

Z-2023-10700166

August 9, 2023

Job No. 59089-0001

ZONING CASE No. Z-2023-10700166

STATE OF TEXAS
COUNTY OF BEXAR

1.0 ACRE TRACT

DESCRIPTION of a 1.00 acre tract within the city limits of City of San Antonio, Bexar County, Texas, being out of a certain tract of land described as CB 4005 P-32D ABS 15 conveyed from Micaela T. Eli unto Teresa Isable Collier and Michael Lee Collier by special warranty deed dated November 7, 2020 and recorded in Document No. 20200276514, of the Official Public Records of Bexar County, Texas and previous described as 10.000 acre in warranty deed to Clarence R. Eli and Micaela T. Eli executed July 1, 1982 and recorded in Volume 2681, Page 245, of the Real Property Records of Bexar County, Texas, in all said 1.00 acre tract being more particularly described as follows:

BEGINNING at a point on the northwest line of said 10.000 acre tract at the west corner and POINT OF BEGINNING of this tract and from which the west corner of said 10.000 acre tract bears South 54° 08' 45" West, 269.28 feet.

THENCE along said northwest line, North 54° 08' 45" East, 241.71 feet to the north corner of this 1.00 acre tract,

THENCE departing said northwest line and across said 10.000 acre tract, South 35° 51' 15" East, 180.22 feet to the east corner of this 1.00 acre tract,

THENCE continuing across said 10.000 acre tract, South 54° 08' 45" West, 241.71 feet to the south corner of this 1.00 acre tract,

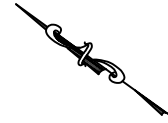
THENCE continuing across said 10.000 acre tract, North 35° 51' 15" West, 180.22 feet to the POINT OF BEGINNING.

CONTAINING in all 1.00 acres or 43,560 square feet of land more or less. Bearing based on deed description of said 10.00 acres recorded in Volume 2681, Page 245, of the Real Property Records of Bexar County, Texas. The exhibit of herein described tract found on page 2 of 2 and this description is based on record information and not from an on the ground survey and is not suitable for the transfer of real property.



MAVERICK LAND SURVEYING CO.

Jacob W. Oder, RPLS 5846



SCALE 1" = 200'

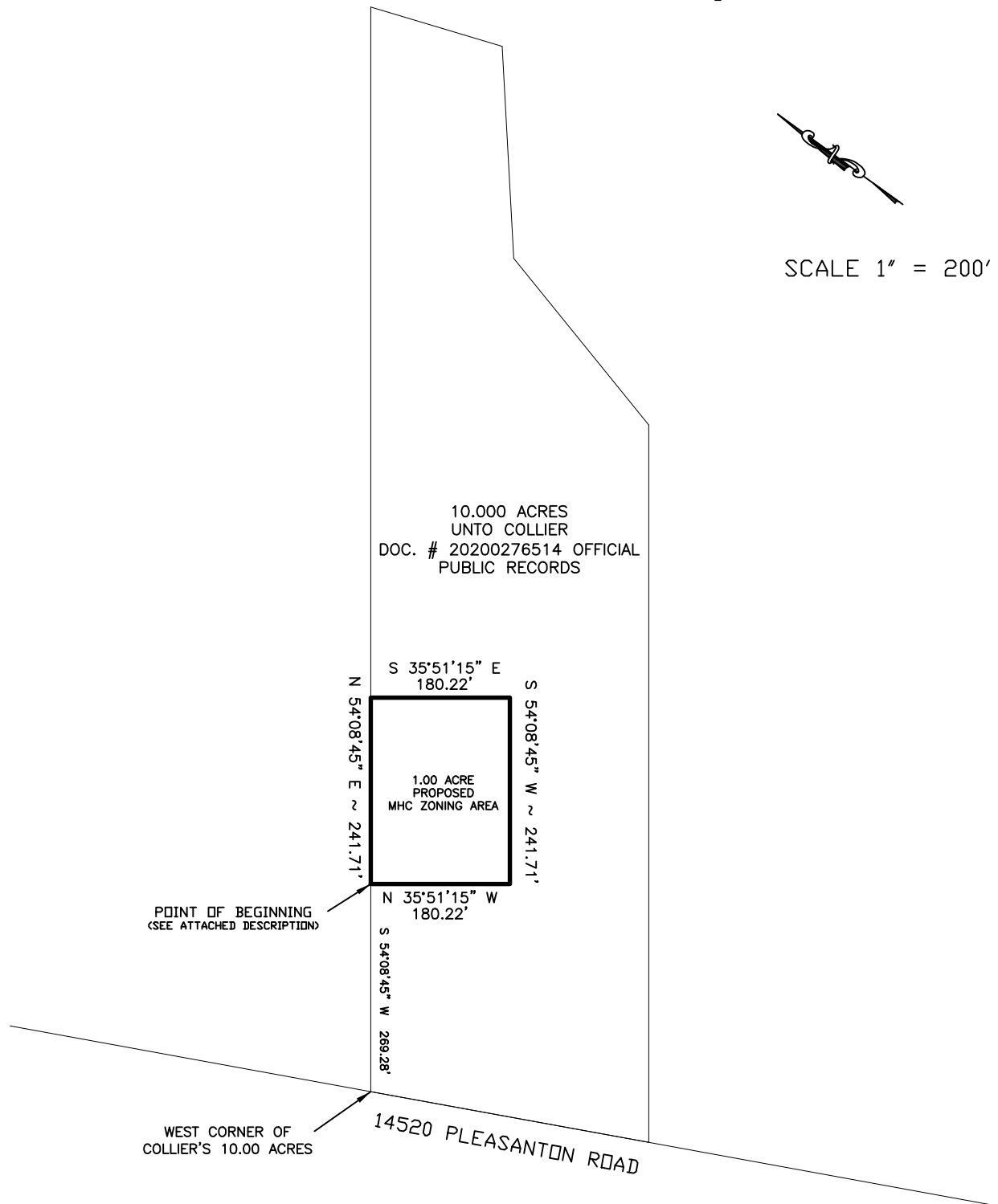


EXHIBIT OF A
1.00 ACRE OUT OF A 10.00 ACRE TRACT
FOR A ZONING CASE NO. #Z-2023-10700166

PREPARED BY
MAVERICK LAND SURVEYING COMPANY

1856 LOCKHILL-SELMA, STE 105
SAN ANTONIO, TEXAS 78213
PHONE: 210-342-9455

TBPELS FIRM NO. 10132700

MLS Co. JOB No. 59089-0001. DATE: AUGUST 9, 2023. PAGE 2 OF 2

PROPERTY ADDRESS;
14520 PLEASANTON ROAD
SAN ANTONIO, TEXAS 78221

NOTE: THIS EXHIBIT AND THE DESCRIPTION OF THE 1.00 ACRE TRACT IS BASED ON RECORD INFORMATION, NOT FROM AN ON THE GROUND SURVEY AND IS NOT SUITABLE FOR BUYING, SELLING OR THE TRANSFER OF REAL PROPERTY.