

Z-2024-10700282

**ZONING EXHIBIT OF
A CALLED 0.496 ACRE TRACT OUT OF
LOT 1, BLOCK 1, NEW CITY BLOCK 8721**

DESCRIPTION of a CALLED 0.496 acre tract of land (0.499 acre per survey) situated within the corporate limits of the City of San Antonio, Bexar County, Texas, being the remaining portion of Lot 1, Block 1, New City Block 8721, according to the plat of PAN-AMERICAN TERRACE, UNIT ONE recorded in Volume 2222, Page 351, of the Deed and Plat Records of Bexar County, Texas, and being all that same 0.496 acre portion of a 0.766 acre tract conveyed to Jivani-Bardoi Ventures, LLC by deed dated June 15, 2009 and recorded in Volume 14037, Page 2125 of the Official Public Records of Bexar County, Texas, all said called 0.496 acre tract being more particularly described as follows:

BEGINNING at a ½ inch iron rod found on the north right-of-way line of Ceralvo Street (a 55.6 foot wide right-of-way as shown on the plat of said PAN-AMERICAN TERRACE, UNIT ONE) at the common southwest corner of Lot 2, Block 1, New City Block 8721 according to the plat of said PAN-AMERICAN TERRACE, UNIT ONE and the southeast corner of said Lot 1 for the southeast corner and POINT OF BEGINNING of this tract,

THENCE along the north right-of-way Ceralvo Street, South 83° 59' 00" West (bearing basis said Volume 14037, Page 2125), 130.80 feet (record distance is 130.88 feet) to an X found scribed in concrete on the current east right-of-way line of General McMullen Drive (a 100 foot wide minimum right-of-way as cited in plat recorded in Volume 7300, Page 63, said Deed and Plat Records), at the common southeast corner of a the irregular west portion of said Lot 1 conveyed to the City of San Antonio by deed recorded in Volume 3289, Page 414, said Official Public Records and the southwest corner of this tract,

THENCE along the east right-of-way line of General McMullen Drive and with the east line of said City of San Antonio tract, North 11° 58' 54" West, 156.91 feet (record distance is 156.56 feet) to a ½ inch iron rod found at the common southwest corner of Lot 3, Block 5, New City Block 9627 according to the plat of PAN-AMERICAN TERRACE, UNIT 2 recorded in Volume 2575, Page 43, said Deed and Plat Records, the northwest corner of said Lot 1 and the northwest corner of this tract,

THENCE North 83° 49' 05" East, at the record distance of 107.8 feet pass the southeast corner of said Lot 3 and the southwest corner of Lot 4, Block 5, New City Block 9627, said PAN-AMERICAN TERRACE, UNIT 2, in all a distance of 147.09 feet (record distance is 146.85 feet) to a 2 inch iron pipe found at the common northwest corner of said Lot 2, the northeast corner of said Lot 1 and the northeast corner of this tract,

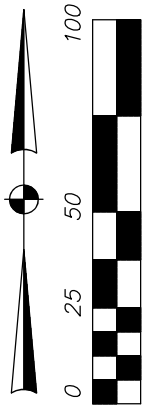
THENCE along the common west line of said Lot 2 and east line of said Lot 1, South 06° 01' 28" East, 156.48 feet (record distance is 155.6 feet) to the POINT OF BEGINNING.

CONTAINING in all 0.496 acres per recorded information or 0.499 acres (21,715 square feet), more or less from an actual survey made on the ground, February 24, 2025. An exhibit of this tract is found on page 2 of 2.



MAVERICK LAND SURVEYING COMPANY

Jacob W. Oder
Jacob W. Oder, Texas R.P.L.S. No. 5846



GRAPHIC SCALE

SCALE: 1" = 50'

GENERAL MCMULLEN DRIVE
(VARIABLE WIDTH R.O.W. MIN. 100')
(FORMALLY STEVENSON ROAD
(MIN. WIDTH CITED IN VOL. 7300, PG. 63, DPR)

PORTION OF LOT 1
UNTO THE CITY OF SAN ANTONIO
(VOL. 3287, PG. 414, OPR)

LOT 1 & 2

LOT 4 & 5

LOT 6

BLOCK 5
NEW CITY BLOCK 9627
PAN-AMERICAN TERRACE
UNIT 2
(VOL. 2575, PG. 43, DPR)

LOT 3

N 83°49'05" E ~ 147.09'
(146.85')

UNIT 2 - NCB 9627
UNIT 1 - NCB 8721

CALLLED 0.496 ACRES
OUT OF
LOT 1, BLOCK 1
NEW CITY BLOCK 8721
BEING
0.499 ACRES PER SURVEY
(VOL. 14037, PG. 2125, OPR)

Fnd. 2" PIPE

LOT 2

LOT 3

LOT 4

BLOCK 1
NEW CITY BLOCK 8721
PAN-AMERICAN TERRACE
UNIT ONE
(VOL. 2222, PG. 351, DPR)

N 11°58'43" W ~ 156.99'
(156.56')

S 06°01'28" E ~ 156.45'
(155.6')

Fnd. "X" ON CONC.

S 83°56'00" W ~ 130.80'
(S 83°56'00" W ~ 130.88')
BEARING BASIS
(VOL. 14037, PG. 2125, OPR)

(BENT)
Fnd. 1/2" I.R.

Fnd. 1/2" I.R.

N 83°56'00" E ~ 40.10'
[N 83°56'00" E ~ 40.0']

POINT OF BEGINNING

ADDRESS:

1246 S. GENERAL MCMULLEN DRIVE

DEED REFERENCE: REAL PROPERTY RECORDS (RPR)

UNTO: JIVANI-BARDOI VENTURES, LLC

VOL. 14037 PAGE 2125 DATE JUNE 18, 2009

PLAT REFERENCE: DEED & PLAT RECORDS (DPR)

PAN AMERICAN TERRACE UNIT ONE

VOL. 2222 PAGE 351 DATE MARCH 1, 1948

CERALVO STREET

(55.6' R.O.W.)

(VOL. 2222, PG. 351, DPR)

() = RECORD OR PLAT DATA

OPR= OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

DPR= DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

DIRECTIONAL CONTROL LINE= ALIGNMENT OF FOUND
ALONG THE NORTH RIGHT-OF-WAY OF CERALVO STREET

EXHIBIT OF:
CALLED 0.496 ACRE
OUT OF

LOT 1, BLOCK 1
NEW CITY BLOCK 8721
PAN-AMERICAN TERRACE
UNIT 1

SAN ANTONIO, BEXAR COUNTY, TEXAS



ZONING EXHIBIT

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TBPELS FIRM No. 10132700

MLS JOB No. 2502.0019

REV. MARCH 27, 2025 SHEET 2 OF 2