

Notice Of Confidentiality Rights: If You Are A Natural Person, You May Remove Or Strike Any Of The Following Information From This Instrument Before It Is Filed For Record In The Public Records: Your Social Security Number Or Your Driver's License Number.

State of Texas }
 }
County of Bexar }

Street Closure Quitclaim Deed

Authorizing Ordinance:

Date:

Grantor: City Of San Antonio, a Texas municipal corporation

Grantor's Mailing Address: P.O. Box 839966 San Antonio, TX 78283,
Attn: Public Works, Real Estate

Grantee: Camaron Development, Ltd., a Texas Limited partnership

Grantee's Mailing Address: 112 East Pecan St., Ste. 100
San Antonio, TX 78205

Consideration: \$10 in hand paid and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged.

Property: All of the real property situated within the corporate limits of the City of San Antonio, Bexar County, Texas, described by metes and bounds in **Exhibit A** attached hereto and incorporated herein verbatim for all purposes.

As per the Authorizing Ordinance, Grantor, for the Consideration, Bargains, Sells, Quitclaims, and Releases to Grantee all of Grantor's right, title, interest, and estate, both at law and in equity, as of the date hereof, in and to the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging. Grantor does not know whether its interest in the Property is an easement or the fee.

By this instrument, Grantor intends that such interest as it may have in the Property pass to the adjoining owners as if Grantor had a street easement, but Grantor does not warrant that it has any interest in the Property.

All presently existing third-party water and wastewater lines and facilities, electric transmission and distribution lines and facilities, gas lines and facilities, communication lines and facilities, or any other public utility lines and facilities, if any, that are owned by (i) San Antonio Water System (SAWS), (ii) City Public Service (CPS) Energy or (iii) any other third-party utility service provider that has an easement right in the Property pursuant to an instrument of record in the Official Public Records of Bexar County, Texas as of the date set forth above, may remain in place despite this deed and may continue to be used, repaired, enlarged, and maintained in the ordinary course of business. Any person wanting removal of such an existing utility line or facility must negotiate separately with the pertinent utility. Any person building on the Property without first reaching an agreement with such a utility provider having lines or facilities in the Property does so at his own risk. Notwithstanding anything herein to the contrary, no utility provider may hereafter add additional utility lines or facilities in the Property based on a claim that the Property is public right of way. All existing drainage rights and the right of the public to travel on the subject tract are vacated.

In Witness Whereof, Grantor has caused its representative to set its hand:

City of San Antonio,
a Texas municipal corporation

By: _____

Printed
Name: _____

Title: _____

Date: _____

Approved As To Form:

City Attorney

State of Texas §
 §
County of Bexar §

This instrument was acknowledged before me this date by _____,
of the City of San Antonio, a Texas municipal corporation, in the capacity therein stated
and on behalf of that entity.

Date: _____

Notary Public, State of Texas
My Commission expires: _____

After Recording, Return To:
Cameron Development, LTD.
112 East Pecan St., Ste. 100
San Antonio, TX 78205

Exhibit A

**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 southwestery right-of-way line of said L Street (variable width), marking the northeasterly corner of that certain 0.581 acre tract described in instrument to Cameron Development, LTD in Document Number 20160031793 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 southwestery right-of-way line of said L Street to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southeastery 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 northwestery right-of-way line of said L Street, same being the southwestery line of Lot 10, New City Block 132;

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

1. South 28°51'59" East, 10.40 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southwestery corner of said Lot 10 and the northwestery corner of Lot 11, New City Block 132;
2. South 32°09'24" 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 0.296 acre tract described in instrument to Cameron Development, LTD in Document Number 20160031793 of the Official Public Records of Bexar County;
3. South 29°10'18" East, 104.89 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the southeastery right of way line of said L Street, same being the northwestery 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 1.565 acre tract described in instrument to Cameron Development, LTD in Document Number 20160031793 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 northwesterly right-of-way line of Cameron Street (60 feet wide), and the northwestery corner of said 1.595 acre tract bears: South 70°16'43" West, 15.87 feet;

THENCE, in a northwestery direction, crossing said L Street, along a non-tangent curve to the left, a central angle of 1°04'41", a radius of 1290.00 feet, a chord bearing and distance of North 39°39'49" 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 northwestery 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 0.701 acre tract described in instrument to Cameron Development, LTD in Document Number 20160031793 of the Official Public Records of Bexar County bears: South 71°12'07" West, 12.42 feet;

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

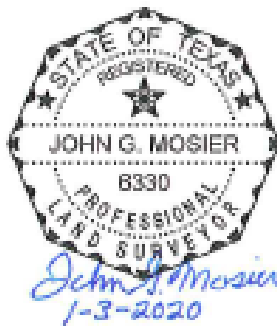
1. North 71°12'07" East, 204.61 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the easterly corner of said 0.701 acre tract and Lot 9, New City Block 132;
2. North 30°15'52" West, 51.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the northerly corner of Lot 9;
3. North 29°47'38" West, 89.70 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the southeastery 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, 235.39 feet along the southeastery line of said Alley to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northwestery right-of-way line of said Cameron Street marking the westerly corner of Lot 5, New City Block 132;

THENCE, North 85°45'59" West, 13.61 feet along the northeasterly right-of-way line of said Cameron Street to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northwestery line of said Alley for the southerly corner of Lot 1, New City Block 132, marking the southerly corner of that certain 0.180 acre tract described in instrument to Cameron Development, LTD in Document Number 20160031793 of the Official Public Records of Bexar County;

THENCE, North 71°02'41" East, 238.41 feet along the northwestery 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) (NAD83). This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

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

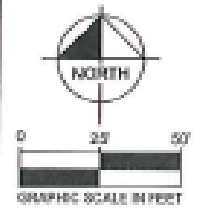
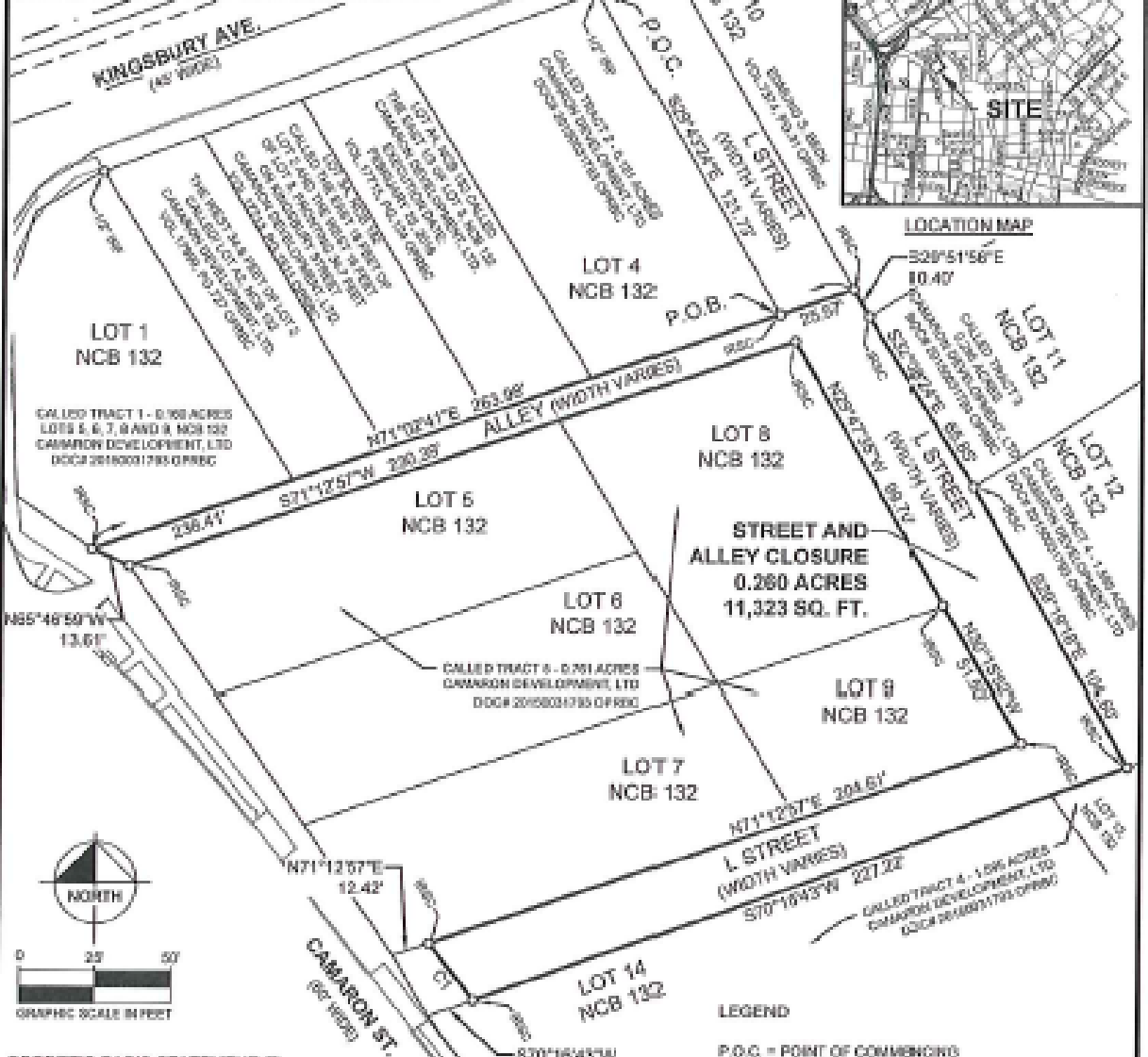
Kimley»Horn

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State	License No.	Expiration Date	Issue Date	Print No.	Print Date
TX	6330	12/31/2023	01/03/2020	088796809	1 OF 2

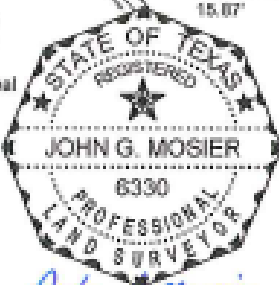
FILED: REAL, MODEL 106282-10-11 AM KIMHA_SURVYOR@STON URBAN00216800-SUNSHINE SITE ID: 0000000100260 AC L-STREET CLOSURE.DWG

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°00'00"	1390.00'	23.84'	N85°09'48"W	23.84'



GEODETTIC 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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John G. Mosier
1-3-2020

LEGEND

- P.O.C. = POINT OF COMMENCING
- P.O.B. = POINT OF BEGINNING
- IRSC = 1/2" IRON ROD W/ "SMA" CAP SET
- IRP = IRON ROD POUND
- OPRC = OFFICIAL PUBLIC RECORDS BEAR COUNTY
- DPRC = DEED AND PLAT RECORDS BEAR COUNTY

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

Kimley»Horn

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	RAM	JGM	JAN 2020	068116600	2 OF 2

W:\ARRIVAL - PROJECT_10102973_7-26 AMH\GNA_SURVEY\WESTON\USGAIN060116600-SURVEYING SITE\DRAWING\068116600 AC L STREET CLOSURE.DWG