

Guadalupe County  
West Klein Road  
Parcel 9-1  
Original: August 26 2020  
Revision: May 19, 2021

## EXHIBIT A

### PROPERTY DESCRIPTION FOR PARCEL 9-1 (RIGHT-OF-WAY PARCEL)

A 0.9201 of an acre (40,082 square feet) tract of land out of a called 13.559 acre tract of land described in a deed executed on September 30, 1999 from Calvary Baptist Church, an unincorporated association to Calvary Baptist Church of New Braunfels, Texas, a Texas non-profit corporation, recorded in Volume 1481, Page 303 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 0.9201 of an acre tract being more fully described as follows:

COMMENCING at a 3/8 inch iron rod at the south corner of a called 5.600 acre tract, Lot 3, Block 1, Moeller Subdivision, Unit Two, recorded in Volume 5, Page 113A of the Plat Records of Guadalupe County, Texas, described in a deed recorded in Document No. 2015001685 of the Official Records of Guadalupe County, Texas, on the northeast line of said 13.559 acre tract, and from which a found 3/8 inch iron rod bears South 55°22'56" East, a distance of 0.67 feet;

THENCE, North 41°33'41" West, along and with the common line of said 13.559 acre tract and said Lot 3, a distance of 465.50 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the proposed southeast right-of-way line of W Klein Rd and the POINT OF BEGINNING of the herein described Parcel 9-1. Said point having surface coordinates of N: 13,791,692.72 and E: 2,255,884.86;

THENCE, departing said common line, along and with the proposed southeast right-of-way line of W Klein Rd, over and across said 13.559 acre tract, the following courses and distances:

- (1) South 43°24'36" West, a distance of 184.82 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at a point of curvature;
- (2) Southwesterly, along a tangent curve to the right, said curve having a radius of 3055.00 feet, a central angle of 00°53'23", a chord bearing and distance of South 43°51'17" West, 47.44 feet, and an arc length of 47.44 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" at a point of tangency;
- (3) South 44°17'59" West, a distance of 830.52 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the common line of said 13.559 acre tract and a called 5.739 acre tract of land described in a deed recorded in Document No. 2017022743 of the Official Public Records of Guadalupe County, Texas;
- (4) THENCE, North 87°40'06" West, departing the proposed southeast right-of-way line W Klein Rd, along and with the common line of said 5.739 acre tract and said 13.559 acre tract, a distance of 38.70 feet to found ½ inch iron rod with cap marked "MBC"

EXHIBIT A

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 W Klein Rd, the following courses and distances:

- (5) North 44°09'53" East, a distance of 279.95 feet to a found iron rod with cap marked "MBC";
- (6) North 02°27'27" West, a distance of 14.69 feet to a found iron rod with cap marked "MBC";
- (7) North 44°16'00" East, a distance of 801.33 feet to a found ½ inch iron rod at the north corner of said 13.559 acre tract;
- (8) THENCE, South 41°33'41" East, passing at a distance of 15.51 feet, a found 5/8 inch iron rod at the west corner of said Lot 3, continuing for a total distance of 37.46 feet to the POINT OF BEGINNING and containing 0.9201 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 American 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.

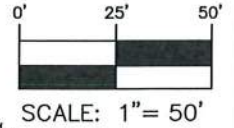
PREPARED BY: Pape-Dawson Engineers, Inc., TBPLS # 10028800  
2000 NW Loop 410, San Antonio, Texas, 78213  
210-375-9000  
ORIGINAL DATE: August 26, 2020  
Revision: May 19, 2021  
JOB NO. 51030-03  
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 9 - Part 1.docx



# EXHIBIT "B"

## 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  
— GPL GUY POLE  
— ESP ELECTRIC SERVICE POLE  
— PP POWER POLE  
— PULL BOX  
— TELEPHONE PEDESTAL  
— WATER VALVE COVER  
— WV WATER VALVE  
— GV GAS VALVE COVER  
— GAS VALVE  
— WATER METER  
— OR-ICV IRRIGATION CONTROL VALVE  
— GAS LINE  
— OVERHEAD UTILITY



SCALE: 1" = 50'

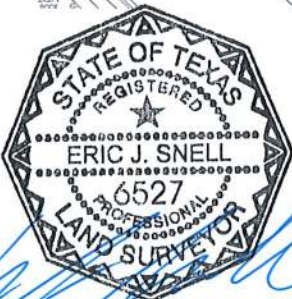
MATCH LINE PAGE 2 OF 5

PORTION OF 15' WATER EASEMENT GREEN VALLEY SUPPLY CORPORATION VOLUME 590, PAGE 233, DR

PARENT TRACT (B)  
13.559 ACRES  
CALVARY BAPTIST CHURCH OF NEW BRAUNFELS, TEXAS  
VOL. 1481, PG. 303 O.R.

PARENT TRACT (A)  
5.739 ACRES  
CALVARY BAPTIST CHURCH OF NEW BRAUNFELS, TEXAS  
DOC. #2017022743  
O.R.

SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103



**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

REVISION DATE		DESCRIPTION			BY
MAY 19 2021		MODIFIED GEOMETRY			VMR
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACQ. ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
9-1	13.559	0.9201 (40,082)	103	N/A	12.6389 LT

## PARCEL PLAT SHOWING PARCEL 9-1 (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 5



# EXHIBIT "B"

20' UTILITY EASEMENT  
VOLUME 6, PAGES 319-322, PR

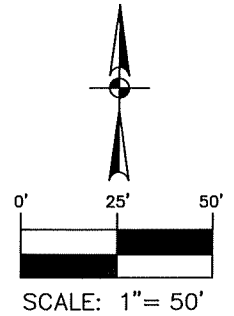
DOVE CROSSING SUBDIVISION, UNIT 1  
VOLUME 6, PAGES 319-322, PR

20' UTILITY EASEMENT  
VOLUME 6, PAGE 319, PR

20' BUILDING SETBACK & UTILITY EASEMENT  
VOLUME 7, PAGE 89, PR

DOVE CROSSING HOMEOWNERS ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION  
VOLUME 1782, PAGE 833, OR 12/13/2002

KLEIN ROAD, LTD., A TEXAS LIMITED PARTNERSHIP  
VOLUME 1532, PAGE 227, OR 07/28/2000



MATCH LINE PAGE 3 OF 5

9-1

PORTION OF 15' WATER EASEMENT GREEN VALLEY WATER SUPPLY CORPORATION  
VOLUME 59D, PAGE 233, PR

PARENT TRACT (B)

## NOTES:

- 1) ALL BEARINGS AND COORINATES 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 1.00012 APPLIED.
- 2) A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
- 3) (A) CALLED 5.379 ACRES CALVARY BAPTIST CHURCH OF NEW BRAUNFELS, TEXAS, A TEXAS NON-PROFIT CORPORATION FROM MERITAGE HOMES OF TEXAS, LLC., AN ARIZONA LIMITED LIABILITY COMPANY DOCUMENT NO. 2017022743, OR D9/23/2017
- (B) CALLED 13.559 ACRES CALVARY BAPTIST CHURCH OF NEW BRAUNFELS, TEXAS, A TEXAS NON-PROFIT CORPORATION FROM CALVARY BAPTIST CHURCH, AN UNINCORPORATED ASSOCIATION VOLUME 1481, PAGE 3D3 D9/30/1999

- (C) RIGHT-OF-WAY DEDICATION (VARIABLE WIDTH)  
VOLUME 7, PAGE 382, DR
- (D) D.198 OF AN ACRE RIGHT-OF-WAY DEDICATION  
VOLUME 5, PAGE 113A, DR

MATCH LINE PAGE 1 OF 5

LINE TABLE		
LINE	BEARING	LENGTH
L3	N02°27'27"W	14.69'

SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103

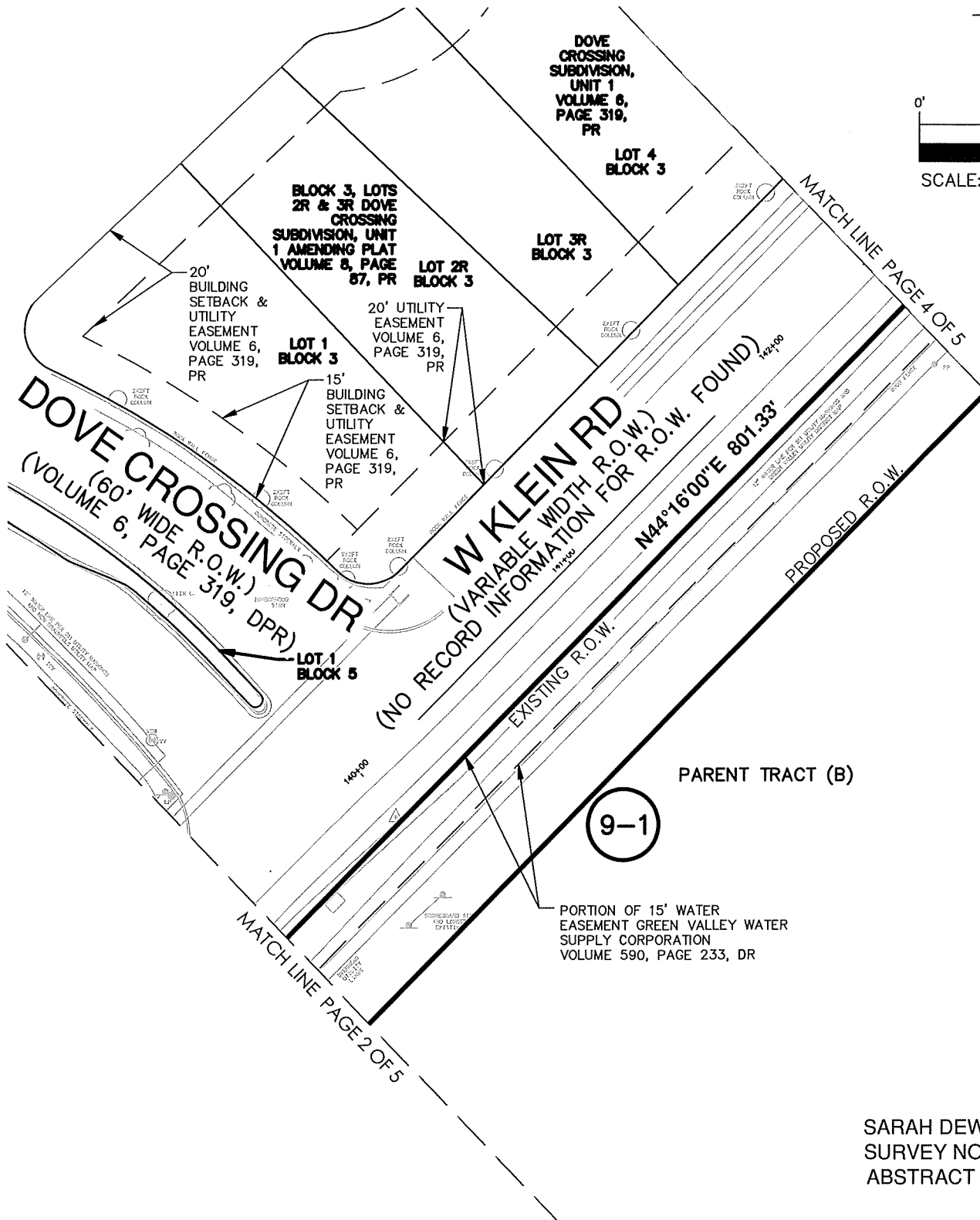
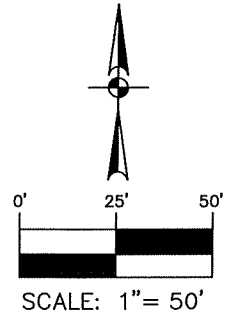


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

## PARCEL PLAT SHOWING PARCEL 9-1 (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 5

# EXHIBIT "B"



SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103

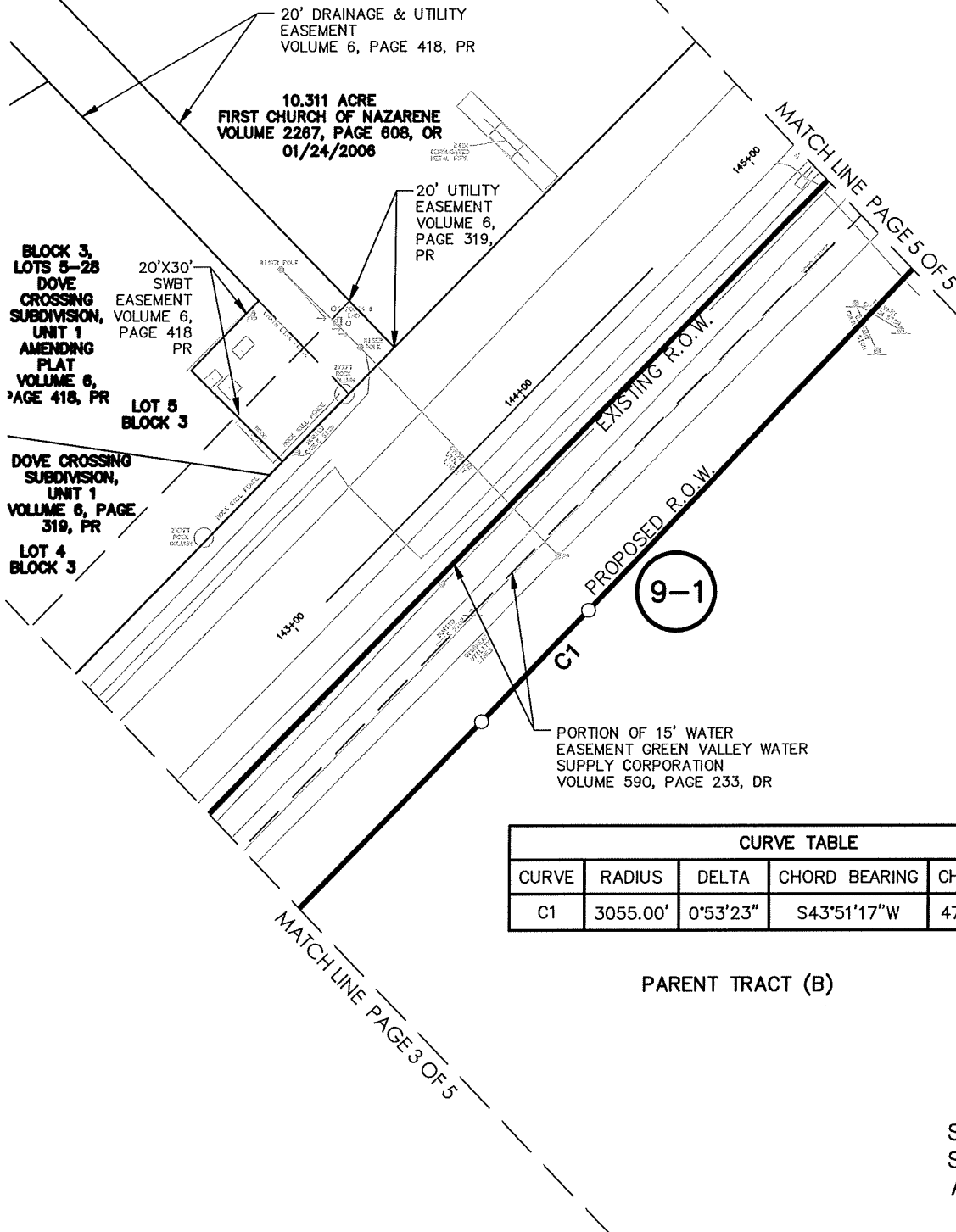
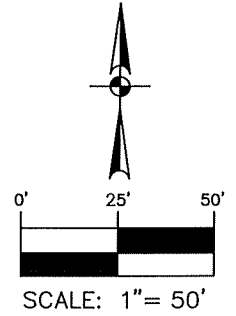
**PAPE-DAWSON  
ENGINEERS**

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

## PARCEL PLAT SHOWING PARCEL 9-1 (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'			3 OF 5

# EXHIBIT "B"



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3055.00'	0°53'23"	S43°51'17"W	47.44'	47.44'

PARENT TRACT (B)

SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103



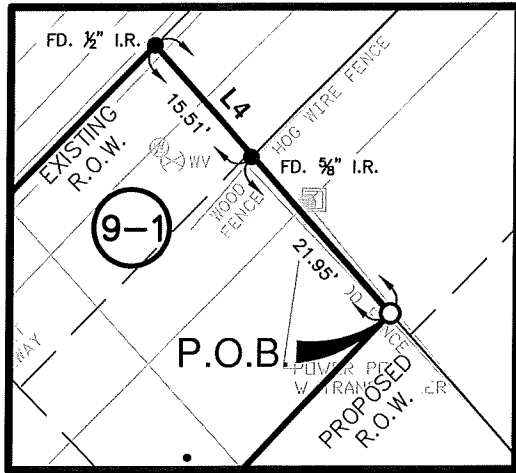
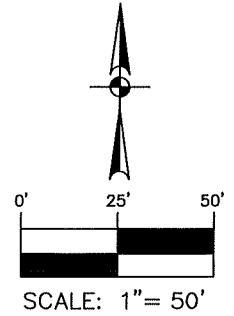
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

## PARCEL PLAT SHOWING PARCEL 9-1 (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'			4 OF 5

DETAIL 'B' SCALE: 1"=20'

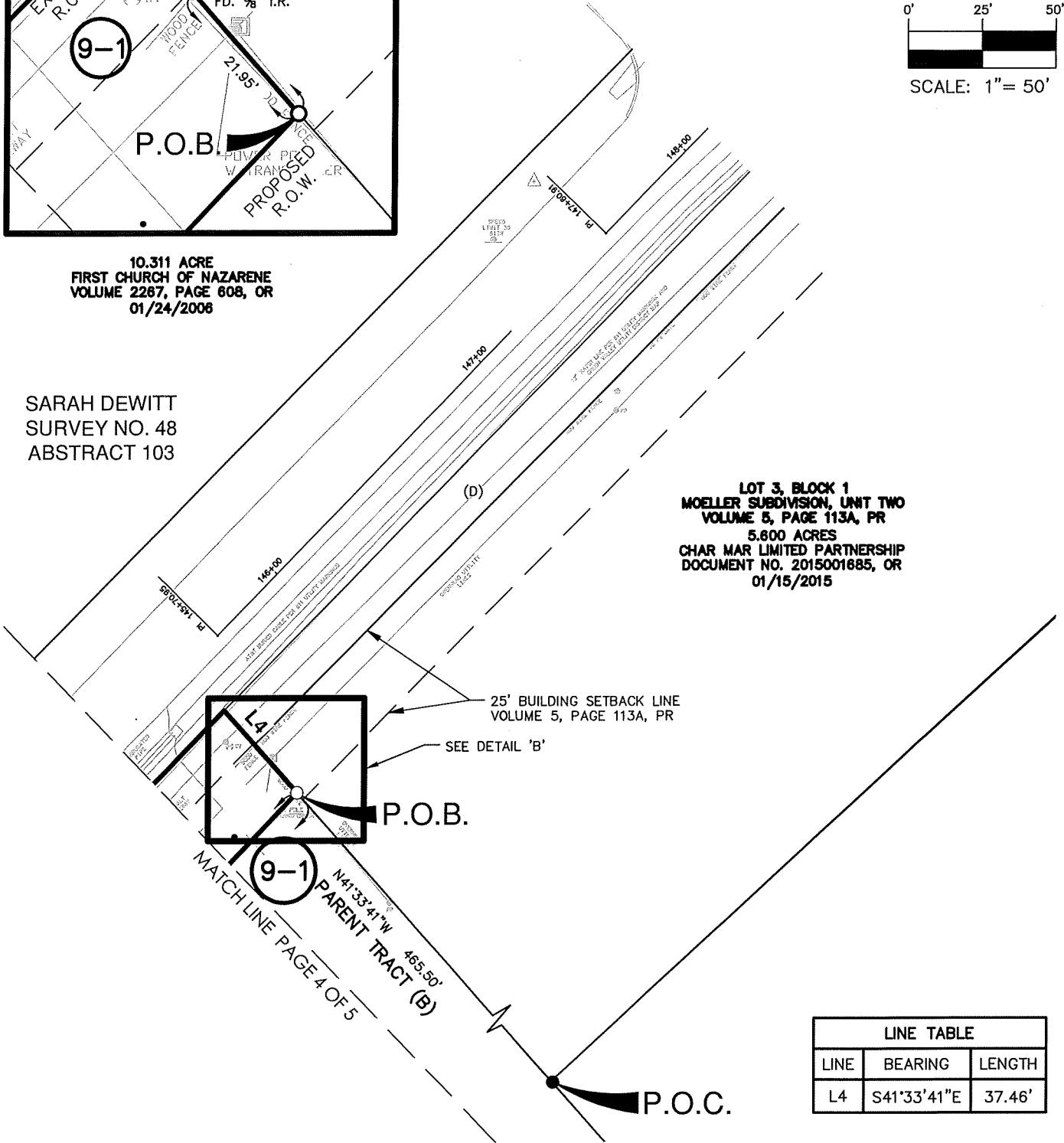
EXHIBIT "B"



10.311 ACRES  
FIRST CHURCH OF NAZARENE  
VOLUME 2287, PAGE 608, OR  
01/24/2008

SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103

LOT 3, BLOCK 1  
MOELLER SUBDIVISION, UNIT TWO  
VOLUME 5, PAGE 113A, PR  
5.600 ACRES  
CHAR MAR LIMITED PARTNERSHIP  
DOCUMENT NO. 2015001885, OR  
01/15/2015



LINE TABLE		
LINE	BEARING	LENGTH
L4	S41°33'41"E	37.46'

**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

PARCEL PLAT SHOWING  
**PARCEL 9-1 (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'			5 OF 5

Guadalupe County  
West Klein Road  
Parcel 9 – 2  
Original: August 26, 2020  
Revision: May 19, 2021

## EXHIBIT A

### PROPERTY DESCRIPTION FOR PARCEL 9 – 2 (EASEMENT PARCEL)

A 0.3635 of an acre (15,832 square feet) tract of land out of a called 13.559 acre tract of land described in a deed executed on September 30, 1999 from Calvary Baptist Church, an unincorporated association to Calvary Baptist Church of New Braunfels, Texas, a Texas non-profit corporation, recorded in Volume 1481, Page 303 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 0.3635 of an acre tract being more fully described as follows:

COMMENCING at a found 3/8 inch iron rod at the south corner of a called 5.600 acre tract, Lot 3, Block 1, Moeller Subdivision, Unit Two, recorded in Volume 5, Page 113A of the Plat Records of Guadalupe County, Texas, described in a deed recorded in Document No. 2015001685 of the Official Records of Guadalupe County, Texas, on the northeast line of said 13.559 acre tract;

THENCE, North 41°33'41" West, along and with the common line of said 13.559 acre tract and said Lot 3, a distance of 449.79 feet to the POINT OF BEGINNING of the herein described Easement Parcel 9-2. Said point having surface coordinates of N: 13,791,681.45 and E: 2,255,894.85;

THENCE, departing said common line, over and across said 13.559 acre tract, the following courses and distances:

- (1) South 43°24'36" West, a distance of 183.50 feet to a point of curvature;
- (2) Southwesterly, along a tangent curve to the right, said curve having a radius of 3070.00 feet, a central angle of 00°53'23", a chord bearing and distance of South 43°51'17" West, 47.67 feet, and an arc length of 47.67 feet to a point of tangency;



EXHIBIT A

- (3) South 44°17'59" West, a distance of 817.03 feet to a point on the north line of a called 5.739 acre tract described in a deed to Calvary Baptist Church of New Braunfels, Texas, a Texas non-profit Corporation, recorded in Document No. 2017022743, Official Records, Guadalupe County, Texas, and the south line of said 13.559 acre tract;
- (4) THENCE, North 87°40'06" West, with and along said common line, a distance of 20.17 feet to set ½ inch iron rod with yellow cap marked "Pape-Dawson", and from which a found ½ inch iron rod with plastic cap marked "MBC" at the northwest corner of said 5.739 acre tract, the west corner of said 13.559 acre tract bears South 87°40'06" West, a distance of 38.70 feet;

THENCE, departing said common line, over and across said 13.559 acre tract, with and along the proposed southeast right-of-way line of W Klein Rd, the following courses and distances:

- (5) North 44°17'59" East, a distance of 830.52 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (6) Northeasterly, along a tangent curve to the left, said curve having a radius of 3055.00 feet, a central angle of 00°53'23", a chord bearing and distance of North 43°51'17" East, 47.44 feet, and an arc length of 47.44 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson";
- (7) North 43°24'36" East, a distance of 184.82 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the common line of said 13.559 acre tract and said Lot 3;
- (8) THENCE, South 41°33'41" East, along and with the common line of said 13.559 acre tract and said Lot 3, a distance of 15.06 feet to the POINT OF BEGINNING and containing 0.3635 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 American 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, Texas, 78213  
210-375-9000

ORIGINAL DATE: August 26, 2020

Revision Date: May 19, 2021

JOB NO. 51030-03

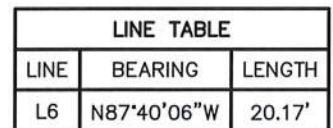
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 9 - Part 2.docx



**LEGEND:**

0' 25' 50'

SCALE: 1" = 50'



STATE OF TEXAS  
REGISTERED  
★  
ERIC J. SNELL  
6527  
PROFESSIONAL  
LAND SURVEYOR

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

REVISION DATE		DESCRIPTION				BY
MAY 19 2021		MODIFIED GEOMETRY				VMR
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACQ. ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE	
9-2	13.559	0.3635 (15,832)	103	N/A	13.196	
<p style="text-align: center;">PARCEL PLAT SHOWING</p> <p style="text-align: center;"><b>PARCEL 9-2 (EASEMENT PARCEL)</b></p>						
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 5	



EXHIBIT "B"

20' UTILITY EASEMENT  
VOLUME 6, PAGES 319-322, PR

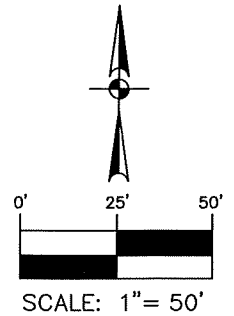
DOVE CROSSING SUBDIVISION, UNIT 1  
VOLUME 6, PAGES 319-322, PR

20' UTILITY  
EASEMENT  
VOLUME 6,  
PAGE 319,  
PR

20' BUILDING  
SETBACK &  
UTILITY  
EASEMENT  
VOLUME 7,  
PAGE 89, PR

DOVE CROSSING HOMEOWNERS  
ASSOCIATION, INC., A TEXAS  
NON-PROFIT CORPORATION  
VOLUME 1782, PAGE 833, OR  
12/13/2002

KLEIN ROAD, LTD., A TEXAS  
LIMITED PARTNERSHIP  
VOLUME 1532, PAGE 227, OR  
07/28/2000



MATCH LINE PAGE 3 OF 5

EXISTING R.O.W.

N44°17'59"E 830.52'

S44°17'59"W 817.03'

9-2

PROPOSED 15'  
UTILITY EASEMENT

PARENT TRACT (B)

PORTION OF 15' WATER  
EASEMENT GREEN VALLEY WATER  
SUPPLY CORPORATION  
VOLUME 590, PAGE 233, PR

**NOTES:**

- 1) ALL BEARINGS AND COORINATES ARE BASED ON THE TEXAS COORINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00. ALL DISTANCES AND COORINATES 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.
- 3) (A) CALLED 5.379 ACRES  
CALVARY BAPTIST CHURCH OF NEW BRAUNFELS,  
TEXAS, A TEXAS NON-PROFIT CORPORATION  
FROM MERITAGE HOMES OF TEXAS, LLC., AN  
ARIZONA LIMITED LIABILITY COMPANY  
DOCUMENT NO. 2017022743, OR  
09/23/2017
- (B) CALLED 13.559 ACRES  
CALVARY BAPTIST CHURCH OF NEW BRAUNFELS,  
TEXAS, A TEXAS NON-PROFIT CORPORATION FROM  
CALVARY BAPTIST CHURCH, AN UNINCORPORATED  
ASSOCIATION  
VOLUME 1481, PAGE 303  
09/30/1999

- (C) RIGHT-OF-WAY DEICATION  
(VARIABLE WIDTH)  
VOLUME 7, PAGE 382, DR
- (D) 0.198 OF AN ACRE  
RIGHT-OF-WAY DEICATION  
VOLUME 5, PAGE 113A, OR

SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103

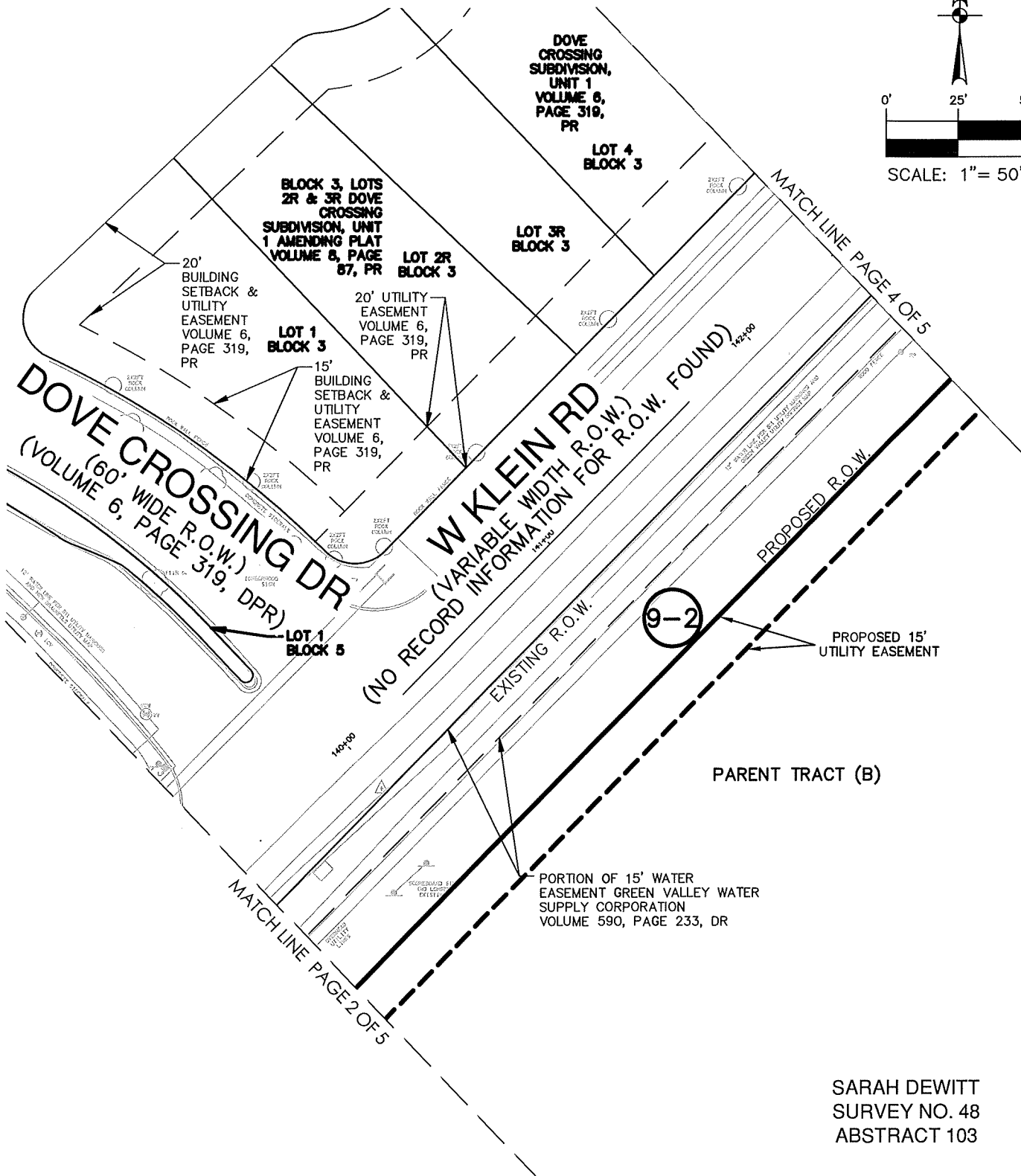
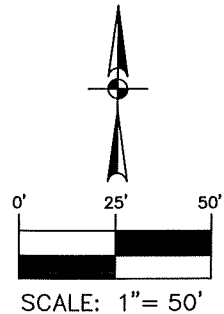


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

PARCEL PLAT SHOWING  
**PARCEL 9-2 (EASEMENT PARCEL)**

CITY	COUNTY	STATE	ORIGINAL DATE	RAAO NAME
NEW BRAUNFELS	GUADALUPE	TEXAS	AUGUST 26 2020	W KLEIN RD
	SCALE	R.O.W.		PAGE NO.
	1"=50'			2 OF 5

EXHIBIT "B"



SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103

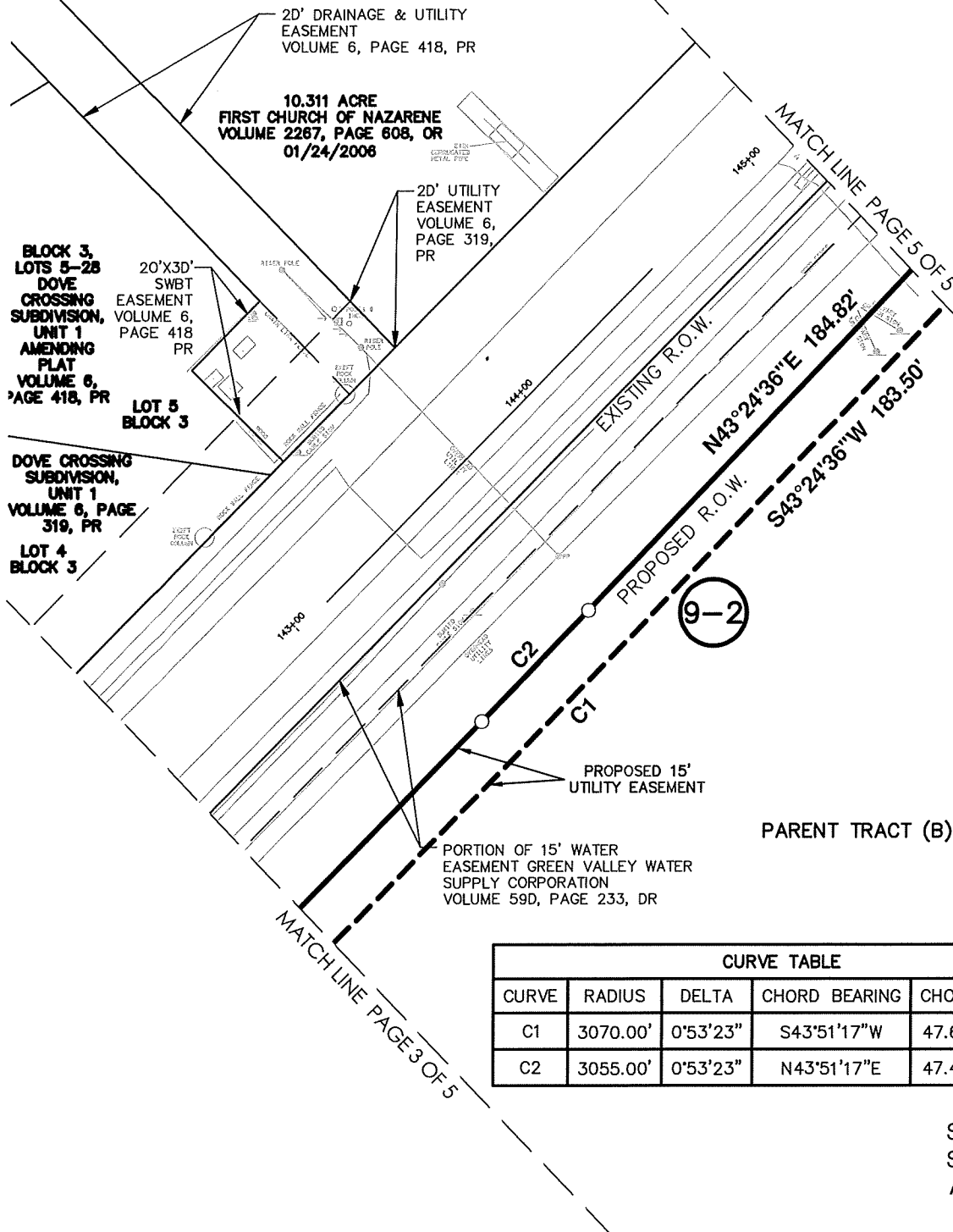
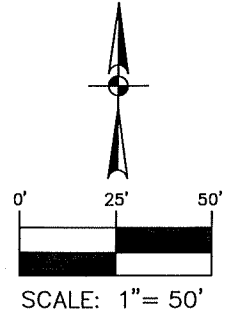


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

PARCEL PLAT SHOWING  
**PARCEL 9-2 (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'			3 OF 5

# EXHIBIT "B"



CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3070.00'	0°53'23"	S43°51'17"W	47.67'	47.67'
C2	3055.00'	0°53'23"	N43°51'17"E	47.44'	47.44'

SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103

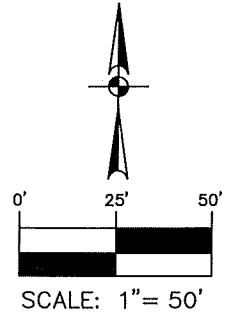


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

## PARCEL PLAT SHOWING PARCEL 9-2 (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'			4 OF 5

# EXHIBIT "B"



10.311 ACRE  
FIRST CHURCH OF NAZARENE  
VOLUME 2267, PAGE 608, OR  
01/24/2008

SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103

LOT 3, BLOCK 1  
MOELLER SUBDIVISION, UNIT TWO  
VOLUME 5, PAGE 113A, PR  
5.600 ACRES  
CHAR MAR LIMITED PARTNERSHIP  
DOCUMENT NO. 2015001685, OR  
01/15/2015

25' BUILDING SETBACK LINE  
VOLUME 5, PAGE 113A, PR

P.O.B.

FD.  $\frac{3}{8}$ " I.R.  
P.O.C.

LINE TABLE		
LINE	BEARING	LENGTH
L5	S41°33'41"E	15.06'



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 9-2 (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'			5 OF 5



EXHIBIT A

PROPERTY DESCRIPTION  
FOR PARCEL 17-1  
(RIGHT-OF-WAY PARCEL)

A 0.0329 of an acre (1,433 square feet) tract of land out of a called 5.739 acre tract of land described in a deed executed on September 23, 2017 from Meritage Homes of Texas, LLC., an Arizona limited liability company to Calvary Baptist Church of New Braunfels, Texas, a Texas non-profit corporation, recorded in Document No. 2017022743 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 0.0329 of an acre tract being more fully described as follows:

COMMENCING at a found ½ inch iron rod on the north line of said 5.739 acre tract, on the south line of a 13.559 acre tract described in a deed executed on September 30, 1999 recorded in Volume 1481, Page 303 of the Official Records of Guadalupe County, Texas;

THENCE, North 87°40'06" West, along and with the common line of said 13.559 acre tract and said 5.739 acre tract, a distance of 216.41 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the proposed southeast right-of-way line of W Klein Rd and the POINT OF BEGINNING of the herein described Parcel 17-1. Said point having surface coordinates of N: 13,790,929.84 and E: 2,255,144.93;

- (1) THENCE, South 44°17'59" West, departing said common line of 13.559 acre tract and said 5.739 acre tract, along and with the proposed southeast right-of-way line of W Klein Rd, over and across said 5.739 acre tract, a distance of 58.25 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the common line of said 5.739 acre tract and Lot 39, Block 1 of the White Wing Subdivision, Phase 1, recorded in Volume 7, Page 382, of the Plat Records of Guadalupe County, Texas;

THENCE, departing the proposed southeast right-of-way line W Klein Rd, along and with the common line of said 5.739 acre tract and said Lot 39, the following courses and distances:

- (2) North 63°35'03" West, a distance of 28.71 feet to point;
- (3) North 45°44'58" West, a distance of 1.36 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 W Klein Rd, the following courses and distances:

EXHIBIT A

- (4) North 44°09'53" East, a distance of 41.19 feet to a found iron rod with cap marked "MBC" at the west corner of said 13.559 acre tract, and the northwest corner of said 5.739 acre tract;
- (5) THENCE, South 87°40'06" East, along and with the common line of said 13.559 acre tract and said 5.739 acre tract, a distance of 38.70 feet to the POINT OF BEGINNING and containing 0.0329 of an acre 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 American 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.

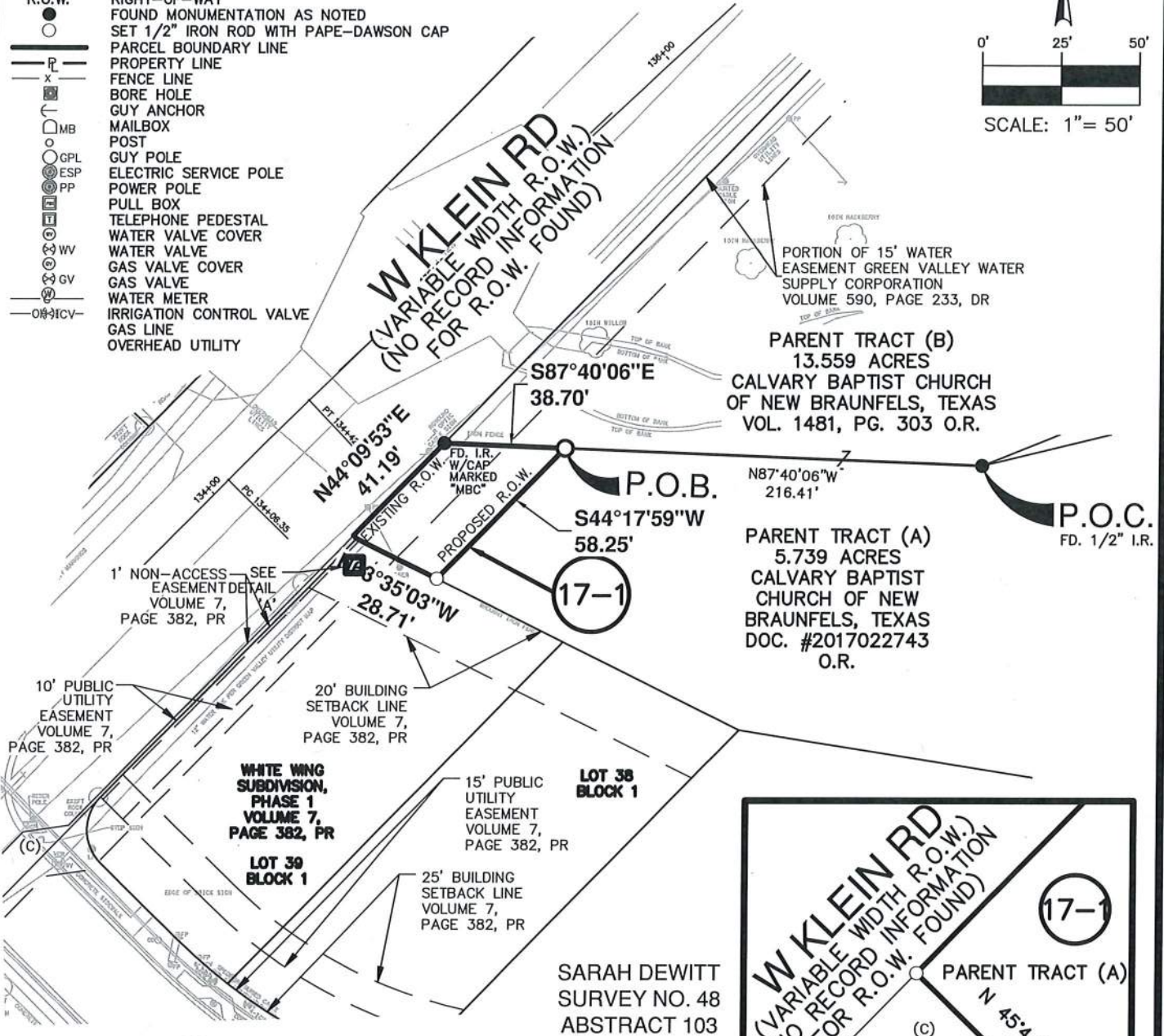
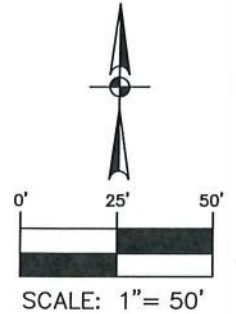
PREPARED BY: Pape-Dawson Engineers, Inc., TBPLS # 10028800  
2000 NW Loop 410, San Antonio, Texas, 78213  
210-375-9000  
ORIGINAL DATE: May 19, 2021  
JOB NO. 51030-03  
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 9 - Part 1\_West.docx



# EXHIBIT "B"

## LEGEND:

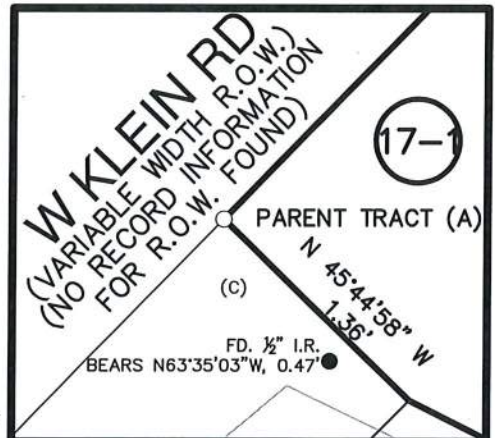
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
PR PLAT RECORDS OF GUADALUPE COUNTY, TEXAS  
OR OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS  
F.M. FARM TO MARKET ROAD  
N.T.S. NOT TO SCALE  
R.O.W. RIGHT-OF-WAY  
● FOUND MONUMENTATION AS NOTED  
○ SET 1/2" IRON ROD WITH PAPE-DAWSON CAP  
—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



**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

DETAIL "A"  
SCALE 1"=1'



REVISION DATE		DESCRIPTION			BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
17-1	5.739	0.0329 (1,433)	103	N/A	5.7061 LT
PARCEL PLAT SHOWING					
PARCEL 17-1 (R.O.W. PARCEL)					
CITY	COUNTY	STATE	ORIGINAL DATE		ROAD NAME
NEW BRAUNFELS	GUADALUPE	TEXAS	MAY 19 2021		W KLEIN RD
	SCALE	R.O.W.			PAGE NO.
	1"=50'				1 OF 1

EXHIBIT A

PROPERTY DESCRIPTION  
FOR PARCEL 17-2  
(EASEMENT PARCEL)

A 0.0216 of an acre (939 square feet) tract of land out of a called 5.739 acre tract of land described in a deed executed on September 23, 2017 from Meritage Homes of Texas, LLC., an Arizona limited liability company to Calvary Baptist Church of New Braunfels, Texas, a Texas non-profit corporation, recorded in Document No. 2017022743 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 0.0216 of an acre tract being more fully described as follows:

COMMENCING at a found ½ inch iron rod on the north line of said 5.739 acre tract, on the south line of a 13.559 acre tract described in a deed recorded in Volume 1481, Page 303 of the Official Records of Guadalupe County, Texas;

THENCE, North 87°40'06" West, along and with the common line of said 13.559 acre tract and said 5.739 acre tract, a distance of 196.23 feet to the POINT OF BEGINNING of the herein described Easement Parcel 17-2. Said point having surface coordinates of N: 13,790,929.02 and E: 2,255,165.09;

- (1) THENCE, South 44°17'59" West, departing said common line, over and across said 5.739 acre tract, a distance of 66.91 feet to a point on the common line of said 5.739 acre tract and Lot 39, Block 1 of the White Wing Subdivision, Phase 1, recorded in Volume 7, Page 382, of the Plat Records of Guadalupe County, Texas;
- (2) THENCE, North 63°35'03" West, with and along the common line of said 5.739 acre tract and said Lot 39, a distance of 15.76 feet to set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the proposed southeast right-of-way line of W Klein Rd;
- (3) THENCE, North 44°17'59" East, departing said common line of said 5.739 acre tract and said Lot 39, along and with the proposed southeast right-of-way line of W Klein Rd a distance of 58.25 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the proposed southeast right-of-way line of W Klein Rd on the south line of said 13.559 acre tract, the north line of said 5.739 acre tract;
- (4) THENCE, South 87°40'06" East, along and with the common line of said 13.559 acre tract and said 5.739 acre tract, a distance of 20.17 feet to the POINT OF BEGINNING and containing 0.0216 of an acre in the City of New Braunfels, Guadalupe County, Texas.



Parcel 17-2  
Original: May 19, 2021

### EXHIBIT A

All bearings and coordinates are based on the Texas Coordinate System established for the South Central Zone from the North American 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.

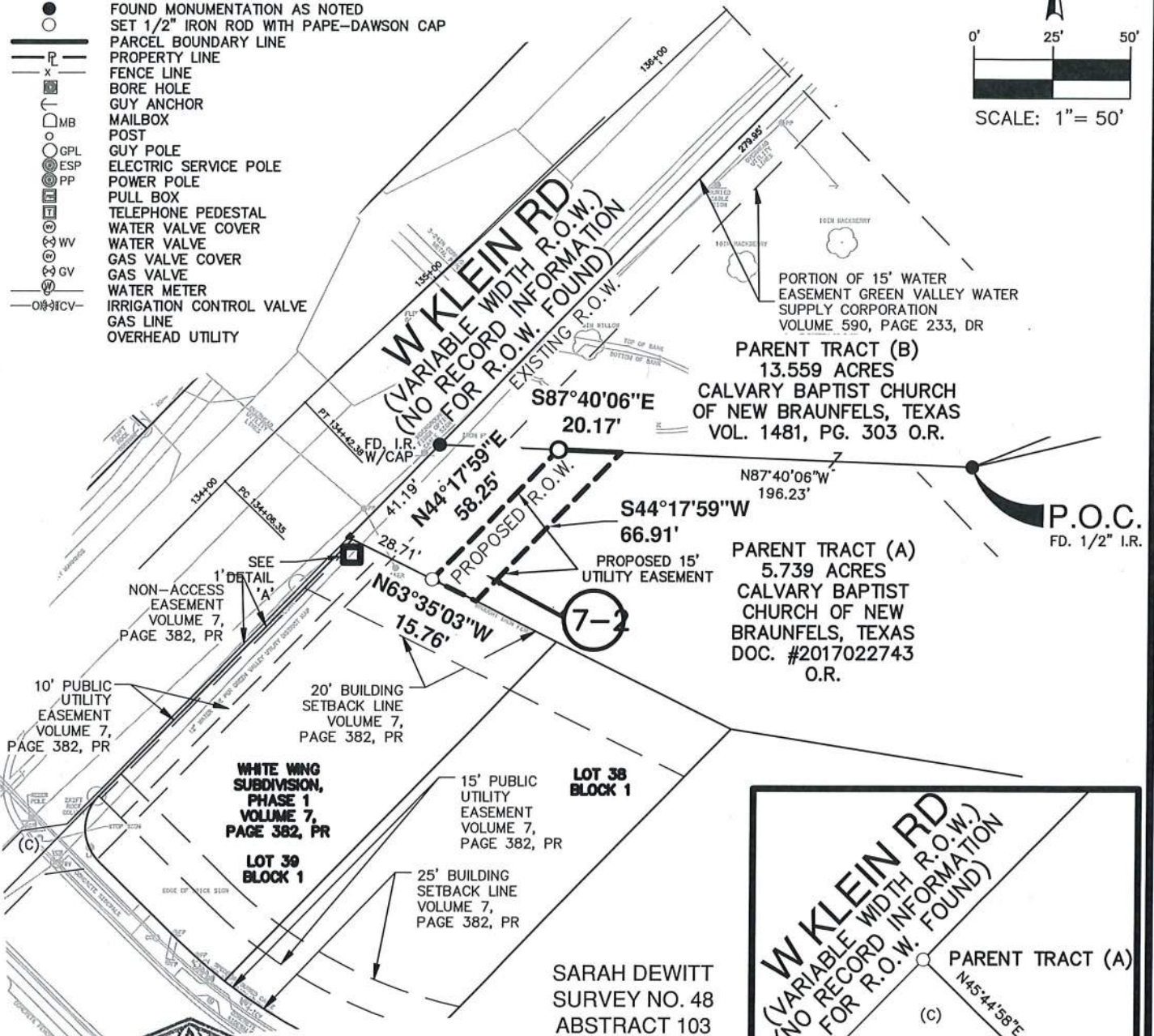
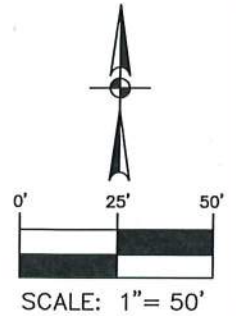
PREPARED BY: Pape-Dawson Engineers, Inc., TBPLS # 10028800  
2000 NW Loop 410, San Antonio, Texas, 78213  
210-375-9000  
ORIGINAL DATE: May 19, 2021  
JOB NO. 51030-03  
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 9 - Part 2\_West.docx



# EXHIBIT "B"

## 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  
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— ○ PP POWER POLE  
— □ PULL BOX  
— ○ TELEPHONE PEDESTAL  
— ○ WV WATER VALVE COVER  
— ○ GV GAS VALVE COVER  
— ○ WATER METER  
— ○ IRRIGATION CONTROL VALVE  
— — OVERHEAD UTILITY



**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

REVISION DATE		DESCRIPTION				BY
PARCEL NO.		DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
17-2		5.739	0.0216 (939)	103	N/A	5.7174 LT
PARCEL PLAT SHOWING						
PARCEL 17-2 (R.O.W. PARCEL)			CITY		COUNTY	STATE
			NEW BRAUNFELS		GUADALUPE	TEXAS
					SCALE	R.O.W.
					1"=50'	
ORIGINAL DATE				ROAD NAME		
MAY 19 2021				W KLEIN RD		
				PAGE NO.		
				1 OF 1		





550 LANDA STREET, NEW BRAUNFELS, COMAL COUNTY, TEXAS 78130 | [WWW.NBTexas.ORG](http://WWW.NBTexas.ORG)

August 31, 2020

Calvary Baptist Church of New Braunfels  
177 W Klein Rd  
New Braunfels, TX 78130

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

To whom it may concern,

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](mailto:Ngarza@nbtexas.org).

Property Address/Location:

177 W Klein Rd  
New Braunfels, TX 78130  
103 SUR: SARAH DEWITT 13.5590 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.

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Signature

---

Printed Name of Owner, Agent, or Trustee

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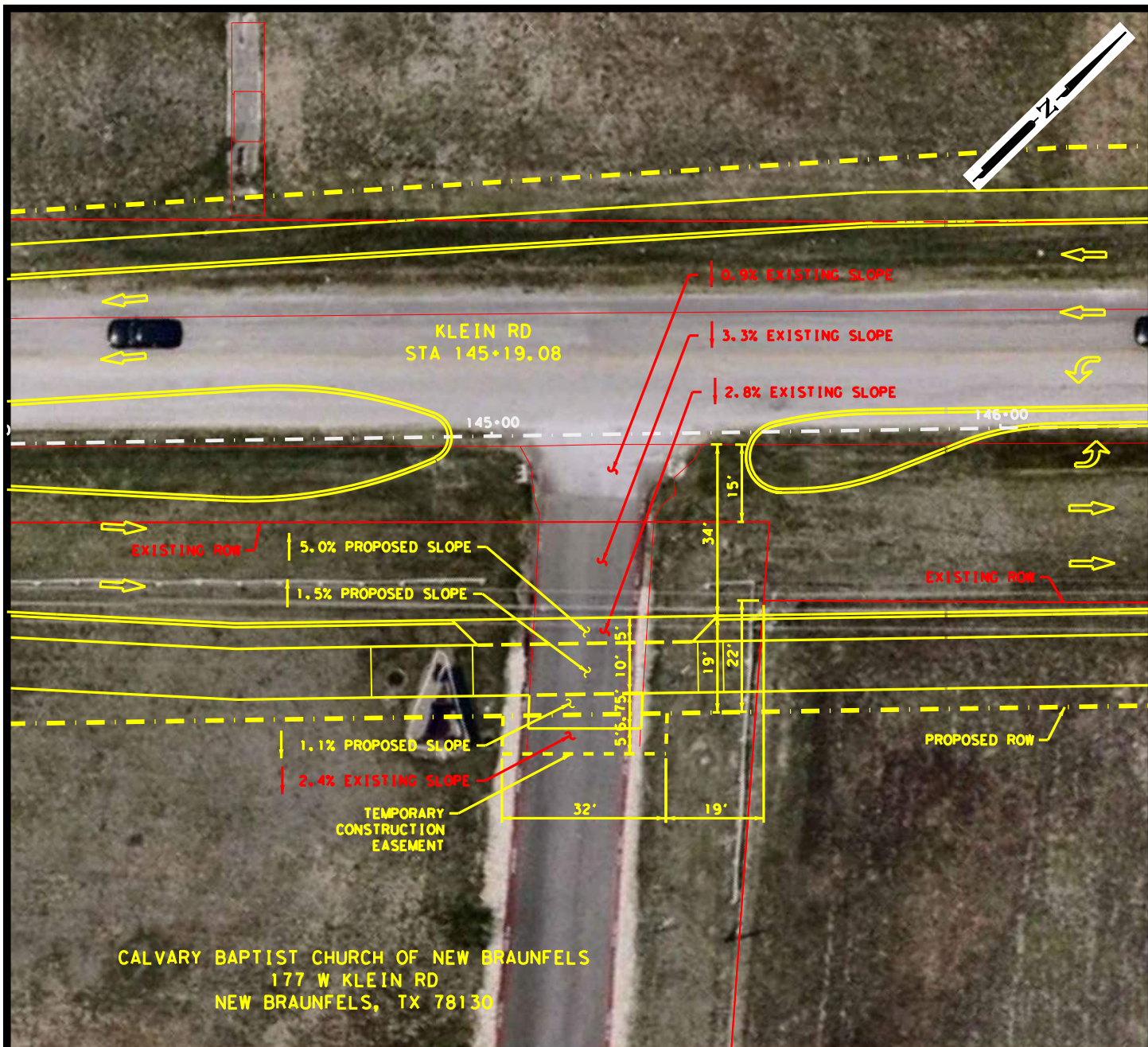
Date

Property Address/Location:

177 W Klein Rd  
New Braunfels, TX 78130  
103 SUR: SARAH DEWITT 13.5590 AC

Owner and Address:

Calvary Baptist Church of New Braunfels  
177 W Klein Rd  
New Braunfels, TX 78130



### LEGEND

	PROJECT ALIGNMENT		PROPOSED IMPROVEMENTS
	PROPOSED ROW		EXISTING IMPROVEMENTS
	EXISTING ROW		TREES & SHRUBS
	PROPERTY LINE		MAILBOX
	GRADE BREAK		
	TEMPORARY CONSTRUCTION EASEMENT		
	TRAFFIC FLOW		
	DITCH FLOW		



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				
177 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'			