

Guadalupe County, Texas  
West Klein Road  
Parcel 5-1  
Original: August 26, 2020  
Revised: February 22, 2021

EXHIBIT A

PROPERTY DESCRIPTION  
FOR PARCEL 5-1  
(RIGHT-OF-WAY PARCEL)

A 0.0297 of an acre (1,292 square feet) tract of land out of that calculated 3.500 acre portion of a called 5.500 acre tract of land, described in deed executed on October 22, 2015 from Marion S. Winslow, a single woman, to Debbie Lee Winslow, a single woman, recorded in Document No. 2015024316, 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 0.0297 of an acre tract being more fully described as follows:

COMMENCING at a found 1/2 inch iron rod on the south corner of a called 3.815 acre tract of land, Lot 4A, Block 1, Replat of Lot 4 Moeller Subdivision – Unit Three, recorded in Volume 6, Page 512 of the Plat Records of Guadalupe County, Texas, the east corner of said 5.500 acre tract;

THENCE, North 45°59'54" West, along and with the common line of said Lot 4A and said 5.500 acre tract, a distance of 771.37 feet to a set 1/2 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 5-1. Said point having surface coordinates of N 13,789,471.17 and E 2,253,726.00;

- (1) THENCE, South 44°20'28" West, departing said common line, over and across said 5.500 acre tract, along and with the proposed southeast right-of-way line of W Klein Rd, a distance of 28.02 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson" on the northeast line of a called 2.000 acre tract of land described in a deed recorded in Volume 1812, Page 209 of the Official Records of Guadalupe County, Texas;
- (2) THENCE, North 45°23'07" West, along and with the northeast line of said 2.000 acre tract, a distance of 46.58 feet to a point on the existing southeast right-of-way line of W Klein Rd (variable width right-of-way), the north corner of said 2.000 acre tract, from which a found 60D nail with washer marked "RPLS 4069" (held for line) bears North 45°23'07" West, a distance of 0.44 feet;
- (3) THENCE, North 44°33'47" East, departing the northeast line of said 2.000 acre tract, along and with the existing southeast right-of-way line of W Klein Rd, the northwest line of said 5.500 acre tract, a distance of 27.52 feet to a found 3/8 inch iron rod at an angle point in the existing southeast right-of-way line of said W Klein Rd, the north corner of said 5.500 acre tract;

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Original: August 26, 2020  
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### EXHIBIT A

- (4) THENCE, South 45°59'54" East, passing at a distance of 11.49 feet, the west corner of said Lot 4A, continuing at a distance of 34.99 feet along and with the common line between said 5.500 acre tract and said Lot 4A, for a total distance of 46.48 feet to the POINT OF BEGINNING and containing 0.0297 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: August 26, 2020  
REVISED: February 22, 2021  
JOB NO. 51030-03  
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 5-1-R1.docx



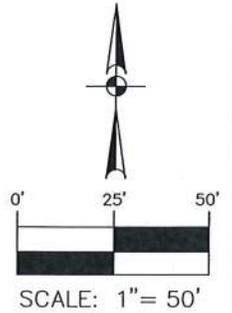
EXHIBIT "B"

LEGEND:

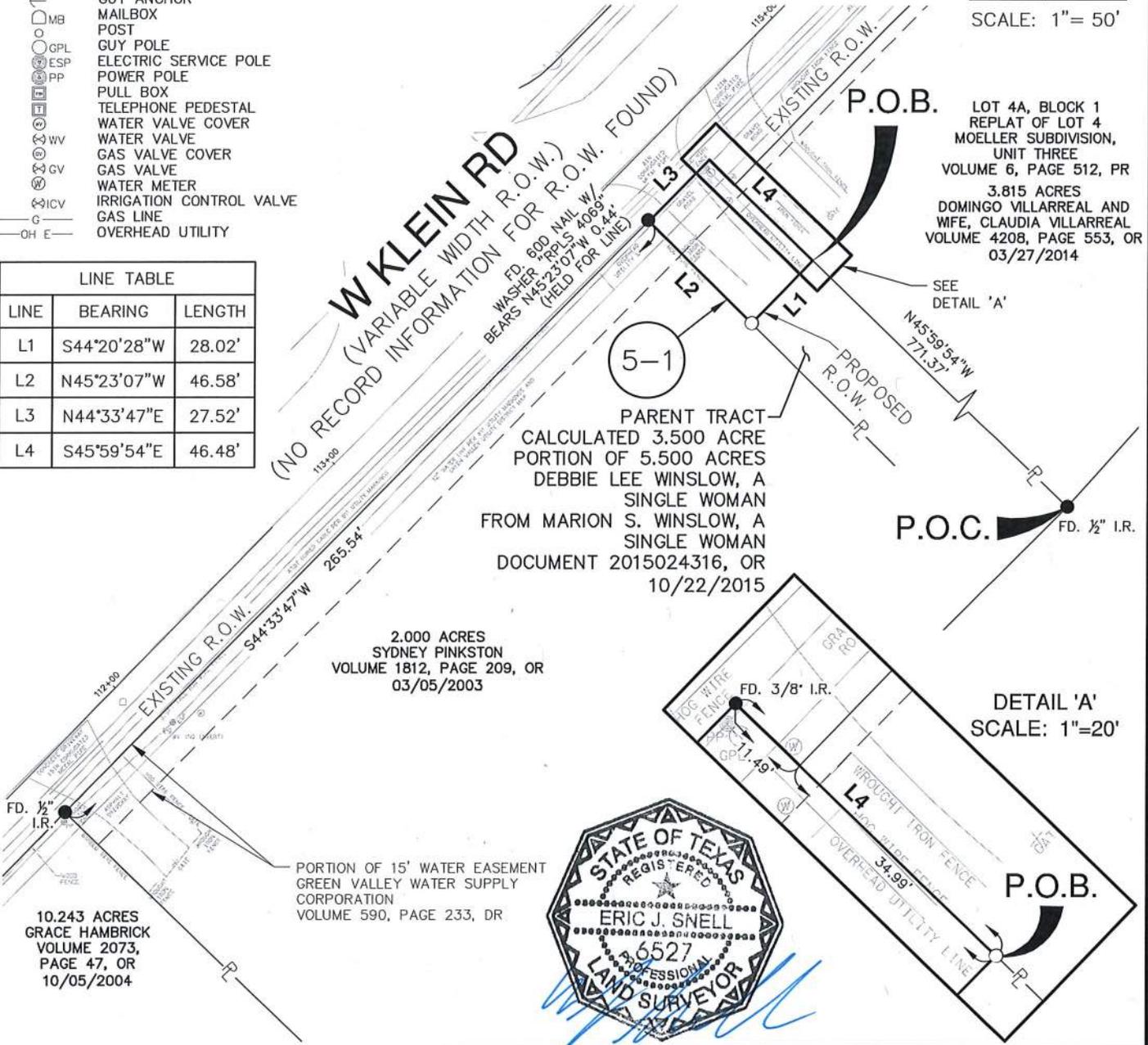
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF CEMMENCEMENT
- PR PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- OR OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS
- F.M. FARM TO MARKET ROAD
- N.T.S. NOT TO SCALE
- R.O.W. RIGHT-OF-WAY
- FOUND MONUMENTATION AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- PARCEL BOUNDARY LINE
- PROPERTY LINE
- X — 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
- GAS VALVE COVER
- GV GAS VALVE
- WM WATER METER
- ICV IRRIGATION CONTROL VALVE
- G GAS LINE
- OH E OVERHEAD UTILITY

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.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°20'28"W	28.02'
L2	N45°23'07"W	46.58'
L3	N44°33'47"E	27.52'
L4	S45°59'54"E	46.48'



10.243 ACRES  
GRACE HAMBRICK  
VOLUME 2073,  
PAGE 47, OR  
10/05/2004

2.000 ACRES  
SYDNEY PINKSTON  
VOLUME 1812, PAGE 209, OR  
03/05/2003

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



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 | TBLPS FIRM REGISTRATION #10028800

REVISION DATE	DESCRIPTION				BY
02-22-2021	CHANGE PARENT TRACT AND PARCEL GEOMETRY				SLS
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
5-1	3.500	0.0297 (1,292)	103	N/A	3.470 RT

PARCEL PLAT SHOWING  
**PARCEL 5-1 (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 1

Guadalupe County, Texas  
West Klein Road  
Parcel 5-2  
Original: August 26, 2020  
Revised: February 22, 2021

EXHIBIT A

PROPERTY DESCRIPTION  
FOR PARCEL 5-2  
(EASEMENT PARCEL)

A 0.0097 of an acre (421 square feet) tract of land out of that calculated 3.500 acre portion of a 5.500 acre tract of land, described in deed executed on October 22, 2015 from Marion S. Winslow, a single woman, to Debbie Lee Winslow, a single woman, recorded in Document No. 2015024316, 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 0.0097 of an acre tract being more fully described as follows:

COMMENCING at a found 1/2 inch iron rod on the south corner of a called 3.815 acre tract of land, Lot 4A, Block 1, Replat of Lot 4 Moeller Subdivision – Unit Three, recorded in Volume 6, Page 512 of the Plat Records of Guadalupe County, Texas, the east corner of said 5.500 acre tract;

THENCE, North 45°59'54" West, along and with the common line between said Lot 4A and said 5.500 acre tract, a distance of 756.37 feet to the POINT OF BEGINNING of the herein described Parcel 5-2. Said point having surface coordinates of N 13,789,460.75 and E 2,253,736.79;

- (1) THENCE, South 44°20'28" West, departing said common line, over and across said 5.500 acre tract, a distance of 28.18 feet to a point on the northeast line of a called 2.000 acre tract of land described in a deed recorded in Volume 1812, Page 209 of the Official Records of Guadalupe County, Texas;
- (2) THENCE, North 45°23'07" West, along and with the northeast line of said 2.000 acre tract, a distance of 15.00 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson" on the proposed southeast right-of-way line of W Klein Rd (variable width right-of-way);
- (3) THENCE, North 44°20'28" East, departing said northeast line, along and with the proposed southeast right-of-way line of said W Klein Rd, a distance of 28.02 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson" on the common line between said Lot 4A and said 5.500 acre tract;

Parcel 5-2  
Original: August 26, 2020  
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EXHIBIT A

- (4) THENCE, South 45°59'54" East, a distance of 15.00 feet to the POINT OF BEGINNING and containing 0.0097 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.

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2000 NW Loop 410, San Antonio, Texas, 78213  
210-375-9000  
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DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 5-2-R1.docx



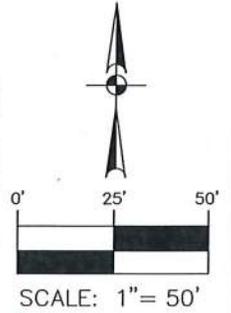
**LEGEND:**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF CEMMENCEMENT
- 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
- WATER VALVE
- GV GAS VALVE COVER
- GAS VALVE
- WM WATER METER
- ICV IRRIGATION CONTROL VALVE
- GAS LINE
- OH E OVERHEAD UTILITY

**EXHIBIT "B"**

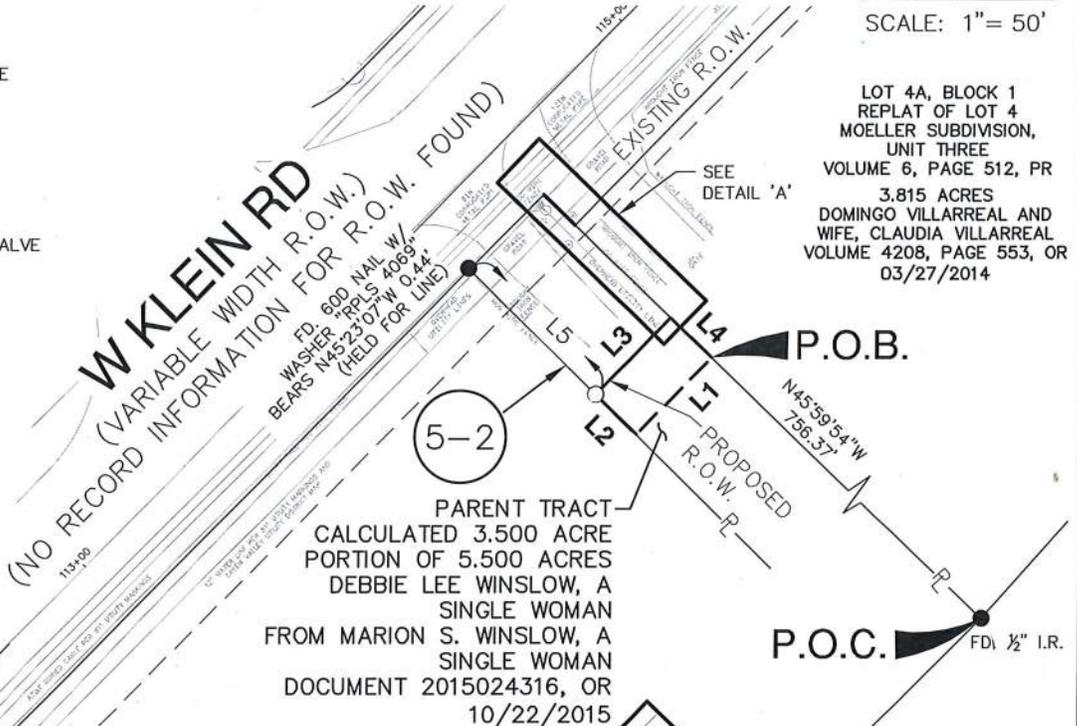
**NOTES:**

- 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.



LOT 4A, BLOCK 1  
 REPLAT OF LOT 4  
 MOELLER SUBDIVISION,  
 UNIT THREE  
 VOLUME 6, PAGE 512, PR  
 3.815 ACRES  
 DOMINGO VILLARREAL AND  
 WIFE, CLAUDIA VILLARREAL  
 VOLUME 4208, PAGE 553, OR  
 03/27/2014

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°20'28"W	28.18'
L2	N45°23'07"W	15.00'
L3	N44°20'28"E	28.02'
L4	S45°59'54"E	15.00'
L5	S45°23'07"E	46.58'



2.000 ACRES  
 SYDNEY PINKSTON  
 VOLUME 1812, PAGE 209, OR  
 03/05/2003

SARAH DEWITT  
 SURVEY NO. 48  
 ABSTRACT 103

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



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
02-22-2021	CHANGE PARENT TRACT AND PARCEL GEOMETRY				SLS
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
5-2	3.500	0.0097 (421)	103	N/A	

PARCEL PLAT SHOWING <b>PARCEL 5-2 (EASEMENT PARCEL)</b>					
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 1

Date: Feb 22, 2021, 4:43pm User ID: SSabin File: N:\Transpo\Civil\51030-03\dwg\Parcels\Parcel 5-Part 2-RI.dwg

EXHIBIT A

PROPERTY DESCRIPTION  
FOR PARCEL 16-1  
(RIGHT-OF-WAY PARCEL)

A 0.2868 of an acre (12,494 square feet) tract of land out of that called 2.000 acre tract of land, described in deed executed on March 5, 2003 from Marion S. Winslow, a single person, to Sydney Pinkston, as his sole and separate property for his life, recorded in Volume 1812, Page 209, 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 0.2868 of an acre tract being more fully described as follows:

COMMENCING at a found ½ inch iron rod on the south corner of a called 3.815 acre tract of land, Lot 4A, Block 1, Replat of Lot 4 Moeller Subdivision – Unit Three, recorded in Volume 6, Page 512 of the Plat Records of Guadalupe County, Texas, the east corner of a called 5.500 acre tract recorded in Document No. 2015024316 of the Official Records of Guadalupe County, Texas;

THENCE, North 45°59'54" West, along and with the common line between said Lot 4A and said 5.500 acre tract, a distance of 771.37 feet to a point;

THENCE, South 44°20'28" West, departing said common line, over and across said 5.500 acre tract, a distance of 28.02 feet to a set 1/2 inch iron rod with a yellow cap marked "Pape-Dawson" on the proposed southeast right-of-way line of W Klein Rd, the northeast line of said 2.000 acre tract and the POINT OF BEGINNING of the herein described Parcel 16-1. Said point having surface coordinates of N 13,789,451.14 and E 2,253,706.42;

- (1) THENCE, South 44°20'28" West, departing said northeast line, along and with the proposed southeast right-of-way line of said W Klein Rd, over and across said 2.000 acre tract, a distance of 265.04 feet to a set 1/2 inch iron rod with a yellow cap marked "Pape-Dawson" on the southwest line of said 2.000 acre tract, the northeast line of a called 10.243 acre tract of land described in a deed recorded in Volume 2073, Page 47 of the Official Records of Guadalupe County, Texas;
- (2) THENCE, North 45°59'10" West, along and with the common line between said 10.243 acre tract and said 2.000 acre tract, a distance of 47.61 feet to a found 1/2 inch iron rod on the existing southeast right-of-way line of W Klein Rd (variable width right-of-way), at the north corner of said 10.243 acre tract, the west corner of said 2.000 acre tract;
- (3) THENCE, North 44°33'47" East, along and with the existing southeast right-of-way line of said W Klein Rd, the northwest line of said 2.000 acre tract, a distance of 265.54 feet to the north corner of said 2.000 acre tract, from which a found 60D nail with washer marked "RPLS 4069" (held for line) bears North 45°23'07" West, a distance of 0.44 feet;

Parcel 16-1  
Original: February 22, 2021

EXHIBIT A

- (4) THENCE, South 45°23'07" East, a distance of 46.58 feet to the POINT OF BEGINNING and containing 0.2868 of an acre in the City of New Braunfels, Guadalupe County, Texas.

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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: February 22, 2021  
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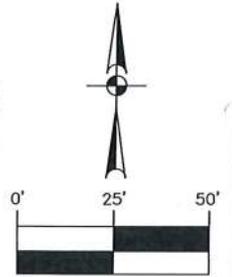
**LEGEND:**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF CEMMENCEMENT
- 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
- WATER VALVE
- GAS VALVE COVER
- GAS VALVE
- WATER METER
- ICV IRRIGATION CONTROL VALVE
- GAS LINE
- OH E — OVERHEAD UTILITY

**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.

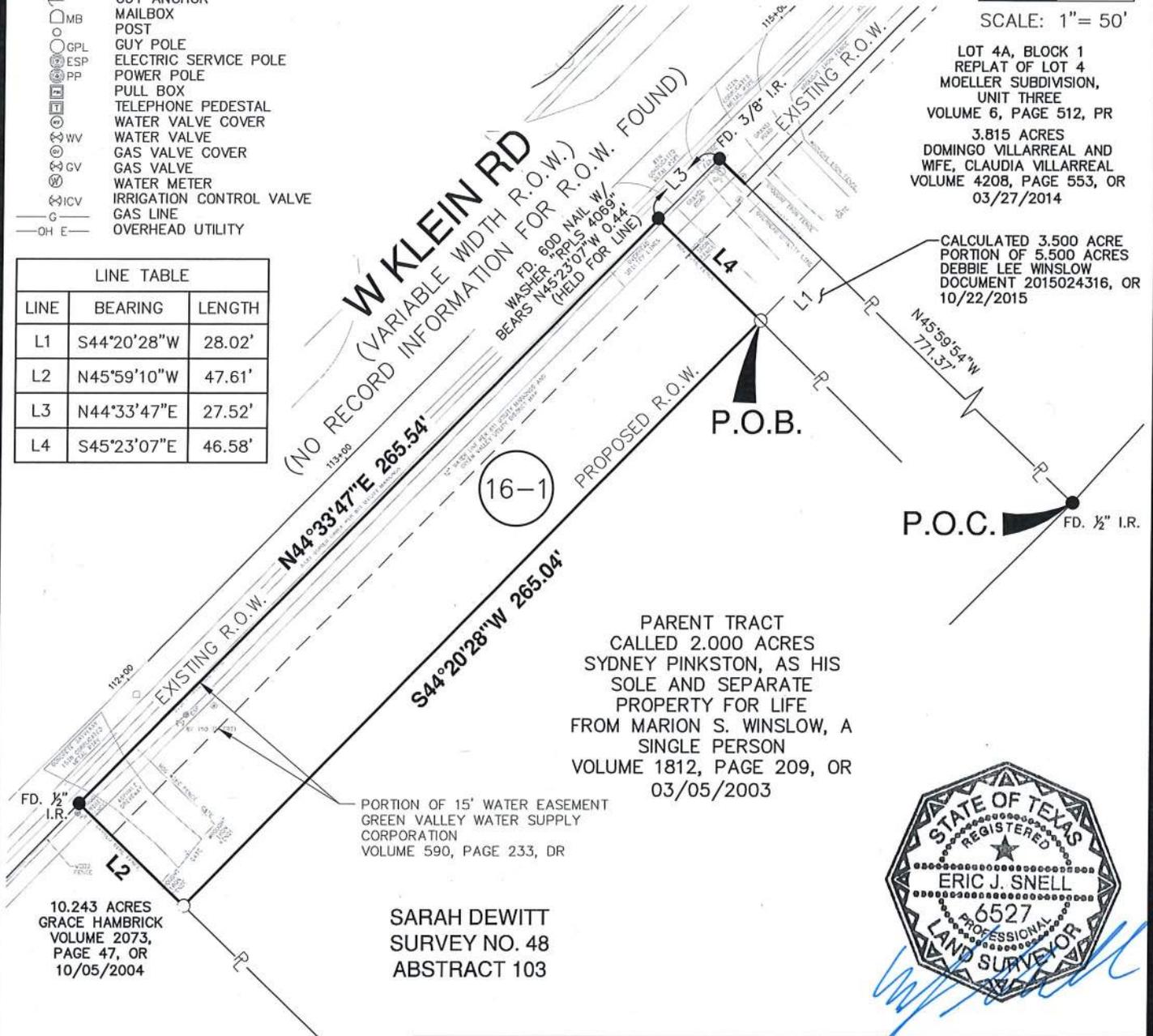


SCALE: 1" = 50'

LOT 4A, BLOCK 1  
 REPLAT OF LOT 4  
 MOELLER SUBDIVISION,  
 UNIT THREE  
 VOLUME 6, PAGE 512, PR  
 3.815 ACRES  
 DOMINGO VILLARREAL AND  
 WIFE, CLAUDIA VILLARREAL  
 VOLUME 4208, PAGE 553, OR  
 03/27/2014

CALCULATED 3.500 ACRE  
 PORTION OF 5.500 ACRES  
 DEBBIE LEE WINSLOW  
 DOCUMENT 2015024316, OR  
 10/22/2015

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°20'28"W	28.02'
L2	N45°59'10"W	47.61'
L3	N44°33'47"E	27.52'
L4	S45°23'07"E	46.58'

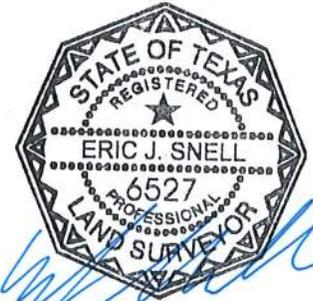


PARENT TRACT  
 CALLED 2.000 ACRES  
 SYDNEY PINKSTON, AS HIS  
 SOLE AND SEPARATE  
 PROPERTY FOR LIFE  
 FROM MARION S. WINSLOW, A  
 SINGLE PERSON  
 VOLUME 1812, PAGE 209, OR  
 03/05/2003

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

10.243 ACRES  
 GRACE HAMBRICK  
 VOLUME 2073,  
 PAGE 47, OR  
 10/05/2004

SARAH DEWITT  
 SURVEY NO. 48  
 ABSTRACT 103



REVISION DATE		DESCRIPTION			BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ.FT.)	ABSTRACT	ACQ. ACRES (SQ.FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
16-1	2.000	0.2868 (12,494)	103	N/A	1.713 RT
<b>PARCEL PLAT SHOWING                  PARCEL 16-1 (R.O.W. PARCEL)</b>					
CITY	COUNTY	STATE	ORIGINAL DATE		ROAD NAME
NEW BRAUNFELS	GUADALUPE	TEXAS	FEBRUARY 22, 2021		W KLEIN RD
	SCALE	R. O. W.			PAGE NO.
	1" = 50'				1 OF 1



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

EXHIBIT A

PROPERTY DESCRIPTION  
FOR PARCEL 16-2  
(EASEMENT PARCEL)

A 0.0912 of an acre (3,974 square feet) tract of land out of that called 2.000 acre tract of land, described in deed executed on March 5, 2003 from Marion S. Winslow, a single person, to Sydney Pinkston, as his sole and separate property for his life, recorded in Volume 1812, Page 209, 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 0.0912 of an acre tract being more fully described as follows:

COMMENCING at a found ½ inch iron rod on the south corner of a called 3.815 acre tract of land, Lot 4A, Block 1, Replat of Lot 4 Moeller Subdivision – Unit Three, recorded in Volume 6, Page 512 of the Plat Records of Guadalupe County, Texas, the east corner of a called 5.500 acre tract recorded in Document No. 2015024316 of the Official Records of Guadalupe County, Texas;

THENCE, North 45°59'54" West, along and with the common line between said Lot 4A and said 5.500 acre tract, a distance of 756.37 feet to a point;

THENCE, South 44°20'28" West, departing said common line, over and across said 5.500 acre tract, a distance of 28.18 feet to a point on the northeast line of said 2.000 acre tract and the POINT OF BEGINNING of the herein described Parcel 16-2. Said point having surface coordinates of N 13,789,440.60 and E 2,253,717.10;

- (1) THENCE, South 44°20'28" West, departing said northeast line, over and across said 2.000 acre tract, a distance of 264.89 feet to a point on the southwest line of said 2.000 acre tract, the northeast line of a called 10.243 acre tract of land described in a deed recorded in Volume 2073, Page 47 of the Official Records of Guadalupe County, Texas;
- (2) THENCE, North 45°59'10" West, along and with the common line between said 10.243 acre tract and said 2.000 acre tract, a distance of 15.00 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson" on the proposed southeast right-of-way line of W Klein Rd, from which a found 1/2 inch iron rod on the existing southeast right-of-way line of said W Klein Rd (variable width right-of-way), at the north corner of said 10.243 acre tract, the west corner of said 2.000 acre tract, bears North 45°59'10" West, a distance of 47.61 feet;
- (3) THENCE, North 44°20'28" East, departing said common line, over and across said 2.000 acre tract, along and with the proposed southeast right-of-way line of W Klein Rd, a distance of 265.04 feet to a set 1/2 inch iron rod with yellow cap marked "Pape-Dawson" on the northeast line of said 2.000 acre tract;

Parcel 16-2  
Original: February 22, 2021

EXHIBIT A

- (4) THENCE, South 45°23'07" East, a distance of 15.00 feet to the POINT OF BEGINNING and containing 0.0912 of an acre in the City of New Braunfels, Guadalupe County, Texas.

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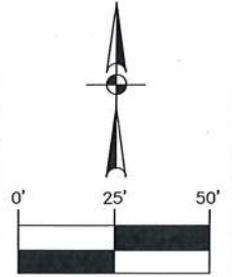
EXHIBIT "B"

LEGEND:

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF CEMMENCEMENT
- 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
- WATER VALVE
- GV GAS VALVE COVER
- GAS VALVE
- WM WATER METER
- ICV IRRIGATION CONTROL VALVE
- G GAS LINE
- OH E OVERHEAD UTILITY

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.

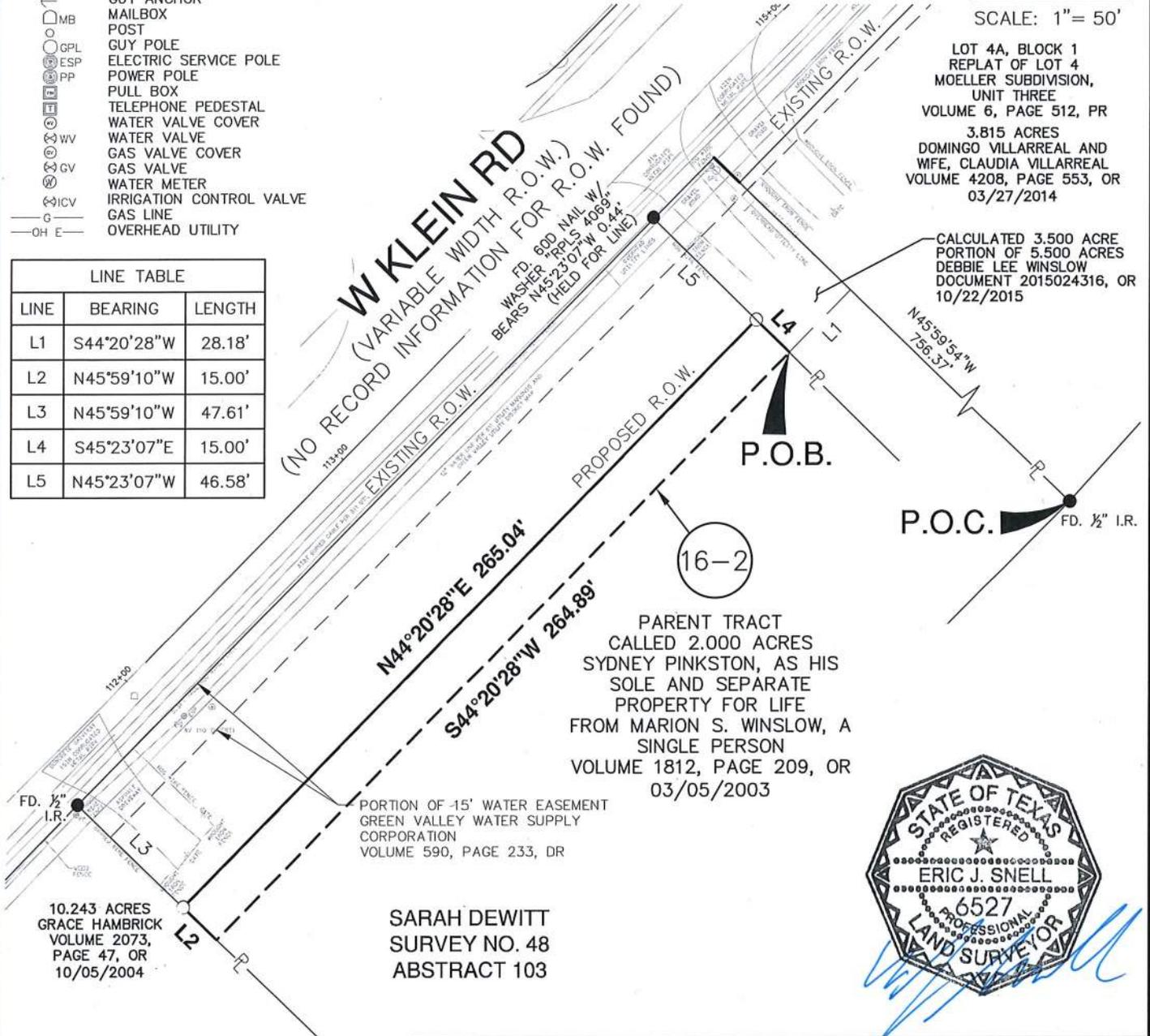


SCALE: 1" = 50'

LOT 4A, BLOCK 1  
REPLAT OF LOT 4  
MOELLER SUBDIVISION,  
UNIT THREE  
VOLUME 6, PAGE 512, PR  
3.815 ACRES  
DOMINGO VILLARREAL AND  
WIFE, CLAUDIA VILLARREAL  
VOLUME 4208, PAGE 553, OR  
03/27/2014

CALCULATED 3.500 ACRE  
PORTION OF 5.500 ACRES  
DEBBIE LEE WINSLOW  
DOCUMENT 2015024316, OR  
10/22/2015

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°20'28"W	28.18'
L2	N45°59'10"W	15.00'
L3	N45°59'10"W	47.61'
L4	S45°23'07"E	15.00'
L5	N45°23'07"W	46.58'



PARENT TRACT  
CALLED 2.000 ACRES  
SYDNEY PINKSTON, AS HIS  
SOLE AND SEPARATE  
PROPERTY FOR LIFE  
FROM MARION S. WINSLOW, A  
SINGLE PERSON  
VOLUME 1812, PAGE 209, OR  
03/05/2003

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

SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT 103

10.243 ACRES  
GRACE HAMBRICK  
VOLUME 2073,  
PAGE 47, OR  
10/05/2004



REVISION DATE		DESCRIPTION			BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
16-2	2.000	0.0912 (3,974)	103	N/A	

PARCEL PLAT SHOWING  
**PARCEL 16-2 (EASEMENT PARCEL)**

CITY	COUNTY	STATE	ORIGINAL DATE	ROAD NAME
NEW BRAUNFELS	GUADALUPE	TEXAS	FEBRUARY 22, 2021	W KLEIN RD
	SCALE	R.O.W.		PAGE NO.
	1" = 50'			1 OF 1



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

Debbie Lee Winslow  
4933 N Victoria Rd  
Donna, TX 78537

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:

417 W Klein Rd  
New Braunfels, TX 78130  
103 SUR: SARAH DEWITT 3.50 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

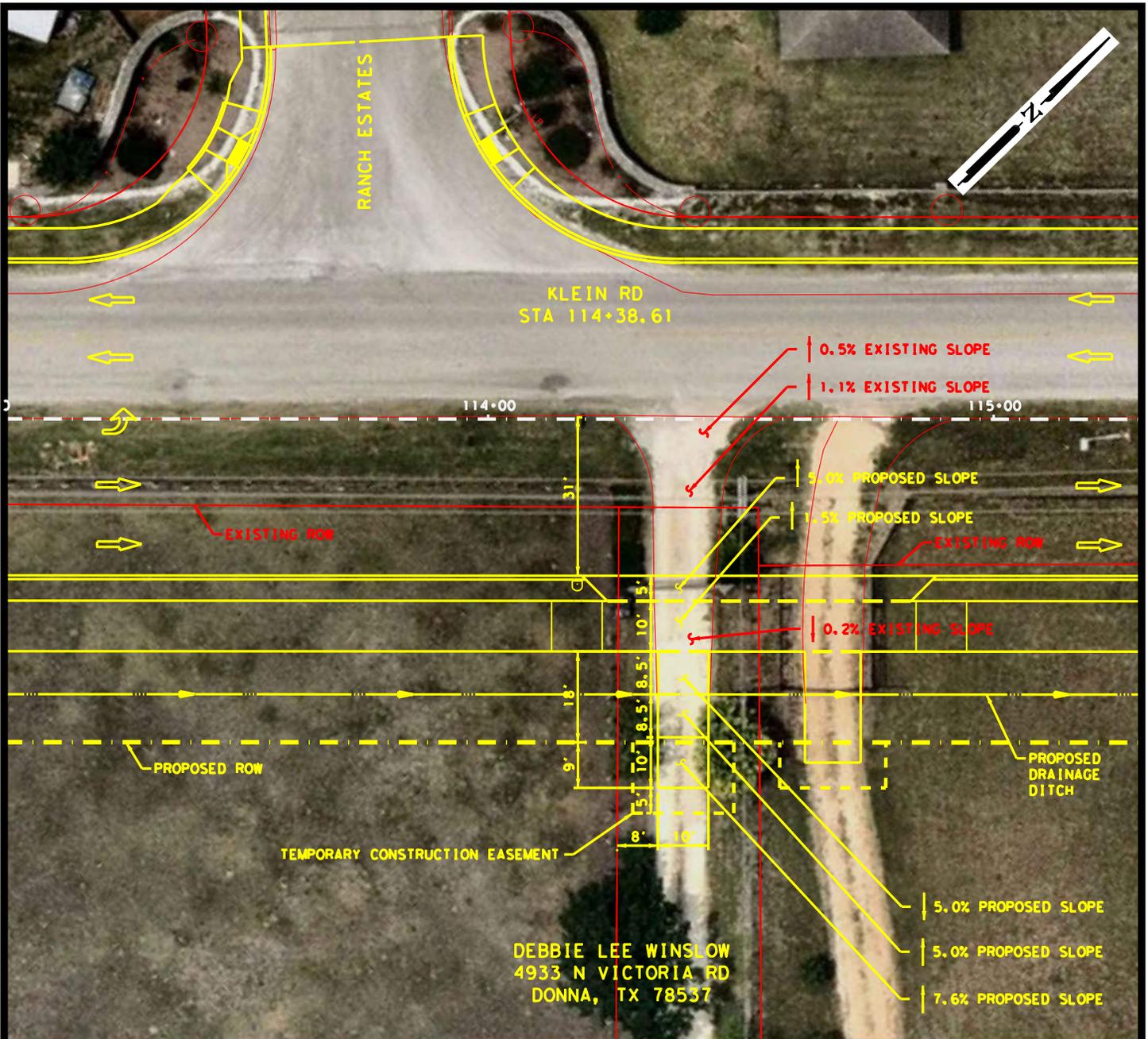
\_\_\_\_\_  
Date

Property Address/Location:

417 W Klein Rd  
New Braunfels, TX 78130  
103 SUR: SARAH DEWITT 3.50 AC

Owner and Address:

Debbie Lee Winslow  
4933 N Victoria Rd  
Donna, TX 78537



**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				
417 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'			



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

August 31, 2020

Debbie Lee Winslow  
4933 N Victoria Rd  
Donna, TX 78537

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Property Address/Location:

433 W Klein Rd  
New Braunfels, TX 78130  
103 SUR: SARAH DEWITT 2.00 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  
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\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name of Owner, Agent, or Trustee

\_\_\_\_\_  
Date

Property Address/Location:

433 W Klein Rd  
New Braunfels, TX 78130  
103 SUR: SARAH DEWITT 2.00 AC

Owner and Address:

Debbie Lee Winslow  
4933 N Victoria Rd  
Donna, TX 78537

