



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.

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February 9, 2011  
Job No. E0284202

**DESCRIPTION OF  
A 16-FOOT WIDE SANITARY SEWER EASEMENT  
(0.134 OF ONE ACRE OF LAND)**

Being a 16-foot wide Sanitary Sewer easement, 0.134 of one acre of land, in the City of San Antonio, Bexar County, Texas, being out of Lot 2, Block 1, New City Block (N.C.B.) 19069, shown on the amending plat of Addersley Subdivision, recorded in Volume 9597, Page 94, and Volume 9577, Page 65, both in the Deed and Plat Records, Bexar County, Texas, also being out of the N. Flores Survey No. 427, Abstract No. 247, and the C. Frick Survey No. 426, Abstract No. 249, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" rebar found on the westerly right-of-way line of Addersley Drive (R.O.W.-60'), at the common corner of said Lot 2 and Lot 24, Block 12, shown on the subdivision plat of Braun Farms Unit 3, recorded in Volume 9511, Page 217, Deed and Plat Records, Bexar County, Texas, the **POINT OF BEGINNING**, the most southeasterly corner of this easement;

THENCE South 88°21'43" West, departing said right-of-way line, coincident with the common line of Lot 2 and said Lot 24, passing at a distance of 133.75 feet, a 1/2" rebar found at the common corner of Lot 2 and Lot 24, and continuing a total distance of 327.45 feet to a point in Lot 2, an angle point of this easement;

THENCE South 53°01'27" West, continuing across Lot 2, a distance of 38.81 feet to a point on the common line of Lot 2 and Lot 1, also shown on the aforementioned amending plat of Addersley Subdivision, the most southwesterly corner of this easement;

THENCE North 24°13'43" East, coincident with said common line, a distance of 10.71 feet a point, a reentrant corner of this easement;

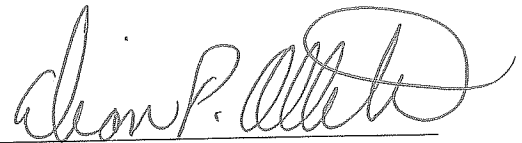
THENCE North 65°46'17" West, continuing coincident with said common line, a distance of 12.37 feet to a point, the most westerly corner of this easement;

THENCE North 53°01'27" East, reentrant to Lot 2, a distance of 40.49 feet to a point in Lot 2, an angle point of this easement;

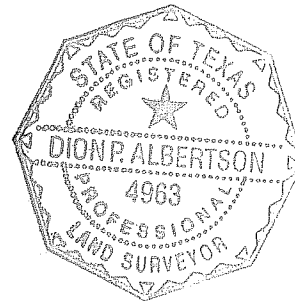
THENCE North 88°21'43" East, continuing across Lot 2, a distance of 332.40 feet to a point on the aforementioned westerly right-of-way line of Addersley Drive, the beginning of a non-tangent curve;

THENCE curving to the right, having a radius of 900.00 feet, an arc length of 16.00 feet, a central angle of 01°01'07", a chord bearing of South 02°08'52" East, and a chord distance of 16.00 feet to the **POINT OF BEGINNING**, and containing 0.134 of one acre of land, more or less.

The basis of bearing recited herein is the amending plat of Addersley Subdivision, recorded in Volume 9567, Page 94, Deed and Plat Records, Bexar County, Texas. This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC) on June 14, 2007. There is an exhibit plat with like job number.



Dion P. Albertson, RPLS No. 4963





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**DESCRIPTION OF  
A VARIABLE WIDTH INGRESS/EGRESS & FIRE EASEMENT  
(0.439 OF ONE ACRE OF LAND)**

Being a Variable Width Ingress/Egress and Fire easement, 0.439 of one acre of land, in the City of San Antonio, Bexar County, Texas, being out of Lot 2, Block 1, New City Block (N.C.B.) 19069, shown on the amending plat of Addersley Subdivision, recorded in Volume 9597, Page 94, Deed and Plat Records, Bexar County, Texas, also being out of the N. Flores Survey No. 427, Abstract No. 247, and the C. Frick Survey No. 426, Abstract No. 249, and being more particularly described by metes and bounds as follows:

**BEGINNING** at a 1/2" rebar with a "CEC" plastic cap found on the southeasterly right-of-way line of F.M. 1604, Charles Anderson Loop (R.O.W.-Varies, 450' min.), at the common corner of said Lot 2 and Lot 1, said Block 1, also shown on said amending plat of Addersley Subdivision, the **POINT OF BEGINNING**, the most southwesterly corner of this easement;

THENCE coincident with the common line of said southeasterly right-of-way line and Lot 2, the following courses:

North 42°26'01" East, a distance of 13.66 feet to a Texas Department of Transportation Type I right-of-way monument found, an angle point of this easement;

North 39°34'17" East, a distance of 200.00 feet to a Texas Department of Transportation Type II right-of-way monument found, an angle point of this easement;

North 38°08'22" East, a distance of 173.43 feet to a point, the most northerly corner of this easement, from which a 1/2" rebar with a "CEC" plastic cap found at the west end of the curve return from Addersley Drive (R.O.W.-60'), bears North 38°08'22" East, a distance of 202.08 feet;

THENCE departing the southeasterly right-of-way line, crossing Lot 2, the following courses:

South 51°41'34" East, a distance of 92.14 feet to a point, the most easterly corner of this easement;

South 38°18'26" West, a distance of 67.23 feet to a point, a point of curvature;

Curving to the right, having a radius of 52.13 feet, an arc length of 35.91 feet, a central angle of 39°27'48", a chord bearing of South 58°02'21" West, and a chord distance of 35.20 feet to a point, a point of tangency;

South 77°46'17" West, a distance of 69.84 feet to a point, a point of curvature;

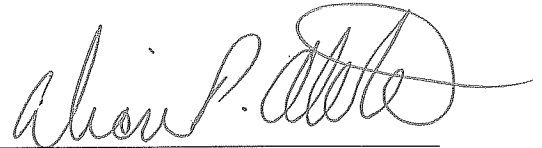
Curving to the left, having a radius of 23.00 feet, an arc length of 15.33 feet, a central angle of 38°11'40", a chord bearing of South 58°40'17" West, and a chord distance of 15.05 feet to a point, a point of tangency;

South 39°34'17" West, a distance of 206.45 feet to a point, an angle point of this easement;

South 42°26'01" West, a distance of 4.54 feet to a point on the aforementioned common line of Lots 1 and 2, the most southerly corner of this easement;

THENCE North 65°46'17" West, coincident with said common line, a distance of 31.58 feet to the **POINT OF BEGINNING**, and containing 0.439 of one acre of land, more or less.

The basis of bearing recited herein is the amending plat of Addersley Subdivision, recorded in Volume 9567, Page 94, Deed and Plat Records, Bexar County, Texas. This description was prepared from a survey made on the ground by employees of Civil Engineering Consultants (CEC) on June 14, 2007. There is an exhibit plat with like job number.



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