

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.

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

Kimley»Horn

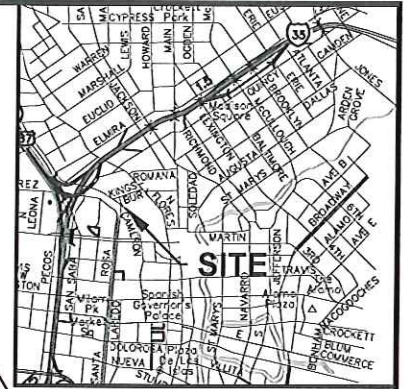
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FIRM # 10193973

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
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)

STREET
DEDICATION
0.002 ACRES
98 SQ. FT.

CHAINLINK
FENCE

P.O.B.

P.O.C.

CAMARON ST.
(60' WIDE)

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

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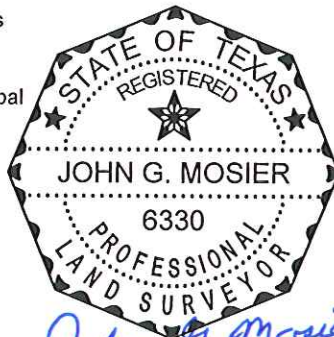
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|----------|----------|------------|----------|-------------|-----------|
| 1" = 30' | MAV | JGM | OCT 2019 | 068716800 | 2 OF 2 |

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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12-11-2019