

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 0.029 acre (1,267 square feet) tract of land situated in Lot 14, New City Block 132, the City of San Antonio, Bexar County, Texas; and being a portion of that certain 1.595 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:

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

City Attorney

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

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

PARCEL No.: 2020-3
 PROJECT NAME: CAMARON STREET
 PROJECT No.: _____
 DESCRIPTION OF A STREET
 DEDICATION
 0.029 ACRE TRACT OF LAND

BEING 0.029 acre (1,267 square feet) tract of land situated in Lot 14, New City Block 132, (recording unknown) the City of San Antonio, Bexar County, Texas; and being a portion of that certain 1.595 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:

BEGINNING, 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 southeasterly right-of-way line of L Street (width varies), and marking the northwestern-most corner of said Lot 14, and from which a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southern-most corner of Lot 7, New City Block 132 (recording unknown) bears: North 30°23'54" West, 23.15 feet;

THENCE, North 70°16'43" East, 15.87 feet along the southeasterly right-of-way line of said L Street to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for the northeasterly corner of herein described tract;

THENCE, in a southeasterly direction crossing said Lot 14, along a non-tangent curve to the right, a central angle of 3°39'40", a radius of 1280.00 feet, a chord bearing and distance of South 36°17'57" East, 81.78 feet, and a total arc length of 81.79 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northwesterly line of Lot 38, New City Block 132, Fox Tech High School Subdivision, plat of which is recorded Volume 9551, Page 120-122 of the Deed and Plat Records of Bexar County;

THENCE, South 70°49'31" West, 15.64 feet along the northwesterly line of said Lot 38 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on northeasterly right-of-way line of said Camaron Street for the southern-most corner of herein described tract;

THENCE, North 36°28'57" West, 81.70 feet along the northeasterly right-of-way line of said Camaron Street, to the **POINT OF BEGINNING** and containing 0.029 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 0.029 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

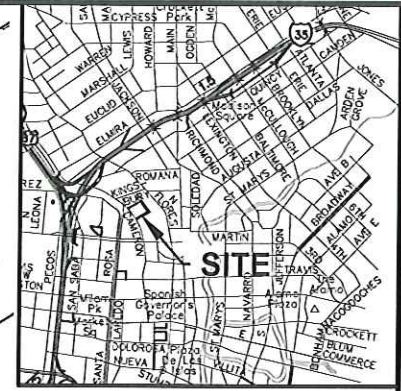
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	OCT 2019	068716800	1 OF 2

CURVE TABLE

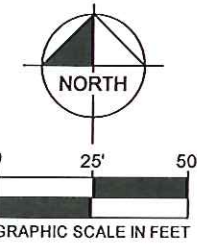
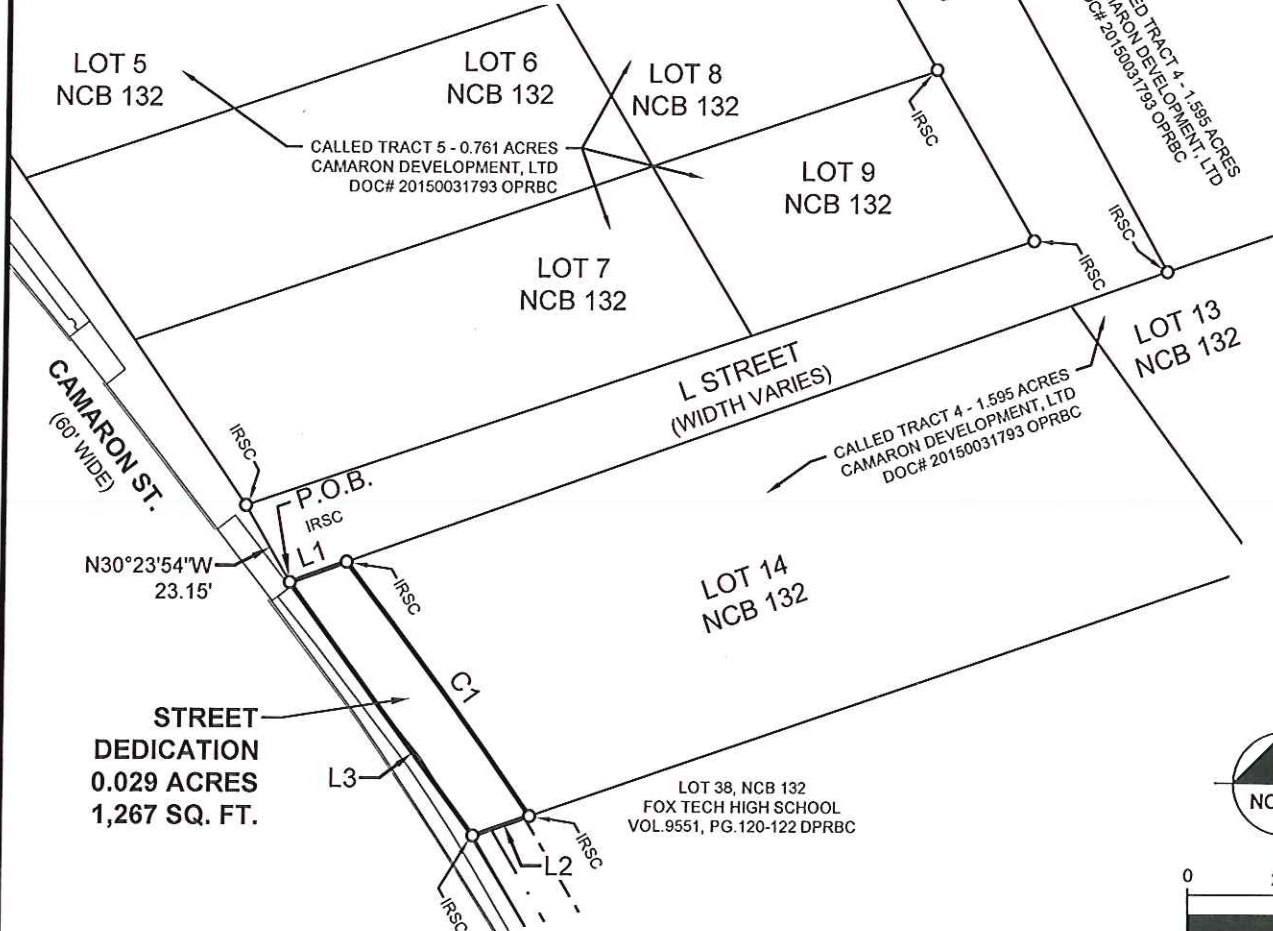
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°39'40"	1280.00'	81.79'	S36°17'57"E	81.78'

LINE TABLE

NO.	BEARING	LENGTH
L1	N70°16'43"E	15.87'
L2	S70°49'31"W	15.64'
L3	N36°28'57"W	81.70'



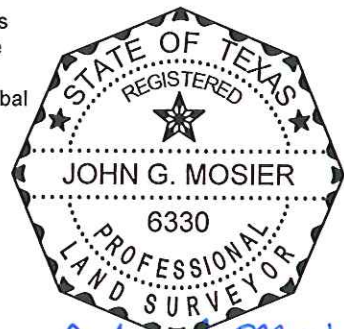
LOCATION MAP



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

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 0.029 ACRE TRACT OUT OF NEW
CITY BLOCK 132, SAN ANTONIO TEXAS.**



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.
1" = 50'	MAV	JGM	OCT 2019	068716800	2 OF 2