

EXHIBIT A

PROPERTY DESCRIPTION
FOR PARCEL 7-1
(RIGHT-OF-WAY PARCEL)

A 0.2792 of an acre (12,162 square feet more) tract of land out of that called 5.00 acre tract described in deed executed on May 21, 2013 from Vicki Pattillo, Dependent administrator of the estate of Jerry Wayne Thacker, Sr., deceased, to Jose A. Morales and wife, Sandra A. Morales, recorded in Volume 4087, Page 362 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 0.2792 of an acre tract being more fully described as follows:

COMMENCING at a found ½ inch iron rod on the east corner of said 5.00 acre tract, an interior corner of Lot 22, White Wing Enclave Subdivision recorded in Volume 6, Page 512 of the Plat Records of Guadalupe county, Texas, described in a deed recorded in Document No. 201999013903 of the Official Records of Guadalupe County, Texas;

THENCE, North 45°52'43" West, along and with the common line of said 5.00 acre tract and said Lot 22, a distance of 762.72 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 7-1. Said point having surface coordinates of N 13,789,812.22 and E 2,254,059.29;

- (1) THENCE, South 44°20'28" West, departing said common line, along and with the proposed southeast right-of-way line of W Klein Rd, over and across said 5.00 acre tract, a distance of 269.51 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the common line of said 5.00 acre tract and a called 3.815 acre tract, Lot 4A, Block 1, Moeller Subdivision, Unit Three, recorded in Volume 6, Page 512, of the Plat Records of Guadalupe County, Texas, described in a deed recorded in Volume 4208, Page 553 of the Official Records of Guadalupe County, Texas;
- (2) THENCE, North 45°52'06" West, along and with said common line, passing at a distance of 35.68 feet, a found iron rod with cap marked "RPLS 4069", continuing at a distance of 10.75 feet, along the southwest line of said 5.00 acre tract, for a total distance of 45.43 feet to a found ½ inch iron rod on the north corner of said 5.00 acre tract;
- (3) THENCE, North 44°28'15" East, departing said common line, along and with the existing southeast right-of-way line of W Klein Rd, a distance of 269.50 feet to a found ½ inch iron rod on the north corner of said 5.00 acre tract;

EXHIBIT A

- (4) THENCE, South 45°52'43" East, along the northeast line of said 5.00 acre tract, passing at a distance 30.05 feet, a found ½ inch iron rod on the west corner of said Lot 22, continuing at a distance of 14.77 feet, for a total distance of 44.82 feet to the POINT OF BEGINNING and containing 0.2792 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
JOB NO. 51030-03
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 7 - Part 1.docx



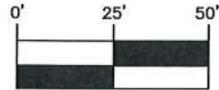
LEGEND:

- 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
- WATER VALVE COVER
- WV WATER VALVE
- GV GAS VALVE COVER
- GAS VALVE
- WM WATER METER
- IRRIGATION CONTROL VALVE
- G 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'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°52'06"W	45.43'
L2	S45°52'43"E	44.82'

LOT 22
WHITE WING ENCLAVE SUBDIVISION
VOLUME 9, PAGE 195, PR

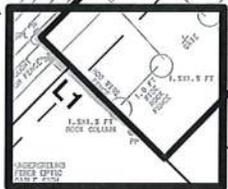
25.897 ACRES
WHITE WING 2016, LLC, A TEXAS
LIMITED LIABILITY COMPANY
DOCUMENT NO. 201999013903, OR
06/20/2019



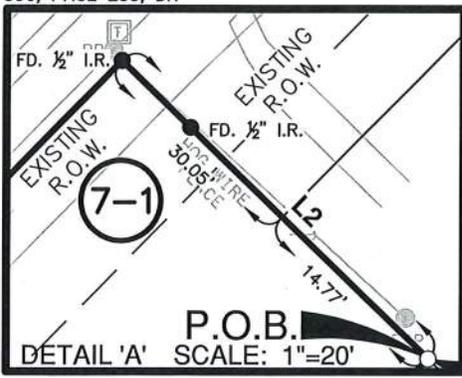
SARAH DEWITT
 SURVEY NO. 48
 ABSTRACT 103

PARENT TRACT
 5.00 ACRES
 JOSE A. MORALES AND WIFE,
 SANDRA A. MORALES
 FROM VICKI PATILLO, DEPENDENT
 ADMINISTRATOR OF THE ESTATE OF
 JERRY WAYNE THACKER, SR.,
 DECEASED
 VOLUME 4087, PAGE 362, OR
 05/21/2013

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



SEE
 DETAIL 'B'



P.O.B.
 DETAIL 'A' SCALE: 1"=20'



DETAIL 'B' SCALE: 1"=20'

LOT 4A, BLOCK 1
REPLAT OF LOT 4
MOELLER SUBDIVISION, UNIT THREE
VOLUME 8, PAGE 512, PR
3.815 ACRES
DOMINGO VILLARREAL AND WIFE,
CLAUDIA VILLARREAL
VOLUME 4208, PAGES 553-554, OR
03/27/2014



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
7-1	5.000	0.2792 (12,162)	103	N/A	4.721 LT

PARCEL PLAT SHOWING
PARCEL 7-1 (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
West Klein Road
Parcel 7-2
Original: August 26, 2020

EXHIBIT A

PROPERTY DESCRIPTION FOR PARCEL 7-2 (EASEMENT PARCEL)

A 0.0928 of an acre (4,043 square feet more) tract of land out of that called 5.00 acre tract described in deed executed on May 21, 2013 from Vicki Pattillo, Dependent administrator of the estate of Jerry Wayne Thacker, Sr., deceased, to Jose A. Morales and wife, Sandra A. Morales, recorded in Volume 4087, Page 362 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 0.2792 of an acre tract being more fully described as follows:

COMMENCING at a found ½ inch iron rod on the east corner of said 5.00 acre tract, an interior corner of Lot 22, White Wing Enclave Subdivision recorded in Volume 6, Page 512 of the Plat Records of Guadalupe county, Texas, described in a deed recorded in Document No. 201999013903 of the Official Records of Guadalupe County, Texas;

THENCE, North 45°52'43" West, along and with the common line of said 5.00 acre tract and said Lot 22, a distance of 747.72 feet to the POINT OF BEGINNING of the herein described Parcel 7-2. Said point having surface coordinates of N 13,789,801.78 and E 2,254,070.07;

- (1) THENCE, South 44°20'28" West, departing said common line, over and across said 5.00 acre tract, a distance of 269.51 feet to a point on the common line of said 5.00 acre tract and a called 3.815 acre tract, Lot 4A, Block 1, Moeller Subdivision, Unit Three, recorded in Volume 6, Page 512, of the Plat Records of Guadalupe County, Texas, described in a deed recorded in Volume 4208, Page 553 of the Official Records of Guadalupe County, Texas;
- (2) THENCE, North 45°52'06" West, along and with said common line, a distance of 15.00 feet, 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°20'28" East, departing said common line, over and across said 5.00 acre tract, a distance of 269.51 feet to a set ½ inch iron rod with yellow cap marked "Pape-Dawson" on the northeast line of said 5.00 acre tract;

Parcel 7-2.
Original: August 26, 2020

EXHIBIT A

- (4) THENCE, South 45°52'43" East, along and with said common line, a distance of 15.00 feet to the POINT OF BEGINNING and containing 0.0928 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
JOB NO. 51030-03
DOC. ID. N:\Transpo\Civil\51030-03\Word\Parcel 7 - Part 2.docx



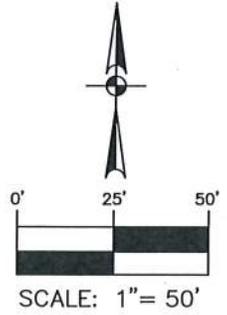
LEGEND:

- 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
- ⊖ MB MAILBOX
- POST
- 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
- ⊕ WM WATER METER
- ⊕ IVCV IRRIGATION CONTROL VALVE
- ▬ G GAS LINE
- ▬ OH E OVERHEAD UTILITY

EXHIBIT "B"

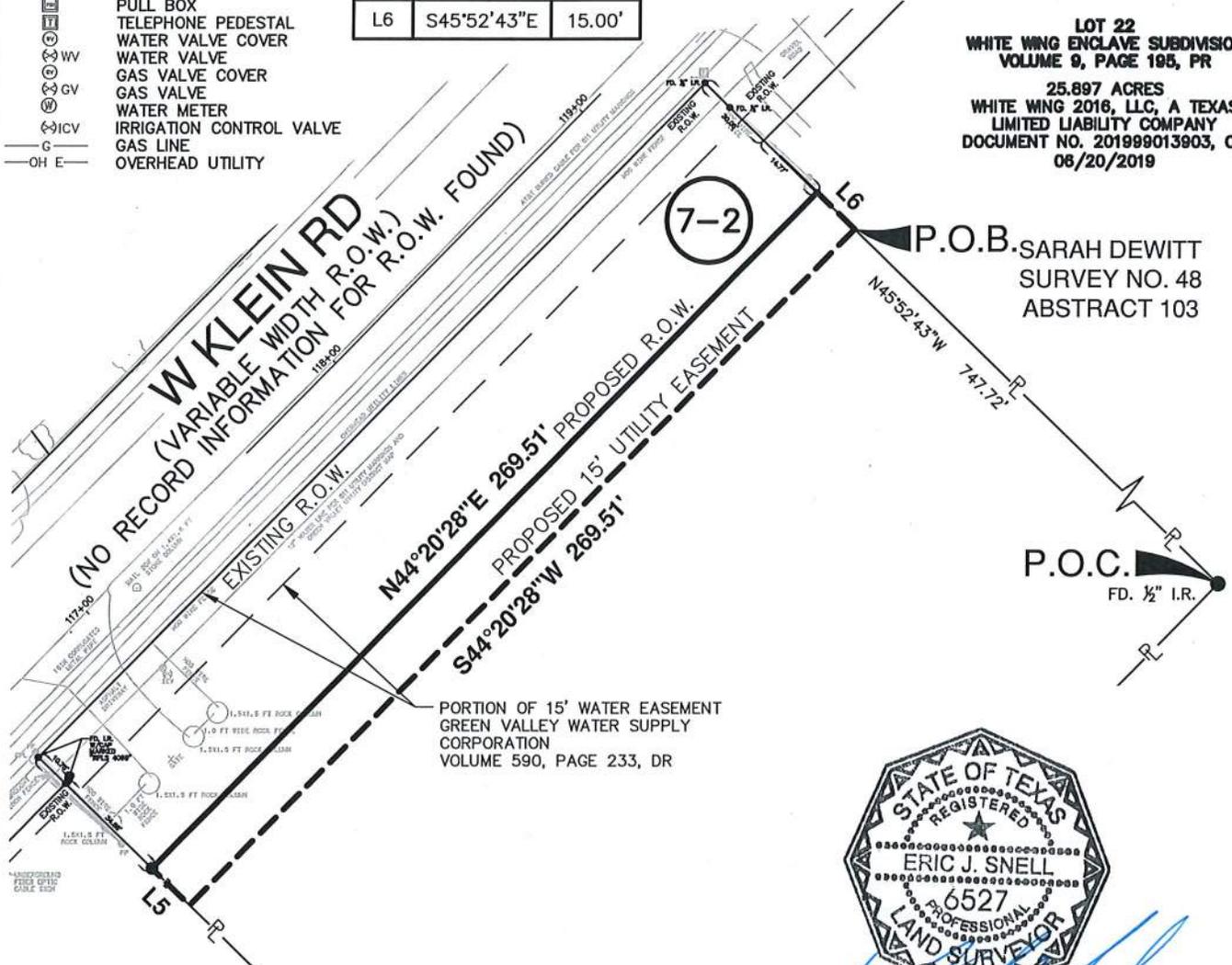
NOTES:

- 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.



LINE TABLE		
LINE	BEARING	LENGTH
L5	N45°52'06"W	15.00'
L6	S45°52'43"E	15.00'

LOT 22
WHITE WING ENCLAVE SUBDIVISION
VOLUME 9, PAGE 195, PR
25.897 ACRES
WHITE WING 2016, LLC, A TEXAS
LIMITED LIABILITY COMPANY
DOCUMENT NO. 201999013903, OR
06/20/2019



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, PAGES 553-554, OR
03/27/2014



REVISION DATE		DESCRIPTION			BY
PARCEL NO.	DEED ACREAGE	ACQUIRED ACRES (SQ. FT.)	ABSTRACT	ACQ. ACRES (SQ. FT.) IN ORIGINAL SURVEY	REMAINDER ACREAGE
7-2	5.000	0.0928 (4,043)	103	N/A	

PARCEL PLAT SHOWING
PARCEL 7-2 (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 1

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

Date: Aug 27, 2020, 2:14pm User ID: vretana
 File: N:\Transpa\Civil\510230-03\dwg\Parcels\Parcel 7-Part 2.dwg



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

August 31, 2020

Jose A & Sandra A Morales
405 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

Dear Mr. & Mrs. Morales,

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:

405 W Klein Rd
New Braunfels, TX 78130
103 SUR: SARAH DEWITT 5.00 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
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

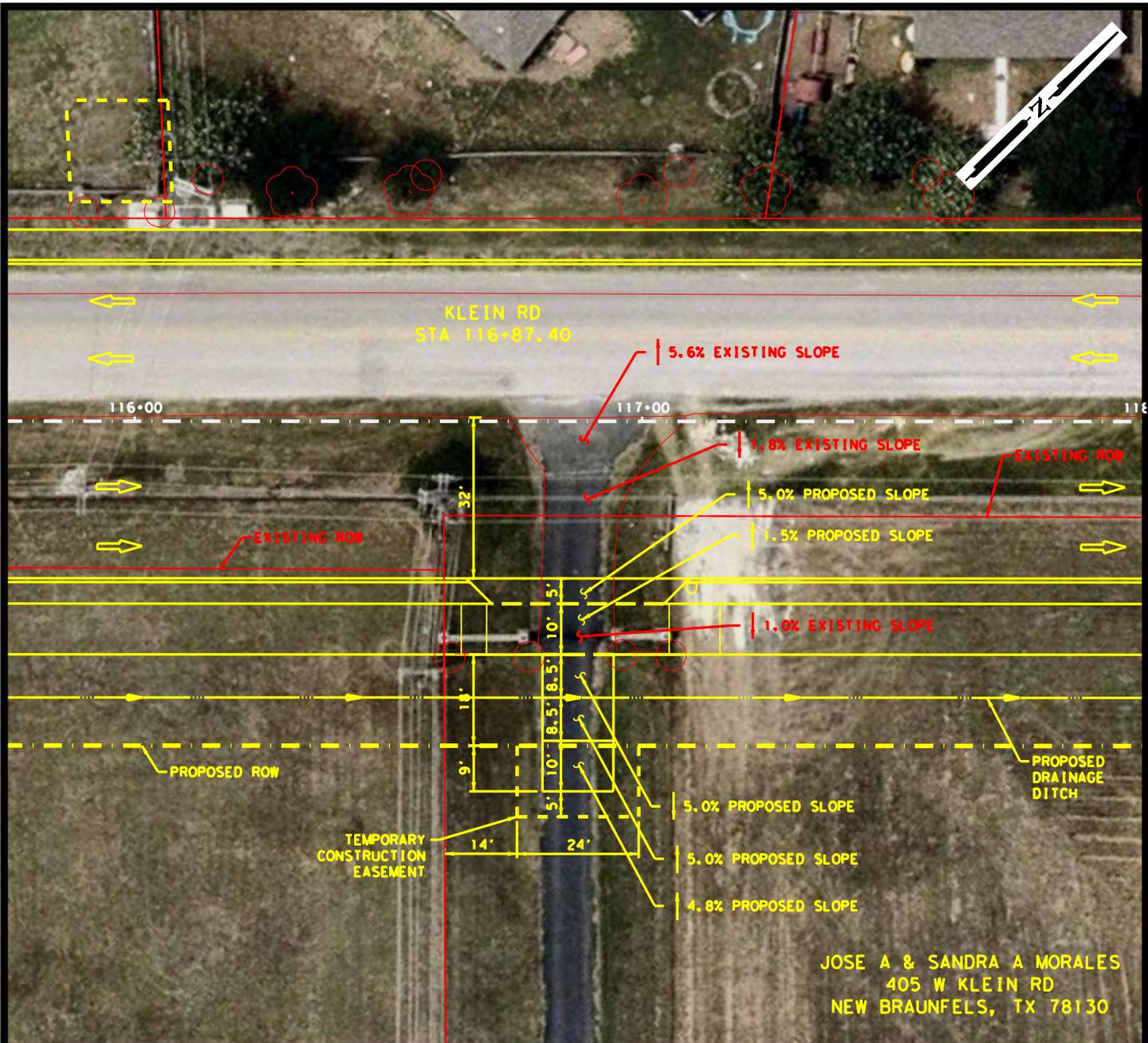
Date

Property Address/Location:

405 W Klein Rd
New Braunfels, TX 78130
103 SUR: SARAH DEWITT 5.00 AC

Owner and Address:

Jose A & Sandra A Morales
405 W Klein Rd
New Braunfels, TX 78130



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				
405 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'			