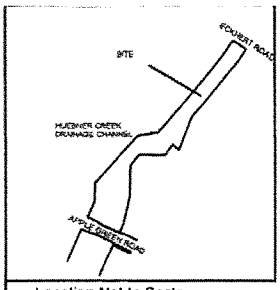
N 39° 38' 34" E, a distance of 615.35 feet to an angle point;

Thence: N 23° 05' 24" W, departing the east line of the Variable Width Water, Sanitary Sewer and Recycled Water Easement, across the Drainage Easement a distance of 83.77 feet to a point in the west line of the Drainage Easement, the east line of Lot 5 of the T.R.D.C Subdivision for a westerly corner of this easement;

Thence: Northerly with the east line of Lot 5, the west line of the Drainage Easement and this easement and the arc of a curve to the left having a radius of 10894.95 feet, a delta of 00°10'48", a chord bearing and distance of N 38° 11' 48" E, 34.21 feet, for an arc length of 34.21 feet to POINTOF BEGINNING and containing 0.907 acre 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

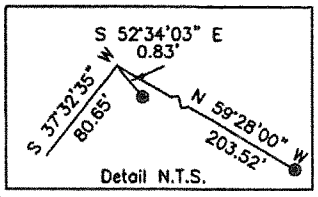
STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

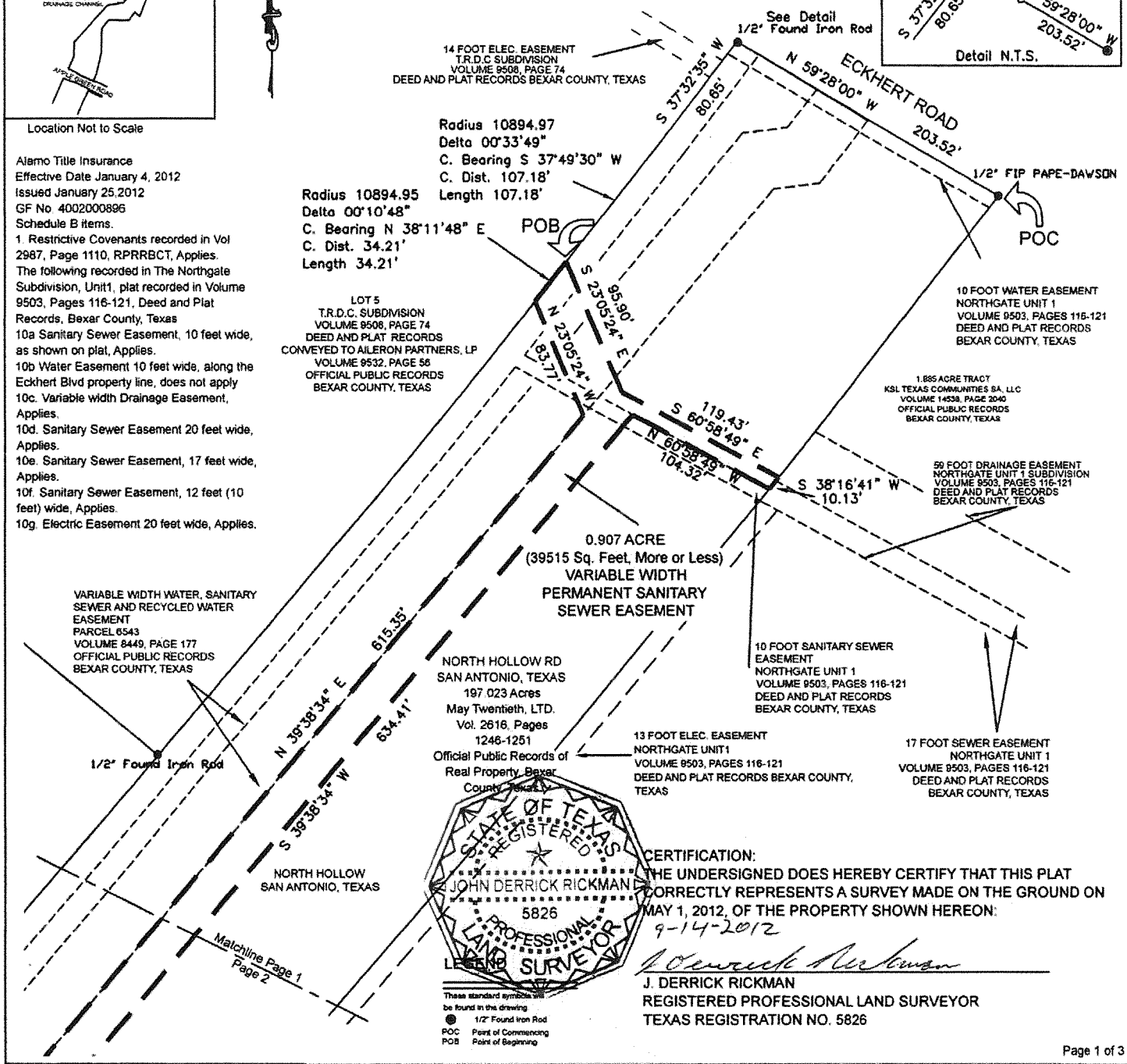


Location Not to Scale

SCALE 1" = 100 FEET

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.





Alamo Title Insurance
Effective Date January 4, 2012
Issued January 25,2012
GF No. 4002000896
Schedule B items.
1. Restrictive Covenants recorded in Vol 2987, Page 1110, RPRRBCT, Applies.
The following recorded in The Northgate Subdivision, Unit1, plat recorded in Volume 9503, Pages 116-121, Deed and Plat Records, Bexar County, Texas
10a Sanitary Sewer Easement, 10 feet wide, as shown on plat, Applies.
10b Water Easement 10 feet wide, along the Eckhert Blvd property line, does not apply
10c. Variable width Drainage Easement, Applies.
10d. Sanitary Sewer Easement 20 feet wide, Applies.
10e. Sanitary Sewer Easement, 17 feet wide, Applies.
10f. Sanitary Sewer Easement, 12 feet (10 feet) wide, Applies.
10g. Electric Easement 20 feet wide, Applies.

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

LEGEND
These standard symbols will be found in this drawing
● 1/2" Found Iron Rod
POC Point of Commencing
POB Point of Beginning

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

J. Derrick Rickman
J. DERRICK RICKMAN
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION 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

A 0.907 ACRE, 39,515 SQUARE FEET, MORE OR LESS, VARIABLE WIDTH PERMANENT SANITARY SEWER EASEMENT OUT OF A CALLED 197.023 ACRE TRACT OUT OF THE MANUEL TEJADA SURVEY NO. 89, ABSTRACT NO. 741, C.B. 4430, BEXAR COUNTY, TEXAS, A PORTION OF A DRAINAGE EASEMENT IN NORTHGATE SUBDIVISION UNIT-1, RECORDED IN VOLUME 9503, PAGES 117-121, MAP AND PLAT RECORDS, BEXAR COUNTY, TEXAS, AND CONVEYED TO MAY TWENTIETH LTD., IN DEED RECORDED IN VOLUME 2616, PAGES 1246-1251 OF OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

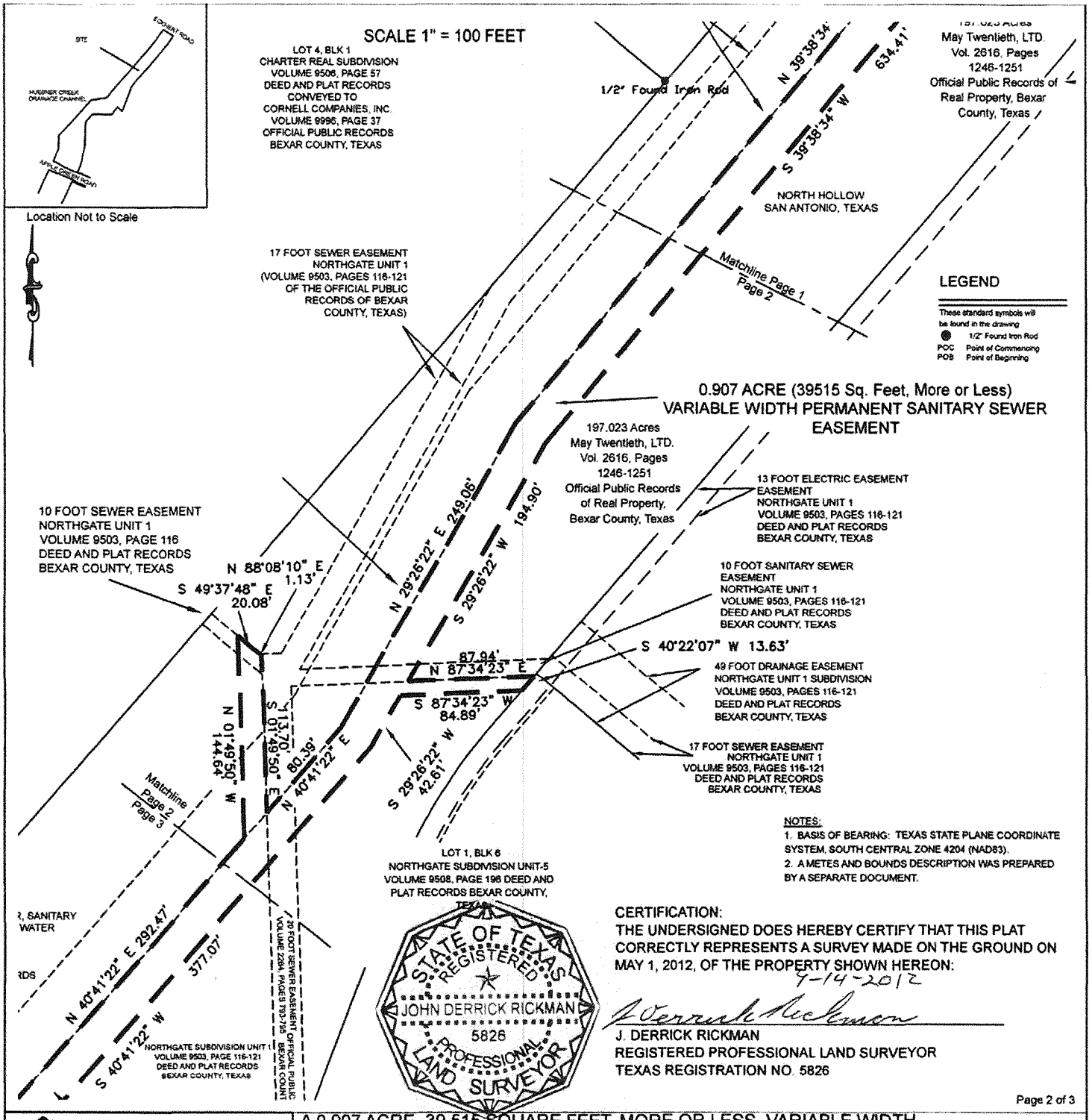
RIVER CITY ENGINEERING
CIVIL, ENVIRONMENTAL & CONSULTING
TEXAS REGISTERED ENGINEERING FIRM F-1546

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 SANITARY SEWER EASEMENT

PROJECT NAME: W2 HUEBNER CREEK: ECKHERT TO BANDERA
PROJECT NO. 11-2512
SAWS PARCEL NUMBER: P12-226
MAY TWENTIETH, LTD.



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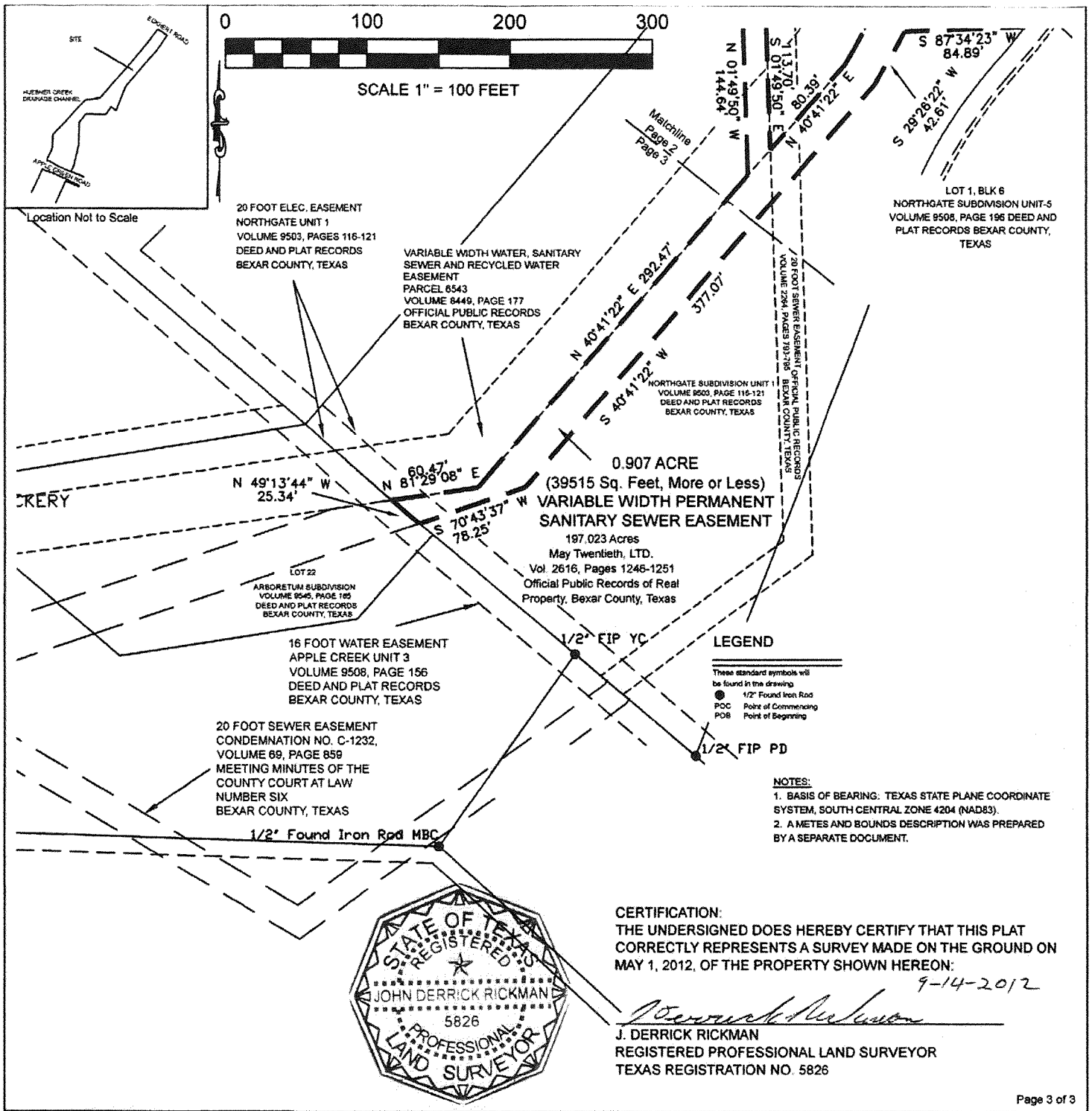

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