

EXHIBIT A

PROPERTY DESCRIPTION
FOR PARCEL 4-1
(RIGHT-OF-WAY PARCEL)

A 0.5577 of an acre (24,293 square feet) tract of land out of that called 10.243 acre tract described in a deed executed on October 5, 2004 from Vickie L. Woodard, a single woman, to Grace Hambrick, recorded in Volume 2073, Page 47 of the Official Records of Guadalupe County, Texas, situated in the Sarah DeWitt Survey No. 48, Abstract 103, of the City of New Braunfels, Guadalupe County, Texas. Said 0.5577 of an acre tract being more fully described as follows:

COMMENCING at a found 1 inch pipe at the south corner of a called 5.0 acre tract of land described in a deed recorded in Document No. 2017003263 of the Official Records of Guadalupe County, Texas, the east corner of said 50.0 acre tract, on the existing northeast right-of-way line of W Zipp Rd (60-foot wide right-of-way);

THENCE, North 46°00'09" West, along the common line of said 50.0 acre tract and said 10.243 acre tract, a distance of 2443.91 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" and the POINT OF BEGINNING of the herein described Parcel 4-1. Said point having surface coordinates of N 13,788,870.24 and E 2,253,138.72;

- (1) THENCE, North 46°00'09" West, along said common line, passing at a distance of 19.98 feet, a found iron rod with cap marked "RPLS 4907", continuing at a distance of 27.86 feet, for a total distance of 36.64 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the existing southeast right-of-way line of W Klein Rd (variable width right-of-way);

THENCE, along and with the existing southeast right-of-way line of said W Klein Rd, the following courses and distances:

- (2) North 42°23'41" East, a distance of 325.70 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (3) North 44°21'59" East, a distance of 221.63 feet to a found ½ inch iron rod at the west corner of a called 5.500 acre tract of land described in a deed recorded in Document No. 2015024316 of the Official Records of Guadalupe County, Texas, the north corner of said 10.243 acre tract;
- (4) THENCE, South 45°59'10" East, departing the existing southwest right-of-way line of W Klein Rd, along and with the common line of said 10.243 acre tract and said 5.500 acre tract, a distance of 47.61 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";

THENCE, departing said common line, along and with the proposed southeast right-of-way line of W Klein Rd, the following courses and distances:

EXHIBIT A

- (5) South 44°20' West, a distance of 541.23 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" to point of curvature;
- (5) Southwesterly, along a tangent curve to the right, a radius of 4,064.00 feet, a central angle of 00°05'03", a chord bearing and distance of South 44°23'00" West, 5.96 feet, for an arc length of 5.96 feet to the POINT OF BEGINNING and containing 0.5577 acres in the City of New Braunfels, Guadalupe County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the South Central Zone from the North America Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00012.

Note: a parcel plat of even date was prepared in conjunction with this property description.

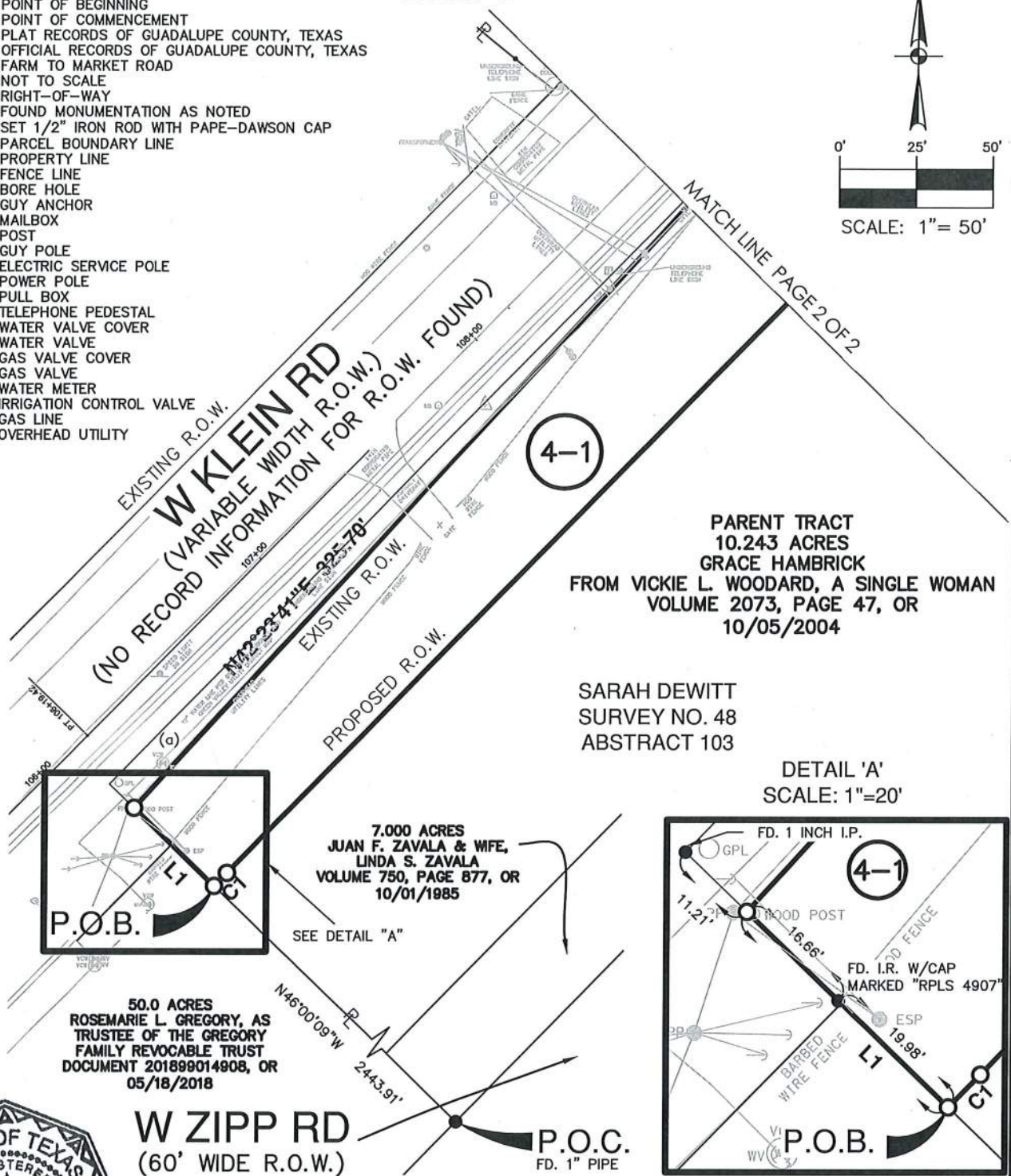
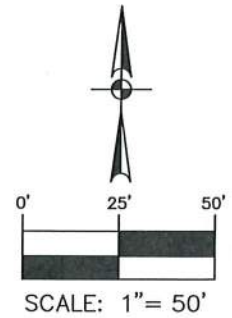
PREPARED BY: Pape-Dawson Engineers, Inc., TBPLS #10028800
2000 NW Loop 410, San Antonio, TX, 78213
210-375-9000
ORIGINAL DATE: August 26, 2020
JOB NO. 51030-03
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 4 - Part 1.docx



LEGEND:

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PR PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- OR OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS
- F.M. FARM TO MARKET ROAD
- N.T.S. NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- FOUND MONUMENTATION AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- PARCEL BOUNDARY LINE
- PROPERTY LINE
- FENCE LINE
- BORE HOLE
- GUY ANCHOR
- MB MAILBOX
- POST
- GUY POLE
- ESP ELECTRIC SERVICE POLE
- PP POWER POLE
- PULL BOX
- TELEPHONE PEDESTAL
- WV WATER VALVE COVER
- WV WATER VALVE
- GV GAS VALVE COVER
- GV GAS VALVE
- WM WATER METER
- ICV IRRIGATION CONTROL VALVE
- G GAS LINE
- OH E OVERHEAD UTILITY

EXHIBIT "B"



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP FIRM REGISTRATION #470 | TBP FIRM REGISTRATION #10028800

REVISION DATE		DESCRIPTION			BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
4-1	10.243	0.5577 (24,293)	103	N/A	9.685 LT
PARCEL PLAT SHOWING PARCEL 4-1 (R.O.W. PARCEL)					
CITY	COUNTY	STATE	ORIGINAL DATE		ROAD NAME
NEW BRAUNFELS	GUADALUPE	TEXAS	AUGUST 26 2020		W KLEIN RD
	SCALE	R.O.W.			PAGE NO.
	1"=50'				1 OF 2

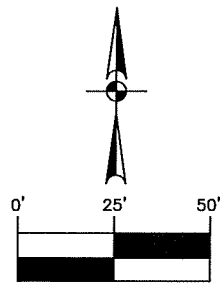
EXHIBIT "B"

NOTES:

1) ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET WITH A SURFACE ADJUSTMENT FACTOR OF 1.00012 APPLIED.

2) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.

(a) RIGHT-OF-WAY DEDICATION
DOC. # 2017027744 OR



SCALE: 1" = 50'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N46°00'09"W	36.64'
L2	S45°59'10"E	47.61'

LOT 3
BLOCK 2
NEW BRAUNFELS RANCH ESTATES
VOLUME 5, PAGES 229A & 230B, PR

0.5180 ACRE
MATTHEW JUNGMICHEL
VOLUME 1829, PAGE 405, OR
04/07/2003

LOT 2
BLOCK 2
NEW BRAUNFELS RANCH ESTATES
VOLUME 5, PAGES 229A & 230B, PR

0.5180 ACRE
KEVIN WAYNE AND SHEILA JO JENKINS
DOCUMENT NO. 2017028115, OR
10/28/2017

5.500 ACRES
DEBBIE LEE WINSLOW,
A SINGLE WOMAN
DOCUMENT NO. 2015024318, OR
10/22/2015

0.8720 ACRE
CHARLES &
LINDA J.
MOUNCE
DOCUMENT NO. 2015002854, OR
11/03/2015

LOT 4
BLOCK 2
NEW BRAUNFELS
RANCH ESTATES
VOLUME 5,
PAGES 229A &
230B, PR

SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103

PARENT TRACT
10.243 ACRES
GRACE HAMBRICK
FROM VICKIE L. WOODARD,
A SINGLE WOMAN
VOLUME 2073, PAGE 47, OR
10/05/2004

W KLEIN RD
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOR R.O.W. FOUND)

4-1

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	4064.00'	0°05'03"	S44°23'00"W	5.96'	5.96'



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

PARCEL PLAT SHOWING PARCEL 4-1 (R.O.W. PARCEL)

CITY	COUNTY	STATE	ORIGINAL DATE	ROAD NAME
NEW BRAUNFELS	GUADALUPE	TEXAS	AUGUST 26 2020	W KLEIN RD
	SCALE	R. O. W.		PAGE NO.
	1" = 50'			2 OF 2

EXHIBIT A

PROPERTY DESCRIPTION
FOR PARCEL 4 – 2
(EASEMENT PARCEL)

A 0.1884 of an acre (8,208 square feet) tract of land out of that called 10.243 acre tract described in a deed executed on October 5, 2004 from Vickie L. Woodard, a single woman, to Grace Hambrick, recorded in Volume 2073, Page 47 of the Official Records of Guadalupe County, Texas, situated in the Sarah DeWitt Survey No. 48, Abstract 103, of the City of New Braunfels, Guadalupe County, Texas. Said 0.1884 of an acre tract being more fully described as follows:

COMMENCING at a found 1 inch pipe at the south corner of a called 5.0 acre tract of land described in a deed recorded in Document No. 2017003263 of the Official Records of Guadalupe County, Texas, the east corner of said 50.0 acre tract, on the existing northeast right-of-way line of W Zipp Rd (60-foot wide right-of-way);

THENCE, North 46°00'09" West, along the common line of said 50.0 acre tract and said 10.243 acre tract, a distance of 2448.91 feet to the POINT OF BEGINNING of the herein described Parcel 4-1. Said point having surface coordinates of N 13,788,859.82 and E 2,253,491.51;

- (1) THENCE, North 46°00'09" West, along said common line, passing at a distance of 19.98 feet, a found iron rod with cap marked "RPLS 4907", continuing at a distance of 27.86 feet, for a total distance of 15.00 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the existing southeast right-of-way line of W Klein Rd (variable width right-of-way);

THENCE, departing said common line, over and across said 10.243 acre tract, the following bearings and distances:

- (2) Northeasterly, along a non-tangent curve to the right, said curve having a radial bearing of South 46°00'09" East, a radius of 4,064.00 feet, a central angle of 00°05'03", a chord bearing and distance of North 44°23'00" East, 5.96 feet, for an arc length of 5.96 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (3) North 44°20'28" East, a distance of 541.23 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the southwest line of a called 5.500 acre tract of land described in a deed recorded in Document No. 2015024316 of the Official Records of Guadalupe County, Texas, the northeast line of said 10.243 acre tract;
- (4) THENCE, South 45°59'10" East, along and with the common line of said 10.243 acre tract and said 5.500 acre tract, a distance of 15.00 feet to a point;

THENCE, departing said common line, along and with the over and across said 10.243 acre tract, the following courses and distances:

EXHIBIT A

- (5) South 44°20'28" West, a distance of 541.32 feet to a point;
- (5) Southwesterly, along tangent curve to the right, said curve having a radius of 4,079.00 feet, a central angle of 00°04'57", a chord bearing and distance of South 44°22'57" West, 5.87 feet, for an arc length of 5.87 feet to the POINT OF BEGINNING and containing 0.1884 acres in the City of New Braunfels, Guadalupe County, Texas.

All bearings and coordinates are based on the Texas Coordinate System established for the South Central Zone from the North America Datum of 1983 NAD 83 (NA2011) epoch 2010.00. All distances and coordinates shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a surface adjustment factor of 1.00012.

Note: a parcel plat of even date was prepared in conjunction with this property description.

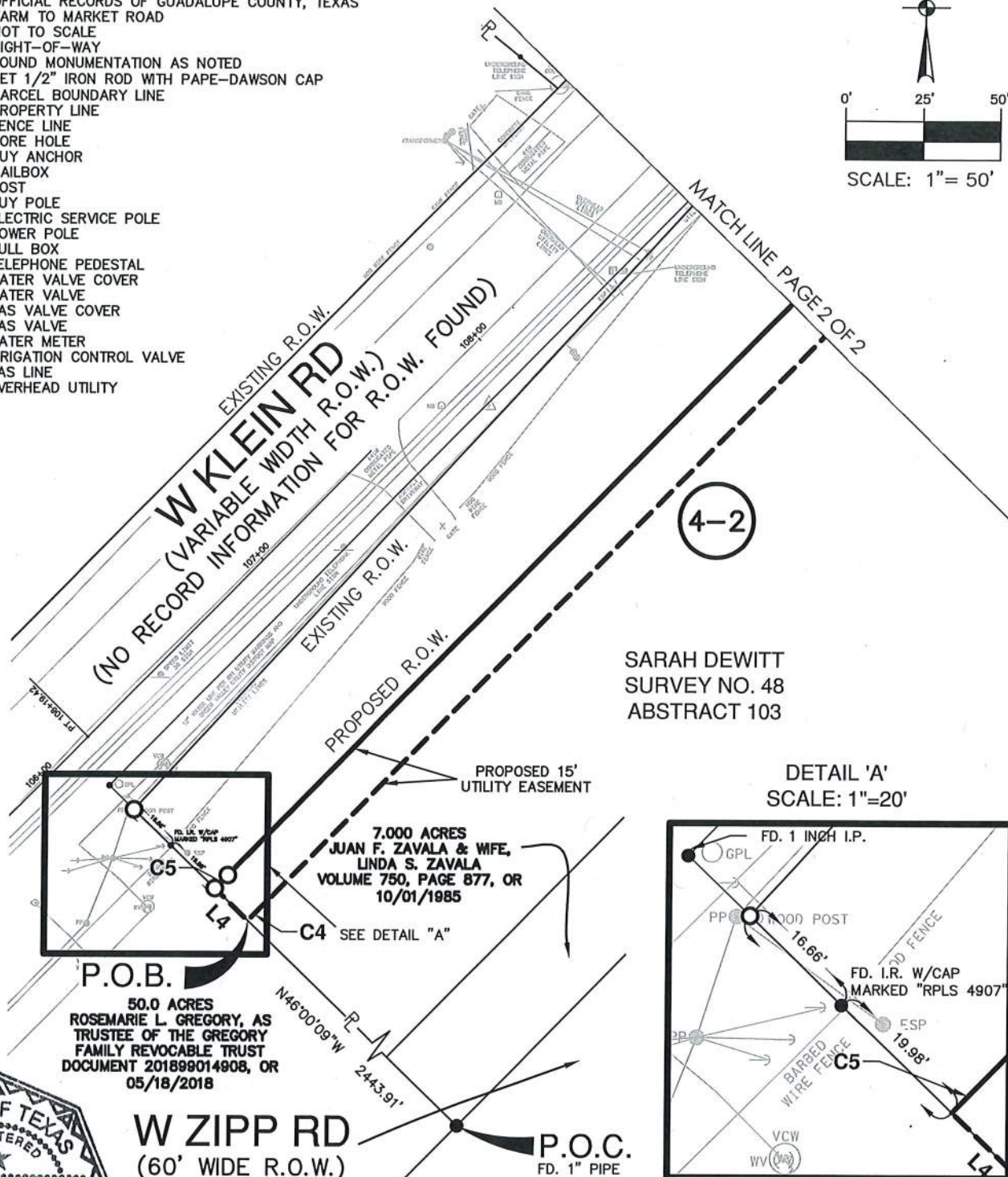
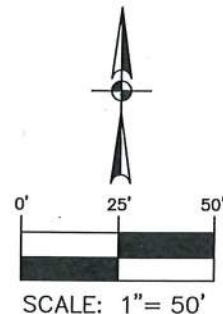
PREPARED BY: Pape-Dawson Engineers, Inc., TBPLS #10028800
2000 NW Loop 410, San Antonio, TX, 78213
210-375-9000
ORIGINAL DATE: August 26, 2020
JOB NO. 51030-03
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 4 - Part 2.docx



LEGEND:

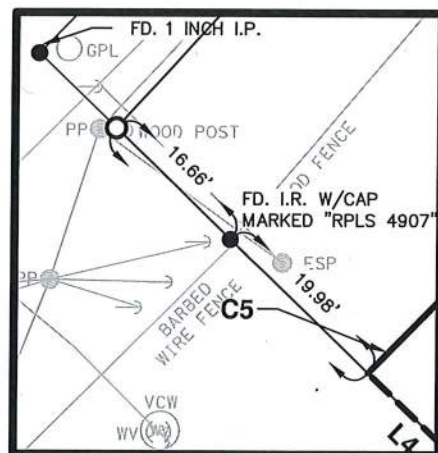
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PR	PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
OR	OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS
F.M.	FARM TO MARKET ROAD
N.T.S.	NOT TO SCALE
R.O.W.	RIGHT-OF-WAY
●	FOUND MONUMENTATION AS NOTED
○	SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
—	PARCEL BOUNDARY LINE
—	PROPERTY LINE
—	FENCE LINE
—	BORE HOLE
—	GUY ANCHOR
—	MAILBOX
—	POST
—	GUY POLE
—	ELECTRIC SERVICE POLE
—	POWER POLE
—	PULL BOX
—	TELEPHONE PEDESTAL
—	WATER VALVE COVER
—	WATER VALVE
—	GAS VALVE COVER
—	GAS VALVE
—	WATER METER
—	IRRIGATION CONTROL VALVE
—	GAS LINE
—	OVERHEAD UTILITY

EXHIBIT "B"



SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103

DETAIL 'A'
SCALE: 1"=20'



P.O.B.
50.0 ACRES
ROSEMARIE L. GREGORY, AS
TRUSTEE OF THE GREGORY
FAMILY REVOCABLE TRUST
DOCUMENT 201899014908, OR
05/18/2018

W ZIPP RD
(60' WIDE R.O.W.)

P.O.C.
FD. 1" PIPE



**PAPE-DAWSON
ENGINEERS**

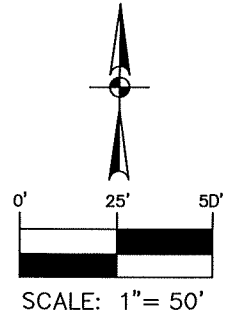
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028600

REVISION DATE		DESCRIPTION				BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE	
4-2	10.243	0.1884 (8,208)	103	N/A		
PARCEL PLAT SHOWING PARCEL 4-2 (EASEMENT PARCEL)						
CITY	COUNTY	STATE	ORIGINAL DATE		ROAD NAME	
NEW BRAUNFELS	GUADALUPE	TEXAS	AUGUST 26 2020		W KLEIN RD	
	SCALE	R.O.W.			PAGE NO.	
	1"=50'				1 OF 2	

NOTES:

- 1) ALL BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA 2D11) EPOCH 2010.DD. ALL DISTANCES AND COORDINATES SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET WITH A SURFACE ADJUSTMENT FACTOR OF 1.DDD12 APPLIED.
 - 2) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- (a) RIGHT-OF-WAY DEDICATION
DOC. # 2D17027744 OR

EXHIBIT "B"



LINE TABLE		
LINE	BEARING	LENGTH
L4	N46°00'09"W	15.00'
L5	S45°59'10"E	15.00'

LOT 3
BLOCK 2
NEW BRAUNFELS RANCH ESTATES
VOLUME 5, PAGES 229A & 23DB, PR

0.5160 ACRE
MATTHEW JUNGMICHEL
VOLUME 1829, PAGE 405, OR
04/07/2003

LOT 2
BLOCK 2
NEW BRAUNFELS RANCH ESTATES
VOLUME 5, PAGES 229A & 23DB, PR

0.5180 ACRE
KEVIN WAYNE AND SHEILA JO JENKINS
DOCUMENT NO. 2017028115, OR
10/28/2017

5.500 ACRES
DEBBIE LEE WINSLOW,
A SINGLE WOMAN
DOCUMENT NO. 2015024316, OR
10/22/2015

0.8720 ACRE
CHARLES &
LINDA J.
MOUNCE
DOCUMENT NO. 2015002854, OR
11/03/2015

LOT 4
BLOCK 2
NEW BRAUNFELS
RANCH ESTATES
VOLUME 5,
PAGES 229A &
23DB, PR

EXISTING R.O.W.
W KLEIN RD
(VARIABLE WIDTH R.O.W.)
(NO RECORD INFORMATION FOR R.O.W. FOUND)
EXISTING R.O.W.
PROPOSED R.O.W.

PROPOSED 15'
UTILITY EASEMENT

SARAH DEWITT
SURVEY NO. 48
ABSTRACT 103

4-2

PARENT TRACT
10.243 ACRES
GRACE HAMBRICK
FROM VICKIE L. WOODARD, A SINGLE WOMAN
VOLUME 2073, PAGE 47, OR
10/05/2004

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C4	4079.00'	0°04'57"	S44°22'57"W	5.87'	5.87'
C5	4064.00'	0°05'03"	N44°23'00"E	5.96'	5.96'

PARCEL PLAT SHOWING PARCEL 4-2 (EASEMENT PARCEL)

CITY	COUNTY	STATE	ORIGINAL DATE	ROAD NAME
NEW BRAUNFELS	GUADALUPE	TEXAS	AUGUST 26 2020	W KLEIN RD
	SCALE	R. O. W.		PAGE NO.
	1"=50'			2 OF 2

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800



550 LANDA STREET, NEW BRAUNFELS, COMAL COUNTY, TEXAS 78130 | WWW.NBTexas.ORG

August 31, 2020

Grace Hambrick
PO Box 311903
New Braunfels, TX 78131-1903

SUBJECT: Right of Entry for Construction of Driveway
Project: Klein Road Phase II Reconstruction Project
Project No.: NB 18-026
Street: Klein Road (S Walnut Ave to FM 725)
County: Guadalupe

Dear Ms. Hambrick,

The City of New Braunfels will be reconstructing existing roadway improvements along Klein Road from South Walnut Avenue to FM 725 as part of the approved 2019 Bond Program. The Klein Road Phase II project includes pavement reconstruction and addition of underground storm drain infrastructure. Additionally, the roadway will be widened to two travel lanes in each direction which will require the reconstruction of a portion of your driveway. Enclosed you will find an agreement that provides the City of New Braunfels and its authorized agents or representatives access and permission to enter and leave your property in order to perform the necessary items of construction. Refer to the attached exhibit for details on the proposed work. This authority for construction is limited to the construction work aforementioned and will relieve the City of New Braunfels and its authorized agents or representatives from any future discrepancies and actions due to permission granted. This authority ceases within two years from the start of construction activity or with the completion of said construction operations conducted on your property. Your signature on the enclosed agreement is greatly appreciated and will help us successfully complete the mentioned work. Please sign and return the agreement to:

Nathan Garza, Capital Projects Manager
City of New Braunfels
550 Landa Street
New Braunfels, TX 78130

Thank you in advance for your cooperation and should you have any questions please contact Nathan Garza at 830-221-4082 or via email at Ngarza@nbtexas.org.

Property Address/Location:

467 W Klein Rd
New Braunfels, TX 78130
103 SUR: SARAH DEWITT 9.9510 AC



550 LANDA STREET, NEW BRAUNFELS, COMAL COUNTY, TEXAS 78130 | WWW.NBTexas.ORG

August 31, 2020

Nathan Garza, Capital Projects Manager
City of New Braunfels
550 Landa Street
New Braunfels, TX 78130

Project: Klein Road Phase II Reconstruction
Project No.: NB 18-026
Street: Klein Road (S Walnut to FM 725)
County: Guadalupe

SUBJECT: Right of Entry for Construction of Driveway

I am the legal owner, agent or trustee of this property and have the legal authority to grant permission to the City of New Braunfels to enter upon the property referenced below to provide for construction of driveway or sidewalk extension and connection.

I wish to advise for the purpose of providing this entrance, the City of New Braunfels and its authorized agents or representatives have my permission and are authorized to enter and leave my property in order to perform the necessary items of construction to the extent required to accomplish this work, refer to the attached temporary construction easement exhibit for details on the proposed work. This authority for construction is limited to the construction work aforementioned and will relieve the City of New Braunfels and its authorized agents or representatives from any future discrepancies and actions due to permission granted. This authority shall be in effect for two years from the date construction begins on the property or shall cease with the completion of said construction operations.

Should I refuse to grant access to the City of New Braunfels and its authorized agents or representatives to access my property to fully construct the driveway extensions and connections, the City of New Braunfels will stop construction of the proposed driveway at the property line, relieving the City of New Braunfels or its authorized agents or representatives from any future discrepancies.

Signature

Printed Name of Owner, Agent, or Trustee

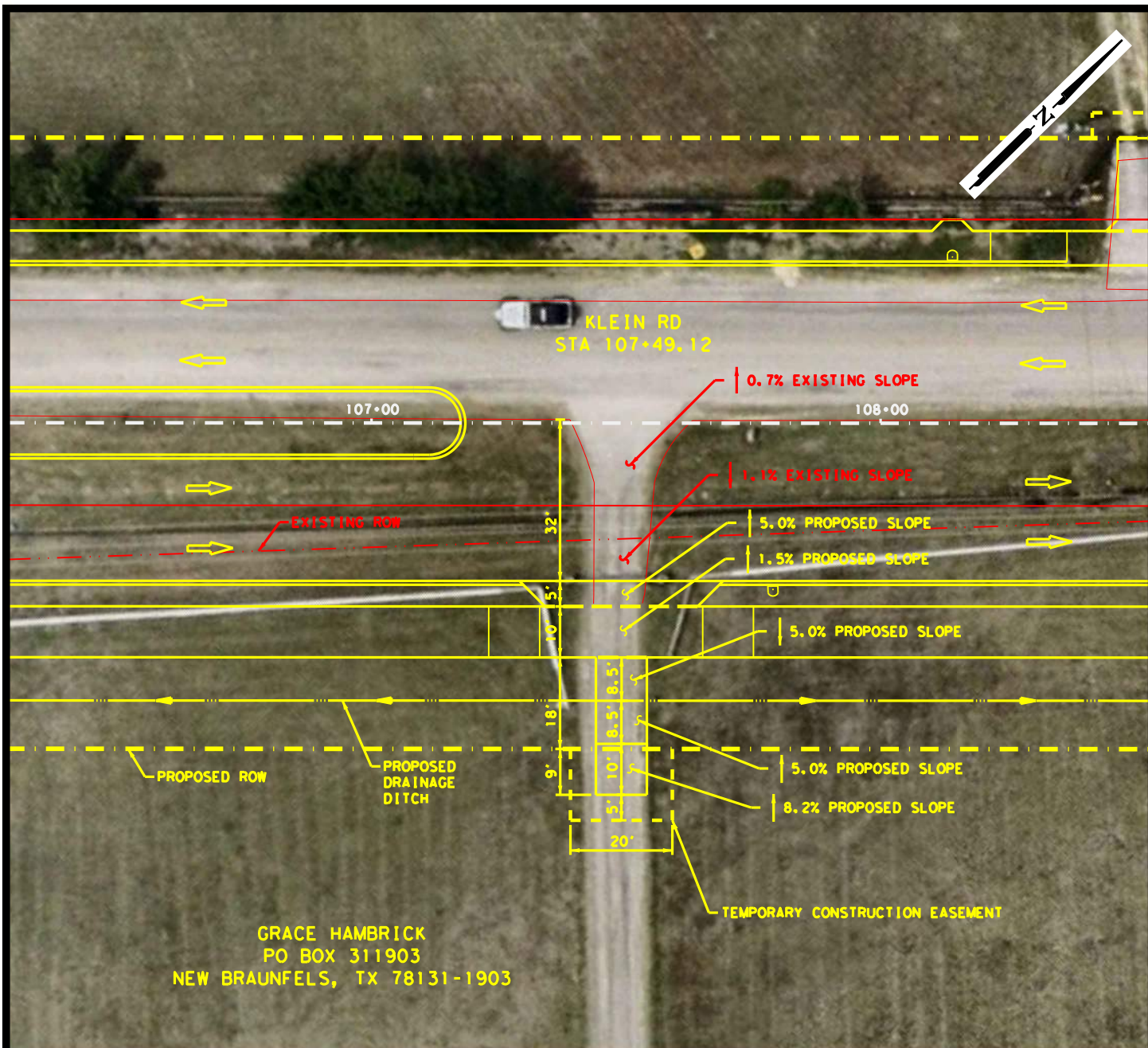
Date

Property Address/Location:

467 W Klein Rd
New Braunfels, TX 78130
103 SUR: SARAH DEWITT 9.9510 AC

Owner and Address:

Grace Hambrick
PO Box 311903
New Braunfels, TX 78131-1903



LEGEND

	PROJECT ALIGNMENT
	PROPOSED ROW
	EXISTING ROW
	PROPERTY LINE
	GRADE BREAK
	TEMPORARY CONSTRUCTION EASEMENT
	TRAFFIC FLOW
	DITCH FLOW

	PROPOSED IMPROVEMENTS
	EXISTING IMPROVEMENTS
	TREES & SHRUBS
	MAILBOX



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

TEMPORARY CONSTRUCTION EASEMENT				
467 W KLEIN RD NEW BRAUNFELS, TX 78130				
CITY	COUNTY	STATE	ORIGINAL DATE	ROAD NAME
NEW BRAUNFELS	GUADALUPE	TEXAS	AUGUST 26 2020	W KLEIN RD
	SCALE	R.O.W.		PAGE NO.
	1" = 30'			