

Notice of Confidentiality Rights: If You Are a Natural Person, You May Remove or Strike Any or All the Following Information from Any Instrument That Transfers an Interest in Real Property Before it Is Filed for Record in the Public Records: Your Social Security Number or Your Drivers License Number.

DEDICATION

STATE OF TEXAS }
 }
COUNTY OF BEXAR }

KNOW ALL MEN BY THESE PRESENTS:

THAT, CAMARON DEVELOPMENT, LTD., hereinafter referred to as **“GRANTOR”**, hereby declares their intention to make a **Dedication**, and does hereby **GRANT, CONVEY and DEDICATE, to THE CITY OF SAN ANTONIO**, a municipal corporation, of Bexar County, Texas, hereinafter referred to as **“GRANTEE”** whose mailing address is P.O. Box 839966, San Antonio, Texas 78283-3966, for and in consideration of the benefits which will accrue to **GRANTOR**, to **GRANTOR’S** other property and to the public generally, the following described parcel of land (the **“Property”**) in fee simple:

BEING 0.002 acre (98 square feet) tract of land situated in Lot 1, New City Block 132, the City of San Antonio, Bexar County, Texas; and being a portion of that certain 0.160 acre tract described in instrument to Camaron Development, Ltd, recorded in Document No. 20150031793 of the Official Public Records of Bexar County; being more particularly described by attached Exhibit “A” hereto and made a part hereof.

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging unto the said **GRANTEE**, its successors and assigns forever; and **GRANTOR** does hereby bind itself, its legal representatives and/or assigns to **WARRANT AND FOREVER DEFEND** all and singular the said premises unto the said **GRANTEE**, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under **GRANTOR**, but not otherwise, to be used for public purposes, including a right-of-way for a street or highway and utilities, drainage and sewer lines.

This conveyance is made by **GRANTOR** and accepted by **GRANTEE** subject to (i) all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than **GRANTOR**, and other instruments; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all rights and obligations, and (ii) all matters that would be shown by an accurate survey of the Property.

GRANTEE, by its acceptance of the Property, agrees that the Property is dedicated to and accepted by **GRANTEE** in its present condition, **“AS IS, WHERE IS”**, with all faults, if any, and without warranty whatsoever expressed or implied except the special warranty of title herein.

WITNESS our hands this _____ day of _____, A.D., 2020 by **CAMARON DEVELOPMENT, LTD.**

GRANTOR:

**CAMARON DEVELOPMENT, LTD.,
a Texas limited partnership**

BY: WESTON URBAN, LLC,
a Texas limited liability company
Its General Partner

Approved As To Form:

City Attorney

BY: _____
NAME: Randal C. Smith
TITLE: Manager

STATE OF TEXAS }
 }
COUNTY OF BEXAR }

This instrument was acknowledged before me on this the ____ day of _____, 2020 by Randal C. Smith, the manager of CAMARON DEVELOPMENT, LTD.

NOTARY PUBLIC STATE OF TEXAS

PARCEL No.: 2020-1
 PROJECT NAME: CAMARON STREET
 PROJECT No.: _____
 DESCRIPTION OF A STREET
 DEDICATION
 0.002 ACRE TRACT OF LAND

BEING 0.002 acre (98 square feet) tract of land situated in Lot 1, New City Block 132, (recording unknown) the City of San Antonio, Bexar County, Texas; and being a portion of that certain 0.160 acre tract described in instrument to Camaron Development, Ltd, recorded in Document No. 20150031793 of the Official Public Records of Bexar County; and being more particularly described as follows:

COMMENCING, at a 1/2-inch iron rod with a plastic cap stamped "KHA" set at the intersection of the northeasterly right-of-way line of Camaron Street (60 feet wide) with the northwesterly line of a variable width alley (recording unknown) marking the southern-most corner of said 0.160 acre tract;

THENCE, along the northeasterly right-of-way line of said Camaron Street, the following three (3) courses and distances:

1. North 55°32'01" West, 15.46 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for the POINT OF BEGINNING of herein described tract;
2. North 55°32'01" West, 15.20 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for the western-most corner of the said 0.160 acre tract;
3. North 01°57'52" West, 16.02 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for the northern-most corner of herein described tract;

THENCE, South 27°58'55" East, 27.87 feet crossing said 0.160 acre tract, to the POINT OF BEGINNING and containing 0.002 acre of land in Bexar County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, South Central Zone (FIPS 4204) (NAD'83). This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

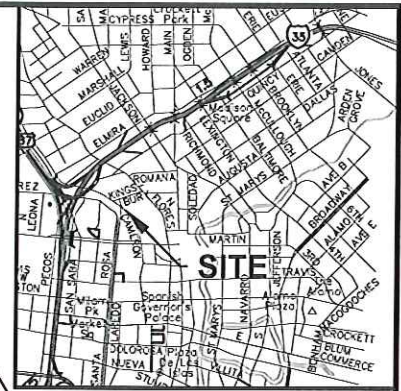
JOHN G. MOSIER
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6330
 601 NW LOOP 410, SUITE 350
 SAN ANTONIO, TEXAS 78216
 PH. 210-541-9166
 greg.mosier@kimley-horn.com



STREET DEDICATION
 BEING A 0.002 ACRE TRACT OUT OF NEW
 CITY BLOCK 132, SAN ANTONIO TEXAS.

Kimley»Horn					
601 NW Loop 410, Suite 350 San Antonio, Texas 78216		FIRM # 10193973		Tel. No. (210) 541-9166 www.kimley-horn.com	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	OCT 2019	068716800	1 OF 2

KINGSBURY AVE.
(45' WIDE)



LOCATION MAP

LOT 1
NCB 132

CALLLED TRACT 1 - 0.160 ACRES
NCB 132
CAMARON DEVELOPMENT, LTD
DOC# 20150031793 OPRBC

THE WEST 34.6 FEET OF LOT 2
CALLED LOT A2, NCB 132
VOL. 17999, PG. 727 OPRBC

LOT 3A, NCB 132
CALLED THE EAST 18 FEET OF
LOT 2 AND THE WEST 16 FEET
OF LOT 3, FRONTING 34.7 FEET
ON KINGSBURY STREET
CAMARON DEVELOPMENT, LTD.
VOL. 17713, PG. 1511 OPRBC

LOT 5
NCB 132

CALLLED TRACT 5
0.761 ACRES
CAMARON DEVELOPMENT, LTD
DOC# 20150031793 OPRBC

ALLEY (WIDTH VARIES)

CAMARON ST.
(60' WIDE)

STREET
DEDICATION
0.002 ACRES
98 SQ. FT.

CHAINLINK
FENCE

P.O.B.
IRSC

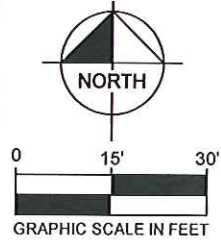
P.O.C.
IRSC

IRSC
L4
L3
L2
L1

LINE TABLE		
NO.	BEARING	LENGTH
L1	N55°32'01"W	15.46'
L2	N55°32'01"W	15.20'
L3	N01°57'52"W	16.02'
L4	S27°58'55"E	27.87'

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRSC = 1/2" IRON ROD W/ "KHA" CAP SET
- 1/2"IRF = 1/2" IRON ROD FOUND
- OPRBC = OFFICIAL PUBLIC RECORDS BEXAR COUNTY
- DPRBC = DEED AND PLAT RECORDS BEXAR COUNTY



GEODETIC BASIS STATEMENT: The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS).



John G. Mosier
12-11-2019

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STREET DEDICATION
BEING A 0.002 ACRE TRACT OUT OF NEW
CITY BLOCK 132, SAN ANTONIO TEXAS.

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale 1" = 30'	Drawn by MAV	Checked by JGM	Date OCT 2019	Project No. 068716800	Sheet No. 2 OF 2
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