

**A METES AND BOUNDS  
DESCRIPTION OF A  
0.260 ACRE TRACT OF LAND**

BEING 0.260 acre (11,323 square feet) tract of land situated in New City Block 132, the City of San Antonio, Bexar County Texas; containing a portion of L Street, and all of an approximately 10-foot wide alley (recorded unknown), in said New City Block 132; and being more particularly described as follows:

**COMMENCING**, at a 1/2-inch iron rod found at the intersection of the southeasterly right-of-way line of Kingsbury Avenue (45 feet wide), with the southwesterly right-of-way line of said L Street (variable width), marking the northeasterly corner of that certain 0.181 acre tract described in instrument to Camaron Development, LTD in Document Number 20150031793 of the Official Public Records of Bexar County, same being the northeasterly corner of Lot 4, New City Block 132;

**THENCE**, South 29°43'24" East, 121.73 feet along the southwesterly right-of-way line of said L Street to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southeasterly corner of said Lot 4, and the **POINT OF BEGINNING** of herein described tract;

**THENCE**, North 71°02'41" East, 25.57 feet crossing said L Street to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northeasterly right-of-way line of said L Street, same being the southwesterly line of Lot 10, New City Block 132;

**THENCE**, along the northeasterly and southeasterly right-of-way line of said L Street, the following four (4) courses and distances:

1. South 29°51'56" East, 10.40 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southwesterly corner of said Lot 10 and the northwesterly corner of Lot 11, New City Block 132;
2. South 32°08'24" East, 65.85 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southerly corner of Lot 11, New City Block 132, same being the southerly corner of that certain 0.295 acre tract described in instrument to Camaron Development, LTD in Document Number 20150031793 of the Official Public Records of Bexar County;
3. South 29°19'18" East, 104.60 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the southeasterly right of way line of said L Street, same being the northwesterly line of Lot 13, New City Block 132, and marking the southerly corner of Lot 12, New City Block 132, the interior corner of that certain 1.595 acre tract described in instrument to Camaron Development, LTD in Document Number 20150031793 of the Official Public Records of Bexar County;
4. South 70°16'43" West, 227.22 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set at a point for corner, from which northeasterly right-of-way line of Camaron Street (60 feet wide), and the northwesterly corner of said 1.595 acre tract bears: South 70°16'43" West, 15.87 feet;

**THENCE**, in a northwesterly direction, crossing said L Street, along a non-tangent curve to the left, a central angle of 1°04'01", a radius of 1280.00 feet, a chord bearing and distance of North 38°39'48" West, 23.84 feet, and a total arc length of 23.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northwesterly right-of way line of L Street, to a point for corner from which the southerly corner of Lot 7, New City Block 132, and that certain 0.761 acre tract described in instrument to Camaron Development, LTD in Document Number 20150031793 of the Official Public Records of Bexar County bears: South 71°12'57" West, 12.42 feet;

**THENCE**, along the northwesterly and southwesterly right-of-way line of said L Street, the following three (3) courses and distances:

1. North 71°12'57" East, 204.61 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the easterly corner of said 0.761 acre tract and Lot 9, New City Block 132;
2. North 30°15'52" West, 51.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the northerly corner of Lot 9;
3. North 29°47'35" West, 99.70 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the southeasterly line of said Alley marking the northerly corner of said 0.761 acre tract and Lot 8, New City Block 132;

**THENCE**, South 71°12'57" West, 230.39 feet along the southeasterly line of said Alley to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northeasterly right-of-way line of said Camaron Street marking the westerly corner of Lot 5, New City Block 132;

**THENCE**, North 65°46'59" West, 13.61 feet along the northeasterly right-of-way line of said Camaron Street to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northwesterly line of said Alley for the southerly corner of Lot 1, New City Block 132, marking the southerly corner of that certain 0.160 acre tract described in instrument to Camaron Development, LTD in Document Number 20150031793 of the Official Public Records of Bexar County;

**THENCE**, North 71°02'41" East, 238.41 feet along the northwesterly line of said Alley to the **POINT OF BEGINNING** and containing 0.260 acres 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.

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**STREET AND ALLEY CLOSURE  
BEING 0.260 ACRE TRACT OF NEW CITY  
BLOCK 132, SAN ANTONIO TEXAS.**

**Kimley»Horn**

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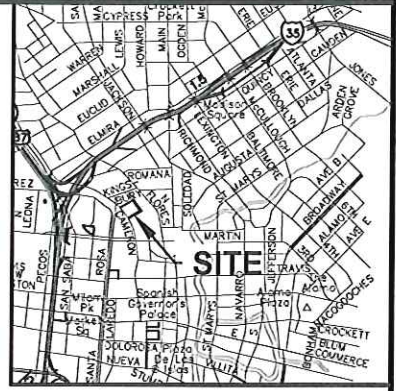
FIRM # 10193973

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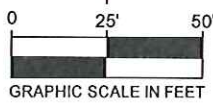
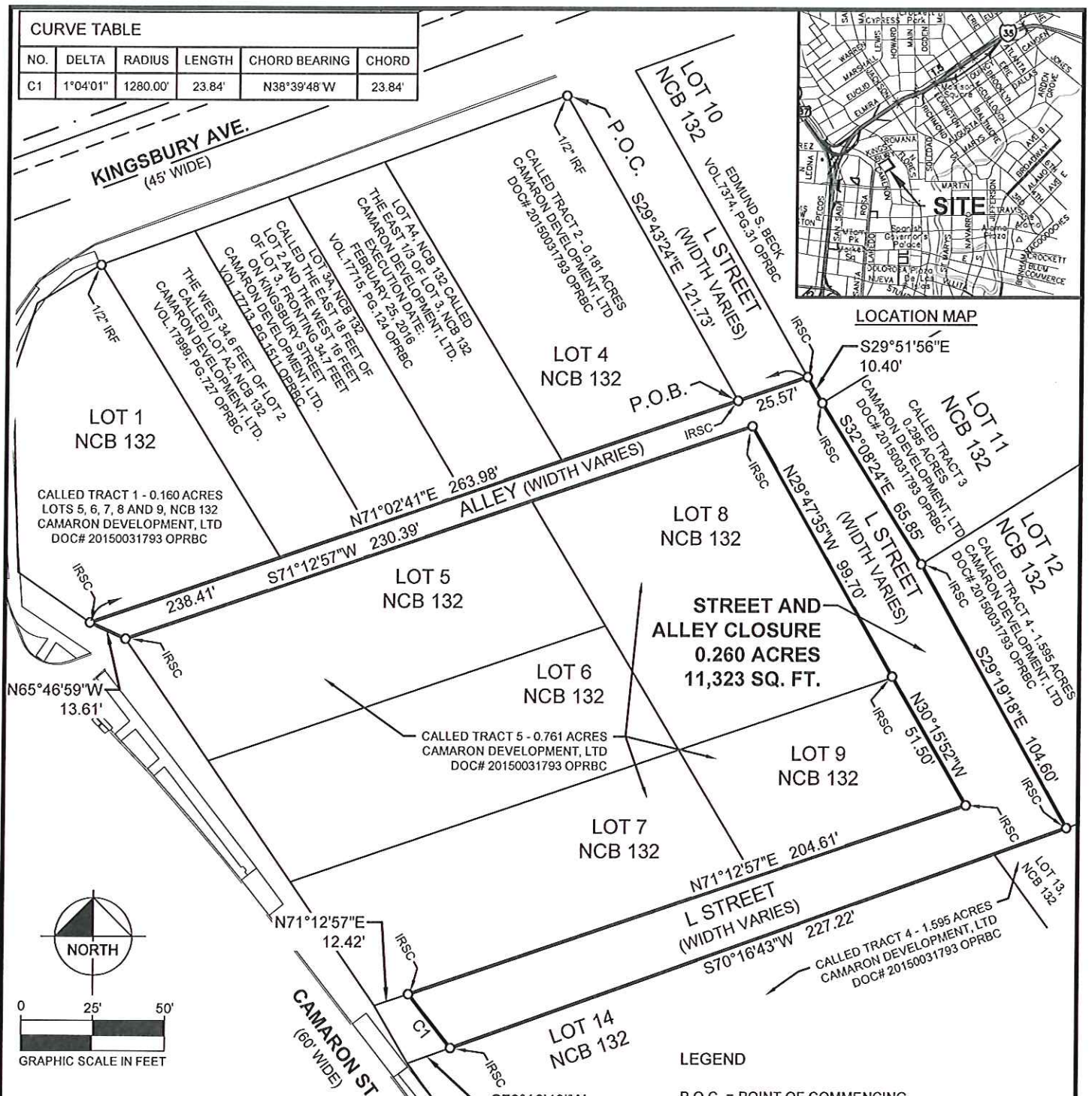
| Scale | Drawn by | Checked by | Date     | Project No. | Sheet No. |
|-------|----------|------------|----------|-------------|-----------|
| N/A   | MAV      | JGM        | JAN 2020 | 068716800   | 1 OF 2    |

**CURVE TABLE**

| NO. | DELTA    | RADIUS   | LENGTH | CHORD BEARING | CHORD  |
|-----|----------|----------|--------|---------------|--------|
| C1  | 1°04'01" | 1280.00' | 23.84' | N38°39'48" W  | 23.84' |

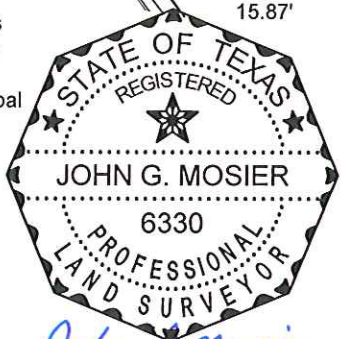


**LOCATION MAP**



**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).

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 1-3-2020

**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

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 BLOCK 132, SAN ANTONIO TEXAS.**

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| Scale    | Drawn by | Checked by | Date     | Project No. | Sheet No. |
|----------|----------|------------|----------|-------------|-----------|
| 1" = 50' | MAV      | JGM        | JAN 2020 | 068716800   | 2 OF 2    |